

### 10.1400 LI-1, Light Industrial-1 District

**.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 the nonresidential districts use table in Sec. [14.200](#) for a complete listing.

**.3 Area, Yard, and Bulk Requirements**

The following area, yard, and bulk requirements apply to all development in the LI-1 district unless otherwise expressly stated:

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 1 story within 50 feet of the front property line.
Minimum Side Yard	
Interior Lot	None, except as provided in Sec. <a href="#">13.500.3</a>
Corner Lot	50 feet
Maximum Side Yard	None
Minimum Rear Yard	10 feet where no alley abuts rear lot line (See Sec. <a href="#">13.500.4</a> )
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	1:1

**.4 Parking Requirements**

(See [Article 16](#))

**.5 Landscaping**

(See [Article 17](#))

**.6 Special District Requirements**

For vehicle fueling stations, canopies must 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 vehicle fueling stations) (ZC2017-014; Ord. No. 2017-7-9 & ZC2019-011; Ord. No. 2019-8-8)

*[Remainder of page intentionally blank]*

**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, 8
Caretaker's/Guard's Residence	P
Construction Yard (Temporary)	9, 35
Field Office	9, 35

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36
Concrete/Asphalt Batching Plant (Permanent)	S
Crematory	S, 55
Manufacturing (Heavy-intensity)	S
Manufacturing (Light-intensity)	P
Manufacturing (Moderate-intensity)	P

Educational, Institutional, Public, and Special Uses	
Accessory Housing Shelter (Temporary)	P, 45
Airport/Heliport	S, 4
Animal Exhibition	S
Assembly Hall	P
College/University	P, 5
Commercial Drone Delivery Hub (Large)	S, 3
Commercial Drone Delivery Hub (Small)	3
Community Center	P
Farm, Ranch, Garden, or Orchard	P, 56
Fire Station/Public Safety Building	P
Fraternal Organization, Lodge, or Civic Club	P
Golf Course/Country Club	P
Helistop	S, 4
Open Storage	P, 7

Educational, Institutional, Public, and Special Uses	
Park/Playground	P
Post Office (Government and Private)	P
Private Recreation Facility	P
Religious Facility	P, 5
School (Private)	P, 5
School (Public or Parochial)	P, 5
Stable	S
Trade Schools	P

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

Primary Residential Uses	
Live-In Management STR	52, 57
Short-Term Rental (STR)	52, 57

Retail Uses	
Building Material Sales	P
Compact Construction & Transportation Equipment Sales & Service	R
Convenience Store	R, 33
Farmers Market	S
Feed Store	P
Flea Market (Inside)	S
Furniture, Home Furnishings, and Equipment Store	P
Garden Center	R
Grocery/Food Store	P
Hardware Store	P
Heavy Machinery Sales and Storage	P
Nursery	P

Retail Uses	
Paint Shop	P
Pawn Shop	P
Portable Building Sales	R
Retail Store	P
Shopping Center	P
Superstore	S, 39

Service Uses	
Artist, Musicians, Photographer, Radio, and/or TV Studio	P
Bank, Savings and Loan, or Credit Union	P
Body Piercing	37
Business Service	P
Cabinet/Upholstery Shop	P
Commercial Amusement (Indoor)	P
Commercial Amusement (Outdoor)	S, 15
Commercial Pet Sitting/ Kennel (Indoor Pens)	P, 22
Dance, Gymnastics and/or Martial Arts Studio	S
Data Center	P
Day Care Center	S, 13
Day Care Center (Accessory)	S
Day Care Center (Adult)	P
Dry Cleaning Plant	P
Exhibition Area	R
Fairgrounds	R
Food Truck Park	S, R
Health/Fitness Center	P
Indoor Gun Range	P
Kennel (Outdoor Pens)	P, 22
Licensed Massage Therapy	P
Mortuary/Funeral Parlor	P
Motel/Hotel	P

Service Uses	
Personal Service Shop	P
Print Shop (Major)	P
Print Shop (Minor)	P
Private Club	S, 19
Restaurant (Drive-in)	P, R
Restaurant/Cafeteria	P
Service Contractor	P
Small Engine Repair Shop	R
Storage/Repair of Furniture and Appliances (Inside)	P
Tattooing and Permanent Cosmetics	37
Theater (Neighborhood)	S
Theater (Regional)	S
Trailer/Mobile Home Display and Sales	P
Veterinary Clinic	P, 22
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 Freight Depot or Dock	P
Service Yard (Public or Utility)	P, 50
Sewage Treatment Plant	S
Transit Center/Station	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	P

## Wholesale Uses

Wholesale Uses	
Commissary	P
Mini-Warehouse/Public Storage	P
Office (Showroom/Warehouse)	P
Warehouse/Distribution Center	P

Vehicle and Related Uses	
Car Wash	R, 33
Motorcycle Sales/Service	R
New Vehicle Dealer	R, 7
Recreation Vehicle Parking Lot/Garage	R
Recreation Vehicle Sales and Service	R
Truck Parking Lot	R
Truck Sales (Heavy Trucks)	R
Truck Terminal	R
Truck/Bus Leasing	R
Truck/Bus Repair	R
Used Vehicle Dealer	R, 7
Vehicle Leasing/Renting	R
Vehicle Parking Lot/Garage (Primary)	P
Vehicle Parts Sales (Inside)	P
Vehicle Repair (Major)	R, 33
Vehicle Repair (Minor/Fueling Station)	R, 33
Vehicle Storage	P

