

**Article 2. Zoning Districts and Uses**

**2.828 LI-2 - Light Industrial-2**

**1. Purpose**

The LI-2 district is intended to provide areas for 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 Rear Yard Regulations'.)
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	2:1

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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-2 - Light Industrial-2 Permitted Uses

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

Automobile and Related Uses	
Automobile Parts Sales (Inside)	P
Automobile Parts Sales (Outside)	S
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
Tire Retreading/Recapping	S

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

Automobile and Related Uses	
Truck/Bus Leasing	R
Truck/Bus Repair	R
Truck Parking Lot	R
Truck Sales (Heavy Trucks)	R
Truck Terminal	R
Used Car Dealer	R
Wrecking Yard	S

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
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
Manufacturing - Heavy-intensity	S
Manufacturing - Light-intensity	P
Manufacturing - Moderate-intensity	P
Salvage or Reclamation of Products	S
Sand, Gravel, Stone, or Petroleum Extraction	S
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
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

Primary Residential Uses	
Mobile Home/Trailer Park	P
Retail Uses	
Antique Shop	P
Building Material Sales	P
Convenience Store	R, 33
Farmer's Market	S
Feed Store	P
Flea Market (Inside)	S
Flea Market (Outside)	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

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Service Uses	
Adult Day Care Center	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	P
Data Center	P
Day Care Center	S
Day Care Center (Accessory)	S
Dry Cleaning Plant	P
Fairgrounds/Exhibition Area	R
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
Residence Hotel	P
Restaurant/Cafeteria	P

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Service Uses	
Small Engine Repair Shop	R
Storage/Repair of Furniture and Appliances (Inside)	P
Storage/Repair of Furniture and Appliances (Outside)	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
Trailer/Mobile Home Display and Sales	P
Trailer Rental	P
Veterinary Clinic	P

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

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Wholesale Uses	
Bottling Works	P
Mini-Warehouse/Public Storage	P
Office - Showroom/Warehouse	P
Storage/Wholesale Warehouse	P
Warehouse/Distribution Center	P