



CITY OF PLANO

NOTICE OF TOUR

PLANNING & ZONING COMMISSION

DECEMBER 4, 2007 – 4:00 PM

**PLANO MUNICIPAL CENTER
1520 K AVENUE**

On December 4, 2007 at 4:00 PM one or more members of the Planning and Zoning Commission will take a tour of the Research Technology District in southeast Plano.

The tour will start at City of Plano Municipal Center, 1520 Avenue K (convene at the Action Center just in front of Council Chambers). Commission Members will be briefed on the area development and have an opportunity to discuss observations about the area with staff .



CITY OF PLANO

NOTICE OF MEETING

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

DECEMBER 4, 2007

5:00 PM	Dinner	Planning CR 2E
5:30 PM	Work Session	Council Chambers

Discussion and Direction - Research Technology Center District

- 1a - At the direction of City Council, develop a proposal for the removal of land located east of Los Rios Boulevard and north of the Cottonbelt Railroad right-of-way (DART) from the RT district.
- 1b - Discussion of criteria that can be used to evaluate proposals for additional restaurant and retail allowances in the portion of the district that fronts on George Bush Tollway or Renner Road.

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received 48 hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

CITY OF PLANO

PLANNING & ZONING COMMISSION

Work Session - December 4, 2007

Agenda Item No. 1a

Discussion and Direction: Research/Technology Center District Boundaries

Applicant: City of Plano

Description:

Consideration of the appropriate zoning for land located east of Los Rios Boulevard, south of 14th Street and north of the Cottonbelt Railroad right-of-way. This area is presently zoned Research Technology.

Background:

Earlier this year, the City Council requested that the Planning & Zoning Commission examine a couple of issues in the RT district. One of these was the appropriateness of district boundaries. The second was the availability of restaurants and retail in the district. This topic is presented as Item 1b in your agenda and packet. With regard to district boundaries, the P&Z examined the RT district and considered two areas for removal (please see attached map). The options were discussed with the City Council at the September 11, 2007 retreat. At that time, City Council requested that P&Z further develop a proposal for removing Area 1 (as described above), including a recommended zoning category. Removal of Area 2 was deemed inappropriate at this time.

The main reasons for removing Area 1 are as follows:

- This area is nearly two miles from the Bush Turnpike and the recent realignment of 14th Street and Plano Parkway further reduces its accessibility and visibility.
- Some of these properties have issues with accessibility, visibility, and site conditions, especially as related to the development of low intensity office and manufacturing uses.
- A major portion of the property on the south side of 14th Street, east of Plano Parkway, has topographical conditions that affect its development capacity.
- The noise impact of the outdoor firing range at the Police Academy is significant for this area.

Additional considerations:

- The railroad right-of-way establishes a clear point of separation between this area and the remainder of the RT district.
- There has been no interest shown in the last few years for developing this area with RT uses.
- In the past few years there have been a number of institutional uses built in the RT district and several properties have been purchased for development with an institutional use (please see attached map).
- Unlike other parts of the RT district, properties in this area are smaller and ownership is fragmented.

Remarks:

Rezoning should be based on the characteristics of the area as a whole and the relationship to surrounding uses. Options for removing the area from the RT district are:

1. Rezone the area using an existing district designation. Light Commercial (LC) appears to be a good fit for this area. LC uses are generally compatible with surrounding properties that will remain in the RT district. Also, in recent years, the screening requirements for open storage have been enhanced and several of the more intense uses such as major warehousing, service contractor with storage yard (except by specific use permit), and truck repair, have been removed from LC zoning. LC would allow additional flexibility for the development of these properties.

LC zoning would accommodate a reasonable range of uses for an area with less visibility and access than typically desired by the office and light manufacturing developers. (PEDB staff recently indicated that prospective RT users have shown no interest in the area north of the railroad tracks.) Going to a less intense zoning category like Retail (R) would provide little development flexibility and the commission's recent review of the Comprehensive Plan has noted the current surplus of retail properties. A more intense category than LC, such as Light Industrial (LI-1) would open the area up to a wide range of uses not allowed in LC or RT. For example LI-1 would allow marginally compatible uses such as warehouse/distribution, truck terminals, recreational vehicle sales and service, and portable building sales.

2. A Planned Development District could be created specifically for this area by adding the "PD" prefix to one of the existing zoning categories (i.e. PD-Retail, PD-Office-1, PD-Light Commercial, etc.). A PD is a tool that provides a way to modify the range of uses and/or development standards that normally apply to a particular district. For example, a PD-Retail district could be established in a particular location to allow the additional use of a "Bed and Breakfast Inn" and a minimum front yard setback of 20 feet instead of 25 feet. This approach should

generally be selected when there are unique challenges or opportunities for an area and the PD option would provide a greater public benefit than the existing zoning districts can offer. One potential pitfall to this approach is that it can result in picking and choosing allowed uses based on individual preferences rather than establishing use categories that are appropriate to the area.

One option would be to rezone this area PD-RT and add uses that would expand the options for development. On the other hand, the RT district has a series of special provisions that were written to accommodate office and manufacturing uses in a campus setting that may be difficult to apply to this area. For example, this area contains some small tracts of land that would be difficult to develop in accordance with the 20% landscaping requirement for RT zoning.

A detailed comparison of the uses allowed in RT, LC and LI has been provided as an attachment.

Recommendation:

If the Commission is ready to move forward with this matter, it is recommended that the commission call a public hearing to consider rezoning of the area. Based on the staff's evaluation, the suggested zoning would be Light Commercial.

CITY OF PLANO
PLANNING & ZONING COMMISSION

Work Session - December 4, 2007

Agenda Item No. 1b

Discussion and Direction: Research/Technology Center District

Applicant: City of Plano

Description:

Discussion of criteria that can be used to evaluate proposals for additional restaurant and retail allowances in the portion of the Research Technology district that fronts on George Bush Tollway and Renner Road.

Background:

The second RT issue for which the City Council requested recommendations from the Planning & Zoning Commission is the availability of restaurants and retail uses in the district. Currently restaurants and retail are allowed in the district if they do not exceed 10% of the built floor area of a development. At the retreat it was agreed that in general this limitation on restaurants and retail is appropriate for the district with the exception of the area fronting on George Bush Turnpike and Renner Road. This area has the necessary access and visibility to support restaurant and retail uses. The City Council and the Planning & Zoning Commission expressed a preference for considering requests from property owners to expand the retail and restaurant capabilities for this area as opposed to a City-initiated rezoning proposal. The Commission was asked to develop criteria that could be used to evaluate any such zoning requests. Residential development was also discussed at the retreat, but was considered to be appropriate given the areas isolation from other residential areas.

Remarks:

The major consideration for retail and restaurant uses along the Bush Turnpike and Renner Road should be their ability to support the district's primary purpose (a major employment center anchored by office and manufacturing uses). The criteria should reflect this intent. They should be clear and concise, but general enough to accommodate development proposals that are realistic and consistent with changing market and development trends.

Some considerations are:

- o **What types of restaurant and retail uses are acceptable?** This is one of the most visible boundary areas of the RT district. For example, is the Commission willing to consider the following use categories that are allowed in the Retail zoning district?
 - Superstore
 - Regional or Neighborhood Theater
 - Restaurants with drive-through facilities
 - Household Appliance Service and Repair
 - Miscellaneous Retail Store
 - Shopping Center
 - Tire Dealer
 - Automobile Parts and Sales (inside)
 - Major or Minor Automobile Repair

Another option for consideration would be to permit restaurants and retail in this area without applying the 10% rule.

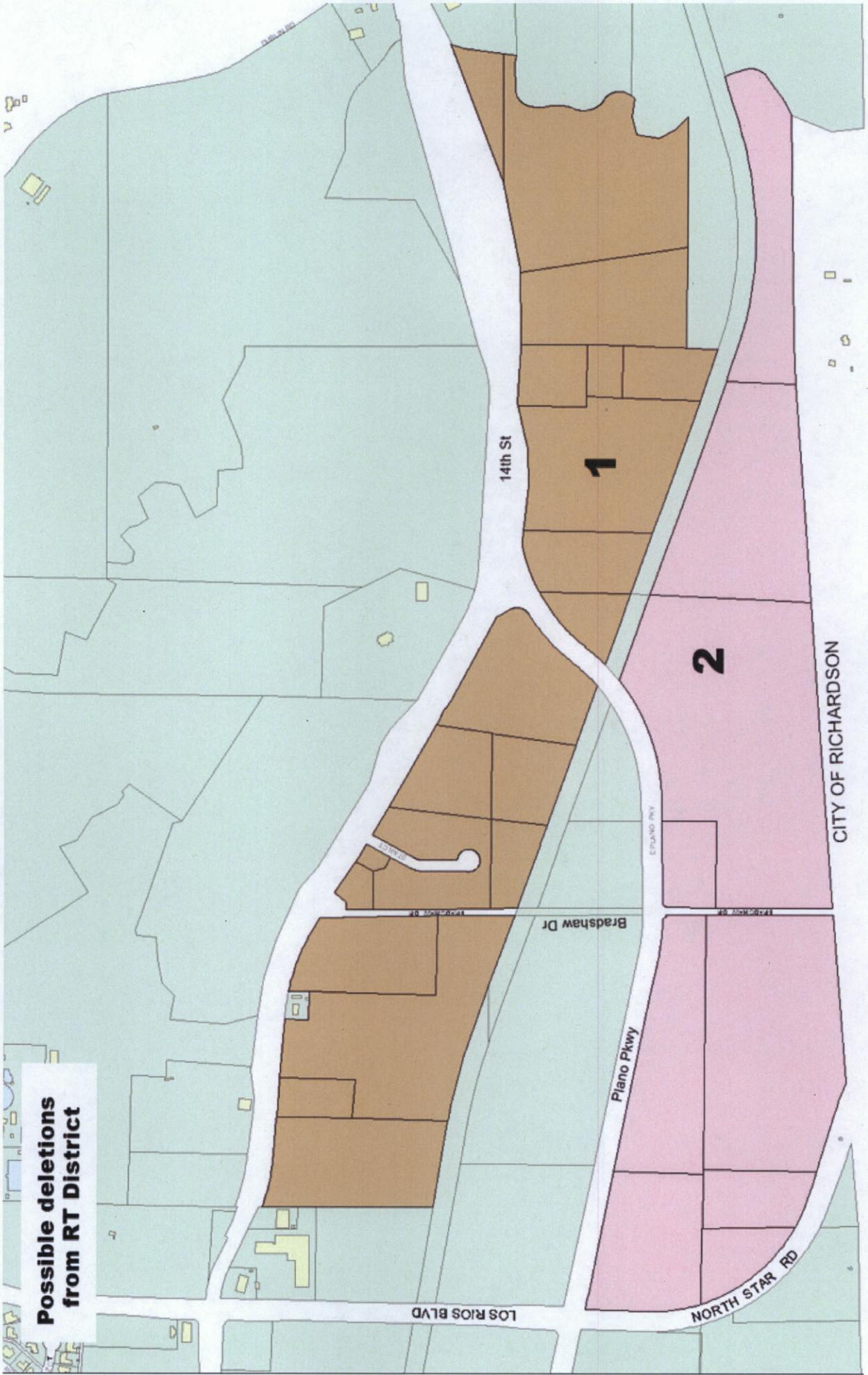
- o **Should retail/restaurant uses be allowed to locate only within a certain distance from the rights-of-way of the Bush Turnpike and/or Renner Road?** This would help avoid “encroachment” into interior of the district. What is a reasonable distance to apply in order to accommodate the types of retail/restaurant uses that the city wants to attract to the area? A typical shopping center depth would range from 600-1000 feet in depth.
- o **Should there be a limit on the amount of land area and/or floor area devoted to retail/restaurant uses?** For example, the undeveloped property at the northeast corner of the Bush Turnpike and Renner Road contains approximated 120 acres. Should a small portion of the property be developed with retail/restaurant uses, devoting the remainder to office and light manufacturing facilities? A 20 acre retail development could result in more than 200,000 square feet of space. How large a development is considered supportive of and secondary to the RT district?