Number	End Note
1	See Sec. <a href="#">15.800</a>
2	See the BG district regulations of Sec. <a href="#">10.800</a> .
3	See Sec. <a href="#">15.100</a> (ZC2023-014; Ord. No. 2024-2-6)
4	See Sec. <a href="#">15.600</a> .
5	See Sec. <a href="#">13.300.2</a> .
6	Heliport allowed by right; airport allowed by specific use permit.
7	Permitted as a primary use. See <a href="#">Article 19</a> . (ZC2017-014; Ord. No. 2017-7-9)
8	See Sec. <a href="#">13.900</a> .
9	For construction yard, field offices, and other temporary buildings, see Sec. <a href="#">15.300</a> .
10	See Sec. <a href="#">15.300</a> .
11	See Sec. <a href="#">15.700</a> .
12	Prohibited, except where permitted under the Special District Requirements of the referenced district. (ZC2022-016; Ord. No. 2023-2-5)
13	See <a href="#">Article 8</a> and Secs. <a href="#">15.400</a> , <a href="#">16.700</a> , and <a href="#">16.1400</a>
14	May be permitted by a specific use permit as an accessory use when operated by the resident.
15	See Outdoor Commercial Amusement Guidelines.
16	See <a href="#">Article 8</a> for specific use permit requirements for certain in-home day care operations.
17	Permitted as an incidental use in a single-tenant building; separate outside entrance and outside signage are prohibited.
18	Permitted as an incidental use; separate outside entrance and outside signage are prohibited.
19	See Sec. <a href="#">15.1000</a> .
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
21	See Sec. <a href="#">15.1300</a> (ZC2022-016; Ord. No. 2023-2-5)
22	See Sec. <a href="#">15.1600</a> .
23	Scientific, research, and medical laboratories will be allowed in the R, BG, and O-1 districts as an accessory use to medical offices.
24	Permitted as an accessory use to a primary use on the same lot. See <a href="#">Article 19</a> . (ZC 2017-014 & ZC 06-17; Ord. No. 2017-7-9 & Ord. No. 2006-9-33)
25	Permitted in the CE district. (See Sec. 10.1000)
26	Permitted as an accessory use but not as a primary use.
27	Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum 2 axles.
28	Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations.
29	[Reserved]
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel
32	Maximum gross floor area for first floor - 100,000 square feet, and maximum percentage gross floor area devoted to warehouse - 70%. See Sec. <a href="#">10.1300.7C</a> .
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 <a href="#">Article 21</a> .
34	See Sec. <a href="#">15.200</a> .
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.
37	See Sec. <a href="#">15.1500</a> . (ZC2022-004, Ord. No. 2022-5-11)
38	Specific Use Permits for Moderate-intensity Manufacturing in the RT district shall not include food

Number	End Note
	processing, chemical and petroleum processing and manufacturing, and foundries.
39	See Sec. <a href="#">15.1400</a> .
40	Fuel dispensing facilities are not allowed in the BG district.
41	Patio Homes allowed only. (ZC2022-016; Ord. No. 2023-2-5)
42	See Sec. <a href="#">15.400</a> .
43	See Sec. <a href="#">10.1200.6C</a>
44	Uses allowed only when their combined area does not exceed 10% of the gross floor area of a development; see the RE and RT district regulations of Sec. <a href="#">10.1200</a> and Sec. <a href="#">10.1300</a> , respectively
45	Permitted only as an accessory use to a religious facility. See Sec. <a href="#">15.2100</a> for restrictions on number of individuals and operating days. (ZC2023-023; Ord. No. 2023-10-12)
46	Dispensing of vehicle fuels is not allowed. (ZC 2017-014; Ord. No. 2017-7-9)
47	Drive-up windows are not allowed.
48	Private streets allowed by specific use permit only under the terms of the Subdivision Ordinance.
49	Allowed where designated on an approved site plan.
50	Allowed by right as an accessory use to a park/playground if located a minimum of 150 feet from a residential property line and screened from view of adjacent streets and properties.
51	See Sec. <a href="#">15.1800</a> . (ZC 2018-033; Ord. No. 2019-2-10)
52	See Sec. <a href="#">11.1100</a> (ZC2024-025; Ord. No. 2025-1-6, ZC2019-009; Ord. No. 2019-10-9)
53	Permitted only when meeting RCD housing type requirements in Sec. <a href="#">9.1700</a> . (ZC2022-017; Ord. No. 2023-2-6, ZC2020-012; Ord. No. 2021-1-13)
54	See Sec. <a href="#">15.2000</a> (ZC2020-012; Ord. No. 2021-1-13)
55	See Sec. <a href="#">15.2200</a> (ZC2023-022; Ord. No. 2023-10-11)
56	See Sec. <a href="#">14.700</a> (ZC2023-019; Ord. No. 2024-2-7)
57	See Sec. <a href="#">15.2300</a> (ZC2024-008; Ord. No. 2024-4-13)