

**10.400 R, Retail District**

(ZC 2003-67; Ord. No. 2004-3-29)

**.1 Purpose**

The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing.

**.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 R 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. <a href="#">13.500.2</a>                             |
| Minimum Side Yard        |  |
| Interior Lot             | None (See Sec. <a href="#">13.500.3</a> )  |
| Corner Lot               | 50 feet on street side   |
| Maximum Side Yard        | None   |
| Minimum Rear Yard        | 10 feet where no alley abuts the rear property line (See Sec. <a href="#">13.500.4</a> ) |
| Maximum Height           | 2 story, 35 feet (See Sec. <a href="#">13.600</a> )                                      |
| Maximum Lot Coverage     | 30% (See Sec. <a href="#">10.400.6</a> )   |
| Maximum Floor Area Ratio | 0.6:1  |

**.4 Parking Requirements**

(See [Article 16](#))

**.5 Landscaping**

(See [Article 17](#)) Residential uses allowed in the R, Retail district shall comply with Sec. [17.200.2](#) (ZC 2010-01; Ordinance No. 2010-4-16)

**.6 Special District Requirements**

**A. Vehicle Fueling Stations**

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. Mini-warehouse/Public Storage**

For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

**C. Independent Living Facilities**

For independent living facilities, the following area, yard, and bulk requirements shall apply:

| Description      | Requirement |
|------------------|-------------|
| Minimum Lot Area | 2 acres     |

| Description                           | Requirement  |
|---------------------------------------|--|
| Minimum Lot Width                     | 100 feet   |
| Minimum Lot Depth                     | 100 feet   |
| Minimum Front Yard                    | 25 feet, except as provided in Sec. <a href="#">13.500.2</a>                                       |
| Minimum Side Yard                     |  |
| Interior Lot                          | None (See Sec. <a href="#">13.500.3</a> )  |
| Corner Lot                            | 25 feet on street side   |
| Minimum Rear Yard                     | 10 feet, where no alley abuts the rear property line (See Sec. <a href="#">13.500.4</a> )          |
| Maximum Height                        | 2 story, 35 feet allowed by right; 3 story, 45 feet allowed with approval of a specific use permit |
| Setbacks from Residential Development | See Sec. <a href="#">15.1300</a> .   |

**D. Residential Uses**

- i. Patio homes, single-family attached residences, and two-family residences shall comply with the standards of Secs. [9.900](#), [9.1000](#), and [9.1100](#), respectively, except that single-family attached residences shall be developed on individually-platted lots only. Once any properties are developed for residential purposes, no nonresidential uses, other than home occupations shall occur. (See Sec. [15.700](#)) Retail-zoned land proposed for residential uses shall abut residentially-zoned land that is not separated by a Type C or larger thoroughfare (per the Thoroughfare Plan of the Comprehensive Plan).
- ii. When a portion of any retail-zoned property is used for patio homes, single-family attached, two-family, and/or independent living developments, and a residual tract has been left, it shall have a minimum of 2 acres and access to a median opening when located on an existing or proposed divided thoroughfare (as noted on the city's Thoroughfare Plan).
- iii. Any portion of a retail-zoned tract that is developed for patio home, single-family attached, and/or two-family residences, shall have a minimum land area of 5 acres.

**E. Light-intensity Manufacturing**

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

**i. Minimum Parking**

One space for each 300 square feet of gross floor area

**ii. Loading Facilities**

Loading areas for light-intensity manufacturing are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading area. Light-intensity manufacturing buildings in Retail districts shall not exceed the following ratios for loading spaces: *(ZC 2005-20; Ord. No. 2005-6-34)*

| Square Feet of Gross Floor Area in Structure | Maximum Loading Spaces or Berths                               |
|--|--|
| 0 to 20,000                                  | 4  |
| Over 20,000                                  | 1 for each additional 10,000 square feet up to a maximum of 12 |

**iii. Screening and Building Orientation**

The following additional requirements apply to light-intensity manufacturing uses in Retail districts:

- a. The design and orientation of the building shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.
- b. Screening elements shall be a minimum of 8 feet in height at installation. Berms should not exceed a slope of 3 feet, horizontal to 1 foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.
- c. Plant materials used for screening shall include a combination of shade and ornamental trees (4-inch minimum caliper), conifers (8-foot minimum height) and shrubs (5-gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.
- d. Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

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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.

