

10.600 CC, Corridor Commercial District

(ZC98-68; 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. Multifamily and mixed-use residential are permitted where required by state law. (ZC2025-007; Ord. No. 2025-8-13)

.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 CC district unless otherwise expressly stated: (ZC2025-007; Ord. No. 2025-8-13)

Description	Nonresidential Requirement	Multifamily and Mixed-use Residential Requirement
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Lot Depth	None	None
Minimum Front Yard	50 feet, except as specified in Sec. 13.500.2 (ZC2007-21; Ordinance No. 2007-10-16)	25 feet, except as specified in Sec. 13.500.2
Minimum Side Yard		
Interior Lot	None (except as specified in Sec. 13.500.3 (ZC2007-21; Ordinance No. 2007-10-16)	None (except as specified in Sec. 13.500.3
Corner Lot	50 feet	25 feet
Minimum Rear Yard	None, or 10 feet where no alley abuts the property line, except as specified in Sec. 13.500.4 (ZC2007-21; Ordinance No. 2007-10-16)	None, or 10 feet where no alley abuts the property line, except as specified in Sec. 13.500.4
Minimum Height	None (See Sec. 13.600)	45 feet (See Sec. 13.600)
Maximum Height	20 story, not to exceed 325 feet in height (See Sec. 13.600) (ZC2010-14; Ordinance No 2010-9-19)	20 story, not to exceed 325 feet in height (See Sec. 13.600)
Maximum Lot Coverage	50%, 70% if structured parking is included	None
Maximum Floor Area Ratio	1:1	None

.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. (ZC2017-014; Ord. No. 2017-7-9)

- B. Multifamily residences below the minimum height lawfully constructed prior to the institution of a CC district are permitted. (ZC2025-007; Ord. No. 2025-8-13)

.7 Light-intensity Manufacturing
(ZC2005-20; 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 and should not be relied upon as the most current or 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

Use	Allowances
Accessory Building or Use	P, 8
Caretaker's/Guard's Residence	P
Construction Yard (Temporary)	9, 35
Field Office	9, 35
Home-Based Business (No-Impact)	P, 11
Home Occupation	P, 11

Commercial, Manufacturing, and Industrial Uses

Use	Allowances
Concrete/Asphalt Batching Plant (Temporary)	36
Manufacturing - Light-intensity	P

Educational, Institutional, Public, and Special (EIPS) Uses

Use	Allowances
Accessory Housing Shelter (Temporary)	P, 45
Airport/Heliport	S, 4
Assembly Hall	P
Assisted Living Facility	S, 21, 52
Cemetery/Mausoleum	S
College/University	P, 5
Commercial Drone Delivery Hub (Small)	3
Community Center	P
Continuing Care Facility	S, 21, 52
Farm, Ranch, Garden, or Orchard	P, 56
Fire Station/Public Safety Building	P
Fraternal Organization, Lodge, or Civic Club	P
Golf Course/Country Club	P
Helistop	S, 4
Hospital	P, 5

Use	Allowances
Household Care Institution	S, 52
Long-term Care Facility	S, 21, 52
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

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

Primary Residential Uses

Use	Allowances
Independent Living Facility	12, 21, 52, 58
Live-In Management STR	52, 57
Multifamily Residence	1, 58
Short-Term Rental (STR)	52, 57

Retail Uses

Use	Allowances
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

Use	Allowances
Furniture, Home Furnishings, and Equipment Store	P
Garden Center	R
Grocery/Food Store	P
Hardware Store	P
Portable Building Sales	S, R
Retail Store	P
Shopping Center	P
Superstore	P

Service Uses

Use	Allowances
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, 22
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
Day Care (In-home)	P, 42
Exhibition Area	S, R
Fairgrounds	S, R
Food Truck Park	S, R
Health/Fitness Center	P
Indoor Gun Range	S
Kennel (Outdoor Pens)	22

Use	Allowances
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
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, 22
Winery	S