The frontage along the Bush Turnpike and Renner Road were identified as those with the greatest potential for retail and restaurant development because of its visibility and easy access from the turnpike. Successful retail and restaurant uses cannot totally rely on the RT businesses and employees for their customer base. A location within the Bush Turnpike corridor should increase their ability to attract customers from a larger market area.

The most critical concern appears to be the potential for retail and restaurant uses to encroach into the interior of the RT district. Therefore, a distance limitation from the turnpike and Renner Road appears to be most warranted. That distance should not be so minimal that it merely results in series of pad sites facing the two roadways.

Recommendations:

It is recommended that the Commission establish a reasonable guideline for maximum distance of retail and restaurant uses from the President Bush Turnpike and Renner Road. If retail uses similar to those found in a typical shopping center are desired it will be necessary to expand upon what is currently allowed in the Research Technology District.



**Possible deletions
from RT District**

1

2

14th St

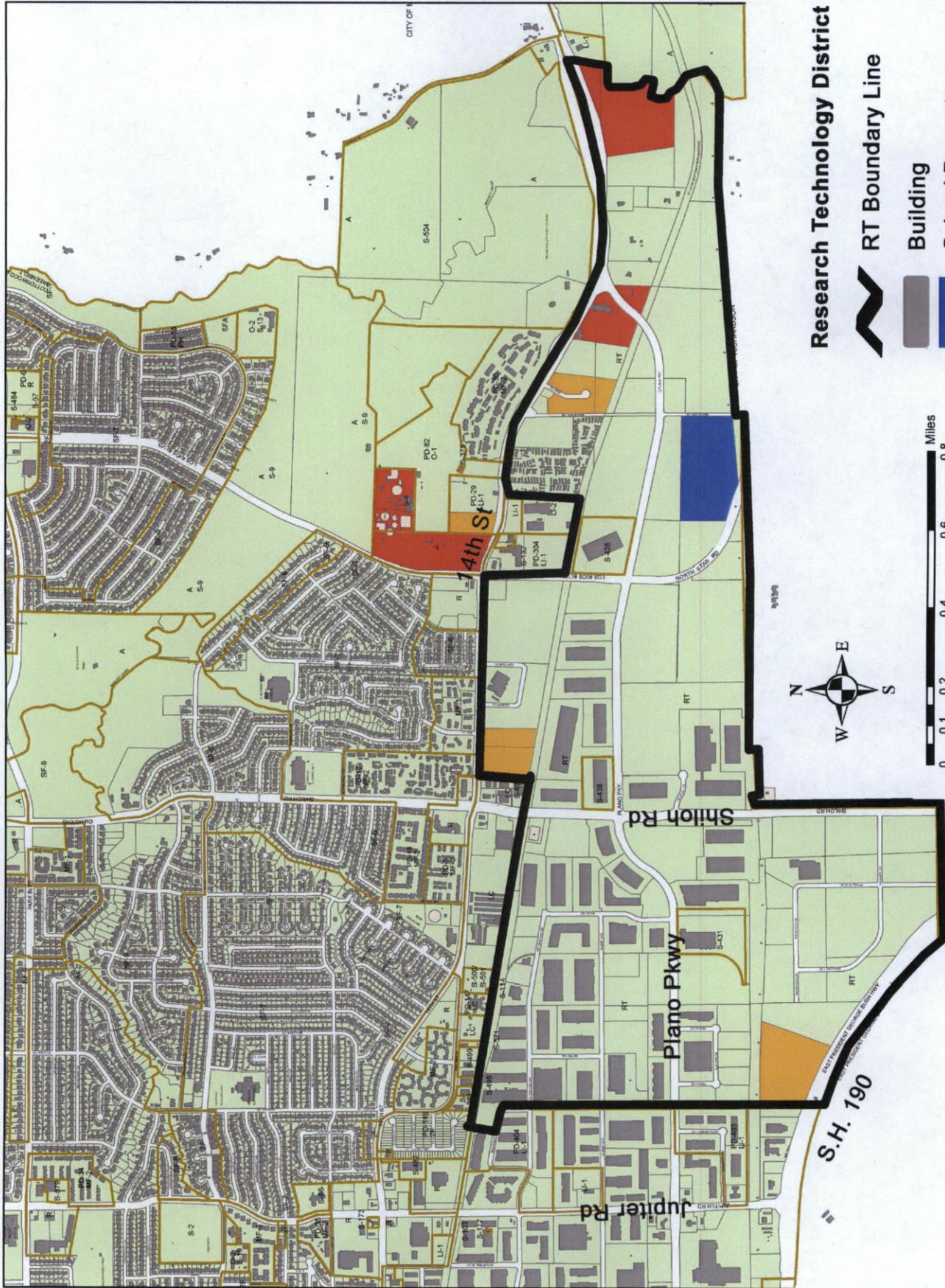
Bradshaw Dr

Plano Pkwy

LOS RIOS BLVD

NORTH STAR RD

CITY OF RICHARDSON



Research Technology District

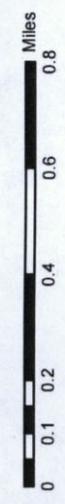
RT Boundary Line

Building

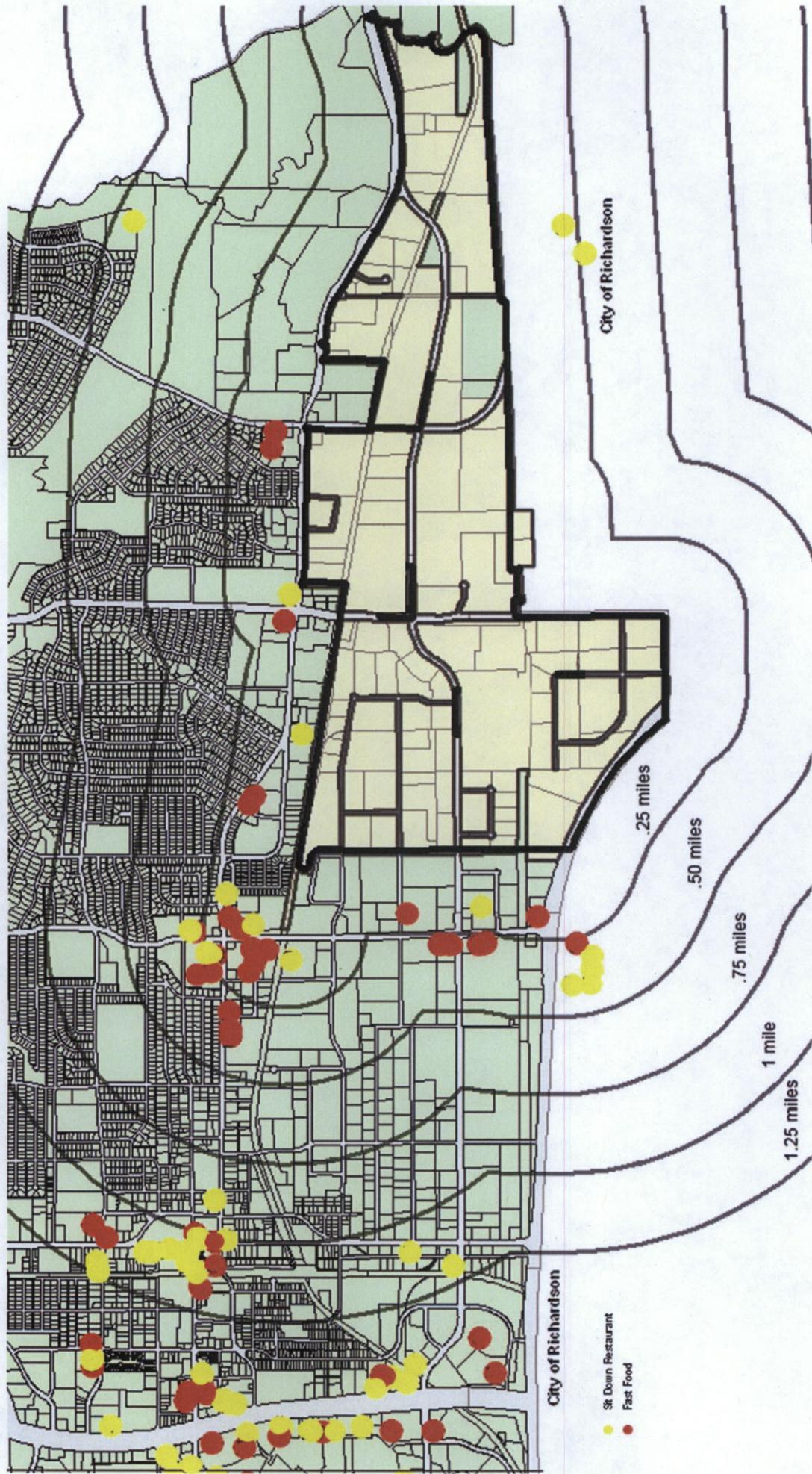
School Property

City Property

Religious Institution Property



RESEARCH/TECHNOLOGY CROSSROADS AREA RESTAURANTS

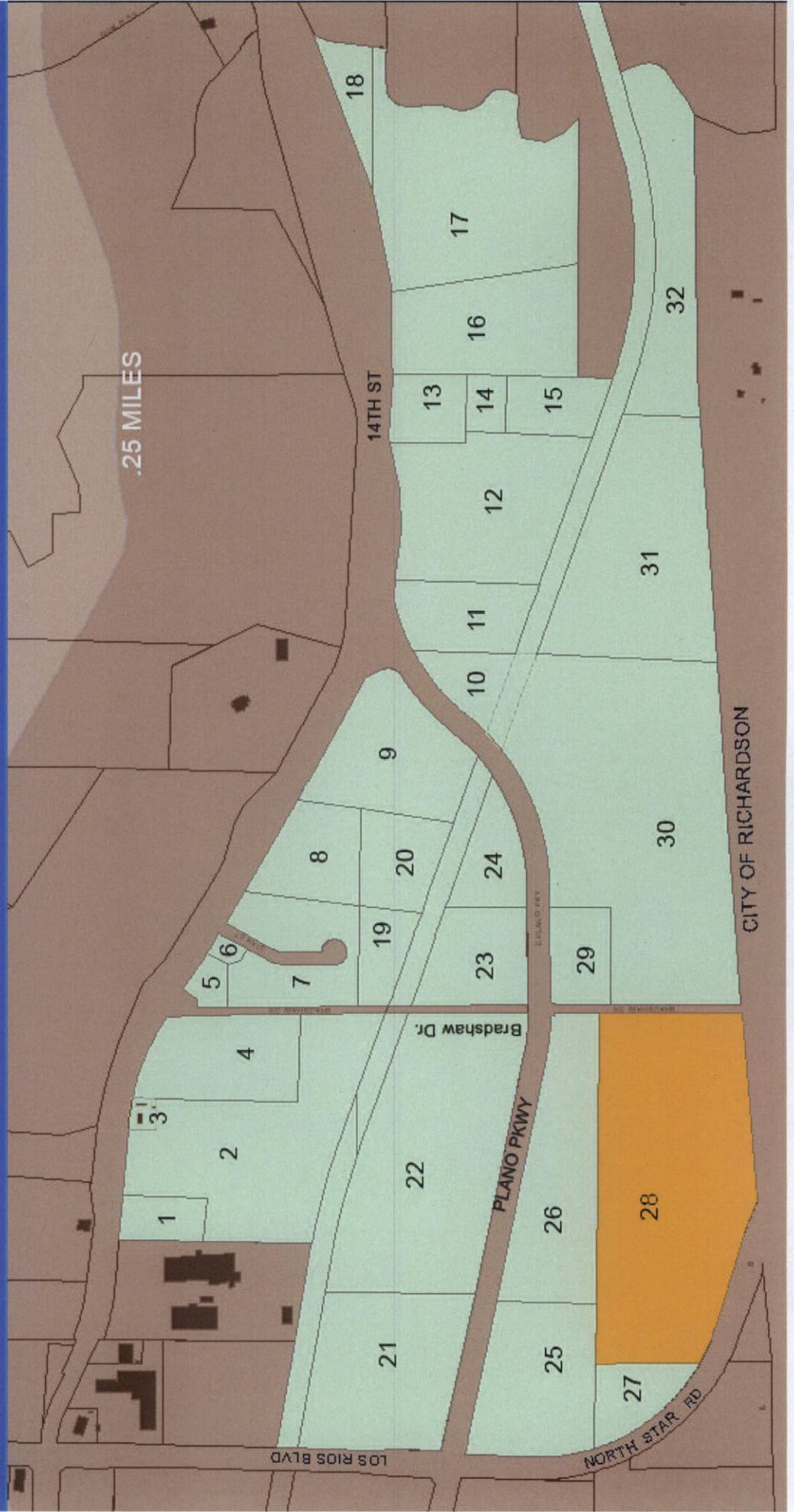


Research Technology District - East of Los Rios Blvd Property Owners

- 1. NELSON DIANE REVOC LIV TRUST
- 2. COTTONWOOD GROVE MANUFACTURED HOME COMMUNITY
- 3. COTTONWOOD GROVE MANUFACTURED HOME COMMUNITY
- 4. ROGER LAWLER
- 5 544 JOINT VENTURE
- 6. SUNSET CORP
- 7. EAST PLANO ISLAMIC CENTER
- 8. MAJESTIC CAST INC
- 9. CITY OF PLANO
- 10. CITY OF PLANO
- 11. CITY OF PLANO
- 12. MELODY BURTON

- 13. DALE BURTON
- 14. HAROLD WARNICK
- 15. RONNIE RUSHING
- 16. THOMAS JETER
- 17. CITY OF PLANO
- 18. CITY OF PLANO
- 19. EAST PLANO ISLAMIC CENTER
- 20. MAJESTIC CAST INC
- 21. GLENDALE HTS LLC
- 22. ST LOUIS SW RAILROAD
- 23. INDUSTRIAL DEVELOPMENT INTERN
- 24. INDUSTRIAL DEVELOPMENT INTERN
- 25. DISTRIBUTION CENTER LTD
- 26. ST LOUIS SW RAILROAD

- 27. CATELLUS LAND & DEV CORP
- 28. PISD
- 29. INDUSTRIAL DEVELOPMENT INTERN
- 30. INDUSTRIAL DEVELOPMENT INTERN
- 31. INDUSTRIAL DEVELOPMENT INTERN
- 32. TXU ELECTRIC



Permitted Use	Use Category	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	LC - Light Commercial	RT - Research / Technology Center
Accessory Building or Use (8)	Accessory & Incidental	P	P	P	P
Adult Day Care Center	Service	P	P	P	S
Airport/Heliport (4)	Educ., Inst., Public, & Special	S	S		S
Animal Exhibition	Educ., Inst., Public, & Special	S	S		
Antenna	Trans., Utility, & Comm.	34	34	34	34
Antenna Support Structure (Commercial and Amateur)	Trans., Utility, & Comm.	34	34	34	34
Antique Shop	Retail	P	P	P	
Arcade (12)	Service	S		S	
Artisan's Workshop	Service			P	
Asphalt/Concrete Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36
Asphalt/Concrete Batching Plant (Permanent)	Comm., Mfg., & Ind.	S	S		
Assembly Hall	Educ., Inst., Public, & Special	P	P	P	
Assisted Living Facility	Educ., Inst., Public, & Special				
Automobile Parts Sales (Inside)	Auto & Related	P	P	P	
Automobile Parts Sales (Outside)	Auto & Related		S		
Automobile Leasing/ Renting	Auto & Related	R	R	R	R33
Automobile Parking Lot/ Garage	Auto & Related	P	P	P	31
Automobile Repair - Major	Auto & Related	R33	R33	R33	
Automobile Repair - Minor/Service Station	Auto & Related	R33	R33	R33	
Automobile Storage	Auto & Related	P	P	S	
Bank, Savings and Loan, or Credit Union	Service	P	P	P	P
