

10.600 CC, Corridor Commercial District

(ZC 98-68; Ord. 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 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 CC 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 specified in Sec. 13.500.2 (ZC 2007-21; Ordinance No. 2007-10-16)
Minimum Side Yard	
Interior Lot	None (except as specified in Sec. 13.500.2 (ZC 2007-21; Ordinance No. 2007-10-16)
Corner Lot	50 feet
Minimum Rear Yard	None, or 10 feet where no alley abuts the property line, except as specified in Sec. 13.500.4 (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 [Article 16](#))

.5 Landscaping

(See [Article 17](#))

.6 Special District Requirements

- A. For vehicle fueling 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 vehicle fueling stations. (ZC 2017-014; Ord. No. 2017-7-9)
- 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; Ord. 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 [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.

CC - Corridor 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
Manufacturing - Light-intensity	P

Educational, Institutional, Public, and Special Uses	
Accessory Housing Shelter (Temporary)	P, 45
Airport/Heliport	S, 4
Assembly Hall	P
Assisted Living Facility	S
Cemetery/Mausoleum	S
College/University	P, 5
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	P
Helistop	S, 4
Hospital	P, 5
Household Care Institution	S
Independent Living Facility	S

P = Permitted Use; **S** = Specific use permit required; **R** = Refer to Residential Adjacency Standards; **34** = See 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

Educational, Institutional, Public, and Special Uses	
Long-term Care Facility	S
Open Storage	24
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
Trade Schools	P

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

Retail Uses	
Building Materials Sales	P
Compact Construction & Transportation Equipment Sales & Service	R
Convenience Store	R, 33
Farmers Market	P
Feed Store	P
Flea Market (Inside)	S
Furniture, Home Furnishings, and Equipment Store	P
Garden Center	R
Grocery/Food Store	P
Hardware	P
Portable Building Sales	S, R
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; **24** = Permitted as an accessory use to a primary use on the same lot. See Article 19; **33** = Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts

Service Uses	
Arcade	S, 12
Artist, Musician, Photographer, Radio, and/or TV Studio	P
Artisan’s Workshop	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	S
Day Care Center	S, 13
Day Care Center (Accessory)	S
Day Care Center (Adult)	P
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

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 - Drive-in	R
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	S
Office - Showroom/Warehouse	P

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Vehicle and Related Uses	
Car Wash	R, 33
Motorcycle Sales/Service	R
Recreation Vehicle Sales and Service	S, R
Truck/Bus Leasing	R, 27
Vehicle Dealer (New)	R, 7
Vehicle Dealer (Used)	S, 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	S

P = Permitted Use; **S** = Specific use permit required; **R** = Refer to Residential Adjacency Standards; **7** = Permitted as a primary use. See Article 19; **27** = Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum 2 axles; **33** = Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts