

3.02.01. Conditional Development Standards

(A) A use is permitted in the zoning district as indicated in the Use Chart, [Subsection 3.02 Use Chart](#) (Page [89](#)), if the following conditional development standards or limitations are met.

(1) Accessory Structure

Accessory buildings shall match the scale and character of the main structure when in the [OTR – Original Town Residential District](#).

(2) Alcoholic Beverage Establishment

(Ord. No. 2021-03-18; 3/2/21)

a. Alcoholic Beverage Establishments shall be subject to compliance with the Texas Alcoholic Beverage Code, as amended and any applicable local option elections.

b. Specific Use Permit Required

1. An Alcoholic Beverage Establishment is permitted only by Specific Use Permit in the following zoning districts.

Zoning Districts Permitting an Alcoholic Beverage Establishment by SUP		
Section	District Abbreviation – District Name	Page Number
2.04.02.	O-2 – Office-2 District	40
2.04.03.	R – Retail District	42
2.04.04.	OTC – Original Town Commercial District	43
2.04.05.	H – Highway District	49
2.04.06.	C-1 – Commercial-1 District	50
2.04.07.	C-2 – Commercial-2 District	51
2.04.08.	IT – Information and Technology District	52
2.04.09.	I – Industrial District	53

2. An Alcoholic Beverage Establishment is also permitted in the following zoning districts only as an accessory use when in conjunction with the operation of a golf course.

Zoning Districts Permitting a Private Club as an Accessory Use by SUP		
Section	District Abbreviation – District Name	Page Number
2.03.01.	AG – Agricultural District	27
2.03.02.	RE – Residential Estate District	28
2.03.03.	SF-16 – Single Family Residential-16 District	28
2.03.04.	SF-12.5 – Single Family Residential-12.5 District	29
2.03.05.	SF-10 – Single Family Residential-10 District	30
2.03.06.	SF-8.5 – Single Family Residential-8.5 District	30
2.03.07.	SF-7 – Single Family Residential-7 District	31
2.03.09.	PH – Patio Home District	33
2.03.10.	2F – Two Family Residential (Duplex) District	35
2.03.11.	TH – Townhome District	36
2.03.12.	MF-15 – Multifamily-15 District	37
2.03.13.	MF-19 – Multifamily-19 District	38

- c. If a use were operating as a private club in accordance with Frisco's Zoning Ordinance and pursuant to a valid Specific Use Permit before August 18, 2009, and now only qualifies as an Alcoholic Beverage Establishment, the use shall be reclassified as an Alcoholic Beverage Establishment, the SUP shall be treated as if it were originally issued for an Alcoholic Beverage Establishment, and if the use fails to comply with the new regulations set forth in this Paragraph, that Alcoholic Beverage Establishment shall be allowed to continue operating in the same location, subject to the continued rights of the City Council to terminate the use's Specific Use Permit, in accordance with the law.

(3) Alcoholic Beverage Sales

(Ord. No. 12-12-81; 12/18/2012), (Ord. No. 2020-11-74; 11/17/2020), and (Ord. No. 2021-03-18; 3/2/21)

Alcoholic Beverage Sales, as defined by the Zoning Ordinance, as amended, shall mean any establishment, place of business or person engaged in the selling of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, as amended, to the general public for off-premise personal or household consumption.

- a. Alcoholic Beverage Sales shall be subject to compliance with the Texas Alcoholic Beverage Code, as amended, and any applicable local option elections.
- b. Alcoholic Beverage Sales are permitted only in the following districts.

Zoning Districts Permitting Alcoholic Beverage Sales		
Section	District Abbreviation – District Name	Page Number
2.04.03.	R – Retail District	42
2.04.04.	OTC – Original Town Commercial District	43
2.04.05.	H – Highway District	49
2.04.06.	C-1 – Commercial-1 District	50
2.04.07.	C-2 – Commercial-2 District	51
2.04.09.	I – Industrial District	53

- c. Reserved
- d. Beer sales are not permitted in residential zoning districts.

(4) Antenna and/or Antenna Support Structure, Commercial

- a. All commercial antennas and antenna support structures located on property owned by the City shall be permitted with a Specific Use Permit in any district.
- b. All commercial antennas and antenna support structures shall be permitted by Specific Use Permit in the following zoning districts:

Districts Permitting by Specific Use Permit		
Section	District Abbreviation – District Name	Page Number
2.04.01.	O-1 – Office-1 District	40
2.04.02.	O-2 – Office-2 District	40
2.04.03.	R – Retail District	42
2.04.05.	H – Highway District	49
2.04.06.	C-1 – Commercial-1 District	50
2.04.07.	C-2 – Commercial-2 District	51
2.04.08.	IT – Information and Technology District	52
2.04.09.	I – Industrial District	53

1. Shall be permitted only with frontage along S.H. 121, Preston Road, the Dallas North Tollway, FM 423, or US 380.

(37) Restaurant

(Ord.No. 2021-03-18; 3/2/21)

- a. A Restaurant is permitted by right in the following zoning districts.

Restaurants are Permitted by Right within the Following Districts		
Section	District Abbreviation – District Name	Page Number
2.04.02.	O-2 – Office-2 District	40
2.04.03.	R – Retail District	42
2.04.04.	OTC – Original Town Commercial District	43
2.04.05.	H – Highway District	49
2.04.06.	C-1 – Commercial-1 District	50
2.04.07.	C-2 – Commercial-2 District	51
2.04.08.	IT – Information and Technology District	52
2.04.09.	I – Industrial District	53

- b. A Restaurant is also permitted in the following zoning districts only as an accessory use when in conjunction with the operation of a golf course.

Zoning Districts Permitting a Restaurant as an Accessory Use by SUP		
Section	District Abbreviation – District Name	Page Number
2.03.01.	AG – Agricultural District	27
2.03.02.	RE – Residential Estate District	28
2.03.03.	SF-16 – Single Family Residential-16 District	28
2.03.04.	SF-12.5 – Single Family Residential-12.5 District	29
2.03.05.	SF-10 – Single Family Residential-10 District	30
2.03.06.	SF-8.5 – Single Family Residential-8.5 District	30
2.03.07.	SF-7 – Single Family Residential-7 District	31
2.03.09.	PH – Patio Home District	33
2.03.10.	2F – Two Family Residential (Duplex) District	35
2.03.11.	TH – Townhome District	36
2.03.12.	MF-15 – Multifamily-15 District	37
2.03.13.	MF-19 – Multifamily-19 District	38

- c. Restaurants that sell alcohol shall be subject to compliance with the Texas Alcoholic Beverage Code, as amended and any applicable local option elections.
- d. If a Restaurant receives seventy-five (75) percent or more of its gross revenue on a quarterly basis from the sale or service of alcoholic beverages for on-premise consumption, the use will no longer qualify as a Restaurant and will be classified and regulated by the City as an **Alcoholic Beverage Establishment** (Page 300) under the Frisco Zoning Ordinance.

(38) School District Bus Yard

A School District Bus Yard shall be owned and/or operated by a public Independent School District. Unless otherwise approved by the Planning & Zoning Commission, School District Bus Yards shall be screened using one of the following methods.