

10.1400 LI-1, Light Industrial-1 District

.1 Purpose

The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

.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 LI-1 district unless otherwise expressly stated:

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided: Parking and drives are prohibited between the building face and the street. Building height is limited to 1 story within 50 feet of the front property line.
Minimum Side Yard	
Interior Lot	None, except as provided in Sec. 13.500.3
Corner Lot	50 feet
Maximum Side Yard	None
Minimum Rear Yard	10 feet where no alley abuts rear lot line (See Sec. 13.500.4)
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	1:1

.4 Parking Requirements

(See [Article 16](#))

.5 Landscaping

(See [Article 17](#))

.6 Special District Requirements

- A. See Sec. [23.300](#) for provisions governing the use of metal and membrane building materials. (ZC 2011-02; Ordinance No. 2011-2-14)
- B. For vehicle fueling stations, canopies shall be considered as an accessory structure and should be included in all calculations of 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)

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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.

LI-1 - Light Industrial-1 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
Concrete/Asphalt Batching Plant (Permanent)	S
Manufacturing (Heavy-intensity)	S
Manufacturing (Light-intensity)	P
Manufacturing (Moderate-intensity)	P

Educational, Institutional, Public, and Special Uses	
Accessory Housing Shelter (Temporary)	P, 45
Airport/Heliport	S, 4
Animal Exhibition	S
Assembly Hall	P
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
Open Storage	P, 7

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **4** = See Sec. 15.600; **5** = See Sec. 13.300.2; **7** = Permitted as a primary use. See Article 19; **8** = See Sec. 13.900; **9** = For construction yard, field offices, and other temporary buildings, see Sec. 15.300; **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

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

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

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

Retail Uses	
Pawn Shop	P
Portable Building Sales	R
Retail Store	P
Shopping Center	P
Superstore	S, 39

Service Uses	
Arcade	S, 12
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
Dance, Gymnastics and/or Martial Arts Studio	S
Data Center	P
Day Care Center	S, 13, 52
Day Care Center (Accessory)	S, 52
Day Care Center (Adult)	P, 52
Dry Cleaning Plant	P
Exhibition Area	R
Fairgrounds	R
Food Truck Park	S, R
Health/Fitness Center	P
Indoor Gun Range	P
Kennel (Outdoor Pens)	P
Licensed Massage Therapy	P

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Service Uses	
Mortuary/Funeral Parlor	P
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Major)	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
Storage/Repair of Furniture and Appliances (Inside)	P
Tattooing and Permanent Cosmetics	37
Theater (Neighborhood)	S
Theater (Regional)	S
Trailer/Mobile Home Display and Sales	P
Veterinary Clinic	P
Winery	S

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Power Generating Plant	S
Electrical Substation	P
Private Utility (other than listed)	P
Railroad Freight Depot or Dock	P
Service Yard (Public or Utility)	P, 50
Sewage Treatment Plant	S

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **19** = See Sec. 15.1000; **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

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

Wholesale Uses	
Commissary	P
Mini-Warehouse/Public Storage	P
Office (Showroom/Warehouse)	P
Warehouse/Distribution Center	P

Vehicle and Related Uses	
Car Wash	R, 33
Motorcycle Sales/Service	R
New Vehicle Dealer	R, 7
Recreation Vehicle Parking Lot/Garage	R
Recreation Vehicle Sales and Service	R
Truck Parking Lot	R
Truck Sales (Heavy Trucks)	R
Truck Terminal	R
Truck/Bus Leasing	R
Truck/Bus Repair	R
Used Vehicle Dealer	R, 7
Vehicle Leasing/Renting	R
Vehicle Parking Lot/Garage (Commercial)	P
Vehicle Parts Sales (Inside)	P
Vehicle Repair (Major)	R, 33
Vehicle Repair (Minor/Fueling Station)	R, 33
Vehicle Storage	P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **7** = Permitted as a primary use. See Article 19; **33** = Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts