

10.300 O-2, General Office District

.1 Purpose

The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.

.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-2 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. 13.500.2
Minimum Side Yard	
Interior Lot	None (See Sec. 13.500.3)
Corner Lot	50 feet on street side
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Lot Coverage	50%, including a maximum of 30% for accessory buildings and structures.
Maximum Height	None
Maximum Floor Area Ratio	1:1

.4 Parking Requirements

(See [Article 16](#))

.5 Landscaping

(See [Article 17](#))

.6 Special District Requirements

(ZC2022-016; Ord. No. 2023-2-5)

Independent living facilities constructed prior to February 27, 2023 and proposed independent living facility projects vested under Chapter 245 of the Local Government Code prior to February 27, 2023 are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.

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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-2 - General 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
Airport/Heliport	S, 4
Assembly Hall	S
Assisted Living Facility	P, 21, 52
Cemetery/Mausoleum	S
College/University	P, 5
Commercial Drone Delivery Hub (Small)	3
Community Center	P
Continuing Care Facility	P, 21, 52
Farm, Ranch, Garden, or Orchard	P, 56
Fire Station/Public Safety Building	P
Fraternal Organization, Lodge, or Civic Club	P
Golf Course/Country Club	S
Helistop	S, 4
Hospital	S, 5
Household Care Institution	S, 52
Long-term Care Facility	P, 21, 52
Park/Playground	P, 52
Post Office (Government and Private)	P

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

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

Primary Residential Uses	
Boarding/Rooming House	P
Independent Living Facility	12
Live-In Management STR	57
Short-Term Rental (STR)	57

Retail Uses	
Nursery	S
Retail/Service (Incidental)	P

Service Uses	
Artist, Musicians, Photographer, Radio, and/or TV Studio	P
Bank, Savings and Loan, or Credit Union	P
Body Piercing	37
Business Service	P
Commercial Amusement (Indoor)	S
Commercial Pet Sitting/Kennel (Indoor Pens)	S, 22
Data Center	P
Day Care Center	P, 13, 52

Service Uses	
Day Care Center (Accessory)	P, 52
Day Care Center (Adult)	P, 52
Health/Fitness Center	S
Indoor Gun Range	S
Kennel (Outdoor Pens)	22
Licensed Massage Therapy	P
Mortuary/Funeral Parlor	S
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Major)	17
Print Shop (Minor)	18
Private Club	S, 19
Restaurant/Cafeteria	S
Tattooing and Permanent Cosmetics	37
Theater (Neighborhood)	P
Theater (Regional)	S
Veterinary Clinic	S, 22

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Power Generating Plant	S
Electrical Substation	P
Private Utility (other than listed)	P
Service Yard (Public or Utility)	S, 50
Sewage Treatment Plant	S
Transit Center/Station	S
Transmission Line/Utility Distribution	P
Transportation and Utility Structures/Facility	P
Water Treatment Plant	P

Vehicle and Related Uses	
Vehicle Parking Lot/Garage (Primary)	P

Number	End Note
1	See Sec. 15.800
2	See the BG district regulations of Sec. 10.800 .
3	See Sec. 15.100 (ZC2023-014; Ord. No. 2024-2-6)
4	See Sec. 15.600 .
5	See Sec. 13.300.2 .
6	Heliport allowed by right; airport allowed by specific use permit.
7	Permitted as a primary use. See Article 19 . (ZC2017-014; Ord. No. 2017-7-9)
8	See Sec. 13.900 .
9	For construction yard, field offices, and other temporary buildings, see Sec. 15.300 .
10	See Sec. 15.300 .
11	See Sec. 15.700 .
12	Prohibited, except where permitted under the Special District Requirements of the referenced district. (ZC2022-016; Ord. No. 2023-2-5)
13	See Article 8 and Secs. 15.400 , 16.700 , and 16.1400
14	May be permitted by a specific use permit as an accessory use when operated by the resident.
15	See Outdoor Commercial Amusement Guidelines.
16	See Article 8 for specific use permit requirements for certain in-home day care operations.
17	Permitted as an incidental use in a single-tenant building; separate outside entrance and outside signage are prohibited.
18	Permitted as an incidental use; separate outside entrance and outside signage are prohibited.
19	See Sec. 15.1000 .
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
21	See Sec. 15.1300 (ZC2022-016; Ord. No. 2023-2-5)
22	See Sec. 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.
24	Permitted as an accessory use to a primary use on the same lot. See Article 19 . (ZC 2017-014 & ZC 06-17; Ord. No. 2017-7-9 & Ord. No. 2006-9-33)
25	Permitted in the CE district. (See Sec. 10.1000)
26	Permitted as an accessory use but not as a primary use.
27	Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum 2 axles.
28	Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations.
29	[Reserved]
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel
32	Maximum gross floor area for first floor - 100,000 square feet, and maximum percentage gross floor area devoted to warehouse - 70%. See Sec. 10.1300.7C .
33	Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards of Article 21 .
34	See Sec. 15.200 .
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:

Number	End Note
	Issuance of temporary permit by resolution of City Council.
37	See Sec. 15.1500 . (ZC2022-004, Ord. No. 2022-5-11)
38	Specific Use Permits for Moderate-intensity Manufacturing in the RT district shall not include food processing, chemical and petroleum processing and manufacturing, and foundries.
39	See Sec. 15.1400 .
40	Fuel dispensing facilities are not allowed in the BG district.
41	Patio Homes allowed only. (ZC2022-016; Ord. No. 2023-2-5)
42	See Sec. 15.400 .
43	See Sec. 10.1200.6C
44	Uses allowed only when their combined area does not exceed 10% of the gross floor area of a development; see the RE and RT district regulations of Sec. 10.1200 and Sec. 10.1300 , respectively
45	Permitted only as an accessory use to a religious facility. See Sec. 15.2100 for restrictions on number of individuals and operating days. (ZC2023-023; Ord. No. 2023-10-12)
46	Dispensing of vehicle fuels is not allowed. (ZC 2017-014; Ord. No. 2017-7-9)
47	Drive-up windows are not allowed.
48	Private streets allowed by specific use permit only under the terms of the Subdivision Ordinance.
49	Allowed where designated on an approved site plan.
50	Allowed by right as an accessory use to a park/playground if located a minimum of 150 feet from a residential property line and screened from view of adjacent streets and properties.
51	See Sec. 15.1800 . (ZC 2018-033; Ord. No. 2019-2-10)
52	See Sec. 15.1900 (ZC2019-009; Ord. No. 2019-10-9)
53	Permitted only when meeting RCD housing type requirements in Sec. 9.1700 . (ZC2022-017; Ord. No. 2023-2-6, ZC2020-012; Ord. No. 2021-1-13)
54	See Sec. 15.2000 (ZC2020-012; Ord. No. 2021-1-13)
55	See Sec. 15.2200 (ZC2023-022; Ord. No. 2023-10-11)
56	See Sec. 14.700 (ZC2023-019; Ord. No. 2024-2-7)
57	See Sec. 15.2300 (ZC2024-008; Ord. No. 2024-4-13)