

## 10.200 O-1, Neighborhood Office District

### .1 Purpose

The O-1 district is intended to provide for low-rise, garden-type office development providing professional, medical, and other office services to residents in adjacent neighborhoods. O-1 districts shall have principal access to major thoroughfares and may serve as an area of transition between residential and high-intensity nonresidential uses.

### .2 Permitted Uses

See the nonresidential districts use table in Sec. [14.200](#) for a complete listing.

### .3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the O-1 district unless otherwise expressly stated:

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Sec. <a href="#">13.500.2</a>
Minimum Side Yard	
Interior Lot	None (See Sec. <a href="#">13.500.3</a> )
Corner Lot	50 feet on street side
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. <a href="#">13.500.4</a> )
Maximum Lot Coverage	30%
Maximum Height	2 story, 35 feet (See Sec. <a href="#">13.600</a> )
Maximum Floor Area Ratio	0.6:1

### .4 Parking Requirements

(See [Article 16](#))

### .5 Landscaping

(See [Article 17](#))

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**Disclaimer** - Uses listed by zoning district are provided as a convenience but should not be relied upon as the most current and accurate source of information. Please contact the City of Plano Planning Department to verify a specific use.

## O-1 - Neighborhood Office Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use	P, 8
Caretaker's/Guard's Residence	P
Construction Yard (Temporary)	9, 35
Field Office	9, 35

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36

Educational, Institutional, Public, and Special Uses	
Accessory Housing Shelter (Temporary)	P, 45
Assembly Hall	S
Assisted Living Facility	P, 52
Cemetery/Mausoleum	S
College/University	P, 5
Community Center	P
Continuing Care Facility	P, 52
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Golf Course/Country Club	S
Household Care Institution	S, 52
Independent Living Facility	P, 52
Long-term Care Facility	P, 52
Park/Playground	P, 52
Private Recreation Facility	P

**P** = Permitted Use; **S** = Specific Use Permit Required; **5** = See Sec. 13.300.2; **8** = See Sec. 13.900; **9** = For construction yard, field offices, and other temporary buildings, see Sec. 15.300; **35** = Subject to temporary permit and removal at completion of project; **36** = Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: Issuance of temporary permit by resolution of City Council; **45** = Permitted only as an accessory use to a religious facility. See definition of Temporary Accessory Housing Shelter in Section 8.200; **52** = See Sec. 15.900.

Educational, Institutional, Public, and Special Uses	
Rehabilitation Care Institution	S, 52
Religious Facility	P, 5
School (Private)	P, 5, 52
School (Public or Parochial)	P, 5

Office and Professional Uses	
Medical Office	P
Office (Professional/General Administrative)	P
Research and Development Center	23

Retail Uses	
Nursery	S
Retail/Service (Incidental)	P

Service Uses	
Bank, Savings and Loan, or Credit Union	S
Body Piercing	37
Business Service	P
Commercial Pet Sitting/Kennel (Indoor Pens)	22
Day Care Center	P, 13, 52
Day Care Center (Accessory)	P, 52
Day Care Center (Adult)	P, 52
Funeral Parlor/Mortuary	S
Licensed Massage Therapy	P
Veterinary Clinic	22

**P** = Permitted Use; **S** = Specific Use Permit Required; **5** = See Sec. 13.300.2; **13** = See Article 8 and Secs. 15.400, 16.700 and 16.1400; **22** = See Section 15.1600; **23** = Scientific, research, and medical laboratories will be allowed in the R, BG, and O-1 districts as an accessory use to medical offices; **37** = Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; allowed by specific use permit as a primary use in the R, CC, LC, LI-1, and LI-2 districts. See Section 15.1500; **52** = See Sec. 15.900.

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Substation	S
Private Utility (other than listed)	S
Service Yard (Public or Utility)	S
Transit Center/Station	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	P