

**2.818 R - Retail**

**(ZC 2003-67; Ordinance No. 2004-3-29)**

**(1) Purpose**

The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing.

**(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 (See Section 3.600.) 50 feet on street side
Maximum Side Yard	None
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	30% (For gasoline service stations see 6. below.)
Maximum Floor Area Ratio	0.6:1

**(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 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.

- (c) For independent living facilities, the following area, yard, and bulk requirements shall apply:

Description	Requirement
Minimum Lot Area	Two acres
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	25 feet, except as provided in Section 3.500
Minimum Side Yard --of Corner Lot	None (See Section 3.600.) 25 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 allowed by right Three story, 45 feet allowed with approval of a specific use permit
Setbacks from Residential Development	See Subsection 3.115.

- (d) Patio homes, single-family attached residences, and two-family residences shall comply respectively with standards specified in Subsections 2.808, 2.809, and 2.814, except that single-family attached residences shall be developed on individually-platted lots only. Once any properties are developed for residential purposes, no nonresidential uses, other than home occupations shall occur. (See Subsection 3.110.) Retail-zoned land proposed for residential uses shall abut residentially-zoned land that is not separated by a Type C or larger thoroughfare (per the Thoroughfare Plan of the Comprehensive Plan).

When a portion of any retail-zoned property is used for patio homes, single-family attached, two-family, and/or independent living developments, and a residual tract has been left, it shall have a minimum of two acres and access to a median opening when located on an existing or proposed divided thoroughfare (as noted on the city's Thoroughfare Plan).

Any portion of a retail-zoned tract that is developed for patio home, single-family attached, and/or two-family residences, shall have a minimum land area of five acres.

- (e) For light-intensity manufacturing uses: (ZC 2005-20; Ordinance No. 2005-6-34)  
Off-street parking and loading requirements for light-intensity manufacturing or portions of buildings used for light-intensity manufacturing:
- (i) Minimum Parking: One space for each 300 square feet of gross floor area

**(ii) Maximum Loading Facilities**

Light-intensity manufacturing buildings in Retail districts shall not exceed the following ratios for loading spaces:

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

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. 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 shall 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.

Loading areas for light-intensity manufacturing 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 area. (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.

## **R - Retail 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 2006-17; ZC 99-46)	S, R
Automobile Parking Lot/Garage	P
Automobile Repair - Minor/Service Station (ZC 02-37, ZC 99-46, ZC 96-29)	R, 33
Car Wash (ZC 99-46)	R, 33
Tire Dealer (no open storage) (ZC 99-46)	R

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

P = Permitted Use; S = Specific Use Permit Required; R = Refer to Residential Adjacency Standards of the Zoning Ordinance; 24 = Allowed as a secondary use only to automobile and related uses as listed in the Schedule of Permitted Uses 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; 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

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

<b>Educational, Institutional, Public, and Special Uses</b>	
Assembly Hall (ZC 03-21, ZC 97-80)	P
Assisted Living Facility (ZC 03-21, ZC 00-83)	P
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)	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
Household Care Institution (ZC 04-15)	S
Independent Living Facility (ZC 03-21, ZC 00-83)	P
Long-term Care Facility (ZC 03-21, ZC 00-83)	P
Open Storage	7
Park/Playground	P
Post Office	P
Private Recreation Facility	P

<b>Educational, Institutional, Public, and Special Uses</b>	
Recreation Center	P
School - Primary or Secondary (Private) (5)*	S
School - Primary or Secondary (Public or Parochial) (5)*	P
Trade/Commercial School	S
* = (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	23

<b>Primary Residential Uses</b>	
Single-Family Residence (Attached) (ZC 03-67, ZC 02-47, ZC 02-37)	S
Single-Family Residence (Detached) (ZC 03-67)	41
Two-Family Residence (ZC 03-67)	S

<b>Retail Uses</b>	
Antique Shop	P
Convenience Store (ZC 99-46, ZC 98-69)	R, 33
Flea Market (Inside) (ZC 02-37)	S

P = Permitted Use; S = Specific Use Permit Required; R = Refer to Residential Adjacency Standards of the Zoning Ordinance; 23 = Scientific, research, and medical laboratories will be allowed in the Retail, Downtown Business/Government, and Office-1 districts as an accessory use to medical offices; 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; 41 = Patio homes only allowed with a specific use permit

<b>Retail Uses</b>	
Florist Shop	P
Food/Grocery Store (ZC 96-29a)	P
Furniture, Home Furnishings, and Equipment Store	P
Garden Center (ZC 99-46)	R
General Merchandise Store	P
Hardware	P
Miscellaneous Retail Store	P
Nursery (ZC 96-50)	S
Pet Shop	P
Retail Stores and Shops	P
Shopping Center (ZC 02-37)	P
Superstore (ZC 04-54, ZC 00-48)	S, 39

<b>Service Uses</b>	
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
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)*	S
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; 39 = See Subsection 3.113 of the Zoning Ordinance

<b>Service Uses</b>	
Health/Fitness Center (ZC 96-29)	P
Household Appliance Service and Repair	P
Indoor Gun Range	S
Kennel (Indoor Pens)/Commercial Pet Sitting (ZC 05-04)	P
Laundromat	P
Licensed Massage Therapy	P
Mortuary/Funeral Parlor (ZC 02-37)	P
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Minor)	P
Private Club (19)*	S
Residence Hotel (ZC 95-23)	P
Restaurant - Drive-In	P, R
Restaurant/Cafeteria	P
Small Engine Repair Shop (ZC 99-46)	R
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	21
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 3.1114 of the Zoning Ordinance; (15) - See Outdoor Commercial Amusement Guidelines of the Zoning Ordinance; (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; 21 = Permitted as an accessory use; 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

<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
Service Yard of Governmental Agency	S
Sewage Treatment Plant	S
Shops, Office, and Storage Area - Public/Private Utility	S
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