

## Original Town Commercial Zoning Summary

Refer to City of Frisco Comprehensive Zoning Ordinance  
Ordinance No. 00-11-01

### 8.03 PERMITTED USES:

A. Uses permitted in the OTR District are outlined in Article II, Section 3

### 8.04 AREA REGULATIONS:

#### A. Size of Yards:

1. Minimum Front Yard – None - Minimum of eighty percent (80%) of a facade adjacent to a street must be on the property line (except west of the Northern – Santa Fe Railroad when "slip roads"/parallel roadways are provided).
2. Minimum Side Yard -- None - Subject to provision of fire retardant wall as required by current adopted edition of Uniform Building Code.
3. Minimum Rear Yard:
  - a. Abutting non-residentially zoned property and constructed with fireretardant wall and alley separation - None
  - b. Without fire retardant wall or alley - Twenty feet (20')
  - c. Abutting residentially zoned property - Ten feet (10') with screening (see Illustration 20 and 21)

#### B. Size of Lots:

1. Minimum Lot Area - Five thousand (5,000) square feet unless platted as a lot of record prior to the adoption of this district.
2. Minimum Lot Width - Forty-five feet (45') unless platted as a lot of record prior to the adoption of this district.
3. Minimum Lot Depth - One hundred feet (100') unless platted as a lot of record prior to the adoption of this district.

#### C. Height Regulations:

1. Maximum Height – Four (4) stories or sixty five feet (65') west of the Burlington Northern – Santa Fe Railroad; two (2) stories not to exceed forty (40') feet east of the Burlington Northern – Santa Fe Railroad.

#### D. Maximum Lot Coverage - None

#### E. Parking Regulations:

1. See Off-Street Parking and Loading Requirements, Article IV, Section 4

#### G. Other Regulations

1. Open storage is prohibited in the OTC District.
2. Minimum area of six-hundred fifty (650) square feet for residential units over retail or office.

3. Projections into a required setback or beyond the street lot line: The following projections shall be permitted in a required setback or beyond the Street Lot Line:
  - a. Ordinary building projections, including but not limited to: water tables, sills, belt courses, and pilasters, may project up to twelve-inches (12") into a required setback or beyond the Street Lot Line, or beyond the face of an architectural projection.
  - b. Balconies above the first floor may project up to sixty-inches (60") in the right-of-way and have a minimum of nine feet (9') of clearance over the sidewalk. At no time shall a projection extend over a public street.
  - c. Canopies, awnings, cinema or theater marquees, and/or kiosks may project from building face and may extend to, or be located within eight-inches (8") of the back of curb. Any vertical supports anchored to the ground must be located at least four-feet (4') from the back of curb and have a minimum of nine feet (9') of clearance.
  - d. Roof eaves, soffits, cornices, and parapet treatments may project up to thirty-six-inches (36") into a required setback or beyond the street lot line, or beyond the face of an architectural projection, provided that no portion extending below seven feet-six inches (7'-6") above the immediate adjacent grade may project more than twelve-inches (12").
  - e. Architectural projections, including bays, towers, and oriels; below grade vaults and areaways; and elements of a nature similar to the preceding; may project up to forty-two-inches (42").
  - f. Show windows at the first floor may project up to forty-two-inches (42").
4. Facades must reflect early 20 th Century Texas architectural styles for this area. The Director of Planning or his/her designee will approve all facades. Appeals will be forwarded to City Council.
5. Convenience Stores with Gas Pumps (east of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
  - No more than two (2) fuel pumps
  - A porte-co-chere (no metal or plastic canopies) shall be attached to the building. Columns shall be constructed on the same material as the main structure.
6. Convenience Stores with Fuel Pumps (west of the Burlington Northern – Santa Fe Railroad) must meet the following requirements:
  - Multiple pumps will be allowed but must be placed behind the building.
  - No more than three (3) fuel pumps allowed between the building and the Dallas North Tollway.
  - Canopy must be located behind the building with brick columns.
  - Back lit canopy lighting limited to the North and West side of the canopy
  - A porte-co-chere shall be attached to the building if fuel pumps face Main Street or if located between the building and the Dallas North Tollway

**Original Town Residential Zoning Summary**

Refer to City of Frisco Comprehensive Zoning Ordinance Ordinance No. 00-11-01

[http://www.ci.frisco.tx.us/planning/zoning\\_index.htm](http://www.ci.frisco.tx.us/planning/zoning_index.htm)

**8.03 PERMITTED USES:**

A. Uses permitted in the OTR District are outlined in Article II, Section 3

**8.04 AREA REGULATIONS:**

A. Size of Yards:

1. Minimum Front Yard - Twenty feet (20') with five feet (5') Utility Easement adjacent to right-of-way.
2. Minimum Side Yard - Six feet (6'); twelve feet (12') on corner lot adjacent to side street; twenty four feet (24') for swing-in garage (see Illustration 20)
3. Minimum Rear Yard - Eight feet (8'); twenty feet (20') for garage facing alley (can be reduced to twelve feet (12') but requires additional parking surface – See Illustration 19); twenty-four (24') for swing-in garage (see Illustration 20 and 21)

B. Size of Lots:

1. Minimum Lot Area - Four thousand-five hundred (4,500) square feet north of Main Street; two thousand-two hundred and fifty (2,250) square feet south of Elm Street
2. Minimum Lot Width - Fifty feet (50') north of Main Street; twenty-five (25') south of Elm Street
3. Minimum Lot Depth - Ninety feet (90')

C. Minimum Dwelling Area (see Article IV, Section 9.02):

1. One thousand and two hundred-fifty (1,250) square feet north of Main Street
2. Six hundred fifty (650) square feet south of Elm Street

D. Maximum Height - Two stories no greater than forty (40') feet

E. Maximum Lot Coverage: Fifty-five percent (55%) including accessory buildings

F. Parking Regulations:

1. Single Family Dwelling Unit - Two (2) spaces on the same lot as the main structure
  - a. Off-Street Parking and Loading Requirements, Article IV, Section 4

G. Other Regulations

1. Accessory Building and Use Regulations, Article IV, Section 7
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5
4. "Lot of Record" in "Old Donation", Article IV, Section 9.01
5. Facades shall reflect early 20 th Century Texas architectural styles for this area. The Director of Planning or his/her designee will review all facades and will either approve or deny the request. Appeals will be forwarded to City Council.
6. Non-combustible fiber cement siding allowed per Building Official Approval. (See Article IV, Section 9.09, Exterior Construction of Main Buildings)
7. Front porch required. Porches shall be a minimum of six feet (6') deep and may extend ten feet (10') feet past front building line provided that such encroachment does not result in a threat to the occupant's or public's health, safety or welfare. The porch shall have a minimum area of sixty (60) square feet.