Bed and Breakfast Inn	Service				
Boarding/Rooming House	Primary Res.			P	
Body Piercing	Service	37	37	37	37
Bottling Works	Wholesale	P	P		
Building Material Sales	Retail	P	P	P	
Bus/Truck Leasing	Auto & Related	R	R	R	
Bus/Truck Repair	Auto & Related	R	R		
Business Service	Service	P	P	P	P
Cabinet/Upholstery Shop	Contr. Cons.	P	P	P	
Cafeteria/Restaurant	Service	P	P	S	

Permitted Use	Use Category	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	LC - Light Commercial	RT - Research / Technology Center
Car Wash	Auto & Related	R 33	R 33	R 33	
Caretaker's/Guard's Residence	Accessory & Incidental	P	P	P	
Cemetery/Mausoleum	Educ., Inst., Public, & Special			S	S
Church and Rectory (5)	Educ., Inst., Public, & Special	P	P	P	P
Civic Center	Educ., Inst., Public, & Special	P	P	P	P
Cleaning - Small Plant/ Shop	Service	P	P	P	
Clinic	Office & Prof.	P	P	P	P
College/University (5)	Educ., Inst., Public, & Special	P	P	P	P
Commercial Amusement (Indoor)	Service	P	P	P	
Commercial Amusement (Outdoor)	Service	S	S	S	
Commercial/Trade School	Educ., Inst., Public, & Special	P	P	P	P
Commercial Pet Sitting/ Kennel (Indoor Pens)	Service	P	P	P	
Community Center	Educ., Inst., Public, & Special	P	P	P	P
Concrete/Asphalt Batching Plant (Permanent)	Comm., Mfg., & Ind.	S	S		
Concrete/Asphalt Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36
Construction Yard (Temporary) (9)	Accessory & Incidental	35	35	35	35
Continuing Care Facility	Educ., Inst., Public, & Special				
Convenience Store	Retail	R 33	R 33	R 33	R 33
Country Club/Golf Course (Private)	Educ., Inst., Public, & Special	P	P	P	P
Dance Hall	Service	P	P	S	
Dance/Gymnastics Studio	Service	S		P	
Day Care Center (13)	Service	S	S	S	S
Day Care (In-home) (16)	Service				
Distribution Center/ Warehouse	Wholesale	P	P		
Dry Cleaning Plant	Service	P	P		
Electrical Power Generating Plant	Trans., Utility, & Comm.	S	S		
Electrical Substation	Trans., Utility, & Comm.	P	P	P	S
Engine/Motor Repair	Comm., Mfg., & Ind.	P	P		
Exhibition/Fairgrounds Area	Service	R	R	SR	
Fairgrounds/Exhibition Area	Service	R	R	SR	
Farm, Ranch, Garden, or Orchard	Educ., Inst., Public, & Special	P	P	P	P
Farmer's Market	Retail	S	S	P	

Permitted Use	Use Category	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	LC - Light Commercial	RT - Research / Technology Center
Feed Store	Retail	P	P		
Field Office (9)	Accessory & Incidental	35	35	35	35
Fire Station/Public Safety Building	Educ., Inst., Public, & Special	P	P	P	P
Fitness/Health Center	Service	P	P	P	P
Flea Market (Inside)	Retail	S	S	S	
Flea Market (Outside)	Retail		S		
Florist Shop	Retail	P	P	P	
Food/Grocery Store	Retail	P	P	P	
Fraternal Organization, Lodge, or Civic Club	Educ., Inst., Public, & Special	P	P	P	30
Funeral Parlor/Mortuary	Service	P	P	P	
Furniture, Home Furnishings, and Equipment Store	Retail	P	P	P	
Garden Center	Retail	R	R	R	
General Commercial Plant	Comm., Mfg., & Ind.	P	P		
General Merchandise Store	Retail	P	P	P	
Golf Course/Country Club (Private)	Educ., Inst., Public, & Special	P	P	P	P
Grocery/Food Store	Retail	P	P	P	
Guard's/Caretaker's Residence	Accessory & Incidental	P	P	P	
Gymnastics/Dance Studio	Service	S		P	
Hardware	Retail	P	P	P	
Health/Fitness Center	Service	P	P	P	P
Heavy Machinery Sales and Storage	Retail	P	P		
Heliport/Airport (4)	Educ., Inst., Public, & Special	S	S		S
Hellstop (4)	Educ., Inst., Public, & Special	S	S	S	S
Home Occupation (11)	Accessory & Incidental	P			
Homebuilder Marketing Center (10)	Accessory & Incidental	P	P	P	
Hospital (5)	Educ., Inst., Public, & Special			P	P
Hotel/Motel	Service	P	P	P	20
Household Appliance Service and Repair	Service	P	P	P	
Household Care Facility	Educ., Inst., Public, & Special				
Household Care Institution	Educ., Inst., Public, & Special				S
Independent Living Facility	Educ., Inst., Public, & Special				
Indoor Gun Range	Service	P	P	S	