Transportation, Utility, and Communications Uses

Use	Allowances
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

Use	Allowances
Mini-Warehouse/Public Storage	S
Office - Showroom/Warehouse	P

Vehicle and Related Uses

Use	Allowances
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

Use Table End Notes

Number	End Note
1	See Sec. 15.800 [Use-specific regulations for Multifamily Residences]
2	See the BG district regulations of Sec. 10.800 [BG, Downtown Business/Government District]
3	See Sec. 15.100 [Commercial Drone Delivery Hubs] (ZC2023-014; Ord. No. 2024-2-6)
4	See Sec. 15.600 [Heliports, Helistops, and Airports]
5	See Sec. 13.300.2 [Lot Area and Dimensions]
6	Heliport allowed by right; airport allowed by specific use permit.
7	Permitted as a primary use. See Article 19 [Open Storage and Merchandise Display]. (ZC2017-014; Ord. No. 2017-7-9)
8	See Sec. 13.900 [Accessory Building Regulations]
9	For construction yard, field offices, and other temporary buildings, See Sec. 15.300 [Construction Yards, Field Offices, Model Homes, and Other Temporary Buildings]
10	See Sec. 15.300 [Construction Yards, Field Offices, Model Homes, and Other Temporary Buildings]
11	See Sec. 15.700 [Home Occupations]
12	Prohibited, except when constructed in the form of apartments or where permitted under the Special District Requirements of the referenced district. (ZC2025-007; Ord. No. 2025-8-13; ZC2022-016; Ord. No. 2023-2-5)
13	See Article 8 [Definitions] and Secs. 15.400 [Day Care Centers, Day Care (In-home) and Day Care Centers (Accessory)], 16.700 [Off-Street Parking Schedule], and 16.1400 [Off-Street Loading]
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	[Reserved] (ZC2025-007; Ord. No. 2025-8-13)
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 [Private Clubs]
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
21	See Sec. 15.1300 [Retirement and Supportive Housing] (ZC2022-016; Ord. No. 2023-2-5)
22	See Sec. 15.1600 [Veterinary Clinics, Kennels (Indoor Pens)/Commercial Pet Sitting, and Kennels (Outdoor Pens)]
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 [Open Storage and Merchandise Display]. (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	Permitted subject to the Alternative Standards for Single-Family and Duplex Residential Development in Sec. 15.1900 . (ZC2025-007; Ord. No. 2025-8-13)
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel

Number	End Note
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 Sec. 15.200 [Communications Antennas, Amateur and Commercial]
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 [Tattooing, Permanent Cosmetics, and Body Piercing] (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 [Superstores]
40	Fuel dispensing facilities are not allowed in the BG district.
41	Patio Homes allowed only. (ZC2022-016; Ord. No. 2023-2-5)
42	See Sec. 15.400 [Day Care Centers, Day Care (In-home) and Day Care Centers (Accessory)]
43	See Sec. 10.1200.6C [RE, Regional Employment District]
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 Sec. 15.2100 for restrictions on number of individuals and operating days. (ZC2023-023; Ord. No. 2023-10-12)
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 [Backyard Cottages] (ZC 2018-033; Ord. No. 2019-2-10)
52	See Sec. 11.1100 [Expressway Corridor Overlay District] (ZC2024-025; Ord. No. 2025-1-6, 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 [Live-Work (Business Loft)] (ZC2020-012; Ord. No. 2021-1-13)
55	See Sec. 15.2200 [Crematory] (ZC2023-022; Ord. No. 2023-10-11)
56	See Sec. 14.700 [Agricultural Operations] (ZC2023-019; Ord. No. 2024-2-7)
57	See Sec. 15.2300 [Short-term Rentals] (ZC2024-008; Ord. No. 2024-4-13)
58	Permitted subject to the Additional Requirements for Multifamily, Independent Living Facilities, and Mixed-use Residential in Sec. 15.2400 . (ZC2025-007; Ord. No. 2025-8-13)