

**2.820 CC - Corridor Commercial**

**(ZC 98-68; Ordinance No. 99-10-14)**

**(1) Purpose**

The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

**(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 (ZC 2007-21)	50 feet, except as specified in Section 3.500
Minimum Side Yard (ZC 2007-21) --of Corner Lot	None, except as specified in Section. 3.600 50 feet
Minimum Rear Yard (ZC 2007-21)	None, or ten feet where no alley abuts the property line except as specified in Section 3.700
Maximum Rear Yard	None
Maximum Height	20 story, not to exceed 325 feet in height except as noted in Setbacks from Residential Districts below
Maximum Lot Coverage	50%, 70% if structured parking is included
Maximum Floor Area Ratio	1:1
Setbacks from Residential Districts	In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):
	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.
	Beyond 1,000 feet, the setback shall be increased at one times the height above eight stories or 140 feet, whichever is more restrictive, up to 20 stories or 325 feet in height, whichever is more restrictive.

**(4) Parking Requirements (See Section 3.1100.)****(5) Landscaping (See Section 3.1200)****(6) Special District Requirements**

- (a)** For gasoline service stations, canopies shall be considered as an accessory structure and shall be included in all calculations for lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.
- (b)** Multifamily residences lawfully constructed prior to the institution of a CC district are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwellings of a particular structure or site.

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

In the CC district, light-intensity manufacturing uses shall meet the following standards:

- (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.

## CC - Corridor Commercial Permitted Uses

<b>Accessory and Incidental Uses</b>	
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	

<b>Automobile and Related Uses</b>	
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)*	R
Recreation Vehicle Sales and Service (new/used) (ZC 99-46, ZC 95-53)	S, R
Tire Dealer (no open storage) (ZC 99-46)	R
Truck/Bus Leasing (ZC 99-46)	R, 27
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; 27 = Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum two axles; 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

<b>Commercial, Manufacturing, and Industrial Uses</b>	
Concrete/Asphalt Batching Plant (Temporary)	36
Manufacturing - Light-Intensity (ZC 05-20)	P

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

<b>Educational, Institutional, Public, and Special Uses</b>	
Airport/Heliport (4)*	S
Assembly Hall (ZC 03-21, ZC 97-80)	P
Assisted Living Facility (ZC 03-21, ZC 00-83)	S
Cemetery/Mausoleum	S
Church and Rectory (5)*	P
Civic Center	P
College/University (5)*	P
Community Center (ZC 98-101)	P
Continuing Care Facility (ZC 03-21, ZC 00-83)	S
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
Hospital (5)*	P
Household Care Institution (ZC 04-15)	S
Independent Living Facility (ZC 03-21, ZC 00-83)	S
Long-term Care Facility (ZC 03-21, ZC 00-83)	S

<b>Educational, Institutional, Public, and Special Uses</b>	
Open Storage	7
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	

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

<b>Retail Uses</b>	
Antique Shop	P
Building Material Sales (ZC 96-29)	P
Convenience Store (ZC 99-46, ZC 98-69)	R, 33
Farmer's Market	P
Feed Store	P
Flea Market (Inside) (ZC 02-37)	S
Florist Shop	P

<b>Retail Uses</b>	
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
Miscellaneous Retail Store	P
Pet Shop	P
Portable Building Sales (ZC 99-46)	S, R
Retail Stores and Shops	P
Shopping Center (ZC 02-37)	P
Superstore (ZC 04-54, ZC 00-48)	P

<b>Service Uses</b>	
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

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

<b>Service Uses</b>	
Gymnastics/Dance Studio	P
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	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 - Drive-In (ZC 99-46, ZC 96-24)	R
Theater - Neighborhood (ZC 96-24)	P
Theater - Regional (ZC 96-24)	S
Tool Rental Shop	P
Trailer Rental	S

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<b>Service Uses</b>	
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	

<b>Transportation, Utility, and Communications Uses</b>	
Antenna	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	34
Electrical Substation	P
Private Utility (other than listed)	S
Railroad Spur Track (ZC 98-69)	P
Service Yard of Governmental Agency	S
Sewage Treatment Plant	S
Shops, Office, and Storage Area - Public/Private Utility	S

<b>Transportation, Utility, and Communications Uses</b>	
Transit Center (ZC 96-29)	P
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	P

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