Permitted Use	Use Category	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	LC - Light Commercial	RT - Research / Technology Center
Industrial Park	Comm., Mfg., & Ind.	P	P		
Industrial use which, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration, or danger of fire, explosion, or radiation as may be determined by Health, Fire, or Building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community-at-large.	Comm., Mfg., & Ind.		S	S	
Kennel (Outdoor Pens)	Service	P	P		
Kennel (Indoor Pens)/ Commercial Pet Sitting	Service	P	P	P	
Laundromat	Service	P	P	P	
Licensed Massage Therapy	Service	P	P	P	P
Long-term Care Facility	Educ., Inst., Public, & Special				
Manufacturing - Heavy-intensity	Comm., Mfg., & Ind.	S	S		S
Manufacturing - Light-intensity	Comm., Mfg., & Ind.	P	P	P	P
Manufacturing - Moderate-intensity	Comm., Mfg., & Ind.	P	P	S	P
Mausoleum/Cemetery	Educ., Inst., Public & Special			S	S
Medical Office	Office & Prof.	P	P	P	P
Mini-Warehouse/Public Storage	Wholesale	P	P	P	
Miscellaneous Retail Store	Retail	P	P	P	
Mobile Home/Trailer Display and Sales	Service	P	P		
Mobile Home/Trailer Park	Primary Res.		P		
Mortuary/Funeral Parlor	Service	P	P	P	
Motel/Hotel	Service	P	P	P	20
Motor/Engine Repair	Comm., Mfg., & Ind.	P	P		
Motorcycle Sales/Service	Auto & Related	R	R	R	
Multifamily Residence (1)	Primary Res.				
New Car Dealer	Auto & Related	R	R	S R	
Nursery					
Retail					
Office Center	Office & Prof.	P	P	S	
Office - Professional/ General Administrative	Office & Prof.	P	P	P	P

Permitted Use	Use Category	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	LC - Light Commercial	RT - Research / Technology Center
Office - Showroom/ Warehouse	Wholesale	P	P	P	32
Open Storage	Educ., Inst., Public, & Special	P	P	7	
Paint Shop	Retail	P	P	S	
Park/Playground	Educ., Inst., Public, & Special	P	P	P	P
Pawn Shop	Retail	P	P	P	
Personal Service Shop	Service	P	P	P	
Pet Shop	Retail	P	P	P	
Playground/Park	Educ., Inst., Public, & Special	P	P	P	P
Portable Building Sales	Retail	R	R		
Post Office	Educ., Inst., Public, & Special	P	P	P	P
Print Shop (Major)	Service	P	P	S	S
Print Shop (Minor)	Service	P	P	P	
Private Club (19)	Service	S		S	S
Private Recreation Facility	Educ., Inst., Public, & Special	P	P	P	P
Private Street Development	Primary Res.				
Private Utility (other than listed)	Trans., Utility, & Comm.	P	P	S	S
Public Safety Building/ Fire Station	Educ., Inst., Public, & Special	P	P	P	P
Public Storage/Mini-Warehouse	Wholesale	P	P	P	
Railroad Spur Track	Trans., Utility, & Comm.	P	P		P
Railroad Team Track, Freight Depot, or Dock	Trans., Utility, & Comm.	P	P		
Recreation Center	Educ., Inst., Public, & Special			P	P
Recreation Vehicle Parking Lot/Garage	Auto & Related	R	R	28	
Recreation Vehicle Sales and Service (New/Used)	Auto & Related	R	R	S	
Rehabilitation Care Facility	Educ., Inst., Public, & Special				
Rehabilitation Care Institution	Educ., Inst., Public, & Special				
Repair/Storage of Furniture and Appliances (Inside)	Service	P	P	P	
Repair/Storage of Furniture and Appliances (Outside)	Service		P		
Research and Development Center	Office & Prof.	P	P	P	P
Residence Hotel	Service	P	P	P	20
Restaurant/Cafeteria	Service	P	P	P	
Restaurant - Drive-in	Service	PR		PR	

Permitted Use	Use Category	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	LC - Light Commercial	RT - Research / Technology Center
Retail/Service (Incidental)	Retail				P
Retail Stores and Shops	Retail	P	P	P	
Rooming/Boarding House	Primary Res.			P	
Salvage or Reclamation of Products	Comm., Mfg., & Ind.		S		
Sand, Gravel, Stone, or Petroleum Extraction	Comm., Mfg., & Ind.		S		
School - Primary or Secondary (Private) (5)	Educ., Inst., Public, & Special	P	P	P	P
School - Primary or Secondary (Public or Parochial) (5)	Educ., Inst., Public, & Special	P	P	P	P
Service Contractor (no storage yard) (ZC 05-13)	Contr. Cons.	P	P	P	
Service Contractor (with storage yard) (ZC 05-13)	Contr. Cons.	P	P	S	
Service/Retail (Incidental)	Retail				P
Service Yard of Governmental Agency	Trans., Utility, & Comm.	P	P	S	S
Sewage Treatment Plant	Trans., Utility, & Comm.	S	S	S	S
Shopping Center	Retail	P	P	P	
Shops, Office, and Storage Area - Public/Private Utility	Trans., Utility, & Comm.	P	P	S	
Single-Family Residence (Attached)	Primary Res.				
Single-Family Residence (Detached)	Primary Res.				
Small Engine Repair Shop	Service	R	R	R	
Stable	Educ., Inst., Public, & Special	S	S		
Storage/Repair of Furniture and Appliances (Inside)	Service	P	P	P	
Storage/Repair of Furniture and Appliances (Outside)	Service		P		
Storage/Wholesale Warehouse	Wholesale	P	P		
Studio for Photographer, Musician, Artist, Radio, and/or TV	Service	P	P	P	
Studio Residence	Primary Res.				
Superstore	Retail	S 39	S 39	P	
Tattooing and Permanent Cosmetics	Service	37	37	37	37
Theater - Drive-in	Service				R
Theater - Neighborhood	Service	S	S	P	
Theater - Regional	Service	S	S	S	

Permitted Use	Use Category	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	LC - Light Commercial	RT - Research / Technology Center
Tire Dealer (no open storage)	Auto & Related	R	R	R	
Tire Dealer (with open storage)	Auto & Related	R	R		
Tire Retreading/ Recapping	Auto & Related		S		
Tool Rental Shop	Service	P	P	P	
Trade/Commercial School	Educ., Inst., Public, & Special	P	P	P	P
Trailer/Mobile Home Display and Sales	Service	P	P		
Trailer/Mobile Home Park	Primary Res.		P		
Trailer Rental	Service	P	P	S	
Transfer Storage and Baggage Terminal	Comm., Mfg., & Ind.	P	P	P	
Transit Center	Trans., Utility, & Comm.	P	P	P	P
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	P	P	P	P
Transportation and Utility Structures/Facility	Trans., Utility, & Comm.	P	P	P	P
Truck/Bus Leasing	Auto & Related	R	R		
Truck/Bus Repair	Auto & Related	R	R		
Truck Parking Lot	Auto & Related	R	R		
Truck Sales (Heavy Trucks)	Auto & Related	R	R		
Truck Terminal	Auto & Related	R	R		
Two-Family Residence	Primary Res.				
University/College (5)	Educ., Inst., Public, & Special	P	P	P	P
Upholstery/Cabinet Shop	Contr. Cons.	P	P	P	
Used Car Dealer	Auto & Related	R	R	SR	
Utility Distribution/ Transmission Line	Trans., Utility, & Comm.	P	P	P	P
Veterinary Clinic	Service	P	P	P	
Warehouse/Distribution Center	Wholesale	P	P		
Water Treatment Plant	Trans., Utility, & Comm.	P	P	P	S
Winery	Service	S		S	
Wholesale/Storage Warehouse	Wholesale	P	P		
Wrecking Yard	Auto & Related	S			

P = Permitted use; Blank = Prohibited use; S = Specific use permit required;

R = Residential Adjacency Standards; Number = See end notes.

Number	End Note
25	Permitted in the Commercial Employment district. See Subsection 2.823.
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 two axles.
28	Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations.
29	See Subsection 2.823.6.
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel or residence hotel.
32	Maximum gross floor area for first floor - 100,000 square feet, and maximum percentage gross floor area devoted to warehouse - 70%. See Subsection 2.826.
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.
34	See Subsection 3.107.
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.
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 Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses.
38	Specific Use Permits for Moderate-intensity Manufacturing in the Research/Technology Center district shall not include food processing, chemical and petroleum processing and manufacturing, and foundries.
39	See Subsection 3.113.
40	Fuel dispensing facilities are not allowed in the Downtown Business/Government district.
41	Patio Homes only allowed with a specific use permit.

2.819 LC - Light Commercial

(1) Purpose

The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities are also included in LC districts. (ZC 98-67; Ordinance No. 99-10-13)

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500
Minimum Side Yard --of Corner Lot	None, except as provided in Section 3.600 50 feet on street side
Minimum Rear Yard	Ten feet where no alley abuts the rear property line (See Section 3.700.)
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Lot Coverage	40% (For gasoline service stations, see 6. below.)
Maximum Floor Area Ratio	0.8:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements (ZC 2002-33; Ordinance No. 2002-8-14)

- (a) For gasoline service stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.
- (b) For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

(7) Light-intensity Manufacturing (ZC 2005-20; Ordinance No. 2005-6-34)

In the LC district, light-intensity manufacturing uses shall meet the following standards: (ZC 98-67; Ordinance No. 99-10-13)

- (a)** Operations should be fully enclosed with no outside storage of goods or materials.
- (b)** Storage and distribution facilities should be incidental to the main use.
- (c)** Dock areas should be screened from adjacent properties and public streets.
- (d)** No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.

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.

LC - Light Commercial Permitted Uses

Accessory and Incidental Uses		
Accessory Building or Use (8)*		P
Caretaker's/Guard's Residence		P
Construction Yard (Temporary) (9)*		35
Field Office (9)*		35
Homebuilder Marketing Center (10)*		P
* = (8) - See Section 3.200 of the Zoning Ordinance; (9) - For construction yard, field offices, and other temporary buildings, see Subsection 3.103 of the Zoning Ordinance; (10) - See Subsection 3.103 of the Zoning Ordinance		

Automobile and Related Uses		
Automobile Parts Sales (Inside)		P
Automobile Leasing/Renting (ZC 99-46)		R
Automobile Parking Lot/Garage		P
Automobile Repair - Major (ZC 99-46, ZC 96-29)		R, 33
Automobile Repair - Minor/Service Station (ZC 02-37, ZC 99-46, ZC 96-29)		R, 33
Automobile Storage		S
Car Wash (ZC 99-46)		R, 33
Motorcycle Sales/Service (ZC 99-46)		R
New Car Dealer (ZC 99-46) (7)*		S, R
Recreation Vehicle Parking Lot or Garage (ZC 99-46, ZC 95-53)		28
Recreation Vehicle Sales and Service (New/Used) (ZC 99-46, ZC 95-53)		S
Tire Dealer (no open storage) (ZC 99-46)		R
Used Car Dealer (ZC 99-46) (7)*		S, R
* = (7) - See Section 3.900 of the Zoning Ordinance		

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **28** = Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations; **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; **35** = Subject to temporary permit and removal at completion of project

Commercial, Manufacturing, and Industrial Uses		
Concrete/Asphalt Batching Plant (Temporary)		36
Manufacturing - Light-intensity (ZC 05-20)		P
Manufacturing - Moderate-intensity (ZC 05-20)		S
Transfer Storage and Baggage Terminal		P
Any industrial use which, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration, or danger of fire, explosion, or radiation as may be determined by Health, Fire, or Building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community at large		S

