

Article 2. Zoning Districts and Uses

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	None (See Section '3.600 Side Yard Regulations'.)
--of Corner Lot	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 Rear Yard Regulations'.)
Maximum Height	Two story, 35 feet (See Section '3.800 Height Regulations'.)
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 Off-Street Parking and Loading'.)

5. Landscaping (See Section '3.1200 Landscaping Requirements'; residential uses as allowed in the Retail district shall comply with Section 3.1200 (2)(b).) *(ZC 2010-01; Ordinance No. 2010-4-16)*

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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 Side Yard Regulations')
	25 feet on street side
Minimum Rear Yard	Ten feet, where no alley abuts the rear property line (see Section '3.700 Rear Yard Regulations')
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 Retirement Housing'

- 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 Section '3.110 Home Occupations'.) 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).

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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.

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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. On-site 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

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	S, R
Automobile Parking Lot/Garage	P
Automobile Repair - Minor/Service Station	R, 33
Car Wash	R, 33
Tire Dealer (no open storage)	R

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

Contract Construction Uses	
Service Contractor (no storage yard)	P

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

Educational, Institutional, Public, and Special Uses	
Assembly Hall	P
Assisted Living Facility	P
Cemetery/Mausoleum	S
Civic Center	P
College/University	P
Community Center	P
Continuing Care Facility	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	S
Independent Living Facility	P
Long-term Care Facility	P
Open Storage	7
Park/Playground	P
Post Office	P
Private Recreation Facility	P
Recreation Center	P
Religious Facility	P
School - Primary or Secondary (Private)	S
School - Primary or Secondary (Public or Parochial)	P
Trade/Commercial School	S

Office and Professional Uses	
Clinic	P
Medical Office	P
Office Center	P
Office - Professional/General Administrative	P
Research and Development Center	23

Primary Residential Uses	
Single-Family Residence (Attached)	S
Single-Family Residence (Detached)	41
Two-Family Residence	S

Retail Uses	
Antique Shop	P
Convenience Store	R, 33
Flea Market (Inside)	S
Florist Shop	P
Food/Grocery Store	P
Furniture, Home Furnishings, and Equipment Store	P
Garden Center	R
General Merchandise Store	P
Hardware	P
Miscellaneous Retail Store	P
Nursery	S
Pet Shop	P
Retail Stores and Shops	P
Shopping Center	P
Superstore	S, 39

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; **39** = See Subsection 3.113 of the Zoning Ordinance; **41** = Patio Homes only allowed with a specific use permit

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
Day Care Center	P
Day Care Center (Accessory)	P
Gymnastics/Dance Studio	P
Health/Fitness Center	P
Household Appliance Service and Repair	P
Indoor Gun Range	S
Kennel (Indoor Pens)/Commercial Pet Sitting	P
Laundromat	P
Licensed Massage Therapy	P
Mortuary/Funeral Parlor	P
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Minor)	P
Private Club	S
Residence Hotel	P
Restaurant - Drive-in	P, R
Restaurant/Cafeteria	P
Small Engine Repair Shop	R
Studio for Photographer, Musician, Artist, Radio, and/or TV	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	
Tattooing and Permanent Cosmetics	37
Theater - Neighborhood	P
Theater - Regional	S
Tool Rental Shop	P
Trailer Rental	21
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
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

Wholesale Uses	
Mini-Warehouse/Public Storage	S

P = Permitted Use; **S** = Specific Use Permit Required; **21** = Permitted as an accessory use; **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