

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

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **5** = See Sec. 13.300.2; **33** = Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts; **52** = See Sec. 15.900.

Service Uses	
Arcade	S, 12
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

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **12** = See Sec. 15.100; **13** = See Article 8 and Secs. 15.400, 16.700, and 16.1400; **15** = See Outdoor Commercial Amusement Guidelines; **19** = See Sec. 15.1000; **37** = Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; **52** = See Sec. 15.900.

Service Uses	
Restaurant/Cafeteria	P
Service Contractor	P
Service Contractor (with storage yard)	S
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; **34** = See Section 15.200; **37** = Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; **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

Vehicle and Related Uses	
Car Wash	R, 33
Motorcycle Sales & Service	R
New Vehicle Dealer	S, R
Recreation Vehicle Parking Lot or Garage	28
Recreation Vehicle Sales and Service	S
Used Vehicle Dealer	S, R
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; **28** = Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations; **33** = Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts