

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

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
* = (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
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
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

Retail Uses	
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
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

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	
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
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	

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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