

## Article 2. Zoning Districts and Uses

### 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	50 feet, except as specified in Section 3.500 (ZC 2007-21; Ordinance No. 2007-10-16)
Minimum Side Yard	None, except as specified in Section 3.600 (ZC 2007-21; Ordinance No. 2007-10-16)
--of Corner Lot	50 feet
Maximum Rear Yard	None, or ten feet where no ally abuts the property except as specified in Section 3.700 (ZC 2007-21; Ordinance No. 2007-10-16)
Maximum Height	20 story, not to exceed 325 feet in height (ZC 2010-14; Ordinance No. 2010-9-19)
Maximum Lot Coverage	50%, 70% if structured parking is included
Maximum Floor Area Ratio	1:1

#### 4. Parking Requirements (See Section '3.1100 Off-Street Parking and Loading'.)

#### 5. Landscaping (See Section '3.1200 Landscaping Requirements')

---

## Article 2. Zoning Districts and Uses

---

### 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

Accessory and Incidental Uses	
Accessory Building or Use	P
Caretaker's/Guard's Residence	P
Construction Yard (Temporary)	35
Field Office	35
Homebuilder Marketing Center	P

Automobile and Related Uses	
Automobile Parts Sales (Inside)	P
Automobile Leasing/Renting	R
Automobile Parking Lot/Garage	P
Automobile Repair - Major	R, 33
Automobile Repair - Minor/Service Station	R, 33
Automobile Storage	S
Car Wash	R, 33
Motorcycle Sales/Service	R
New Car Dealer	R
Recreation Vehicle Sales and Service (New/Used)	S, R
Tire Dealer (no open storage)	R
Truck/Bus Leasing	R, 27
Used Car Dealer	S, R

**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

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36
Manufacturing - Light-intensity	P

Contract Construction Uses	
Cabinet/Upholstery Shop	P
Service Contractor (no storage yard)	P

Educational, Institutional, Public, and Special Uses	
Airport/Heliport	S
Assembly Hall	P
Assisted Living Facility	S
Cemetery/Mausoleum	S
Civic Center	P
College/University	P
Community Center	P
Continuing Care Facility	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	S
Hospital	P
Household Care Institution	S
Independent Living Facility	S
Long-term Care Facility	S
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 and 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
Religious Facility	P
School - Primary or Secondary (Private)	P
School - Primary or Secondary (Public or Parochial)	P
Trade/Commercial School	P

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	P
Convenience Store	R, 33
Farmer's Market	P
Feed Store	P
Flea Market (Inside)	S
Florist Shop	P
Furniture, Home Furnishings, and Equipment Store	P
Garden Center	R
General Merchandise Store	P
Grocery/Food 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	
Hardware	P
Miscellaneous Retail Store	P
Pet Shop	P
Portable Building Sales	S, R
Retail Stores and Shops	P
Shopping Center	P
Superstore	P

Service Uses	
Adult Day Care Center	P
Arcade	S
Artisan's Workshop	P
Bank, Savings and Loan, or Credit Union	P
Body Piercing	37
Business Service	P
Cleaning - Small Plant/Shop	P
Commercial Amusement (Indoor)	P
Commercial Amusement (Outdoor)	S
Commercial Pet Sitting/Kennel (Indoor Pens)	P
Dance Hall	S
Data Center	S
Day Care Center	S
Day Care Center (Accessory)	S
Fairgrounds/Exhibition Area	S, R
Gymnastics/Dance Studio	P
Health/Fitness Center	P
Household Appliance Service and Repair	P
Indoor Gun Range	S
Laundromat	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	
Licensed Massage Therapy	P
Mortuary/Funeral Parlor	P
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Major)	S
Print Shop (Minor)	P
Private Club	S
Residence Hotel	P
Restaurant - Drive-in	P, R
Restaurant/Cafeteria	P
Small Engine Repair Shop	R
Storage/Repair of Furniture and Appliances (Inside)	P
Studio for Photographer, Musician, Artist, Radio, and/or TV	P
Tattooing and Permanent Cosmetics	37
Theater - Drive-in	R
Theater - Neighborhood	P
Theater - Regional	S
Tool Rental Shop	P
Trailer Rental	S
Veterinary Clinic	P
Winery	S

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

**P** = Permitted Use; **S** = Specific use permit required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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	
Transit Center	P
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	P
Wholesale Uses	
Mini-Warehouse/Public Storage	S
Office - Showroom/Warehouse	P