Contract Construction Uses		
Cabinet/Upholstery Shop		P
Service Contractor (no storage yard) (ZC 05-13)		P
Service Contractor (with storage yard) (ZC 05-13)		S

Educational, Institutional, Public, and Special Uses		
Assembly Hall (ZC 03-21, ZC 97-80)		P
Cemetery/Mausoleum		S
Church and Rectory (5)*		P
Civic Center		P
College/University (5)*		P
Community Center (ZC 98-101)		P
Farm, Ranch, Garden, or Orchard		P
Fire Station/Public Safety Building		P
Fraternal Organization, Lodge, or Civic Club		P
Golf Course/Country Club (Private)		P
Helistop (4)*		S
Household Care Institution		S
Hospital (5)*		P
Open Storage		7

P = Permitted Use; **S** = Specific Use Permit Required; **7** = See Section 3.900 of the Zoning Ordinance; **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

Educational, Institutional, Public, and Special Uses		
Park/Playground		P
Post Office		P
Private Recreation Facility		P
Recreation Center		P
School - Primary or Secondary (Private) (5)*		P
School - Primary or Secondary (Public or Parochial) (5)*		P
Trade/Commercial School		P
* = (4) - See Subsection 3.106 of the Zoning Ordinance; (5) - See Subsection 3.401 of the Zoning Ordinance		

Office and Professional Uses		
Clinic		P
Medical Office		P
Office Center		P
Office - Professional/General Administrative		P
Research and Development Center		P

Primary Residential Uses		
Boarding/Rooming House		P

Retail Uses		
Antique Shop		P
Building Material Sales (ZC 96-29)		P
Convenience Store (ZC 99-46, ZC 98-69)		R, 33
Farmer's Market		P
Flea Market (Inside) (ZC 02-37)		S
Florist Shop		P
Furniture, Home Furnishings, and Equipment Store		P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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 the Zoning Ordinance

Retail Uses		
Garden Center (ZC 99-46)		R
General Merchandise Store		P
Grocery/Food Store (ZC 96-29a)		P
Hardware		P
Miscellaneous Retail Store		P
Nursery (ZC 96-50)		S
Paint Shop		S
Pawn Shop (ZC 02-37)		P
Pet Shop		P
Retail Stores and Shops		P
Shopping Center (ZC 02-37)		P
Superstore (ZC 04-54, ZC 00-48)		P

Service Uses		
Adult Day Care Center		P
Arcade (12)*		S
Artisan's Workshop		P
Bank, Savings and Loan, or Credit Union		P
Body Piercing (ZC 01-19)		37
Business Service		P
Cleaning - Small Plant/Shop		P
Commercial Amusement (Indoor)		P
Commercial Amusement (Outdoor) (ZC 05-19, ZC 97-51) (15)*		S
Commercial Pet Sitting/Kennel (Indoor Pens) (ZC 05-04)		P
Dance Hall		S
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)*		S
Fairgrounds/Exhibition Area (ZC 99-46)		S, R
Gymnastics/Dance Studio		P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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 Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses of the Zoning Ordinance

Service Uses		
Health/Fitness Center (ZC 96-29)		P
Household Appliance Service and Repair		P
Indoor Gun Range		S
Laundromat		P
Licensed Massage Therapy		P
Mortuary/Funeral Parlor (ZC 02-37)		P
Motel/Hotel		P
Personal Service Shop		P
Print Shop (Major) (ZC 02-48)		S
Print Shop (Minor)		P
Private Club (19)*		S
Residence Hotel (ZC 95-23)		P
Restaurant (Drive-in) (ZC 01-51)		P, R
Restaurant/Cafeteria		S
Small Engine Repair Shop (ZC 99-46)		R
Storage/Repair of Furniture and Appliances (Inside) (ZC 98-69)		P
Studio for Photographer, Musician, Artist, Radio, and/or TV		P
Tattooing and Permanent Cosmetics (ZC 00-98)		37
Theater - Neighborhood (ZC 96-24)		P
Theater - Regional (ZC 96-24)		S
Tool Rental Shop		P
Trailer Rental		S
Veterinary Clinic		P
Winery (ZC 05-24)		S
* = (12) - See Subsection 3.101 of the Zoning Ordinance; (13) - See Section 1.600 and Subsections 3.102, 3.1107, and 3.1109 of the Zoning Ordinance; (15) - See Outdoor Commercial Amusement Guidelines; (19) - See Subsection 3.105 of the Zoning Ordinance		

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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 Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses of the Zoning Ordinance

Transportation, Utility, and Communications Uses		
Antenna		34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)		34
Electrical Substation		P
Private Utility (other than listed)		S
Service Yard of Governmental Agency		S
Sewage Treatment Plant		S
Shops, Office, and Storage Area for Public/Private Utility		S
Transit Center (ZC 96-29)		P
Transportation and Utility Structures/Facility		P
Utility Distribution/Transmission Line		P
Water Treatment Plant		P

Wholesale Uses		
Mini-Warehouse/Public Storage (ZC 01-51, ZC 96-29)		P
Office - Showroom/Warehouse		P

3.900 Open Storage**(ZC 94-13/ZC 95-01; Ordinance No. 95-3-35)**

3.901 Open storage and outside display are prohibited in all residential districts, all office districts, and the RT and RE districts. Open storage and outside display are permitted as accessory uses to a primary use on the same lot in the R, BG, RC, LC, CE, CB-1, CC, LI-1, and LI-2 districts. Open storage is permitted as a primary use only in the LI-1 and LI-2 districts. (ZC 2000-68; Ordinance No. 2000-10-11)

3.902 Allowed Locations for Open Storage and Outside Display**(ZC 97-65; Ordinance No. 99-9-18)**

Open storage and outside display of goods, materials, merchandise, or equipment shall:

- (1) Be screened as required in Subsection 3.903, unless placed in accordance with Subsection 3.904.
- (2) Not be located within any required front, side, or rear yard setback.
- (3) Not be located within parking spaces, fire lanes, maneuvering aisles, or customer pick-up lanes.
- (4) Not obstruct visibility or interfere with pedestrian or vehicular circulation. If the items are placed on a sidewalk or other pedestrian area, a six-foot wide pedestrian path shall be maintained through or adjacent to the outside display area. The pedestrian path must be concrete or asphalt and may not be located within off-street parking areas, including parking spaces, fire lanes, maneuvering aisles, and customer pick-up lanes.
- (5) Be placed on an asphalt or concrete surface. In an industrial zoned district, open storage items, except vehicles, may be placed on a gravel surface. For freestanding garden center uses, when developed as the primary use of a lot, open storage items may be placed on a gravel or other permeable surface. (ZC 2002-42; Ordinance No. 2003-1-11)
- (6) Be immediately adjacent to the building when in an R or RC district. (ZC 2000-68; Ordinance No. 2000-10-11)
- (7) Not be located on the roof of any structure.
- (8) Not exceed 5% of the lot area or 20% of the main building gross floor area, whichever is more restrictive, in the R, BG, RC, LC, CE, and CB-1 districts. For freestanding garden center uses, when developed as the primary use of a lot, the area for open storage may be increased to a maximum of 50% of the lot area. (ZC 2002-42; Ordinance No. 2003-1-11)
- (9) Be designated on an approved site plan.

3.903 Screening Requirements for Open Storage and Outside Display**(ZC 97-65; Ordinance No. 99-9-18)**

- (1) All open storage and outside display shall be screened from the view of adjacent streets and adjacent properties, unless exempted by Subsection 3.904.

- (2) Screening shall be a minimum of six feet in height; and
 - (a) Be of masonry construction; or
 - (b) Be constructed of chain link or ornamental fencing in combination with a landscape screen; or
 - (c) Be constructed of a solid, evergreen shrub landscape screen without a fence or wall.
 - (d) Evergreen shrubs used for a landscape screen shall be placed so as to create at least a six-foot tall solid screen within two years of their installation. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.
 - (e) Screening may not be constructed of wood fencing or chain link with slats. No screening fence may exceed eight feet in height.
- (3) All open storage in R or RC districts must be attached to the main building and shall be screened by a minimum six-foot solid wall of the same type and manner of construction as the main building or by a minimum six-foot tall solid wall interspersed by ornamental metal panels. (ZC 2000-68; Ordinance No. 2000-10-11)
- (4) Open storage may not exceed the height of screening, unless evergreen shrubs used for a landscape screen are placed so as to create at least a six-foot tall solid screen within two years of their installation along the length of the stored material. The open storage of living plants and trees as inventory for freestanding garden center uses may exceed the height of screening, when the garden center is developed as the primary use of a lot. (ZC 2002-42; Ordinance No. 2003-1-11)
- (5) The requirements listed in Subsections 3.902 and 3.903 shall also apply to the use of semi-trailers, storage vaults, shipping containers, or other vehicles for storage purposes.
- (6) The Planning & Zoning Commission may waive these requirements if no public purpose would be served by the construction of a required screen, or natural features (i.e. vegetation or topography) exist that sufficiently screen the open storage.

3.904 Exceptions to Screening Requirements

(ZC 97-65; Ordinance No. 99-9-18)

