

## Article 2. Zoning Districts and Uses

### 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	None, except as provided in Section 3.600
--of Corner Lot	50 feet
Maximum Side Yard	None
Minimum Rear Yard	Ten feet where no alley abuts rear lot line (See Section '3.700 Rear Yard Regulations')
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	1:1

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4. **Parking Requirements** (See Section '3.1100 Off-Street Parking and Loading'.)
5. **Landscaping** (See Section '3.1200 Landscaping Requirements'.)
6. **Special District Requirements**
  - a. See Subsection 3.302 (Nonresidential Uses) for provisions regarding metal and membrane exterior building materials. (*ZC 2011-02; Ordinance No. 2011-2-14*)
  - 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		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		P
Car Wash		R, 33
Motorcycle Sales/Service		R
New Car Dealer		R
Recreation Vehicle Parking Lot/Garage		R
Recreation Vehicle Sales and Service (New/Used)		R
Tire Dealer (no open storage)		R
Tire Dealer (with open storage)		R
Truck/Bus Leasing		R
Truck/Bus Repair		R
Truck Parking Lot		R
Truck Sales (Heavy Trucks)		R

**P** = Permitted Use; **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; **35** = Subject to temporary permit and removal at completion of project

Automobile and Related Uses		
Truck Terminal		R
Used Car Dealer		R

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		S
Manufacturing - Light-intensity		P
Manufacturing - Moderate-intensity		P
Transfer Storage and Baggage Terminal		P

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

Educational, Institutional, Public, and Special Uses		
Airport/Heliport		S
Animal Exhibition		S
Assembly Hall		P
Civic Center		P
College/University		P
Community Center		P

Educational, Institutional, Public, and Special Uses		
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
Open Storage		P
Park/Playground		P
Post Office		P
Private Recreation Facility		P
Religious Facility		P
School - Primary or Secondary (Private)		P
School - Primary or Secondary (Public or Parochial)		P
Stable		S
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		S
Feed Store		P

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Retail Uses	
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
Hardware	P
Heavy Machinery Sales and Storage	P
Miscellaneous Retail Store	P
Nursery	P
Paint Shop	P
Pawn Shop	P
Pet Shop	P
Portable Building Sales	R
Retail Stores and Shops	P
Shopping Center	P
Superstore	S, 39

Service Uses	
Adult Day Care Center	P
Arcade	S
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

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Service Uses		
Dance Hall		P
Data Center		P
Day Care Center		S
Day Care Center (Accessory)		S
Dry Cleaning Plant		P
Fairgrounds/Exhibition Area		R
Gymnastics/Dance Studio		S
Health/Fitness Center		P
Household Appliance Service and Repair		P
Indoor Gun Range		P
Kennel (Outdoor Pens)		P
Laundromat		P
Licensed Massage Therapy		P
Mortuary/Funeral Parlor		P
Motel/Hotel		P
Personal Service Shop		P
Print Shop (Major)		P
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 - Neighborhood		S
Theater - Regional		S
Tool Rental Shop		P

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Service Uses		
Trailer/Mobile Home Display and Sales		P
Trailer Rental		P
Veterinary Clinic		P
Winery		S

Transportation, Utility, and Communications Uses		
Antenna		34
Antenna Support Structure (Commercial and Amateur)		34
Electrical Power Generating Plant		S
Electrical Substation		P
Private Utility (other than listed)		P
Railroad Spur Track		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		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		P
Office - Showroom/Warehouse		P
Storage/Wholesale Warehouse		P
Warehouse/Distribution Center		P