

10.500 LC, Light Commercial District

.1 Purpose

The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some vehicle-related uses and limited assembly, which address local service and employment opportunities are also included in LC districts. (ZC 2017-014 & ZC 98-67; Ord. No. 2017-7-9 & Ord. No. 99-10-13)

.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 LC district unless otherwise expressly stated:

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2
Minimum Side Yard	
Interior Lot	None, except as provided in Sec. 13.500.3
Corner Lot	50 feet on street side
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Height	2 story, 35 feet (See Sec. 13.600)
Maximum Lot Coverage	40% (See Sec. 10.500.6)
Maximum Floor Area Ratio	0.8:1

.4 Parking Requirements

(See [Article 16](#))

.5 Landscaping

(See [Article 17](#))

.6 Special District Requirements

(ZC 2002-33; Ord. No. 2002-8-14)

- A. For vehicle fueling 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. (ZC 2017-014; Ord. No. 2017-7-9)
- B. For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

.7 Light-intensity Manufacturing

(ZC 2005-20; Ord. No. 2005-6-34)

In the LC district, light-intensity manufacturing uses shall meet the following standards: (ZC 98-67; Ord. No. 99-10-13)

- 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 [Article 24](#).

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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.

LC - Light Commercial 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
Industrial Use (Hazardous or Nuisance)	S
Manufacturing (Light-intensity)	P
Manufacturing (Moderate-intensity)	S

Educational, Institutional, Public, and Special Uses	
Accessory Housing Shelter (Temporary)	P, 45
Assembly Hall	P
Cemetery/Mausoleum	S
College/University	P, 5
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	P
Helistop	S, 4
Household Care Institution	S, 52
Hospital	P, 5
Open Storage	24
Park/Playground	P, 52
Post Office (Government and Private)	P

Educational, Institutional, Public, and Special Uses	
Private Recreation Facility	P
Religious Facility	P, 5
School (Private)	P, 5, 52
School (Public or Parochial)	P, 5
Trade Schools	P

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

Primary Residential Uses	
Boarding/Rooming House	P

Retail Uses	
Building Material Sales	P
Compact Construction & Transportation Equipment Sales & Service	R
Convenience Store	R, 33
Farmers Market	P
Flea Market (Inside)	S
Furniture, Home Furnishings, and Equipment Store	P
Garden Center	R
Grocery/Food Store	P
Hardware Store	P
Nursery	S
Paint Shop	S
Pawn Shop	P
Retail Store	P
Shopping Center	P
Superstore	P

Service Uses	
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 Amusement (Outdoor)	S, 15
Commercial Pet Sitting/Kennel (Indoor Pens)	P
Dance, Gymnastics, and/or Martial Arts Studio	P
Data Center	P
Day Care Center	S, 13, 52
Day Care Center (Accessory)	S, 52
Day Care Center (Adult)	P, 52
Exhibition Area	S, R
Fairgrounds	S, R
Food Truck Park	S, R
Health/Fitness Center	P
Indoor Gun Range	S
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, 19
Restaurant (Drive-in)	P, R

Service Uses	
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)	P
Theater (Regional)	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
Service Yard (Public or Utility)	S, 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	
Mini-Warehouse/Public Storage	P
Office (Showroom/Warehouse)	P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **#** = Refer to End Notes

Vehicle and Related Uses	
Car Wash	R, 33
Motorcycle Sales & Service	R
New Vehicle Dealer	S, R, 7
Recreation Vehicle Parking Lot or Garage	28
Recreation Vehicle Sales and Service	S
Used Vehicle Dealer	S, R, 7
Vehicle Leasing/Renting	R
Vehicle Parking Lot/Garage	P
Vehicle Parts Sales (Inside)	P
Vehicle Repair (Major)	R, 33
Vehicle Repair (Minor/Fueling Station)	R, 33
Vehicle Storage	S

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **#** = Refer to End Notes

Number	End Note
1	See Sec. 15.800 .
2	See the BG district regulations of Sec. 10.800 .
3	[Reserved]
4	See Sec. 15.600 .
5	See Sec. 13.300.2 .
6	Heliport allowed by right; airport allowed by specific use permit.
7	Permitted as a primary use. See Article 19 . (ZC2017-014; Ord. No. 2017-7-9)
8	See Sec. 13.900 .
9	For construction yard, field offices, and other temporary buildings, see Sec. 15.300 .
10	See Sec. 15.300 .
11	See Sec. 15.700 .
12	Prohibited, except where permitted under the Special District Requirements of the referenced district. (ZC2022-016; Ord. No 2023-2-5)
13	See Article 8 and Secs. 15.400 , 16.700 and 16.1400
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 Article 8 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. 15.1000 .
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
21	See 15.1300 (ZC2022-016; Ord. No. 2023-2-5)
22	See Sec. 15.1600 .
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 . (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. 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 15.200 .
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 . (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 .
40	Fuel dispensing facilities are not allowed in the BG district.

Number	End Note
41	Patio Homes allowed only. (ZC2022-016; Ord. No. 2023-2-5)
42	See Sec. 15.400 .
43	See Sec. 10.1200.6C
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 definition of Temporary Accessory Housing Shelter in Sec. 8.200 .
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 . (ZC 2018-033; Ord. No. 2019-2-10)
52	See Sec. 15.1900 (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 (ZC2020-012; Ord. No. 2021-1-13)