

Disclaimer - Uses listed by zoning district are provided as a convenience and should not be relied upon as the most current or accurate source of information. Please contact the City of Plano Planning department to verify a specific use.

BG – Downtown Business/Government Permitted Uses

Accessory and Incidental Uses

Use	Allowances
Accessory Building or Use	P, 8
Caretaker's/Guard's Residence	P
Construction Yard (Temporary)	9, 35
Field Office	9, 35
Home-Based Business (No-Impact)	P, 11
Home Occupation	P, 11
Backyard Cottage	P, 51

Commercial, Manufacturing, and Industrial Uses

Use	Allowances
Concrete/Asphalt Batching Plant (Temporary)	36

Educational, Institutional, Public, and Special (EIPS) Uses

Use	Allowances
Accessory Housing Shelter (Temporary)	P, 45
Assembly Hall	P
Assisted Living Facility	P, 21, 52
College/University	P, 5
Commercial Drone Delivery Hub (Small)	3
Community Center	P
Continuing Care Facility	P, 21, 52
Farm, Ranch, Garden, or Orchard	56
Fire Station/Public Safety Building	P
Household Care Facility	P, 52
Household Care Institution	S, 52
Long-term Care Facility	P, 21, 52
Open Storage	24
Park/Playground	P
Post Office (Government and Private)	P

Use	Allowances
Religious Facility	P, 5
School (Private)	P, 5
School (Public or Parochial)	P, 5
Trade Schools	P

Office and Professional Uses

Use	Allowances
Medical Office	P
Office (Professional/General Administrative)	P
Research and Development Center	23

Primary Residential Uses

Use	Allowances
Boarding/Rooming House (Single-Room Occupancy)	P, 52
Independent Living Facility	P, 21, 52, 58
Live-In Management STR	52, 57
Multifamily Residence	P, 1, 2, 52, 58
Short-Term Rental (STR)	52, 57
Single-Family Residence Attached	P, 29, 52
Single-Family Residence Detached	P, 29, 52
Studio Residence	P, 52
Two-Family Residence Attached	P, 29, 52

Retail Uses

Use	Allowances
Convenience Store	R, 33, 40
Farmers Market	P
Furniture, Home Furnishings, and Equipment Store	P
Grocery/Food Store	P
Hardware Store	P
Retail Store	P

Service Uses

Use	Allowances
Artisan's Workshop	P
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 Pet Sitting/Kennel (Indoor Pens)	P, 22
Dance, Gymnastics, and/or Martial Arts Studio	P
Day Care Center	P, 13
Day Care Center (Accessory)	P
Day Care Center (Adult)	P
Day Care (In-home)	P, 42
Flex Space (Live-Work)	49
Food Truck Park	S, R
Health/Fitness Center	P
Kennel (Outdoor Pens)	22
Licensed Massage Therapy	P
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Major)	S
Print Shop (Minor)	P
Private Club	P, 19
Restaurant/Cafeteria	P
Tattooing and Permanent Cosmetics	37
Theater (Neighborhood)	P
Veterinary Clinic	P, 22
Winery	S

Transportation, Utility, and Communications Uses

Use	Allowances
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Substation	S
Private Utility (other than listed)	S
Service Yard (Public or Utility)	S, 50
Transit Center/Station	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S

Vehicle and Related Uses

Use	Allowances
Vehicle Parking Lot/Garage (Primary)	P

Use Table End Notes

Number	End Note
1	See Sec. 15.800 [Use-specific regulations for Multifamily Residences]
2	See the BG district regulations of Sec. 10.800 [BG, Downtown Business/Government District]
3	See Sec. 15.100 [Commercial Drone Delivery Hubs] (ZC2023-014; Ord. No. 2024-2-6)
4	See Sec. 15.600 [Heliports, Helistops, and Airports]
5	See Sec. 13.300.2 [Lot Area and Dimensions]
6	Heliport allowed by right; airport allowed by specific use permit.
7	Permitted as a primary use. See Article 19 [Open Storage and Merchandise Display]. (ZC2017-014; Ord. No. 2017-7-9)
8	See Sec. 13.900 [Accessory Building Regulations]
9	For construction yard, field offices, and other temporary buildings, See Sec. 15.300 [Construction Yards, Field Offices, Model Homes, and Other Temporary Buildings]
10	See Sec. 15.300 [Construction Yards, Field Offices, Model Homes, and Other Temporary Buildings]
11	See Sec. 15.700 [Home Occupations]
12	Prohibited, except when constructed in the form of apartments or where permitted under the Special District Requirements of the referenced district. (ZC2025-007; Ord. No. 2025-8-13; ZC2022-016; Ord. No. 2023-2-5)
13	See Article 8 [Definitions] and Secs. 15.400 [Day Care Centers, Day Care (In-home) and Day Care Centers (Accessory)], 16.700 [Off-Street Parking Schedule], and 16.1400 [Off-Street Loading]
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	[Reserved] (ZC2025-007; Ord. No. 2025-8-13)
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. 15.1000 [Private Clubs]
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
21	See Sec. 15.1300 [Retirement and Supportive Housing] (ZC2022-016; Ord. No. 2023-2-5)
22	See Sec. 15.1600 [Veterinary Clinics, Kennels (Indoor Pens)/Commercial Pet Sitting, and Kennels (Outdoor Pens)]
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 Article 19 [Open Storage and Merchandise Display]. (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	Permitted subject to the Alternative Standards for Single-Family and Duplex Residential Development in Sec. 15.1900 . (ZC2025-007; Ord. No. 2025-8-13)
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel

Number	End Note
32	Maximum gross floor area for first floor - 100,000 square feet, and maximum percentage gross floor area devoted to warehouse - 70%. See Sec. 10.1300.7C .
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 Article 21 .
34	See Sec. 15.200 [Communications Antennas, Amateur and Commercial]
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. 15.1500 [Tattooing, Permanent Cosmetics, and Body Piercing] (ZC2022-004, Ord. No. 2022-5-11)
38	Specific Use Permits for Moderate-intensity Manufacturing in the RT district shall not include food processing, chemical and petroleum processing and manufacturing, and foundries.
39	See Sec. 15.1400 [Superstores]
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. 15.400 [Day Care Centers, Day Care (In-home) and Day Care Centers (Accessory)]
43	See Sec. 10.1200.6C [RE, Regional Employment District]
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. 10.1200 and Sec. 10.1300 , respectively
45	Permitted only as an accessory use to a religious facility. See Sec. 15.2100 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. 15.1800 [Backyard Cottages] (ZC 2018-033; Ord. No. 2019-2-10)
52	See Sec. 11.1100 [Expressway Corridor Overlay District] (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. 9.1700 . (ZC2022-017; Ord. No. 2023-2-6, ZC2020-012; Ord. No. 2021-1-13)
54	See Sec. 15.2000 [Live-Work (Business Loft)] (ZC2020-012; Ord. No. 2021-1-13)
55	See Sec. 15.2200 [Crematory] (ZC2023-022; Ord. No. 2023-10-11)
56	See Sec. 14.700 [Agricultural Operations] (ZC2023-019; Ord. No. 2024-2-7)
57	See Sec. 15.2300 [Short-term Rentals] (ZC2024-008; Ord. No. 2024-4-13)
58	Permitted subject to the Additional Requirements for Multifamily, Independent Living Facilities, and Mixed-use Residential in Sec. 15.2400 . (ZC2025-007; Ord. No. 2025-8-13)