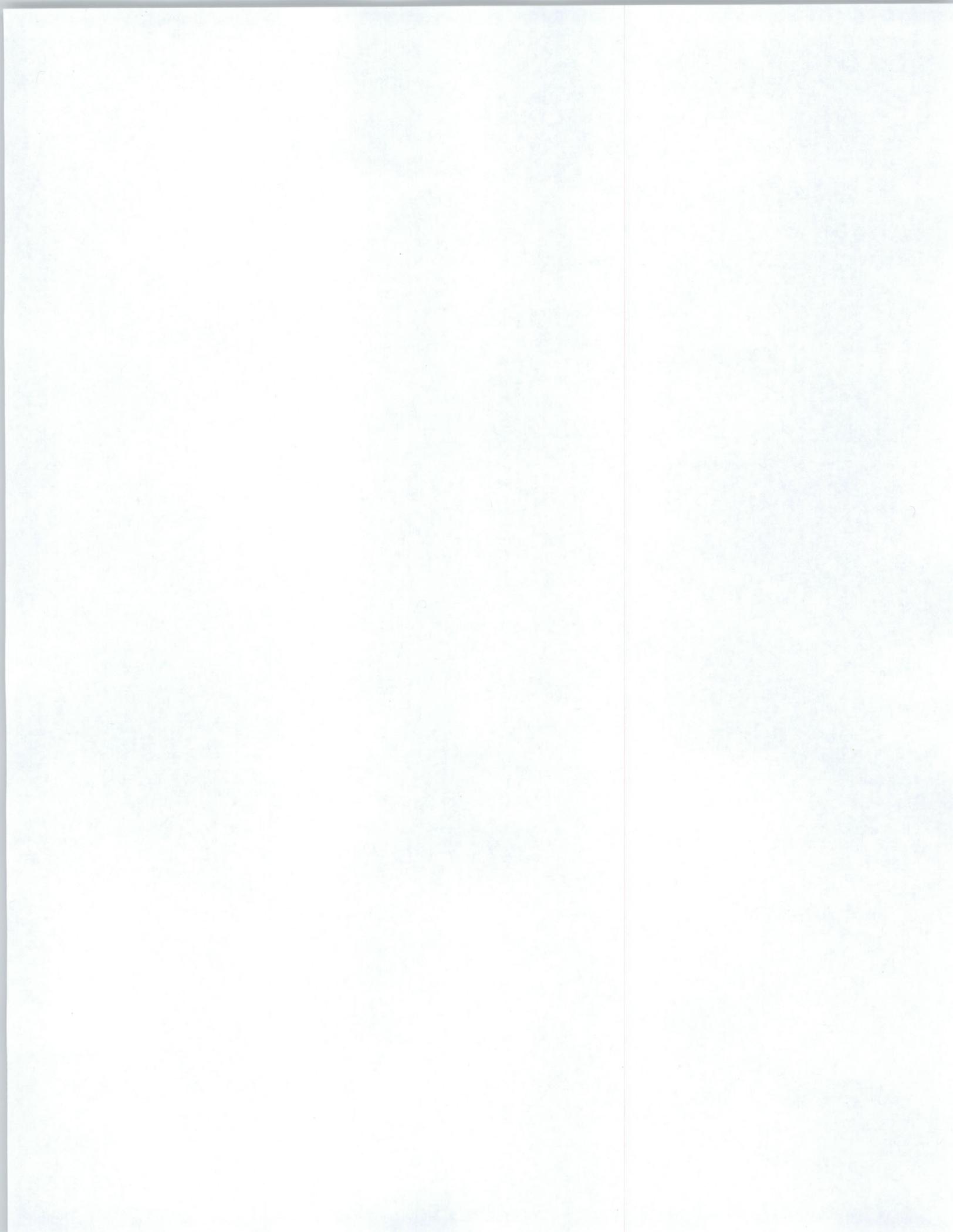
- (1) No screening is required for open storage and outside display of goods, materials, merchandise, or equipment as an accessory use if placed in an area not more than five feet from the front building face, as designated by the main entrance and not stacked to exceed four feet in height.
- (2) Screening is not required for items placed on a gasoline pump island that do not exceed three feet in height.
- (3) Parked self-propelled vehicles or trailers shall not constitute open storage or outside display, except when staged, parked, or stored at collision, towing, auto storage, mini-warehouse, auto repair, or wrecker service.

3.905 Where permitted under this ordinance, all open storage shall be screened from view from any street and/or parking area of adjoining property unless located in an LI-1 or LI-2 district, where open storage shall be screened from only the street. (Refer to Section 3.1000 for additional screening requirements.) Screening walls must be a minimum of six feet in height and of masonry construction. Screens may also be constructed of chain link or wrought iron in combination with a landscape screen. A six-foot solid landscape screen without a fence or wall may also be used. Plants must be placed so as to create a six-foot tall solid screen within two years of their installation. All landscaping must be irrigated. Wooden screening fences are prohibited.

The Planning & Zoning Commission may waive this requirement if no public purpose would be served by the construction of a required screen, or natural features (i.e. vegetation or topography) exist that sufficiently screen the outdoor storage.

3.906 Junk yards, wrecking yards, or any similar open storage of used machinery or used equipment or material for reuse of parts, dismantling, wrecking, or repossessing may be located in the LI-2 district only after review by the City Council for the purpose of establishing the probable effect of such use on adjacent property. After review, the City Council may, based upon its findings, approve or disapprove such use by resolution.

3.907 Nothing in this section shall prohibit temporary open storage of merchandise for display and sale during a sidewalk sale. A four-foot wide clearance shall be provided along the public sidewalk and a six-foot wide clearance shall be provided on the sidewalk around the building.



2.827 LI-1 - Light Industrial-1

(1) Purpose

The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:
	Parking and drives are prohibited between the building face and the street.
	Building height is limited to one story within 50 feet of the front property line.
Minimum Side Yard --of Corner Lot	None, except as provided in Section 3.600
	50 feet
Maximum Side Yard	None
Minimum Rear Yard	Ten feet where no alley abuts rear lot line (See Section 3.700.)
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	1:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements

- (a)** Metal exterior buildings are prohibited in the LI-1 district, except that such buildings may be permitted by approval of a site plan.

- (b)** For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.)

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.

LI-1 - Light Industrial-1 Permitted Uses

Accessory and Incidental Uses		
Accessory Building or Use (8)*		P
Caretaker's/Guard's Residence		P
Construction Yard (Temporary) (9)*		35
Field Office (9)*		35
Homebuilder Marketing Center (10)*		P
* = (8) - See Section 3.200 of the Zoning Ordinance; (9) - For construction yard, field offices, and other temporary buildings, see Subsection 3.103 of the Zoning Ordinance; (10) - See Subsection 3.103 of the Zoning Ordinance		

Automobile and Related Uses		
Automobile Parts Sales (Inside)		P
Automobile Leasing/Renting (ZC 99-46)		R
Automobile Parking Lot/Garage		P
Automobile Repair - Major (ZC 99-46, ZC 96-29).		R, 33
Automobile Repair - Minor/Service Station (ZC 02-37, ZC 99-46, ZC 96-29)		R, 33
Automobile Storage		P
Car Wash (ZC 99-46)		R, 33
Motorcycle Sales/Service (ZC 99-46)		R
New Car Dealer (ZC 99-46) (7)*		R
Recreation Vehicle Parking Lot/Garage (ZC 99-46, ZC 95-53)		R
Recreation Vehicle Sales and Service (New/Used) (ZC 99-46, ZC 95-53)		R
Tire Dealer (no open storage) (ZC 99-46)		R
Tire Dealer (with open storage) (ZC 99-46; ZC 96-29)		R
Truck/Bus Leasing (ZC 99-46)		R
Truck/Bus Repair (ZC 99-46)		R
Truck Parking Lot (ZC 99-46)		R
Truck Sales (Heavy Trucks) (ZC 99-46)		R

P = Permitted Use; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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 the Zoning Ordinance; **35** = Subject to temporary permit and removal at completion of project

Automobile and Related Uses

Truck Terminal (ZC 99-46)	R
Used Car Dealer (ZC 99-46) (7)*	R
* = (7) - See Section 3.900 of the Zoning Ordinance	

Commercial, Manufacturing, and Industrial Uses

Concrete/Asphalt Batching Plant (Temporary)	36
Concrete/Asphalt Batching Plant (Permanent)	S
Engine/Motor Repair	P
General Commercial Plant	P
Industrial Park	P
Manufacturing - Heavy-intensity (ZC 05-20)	S
Manufacturing - Light-intensity (ZC 05-20)	P
Manufacturing - Moderate-intensity (ZC 05-20)	P
Transfer Storage and Baggage Terminal	P

Contract Construction Uses

Cabinet/Upholstery Shop	P
Service Contractor (no storage yard) (ZC 05-13)	P
Service Contractor (with storage yard) (ZC 05-13)	P

Educational, Institutional, Public, and Special Uses

Airport/Heliport (4)*	S
Animal Exhibition	S
Assembly Hall (ZC 03-21, ZC 97-80)	P
Church and Rectory (5)*	P
Civic Center	P
College/University (5)*	P
Community Center (ZC 98-101)	P

Educational, Institutional, Public, and Special Uses		
Farm, Ranch, Garden, or Orchard		P
Fire Station/Public Safety Building		P
Fraternal Organization, Lodge, or Civic Club		P
Golf Course/Country Club (Private)		P
Helistop (4)*		S
Open Storage		P
Park/Playground		P
Post Office		P
Private Recreation Facility		P
School - Primary or Secondary (Private) (5)*		P
School - Primary or Secondary (Public or Parochial) (5)*		P
Stable		S
Trade/Commercial School		P
* = (4) - See Subsection 3.106 of the Zoning Ordinance; (5) - See Subsection 3.401 of the Zoning Ordinance		

Office and Professional Uses		
Clinic		P
Medical Office		P
Office Center		P
Office - Professional/General Administrative		P
Research and Development Center		P

Retail Uses		
Antique Shop		P
Building Material Sales (ZC 96-29)		P
Convenience Store (ZC 99-46, ZC 98-69)		R, 33
Farmer's Market		S
Feed Store		P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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 the Zoning Ordinance

Retail Uses	
Flea Market (Inside)	S
Florist Shop	P
Furniture, Home Furnishings, and Equipment Store	P
Garden Center (ZC 99-46)	R
General Merchandise Store	P
Grocery/Food Store (ZC 96-29a)	P
Hardware	P
Heavy Machinery Sales and Storage	P
Miscellaneous Retail Store	P
Nursery (ZC 96-50)	P
Paint Shop	P
Pawn Shop (ZC 02-37)	P
Pet Shop	P
Portable Building Sales (ZC 99-46)	R
Retail Stores and Shops	P
Shopping Center (ZC 02-37)	P
Superstore (ZC 04-54, ZC 00-48)	S, 39

Service Uses	
Adult Day Care Center	P
Arcade (12)*	S
Bank, Savings and Loan, or Credit Union	P
Body Piercing (ZC 01-19)	37
Business Service	P
Cleaning - Small Plant/Shop	P
Commercial Amusement (Indoor)	P
Commercial Amusement (Outdoor) (ZC 05-19, ZC 97-51) (15)*	S
Commercial Pet Sitting/Kennel (Indoor Pens) (ZC 05-04)	P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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 Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses of the Zoning Ordinance; **39** = See Subsection 3.113 of the Zoning Ordinance

Service Uses		
Dance Hall		P
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)*		S
Dry Cleaning Plant		P
Fairgrounds/Exhibition Area (ZC 99-46)		R
Gymnastics/Dance Studio		S
Health/Fitness Center (ZC 96-29)		P
Household Appliance Service and Repair		P
Indoor Gun Range		P
Kennel (Outdoor Pens)		P
Laundromat		P
Licensed Massage Therapy		P
Mortuary/Funeral Parlor (ZC 02-37)		P
Motel/Hotel		P
Personal Service Shop		P
Print Shop (Major) (ZC 02-48)		P
Print Shop (Minor)		P
Private Club (19)*		S
Residence Hotel (ZC 95-23)		P
Restaurant (Drive-in) (ZC 01-51)		P, R
Restaurant/Cafeteria		P
Small Engine Repair Shop (ZC 99-46)		R
Storage/Repair of Furniture and Appliances (Inside) (ZC 98-69)		P
Studio for Photographer, Musician, Artist, Radio, and/or TV		P
Tattooing and Permanent Cosmetics (ZC 00-98)		37
Theater - Neighborhood (ZC 96-24)		S
Theater - Regional (ZC 96-24)		S
Tool Rental Shop		P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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 Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses of the Zoning Ordinance

Service Uses		
Trailer/Mobile Home Display and Sales		P
Trailer Rental		P
Veterinary Clinic		P
Winery (ZC 05-24)		S
* = (12) - See Subsection 3.101 of the Zoning Ordinance; (13) - See Section 1.600 and Subsections 3.102, 3.1107, and 3.1109 of the Zoning Ordinance; (15) - See Outdoor Commercial Amusement Guidelines; (19) - See Subsection 3.105 of the Zoning Ordinance		

Transportation, Utility, and Communications Uses		
Antenna		34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)		34
Electrical Power Generating Plant		S
Electrical Substation		P
Private Utility (other than listed)		P
Railroad Spur Track (ZC 98-69)		P
Railroad Team Track, Freight Depot, or Dock		P
Service Yard of Governmental Agency		P
Sewage Treatment Plant		S
Shops, Office, and Storage Area for Public/Private Utility		P
Transit Center (ZC 96-29)		P
Transportation and Utility Structures/Facility		P
Utility Distribution/Transmission Line		P
Water Treatment Plant		P

Wholesale Uses		
Bottling Works		P
Mini-Warehouse/Public Storage (ZC 01-51, ZC 96-29)		P
Office - Showroom/Warehouse		P
Storage/Wholesale Warehouse		P
Warehouse/Distribution Center (ZC 96-29)		P

2.828 LI-2 - Light Industrial-2

(1) Purpose

The LI-2 district is intended to provide areas for manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:
	Parking and drives are prohibited between the building face and the street.
	Building height is limited to one story within 50 feet of the front property line.
Minimum Side Yard --of Corner Lot	None, except as provided in Section 3.600
	50 feet
Maximum Side Yard	None
Minimum Rear Yard	Ten feet where no alley abuts rear lot line (See Section 3.700.)
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	2:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements

- (a)** Metal exterior buildings are prohibited in the LI-2 district, except that such building may be permitted by approval of a site plan.
- (b)** For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.)

