

Plano Comprehensive Plan

HOUSING TYPES MENU

The following housing types illustrate the range of housing options that may be compatible in Plano. The descriptions below provide guidelines for the typical setting, structure, and site design elements of housing types. As typical representations, these descriptions cover the vast majority of housing units but may not fully encompass all housing options, due to the wide variety in Plano. Refer to the Future Land Use Descriptions for locations where these types of housing may be appropriate.

TRADITIONAL SINGLE-FAMILY DETACHED

DESCRIPTION

A residence designed for one or two families, ranging from rural ranchettes and estates to the typical neighborhood design setting. Houses are typically 1 to 2 stories in height with garages and at least two parking spaces in a driveway.

PRODUCT TYPES

- Ranchettes
- Estates
- Traditional Single-family
- Household Care Facilities
- Patio Homes
- Backyards Cottages
- Duplexes
- SF Senior Living



TRADITIONAL SINGLE-FAMILY ATTACHED

DESCRIPTION

A building with 3-10 dwelling units, where each unit is located on its own individual lot and shares one or more walls with other units. Generally two stories in height with garages, two parking spaces in a driveway for each unit, and off-street visitor parking. Located in a typical neighborhood design setting.

PRODUCT TYPES

- Traditional Townhomes
- SF Senior Living



INSTITUTIONAL LIVING

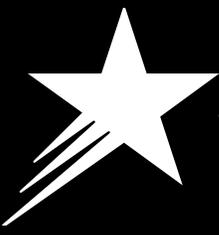
DESCRIPTION

A building or group of buildings that provides housing and daily care or medical assistance to seniors or special needs residents. Generally 2-4 stories in height with surface parking.

PRODUCT TYPES

- Assisted Living
- Household Care Institutions
- Long-Term Care Facilities
- Continuing Care Facilities
- Independent Living Facilities
- Senior Living





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GARDEN-STYLE MULTIFAMILY

DESCRIPTION

Traditional apartment complexes, including condominiums, that contain at least 11 units in multiple buildings. They are often gated and set along the edge of Plano's typical neighborhood design. Generally 2-4 stories in height with surface parking, but may include carports or garages for individual units. Amenities are provided in separate buildings and within the complex's property.

PRODUCT TYPES

- Traditional Apartments
- Condominiums
- MF Senior Living



MAIN STREET-STYLE MULTIFAMILY

DESCRIPTION

Apartments, including condominiums, located within, or in walkable proximity to, mixed-use or transit-oriented developments. Generally 3 to 4 stories in height, with or without retail uses on the first floor. Parking is available in multi-level garages and on-street parking spaces. Amenities are often provided in internal courtyards.

PRODUCT TYPES

- Apartments
- Condominiums
- Mixed-Use Buildings
- MF Senior Living



MID-RISE MULTIFAMILY

DESCRIPTION

Apartments, including condominiums, located within transit-oriented developments, or adjacent to and in support of employment areas. Generally 5 to 9 stories in height, with or without retail uses on the first floor. Parking is available in multi-level garages and/or on-street parking spaces. Amenities are often provided within the building, on rooftop decks, and in internal courtyards.

PRODUCT TYPES

- Apartments
- Condominiums
- Mixed-Use Buildings
- MF Senior Living



HIGH-RISE MULTIFAMILY

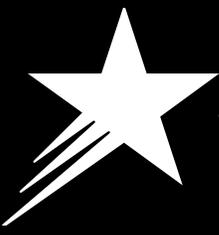
DESCRIPTION

Apartments, including condominiums, located within walkable proximity to mixed-use development and major employers. Generally 10 or more stories in height, with or without retail uses on the first floor. Parking is available in multi-level garages and on-street parking spaces. Amenities are often provided within the building and on rooftop decks.

PRODUCT TYPES

- Apartments
- Condominiums
- Mixed-Use Buildings
- MF Senior Living





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MIDTOWN HOUSING

DESCRIPTION

Midtown housing provides a range of low-rise moderate density housing types, from small lot single-family homes to larger multi-unit homes, which may complement some neighborhoods as a transition between commercial uses and lower-density residential products. These housing products provide communities with a greater spectrum of price points and lower maintenance options for homeownership in a neighborhood setting. The following are typical examples of midtown housing products that could be welcomed in Plano:



MIDTOWN HOUSING - SINGLE UNIT

DESCRIPTION

Small-lot single-family products typically located within, or in walkable proximity to, goods and services or transit. The buildings are generally one to three stories with garage parking on smaller lots.

PRODUCT TYPES

- Detached Townhomes
- Attached Townhomes
- Duplexes
- Bungalow Courts
- Business Loft



MIDTOWN HOUSING - MULTI-UNIT

DESCRIPTION

Multiple-family products in structures that appear as single-family residences. Typically 2 to 10 units per lot with parking provided on the lot. The buildings are two to three stories with one common entrance visible from the street.

PRODUCT TYPES

- Triplex/Fourplex
- Manor Homes
- Stacked Flats
- Stacked Townhomes
- Courtyard Apartments



Photo Sources: City of Plano or Sightline Institute Middle Homes Photo Library