

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	None, except as provided in Section 3.600
--of Corner Lot	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

Educational, Institutional, Public, and Special Uses	
Helistop (4)*	S
Household Care Institution	S
Hospital (5)*	P
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	

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
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

Service Uses	
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
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

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
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	

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

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