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.

LI-2 - Light Industrial-2 Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use (8)*	P
Caretaker's/Guard's Residence	P
Construction Yard (Temporary) (9)*	35
Field Office (9)*	35
Home Occupation (11)*	P
Homebuilder Marketing Center (10)*	P
* = (8) - See Section 3.200 of the Zoning Ordinance; (9) - For construction yard, field offices, and other temporary buildings, see Subsection 3.103 of the Zoning Ordinance; (10) - See Subsection 3.103 of the Zoning Ordinance; (11) - See Subsection 3.110	

Automobile and Related Uses	
Automobile Parts Sales (Inside)	P
Automobile Parts Sales (Outside)	S
Automobile Leasing/Renting (ZC 99-46)	R
Automobile Parking Lot/Garage	P
Automobile Repair - Major (ZC 99-46, ZC 96-29)	R, 33
Automobile Repair - Minor/Service Station (ZC 02-37, ZC 99-46, ZC 96-29)	R, 33
Automobile Storage	P
Car Wash (ZC 99-46)	R, 33
Motorcycle Sales/Service (ZC 99-46)	R
New Car Dealer (ZC 99-46) (7)*	R
Recreation Vehicle Parking Lot/Garage (ZC 99-46, ZC 95-53)	R
Recreation Vehicle Sales and Service (New/Used) (ZC 99-46, ZC 95-53)	R
Tire Dealer (no open storage) (ZC 99-46)	R
Tire Dealer (with open storage) (ZC 99-46; ZC 96-29)	R
Tire Retreading/Recapping	S

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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 the Zoning Ordinance; **35** = Subject to temporary permit and removal at completion of project

Automobile and Related Uses	
Truck/Bus Leasing (ZC 99-46)	R
Truck/Bus Repair (ZC 99-46)	R
Truck Parking Lot (ZC 99-46)	R
Truck Sales (Heavy Trucks) (ZC 99-46)	R
Truck Terminal (ZC 99-46)	R
Used Car Dealer (ZC 99-46) (7)*	R
Wrecking Yard	S
* = (7) - See Section 3.900 of the Zoning Ordinance	

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36
Concrete/Asphalt Batching Plant (Permanent)	S
Engine/Motor Repair	P
General Commercial Plant	P
Industrial Park	P
Industrial use which, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration, or danger of fire, explosion, or radiation as may be determined by Health, Fire, or Building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community-at-large	S
Manufacturing - Heavy-intensity (ZC 05-20)	S
Manufacturing - Light-intensity (ZC 05-20)	P
Manufacturing - Moderate-intensity (ZC 05-20)	P
Salvage or Reclamation of Products	S
Sand, Gravel, Stone, or Petroleum Extraction	S
Transfer Storage and Baggage Terminal	P

Contract Construction Uses	
Cabinet/Upholstery Shop	P
Service Contractor (no storage yard) (ZC 05-13)	P
Service Contractor (with storage yard) (ZC 05-13)	P

Educational, Institutional, Public, and Special Uses	
Airport/Heliport (4)*	S
Animal Exhibition	S
Assembly Hall (ZC 03-21, ZC 97-80)	P
Church and Rectory (5)*	P
Civic Center	P
College/University (5)*	P
Community Center (ZC 98-101)	P
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Fraternal Organization, Lodge, or Civic Club	P
Golf Course/Country Club (Private)	P
Helistop (4)*	S
Open Storage	P
Park/Playground	P
Post Office	P
Private Recreation Facility	P
School - Primary or Secondary (Private) (5)*	P
School - Primary or Secondary (Public or Parochial) (5)*	P
Stable	S
Trade/Commercial School	P
* = (4) - See Subsection 3.106 of the Zoning Ordinance; (5) - See Subsection 3.401 of the Zoning Ordinance	

Office and Professional Uses	
Clinic	P
Medical Office	P
Office Center	P
Office - Professional/General Administrative	P
Research and Development Center	P

Primary Residential Uses	
Mobile Home/Trailer Park	P

Retail Uses	
Antique Shop	P
Building Material Sales (ZC 96-29)	P
Convenience Store (ZC 99-46, ZC 98-69)	R, 33
Farmer's Market	S
Feed Store	P
Flea Market (Inside) (ZC 02-37)	S
Flea Market (Outside)	S
Florist Shop	P
Furniture, Home Furnishings, and Equipment Store	P
Garden Center (ZC 99-46)	R
General Merchandise Store	P
Grocery/Food Store (ZC 96-29a)	P
Hardware	P
Heavy Machinery Sales and Storage	P
Miscellaneous Retail Store	P
Nursery (ZC 96-50)	P
Paint Shop	P
Pawn Shop (ZC 02-37)	P
Pet Shop	P
Portable Building Sales (ZC 99-46)	R
Retail Stores and Shops	P
Shopping Center (ZC 02-37)	P
Superstore (ZC 04-54, ZC 00-48)	S, 39

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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 the Zoning Ordinance; **39** = See Subsection 3.113 of the Zoning Ordinance

Service Uses	
Adult Day Care Center	P
Bank, Savings and Loan, or Credit Union	P
Body Piercing (ZC 01-19)	37
Business Service	P
Cleaning - Small Plant/Shop	P
Commercial Amusement (Indoor)	P
Commercial Amusement (Outdoor) (ZC 05-19, ZC 97-51) (15)*	S
Commercial Pet Sitting/Kennel (Indoor Pens) (ZC 05-04)	P
Dance Hall	P
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)*	S
Dry Cleaning Plant	P
Fairgrounds/Exhibition Area (ZC 99-46)	R
Health/Fitness Center (ZC 96-29)	P
Household Appliance Service and Repair	P
Indoor Gun Range	P
Kennel (Outdoor Pens)	P
Laundromat	P
Licensed Massage Therapy	P
Mortuary/Funeral Parlor (ZC 02-37)	P
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Major) (ZC 02-48)	P
Print Shop (Minor)	P
Residence Hotel (ZC 95-23)	P
Restaurant/Cafeteria	P

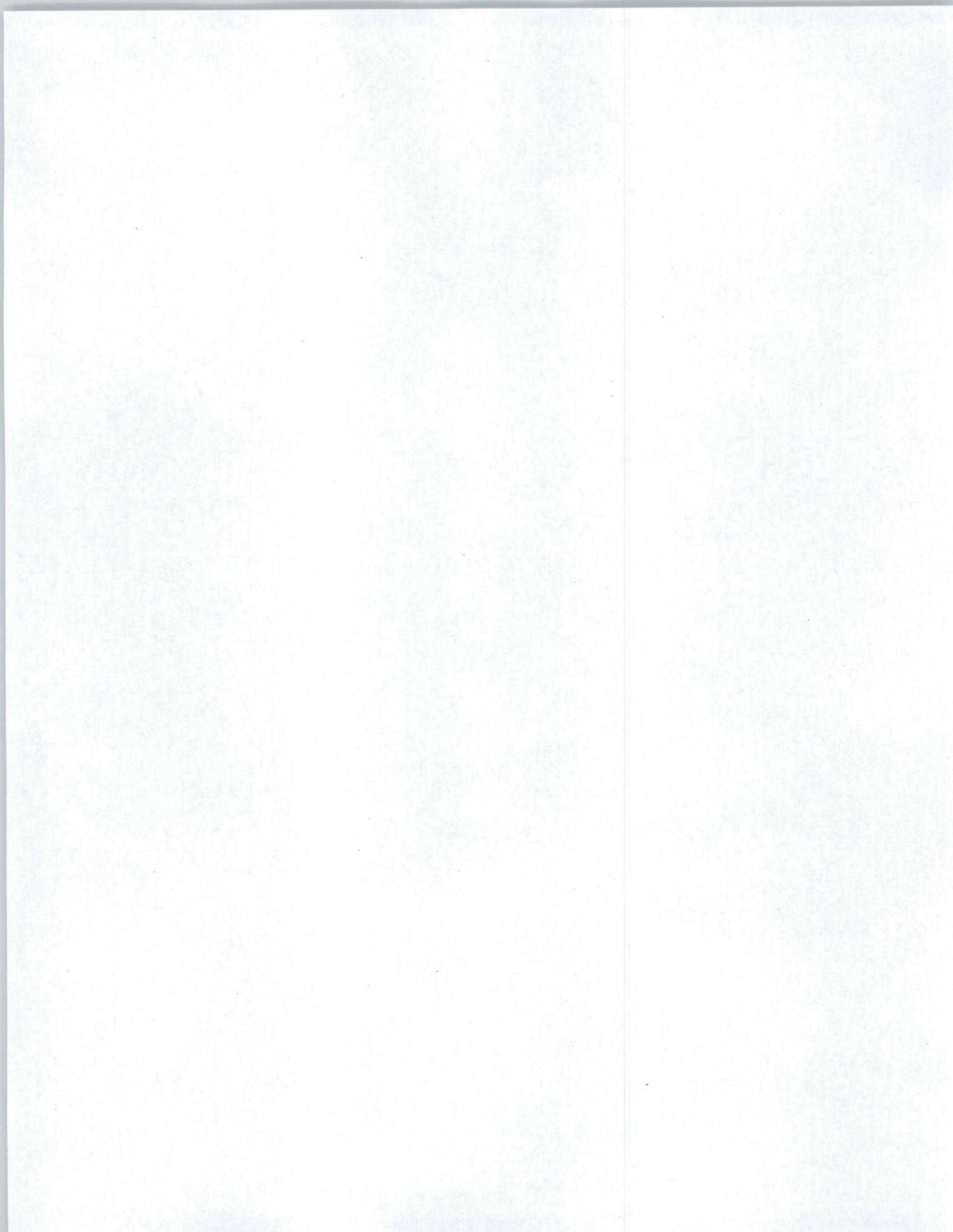
P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **37** = Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; allowed by specific use permit as a primary use in the Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses of the Zoning Ordinance