## R - Retail 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                | S, R |

| Educational, Institutional, Public, and Special Uses |       |
|--|-------|
| Accessory Housing Shelter (Temporary)                | P, 45 |
| Assembly Hall  | P     |
| Assisted Living Facility                             | P, 52 |
| Cemetery/Mausoleum                                   | S     |
| College/University                                   | P, 5  |
| Community Center                                     | P     |
| Continuing Care Facility                             | P, 52 |
| Farm, Ranch, Garden, or Orchard                      | P     |
| Fire Station/Public Safety Building                  | P     |
| Fraternal Organization, Lodge, or Civic Club         | P     |
| Golf Course or Country Club                          | P     |
| Household Care Institution                           | S, 52 |
| Independent Living Facility                          | P, 52 |
| Long-term Care Facility                              | P, 52 |
| Open Storage   | 24    |
| Park/Playground                                      | P, 52 |

**P** = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **5** = See Sec. 13.300.2; **8** = See Sec. 13.900; **9** = For construction yard, field offices, and other temporary buildings, see Sec. 15.300; **24** = Permitted as an accessory use to a primary use on the same lot. See Article 19; **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; **45** = Permitted only as an accessory use to a religious facility. See definition of Temporary Accessory Housing Shelter in Sec. 8.200; **52** = See Sec. 15.900.

| Educational, Institutional, Public, and Special Uses |          |
|--|----------|
| Post Office (Government and Private)                 | P        |
| Private Recreation Facility                          | P        |
| Religious Facility                                   | P, 5     |
| School (Private)                                     | S, 5, 52 |
| School (Public or Parochial)                         | P, 5     |
| Trade Schools  | S        |

| Office and Professional Uses                 |    |
|--|----|
| Medical Office                               | P  |
| Office - Professional/General Administrative | P  |
| Research and Development Center              | 23 |

| Primary Residential Uses           |    |
|------------------------------------|----|
| Single-Family Residence (Attached) | S  |
| Single-Family Residence (Detached) | 41 |
| Two-Family Residence               | S  |

| Retail Uses   |       |
|---|-------|
| Compact Construction & Transportation Equipment Sales & Service | S     |
| Convenience Store   | R, 33 |
| Farmers Market  | P     |
| Flea Market (Inside)  | S     |
| Food/Grocery Store  | P     |
| Furniture, Home Furnishings, and Equipment Store                | P     |
| Garden Center   | R     |
| Hardware Store  | P     |
| Nursery   | S     |
| Retail Store  | P     |
| Shopping Center   | P     |
| Superstore  | S, 39 |

**P** = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **5** = See Sec. 13.300.2; **23** = Scientific, research, and medical laboratories will be allowed in the R, BG, and O-1 districts as an accessory use to medical offices; **33** = Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts; **39** = See Sec. 15.1400; **41** = Patio Homes only allowed with a specific use permit; **52** = See Sec. 15.900.

| Service Uses  |           |
|---|-----------|
| Arcade  | S, 12     |
| Artisan's Workshop                                      | P         |
| Artist, Musician, Photographer, Radio, and/or TV Studio | P         |
| Bank, Savings and Loan, or Credit Union                 | P         |
| Body Piercing   | 37        |
| Business Service  | P         |
| Commercial Amusement (Indoor)                           | P         |
| Commercial Amusement (Outdoor)                          | S, 15     |
| Dance, Gymnastics, and/or Martial Arts Studio           | P         |
| Day Care Center   | P, 13, 52 |
| Day Care Center (Accessory)                             | P, 52     |
| Day Care Center (Adult)                                 | P, 52     |
| Food Truck Park   | S, R      |
| Health/Fitness Center                                   | P         |
| Indoor Gun Range  | S         |
| Kennel (Indoor Pens)/Commercial Pet Sitting             | P         |
| Licensed Massage Therapy                                | P         |
| Mortuary/Funeral Parlor                                 | P         |
| Motel/Hotel   | P         |
| Personal Service Shop                                   | P         |
| Print Shop (Minor)                                      | P         |
| Private Club  | S, 19     |
| Restaurant (Drive-in)                                   | P, R      |
| Restaurant/Cafeteria                                    | P         |
| Service Contractor                                      | P         |
| Small Engine Repair Shop                                | R         |
| Tattooing and Permanent Cosmetics                       | 37        |
| Theater (Neighborhood)                                  | P         |
| Theater (Regional)                                      | S         |

**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      |   |
|-------------------|---|
| 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 |

| Vehicle and Related Uses               |       |
|--|-------|
| Vehicle Parts Sales (Inside)           | P     |
| Vehicle Leasing/Renting                | S, R  |
| Vehicle Parking Lot/Garage (Primary)   | P     |
| Vehicle Repair - Minor/Fueling Station | R, 33 |
| Car Wash                               | R, 33 |

**P** = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **21** = Permitted as an accessory use; **33** = Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts; **34** = See 15.200; **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