

Zoning Ordinance

136 City of Plano Zoning Ordinance

Article 2. Zoning Districts and Uses

2.820 CC - Corridor Commercial

(ZC 98-68; Ordinance No. 99-10-14)

1. **Purpose**

The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

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 specified in Section 3.500 (ZC 2007-21; Ordinance No. 2007-10-16)
Minimum Side Yard	None, except as specified in Section 3.600 (ZC 2007-21; Ordinance No. 2007-10-16)
--of Corner Lot	50 feet
Maximum Rear Yard	None, or ten feet where no ally abuts the property except as specified in Section 3.700 (ZC 2007-21; Ordinance No. 2007-10-16)
Maximum Height	20 story, not to exceed 325 feet in height (ZC 2010-14; Ordinance No. 2010-9-19)
Maximum Lot Coverage	50%, 70% if structured parking is included
Maximum Floor Area Ratio	1:1

4. **Parking Requirements (See Section '3.1100 Off-Street Parking and Loading'.)**

5. **Landscaping (See Section '3.1200 Landscaping Requirements')**

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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 for lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.
- b. Multifamily residences lawfully constructed prior to the institution of a CC district are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwellings of a particular structure or site.

7. Light-intensity Manufacturing (*ZC 2005-20; Ordinance No. 2005-6-34*)

In the CC district, light-intensity manufacturing uses shall meet the following standards:

- a. Operations should be fully enclosed with no outside storage of goods or materials.
- b. Storage and distribution facilities should be incidental to the main use.
- c. Dock areas should be screened from adjacent properties and public streets.
- d. No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.

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.

CC - Corridor Commercial 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	S
Car Wash	R, 33
Motorcycle Sales/Service	R
New Car Dealer	R
Recreation Vehicle Sales and Service (New/Used)	S, R
Tire Dealer (no open storage)	R
Truck/Bus Leasing	R, 27
Used Car Dealer	S, R

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **27** = Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum two axles; **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

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

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

Educational, Institutional, Public, and Special Uses	
Airport/Heliport	S
Assembly Hall	P
Assisted Living Facility	S
Cemetery/Mausoleum	S
Civic Center	P
College/University	P
Community Center	P
Continuing Care Facility	S
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
Hospital	P
Household Care Institution	S
Independent Living Facility	S
Long-term Care Facility	S
Open Storage	7

P = Permitted Use; **S** = Specific Use Permit Required; **7** = See Section 3.900 of the Zoning Ordinance; **36** = Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed and Asphalt Plant: Issuance of temporary permit by resolution of City Council

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

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

Retail Uses	
Hardware	P
Miscellaneous Retail Store	P
Pet Shop	P
Portable Building Sales	S, R
Retail Stores and Shops	P
Shopping Center	P
Superstore	P

Service Uses	
Adult Day Care Center	P
Arcade	S
Artisan's Workshop	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	S
Data Center	S
Day Care Center	S
Day Care Center (Accessory)	S
Fairgrounds/Exhibition Area	S, R
Gymnastics/Dance Studio	P
Health/Fitness Center	P
Household Appliance Service and Repair	P
Indoor Gun Range	S
Laundromat	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	
Licensed Massage Therapy	P
Mortuary/Funeral Parlor	P
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Major)	S
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 - Drive-in	R
Theater - Neighborhood	P
Theater - Regional	S
Tool Rental Shop	P
Trailer Rental	S
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
Railroad Spur Track	P

P = Permitted Use; **S** = Specific use permit required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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

Transportation, Utility, and Communications Uses	
Transit Center	P
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	P

Wholesale Uses	
Mini-Warehouse/Public Storage	S
Office - Showroom/Warehouse	P

4.700 190 Tollway/Plano Parkway Overlay District**(ZC 98-59; Ordinance No. 98-9-9)****4.701 Purpose**

To provide appropriate design standards for the development of properties within the 190 Tollway corridor. These standards recognize the significance of 190 Tollway as a regional traffic artery and major entrance to the city of Plano. These standards also recognize the importance of Plano Parkway as a major cross-town route and business center.