Service Uses	
Small Engine Repair Shop (ZC 99-46)	R
Storage/Repair of Furniture and Appliances (Inside) (ZC 98-69)	P
Storage/Repair of Furniture and Appliances (Outside)	P
Studio for Photographer, Musician, Artist, Radio, and/or TV	P
Tattooing and Permanent Cosmetics (ZC 00-98)	37
Theater - Neighborhood (ZC 96-24)	S
Theater - Regional (ZC 96-24)	S
Tool Rental Shop	P
Trailer/Mobile Home Display and Sales	P
Trailer Rental	P
Veterinary Clinic	P
* = (13) - See Section 1.600 and Subsections 3.102, 3.1107, and 3.1114 of the Zoning Ordinance; (15) - See Outdoor Commercial Amusement Guidelines	

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	34
Electrical Power Generating Plant	S
Electrical Substation	P
Private Utility (other than listed)	P
Railroad Spur Track (ZC 98-69)	P
Railroad Team Track, Freight Depot, or Dock	P
Service Yard of Governmental Agency	P
Sewage Treatment Plant	S
Shops, Office, and Storage Area for Public/Private Utility	P
Transit Center (ZC 96-29)	P
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	P

P = Permitted Use; **S** = Specific Use Permit Required; **34** = See Subsection 3.107 of the Zoning Ordinance; **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 Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses of the Zoning Ordinance

Wholesale Uses	
Bottling Works	P
Mini-Warehouse/Public Storage (ZC 01-51, ZC 96-29)	P
Office - Showroom/Warehouse	P
Storage/Wholesale Warehouse	P
Warehouse/Distribution Center (ZC 96-29)	P



2.826 RT - Research/Technology Center

(ZC 98-69; Ordinance No. 98-10-10)

(1) Purpose

The RT district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500 and Other Setback Requirements below
Minimum Side Yard	30 feet, except as provided in Section 3.600 and Other Setback Requirements below
Minimum Rear Yard	30 feet, except as provided in Section 3.700 and Other Setback Requirements below
Maximum Height	20 story, not to exceed 325 feet in height. One story buildings shall not exceed 28 feet, inside clear height (exclusive of interior support structures), except as specified in Other Setback Requirements below.
Maximum Lot Coverage	45%, 60% with structured parking
Maximum Floor Area Ratio	1:1
Minimum District Size	25 contiguous acres
Other Setback Requirements	<p>In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):</p> <p>A minimum setback of three times the height up to a maximum height of eight stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet.</p> <p>Beyond 1,000 feet, the setback shall be increased at one time the height above eight stories or 140 feet, whichever is more restrictive, up to 12 stories or 200 feet in height, whichever is more restrictive.</p>

(4) Off-Street Parking and Loading Requirements (See Section 3.1100.) (ZC 2002-48; Ordinance No. 2002-10-41)

(a) Maximum Loading Facilities

Buildings in RT districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
Zero to 20,000	Four
Over 20,000	One for each additional 10,000 square feet up to a maximum of 12

(b) The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. No loading spaces or areas shall be located within 100 feet of the boundary line of a residential district. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.

Screening elements should be a minimum of eight feet in height at installation. Berms should not exceed a slope of three feet, horizontal to one foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

Plant materials used for screening shall include a combination of shade and ornamental trees (four-inch minimum caliper), conifers (eight-foot minimum height), and shrubs (five gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.

Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

(c) Loading areas in RT districts are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas.

- (d) In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.

(5) Landscaping (ZC 2006-02; Ordinance No. 2006-4-24)

A minimum of 20% of the total lot area shall be landscaping which may include courtyards, plazas, walkways, water features, and related treatments in addition to plant materials. (See Section 3.1200.) Per the development standards and incentives in Section 3.1700 (Storm Water Management), up to 50% of this required landscape area may be placed outside of the parking lot and/or landscaping along street rights-of-way if designated as storm water conservation area on a site-specific storm water management plan per Section 3.1700.

(6) Signage Standards

All freestanding general business, identification, institution, and multipurpose signs, as defined in the Sign Ordinance (No. 91-4-12) and its subsequent updates and revisions, shall be monument type. The copy shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business Signs	
Maximum Height	12 feet*
Maximum Size	90 square feet*
Maximum Size of Copy Area	70 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Five feet
Maximum Size	50 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet	

For freestanding signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business Signs	
Maximum Height	Six feet*
Maximum Size	50 square feet*
Maximum Size of Copy Area	35 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Four feet
Maximum Size	25 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet.	

All other provisions of Ordinance No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the provisions of this ordinance shall apply.

(7) Special District Requirements

- (a) In the RT district, permitted uses shall meet the following standards:
 - (i) Operations should be fully enclosed with no outside storage of goods or materials.
 - (ii) No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.
- (b) Retail and service uses identified with an "*" in Subsection 2.502, Schedule of Permitted Uses, may not occupy more than ten percent of the gross floor area** of a building unless the building and the designated location and amount of said uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed ten percent of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RT district as part of the ten percent allowance described above if it has a minimum of 5,000 square feet of gross floor area** and no drive-in window.

** "Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two buildings, but shall exclude any space where the floor-to-ceiling height is less than six feet and all patios, balconies, and parking facilities.

- (c) An office - showroom/warehouse use is permitted in an RT district only when the first floor of the building housing said use does not exceed 100,000 square feet of gross floor area. In addition, any office - showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing. Existing office - showroom/warehouse and/or storage or wholesale warehouse developments and properties with a valid preliminary site plan or site plan for said uses, approved prior to the initial zoning of property as RT, are exempt from the above requirements for maximum building size and percentage of space devoted to warehousing. If a valid, approved preliminary site plan expires before approval of a site plan or if a valid, approved site plan expires before issuance of a building permit, the above exemptions shall no longer apply. The above exemption does not apply to uses other than office - showroom/warehouse and/or storage or wholesale warehouse. Existing uses other than those permitted by right in an RT district or preliminary site plan or site plan proposing uses other than those permitted by right in an RT district, except storage or wholesale warehouse, are not exempted from the above requirements. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. For a use within a development as described above in which more than 70% of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants shall not be deemed an intentional abandonment of the nonconforming use as described in Subsection 2.704. (ZC 2000-36; Ordinance No. 2000-6-26)
- (d) Any existing development or properties with a valid preliminary site plan or site plan approved prior to the zoning of a property as RT shall be exempted from the Area, Yard, and Bulk, Off-Street Parking and Loading, and Landscaping requirements specified for RT districts, and the preceding standards shall apply except for 4.c. above regarding loading areas. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. (ZC 2002-48; Ordinance No. 2002-10-41)
- (e) Warehousing is allowed as an accessory use to light-intensity manufacturing use and is not subject to the maximum percentage requirements in 7.c. above. (ZC 2005-20; Ordinance No. 2005-6-34)

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.

RT - Research Technology Center Permitted Uses

Accessory and Incidental Uses		
Accessory Building or Use (8)*		P
Construction Yard (Temporary) (9)*		35
Field Office (9)*		35
* = (8) - See Section 3.200 of the Zoning Ordinance; (9) - For construction yard, field offices, and other temporary buildings, see Subsection 3.103 of the Zoning Ordinance		

Automobile and Related Uses		
Automobile Leasing/Renting (ZC 99-46)		R, 33
Automobile Parking Lot/Garage		31

Commercial, Manufacturing, and Industrial Uses		
Concrete/Asphalt Batching Plant (Temporary)		36
Manufacturing - Heavy-intensity (ZC 05-20)		S
Manufacturing - Light-intensity (ZC 05-20)		P
Manufacturing - Moderate-intensity (ZC 05-20)		P

Educational, Institutional, Public, and Special Uses		
Airport/Heliport (4)*		S
Cemetery/Mausoleum		S
Church and Rectory (5)*		P
Civic Center		P
College/University (5)*		P
Community Center (ZC 98-101)		P
Farm, Ranch, Garden, or Orchard		P
Fire Station/Public Safety Building		P
Fraternal Organization, Lodge, or Civic Club		30
Golf Course/Country Club (Private)		P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **30** = Permitted as an accessory use; **31** = Permitted as an accessory use to motel/hotel or residence hotel; **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 the Zoning Ordinance; **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

Educational, Institutional, Public, and Special Uses	
Helistop (4)*	S
Hospital (5)*	P
Park/Playground	P
Post Office	P
Private Recreation Facility	P
Recreation Center	P
School - Primary or Secondary (Private) (5)*	P
School - Primary or Secondary (Public or Parochial) (5)*	P
Trade/Commercial School	P
* = (4) - See Subsection 3.106 of the Zoning Ordinance; (5) - See Subsection 3.401 of the Zoning Ordinance	

Office and Professional Uses	
Clinic	P
Medical Office	P
Office Center	P
Office - Professional/General Administrative	P
Research and Development Center	P

Retail Uses	
Convenience Store (ZC 99-46, ZC 98-69)	R, *, 33
Florist Shop	*
Retail/Service (Incidental) (ZC 96-29)	P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; ***** = Uses allowed when their combined area does not exceed ten percent of the gross floor area of a development; see Subsection 2.825, Regional Employment district or Subsection 2.826, Research/Technology Center district of the Zoning Ordinance; ; **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 the Zoning Ordinance

Service Uses	
Adult Day Care Center	S
Bank, Savings and Loan, or Credit Union	P
Body Piercing (ZC 01-19)	37
Business Service	P
Cleaning - Small Plant/Shop	*
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)*	S
Health/Fitness Center (ZC 96-29)	P
Licensed Massage Therapy	P
Motel/Hotel	20
Personal Service Shop	*
Print Shop (Major) (ZC 02-48)	S
Print Shop (Minor)	*
Private Club (19)*	S
Residence Hotel (ZC 95-23)	20
Restaurant/Cafeteria	*
Tattooing and Permanent Cosmetics (ZC 04-54, ZC 00-98)	37
Theater - Drive-in (ZC 99-46, ZC 96-24))	R
* = (13) - See Section 1.600 and Subsections 3.102, 3.1107, and 3.1109 of the Zoning Ordinance; (19) - See Subsection 3.105 of the Zoning Ordinance	

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	34
Electrical Substation	S
Private Utility (other than listed)	S
Railroad Spur Track (ZC 98-69)	P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; ***** = Uses allowed when their combined area does not exceed ten percent of the gross floor area of a development; see Subsection 2.825, Regional Employment district or Subsection 2.826, Research/Technology Center district of the Zoning Ordinance; ; **20** = Permitted when the building is a minimum of 200 feet from the nearest residential district boundary; **34** = See Subsection 3.107 of the Zoning Ordinance; **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 Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses of the Zoning Ordinance

Transportation, Utility, and Communications Uses	
Service Yard of Governmental Agency	S
Sewage Treatment Plant	S
Transit Center (ZC 96-29)	P
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S

Wholesale Uses	
Office - Showroom/Warehouse	32