4.702 The area encompassed by these standards shall include all those properties located between the southern city limits and the nearest residential or agricultural district boundary north of Plano Parkway or a distance of 500 feet north of Plano Parkway, whichever is less. The eastern boundary shall be the centerline of Shiloh Road and the western boundary shall be Preston Road. The provisions of the 190 Tollway/Plano Parkway Overlay district shall apply to all properties fully or partially within the defined area, except as noted in Subsection 4.703. However, areas within 50 feet of the right-of-way of U.S. 75 shall be exempt from the provisions of this overlay district.

4.703 The base zoning districts of properties within the area, defined by Subsection 4.702, shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the more restrictive standards shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the limits described in Subsection 4.702.

4.704 Development and/or redevelopment shall meet the following special landscaping requirements:

- (1)** A minimum 30-foot wide landscape edge (as measured from the front property line, exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions. This landscape edge may be reduced by as much as 15 feet if the combined width of the right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40 foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop roads, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.
- (2)** The landscape edge shall generally consist of trees, shrubs, groundcover, berms, and related elements and shall meet the following criteria:
 - (a)** A minimum of one three-inch caliper shade tree and one ornamental tree (seven-foot planted height) per 50 feet of frontage exclusive of driveways.

- (b) The inclusion of a landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) in locations where the landscape edge separates a surface parking area from the 190 Tollway frontage road or another major thoroughfare (Type C and above). Landscape screens shall consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms shall have a maximum slope of four-to-one requiring at least four feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming shall not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than eight feet in height may be placed beyond the required landscape edge and/or the required front yard setback, whichever is greater. They shall not exceed eight feet in individual or combined height. The above shall also conform to the required visibility triangles noted in Subsection 3.508 and to visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.
 - (c) Installation of mechanical underground irrigation systems to ensure maintenance of plant materials in a living and growing condition.
- (3) A landscape plan, including planting and irrigation details, shall be submitted in conjunction with the site plan review process (Article 5).
 - (4) The City of Plano shall develop and maintain a list of approved plant materials for landscape edges.
 - (5) The location of plant materials shall comply with the visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.
 - (6) During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape edge requirement would prevent a property's reasonable development in a safe, efficient manner.
- 4.705** Electrical and/or communications utility lines shall be installed underground in compliance with utility service regulations as new development or redevelopment occurs along all roadways (Type C or above). Exceptions to the above requirements are:
- (1) Overhead placement is permitted along the northern right-of-way boundary of the 190 Tollway for electrical distribution and communications lines sharing the same support structures. Single-post concrete and/or steel support structures are required.
 - (2) Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded.
- A 15-foot wide easement shall be provided adjacent to thoroughfare rights-of-way (Type C and above) for the placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.704. The requirement of an easement may be waived at the discretion of the appropriate utility provider.

4.706 All freestanding apartment, general business, identification, institution, and multipurpose signs, as defined in Section 3.1600 shall be monument type. The copy area shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

Apartment Signs	
Maximum Height	Ten feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

General Business Signs	
Maximum Height	12 feet*
Maximum Size	90 square feet*
Maximum Size of Copy Area	70 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Five feet
Maximum Size	50 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet.	

For freestanding signs located within 150 feet of residential zoning districts, the following standards shall apply:

Apartment Signs	
Maximum Height	Six feet
Maximum Size	30 square feet
Maximum Size of Copy Area	15 square feet

General Business Signs	
Maximum Height	Six feet*
Maximum Size	50 square feet*
Maximum Size of Copy Area	35 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Four feet
Maximum Size	25 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet. (ZC 2000-73; Ordinance No. 2000-11-22)	

4.707 No advertising signs as defined in Section 3.1600 shall be permitted.