ZONING & POTENTIAL USES

4400 PRESTON ROAD | FRISCO, TEXAS 75034

Commercial-1 (C-1) | Preston Road Overlay District – Retail Corridor Subdistrict

The following uses are organized according to city of Frisco's zoning chart. They are provided for prospective purchaser and tenant review and are not a site-specific approval determination.

PERMITTED USES

1. Caretaker's/Guard's Residence
2. Accessory Structure
3. Amenity Center
4. Antenna and/or Antenna Support Structure, Non-Commercial
5. Antique Shop and Used Furniture
6. Artisan's Workshop
7. Automobile Paid Parking Lot/Garage
8. Automobile Parking Lot/Garage
9. Automobile Repair, Minor
10. Bank, Savings and Loan, or Credit Union
11. Beauty Salon/Barber Shop
12. Bed and Breakfast Inn
13. Boarding or Rooming House
14. Building Material and Hardware Sales, Minor
15. Business Service
16. Cabinet/Upholstery Shop
17. Carwash, Full Service
18. Civic/Convention Center
19. College, University, Trade, or Private Boarding School
20. Commercial Amusement, Indoor
21. Community Center
22. Construction Yard and Field Office, Temporary
23. Convenience Store without Gas Pumps
24. Day Services, Adult
25. Dry Cleaning, Minor
26. Equipment and Machinery Sales and Rental, Minor
27. Farm, Ranch, Stable, Garden, or Orchard
28. Farmer's Market
29. Feed Store
30. Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
31. Furniture Restoration
32. Governmental Office
33. Gymnastics/Dance Studio
34. Health/Fitness Center
35. Homebuilder Marketing Center
36. Hospital
37. Hotel
38. Laundromat
39. Locksmith/Security System Company
40. Massage Therapy, Licensed
41. Mortuary/Funeral Parlor
42. Municipal Uses Operated by the City
43. Museum/Art Gallery
44. Nursery, Major
45. Nursery, Minor
46. Office, Administrative, Medical, or Professional
47. Office/Showroom
48. Outside Storage and Display (Incidental Use)
49. Park or Playground
50. Print Shop, Major
51. Print Shop, Minor
52. Private Utility (other than listed)
53. Recycling Collection Point
54. Restaurant, Drive-in
55. Retail Stores and Shops
56. Retail/Service, Incidental
57. School, Private
58. School, Public
59. Small Engine Repair Shop
60. Telephone Exchange
61. Theater, Neighborhood
62. Theater, Regional
63. Veterinarian Clinic and/or Kennel, Indoor

CONDITIONAL USES

1. Athletic Stadium or Field, Private
2. Athletic Stadium or Field, Public
3. Big Box Retail Development
4. Brewpub
5. Child-Care: Licensed Child-Care Center
6. Church, Temple, Synagogue, Mosque, or Other Place of Worship
7. Concrete/Asphalt Batching Plant, Temporary
8. Convenience Store with Gas Pumps
9. Donation Box
10. Food Truck Court
11. Food Truck Temporary Site
12. Gas Pumps (Accessory Use)
13. Golf Course and/or Country Club
14. Hall, Reception/Banquet/Meeting/Dance
15. Motel
16. Oil Well/Gas Well and Mineral Extraction
17. Private Club
18. Research and Development Center
19. Residence Hotel (Extended Stay Hotel)
20. Restaurant

21. Smoke Shop
22. Stationary Food Vendor
23. Temporary Building
24. Urban Living (integrated within Hotel land use)

SPECIAL USE PERMIT REQUIRED

1. Assisted Living Facility
2. Automobile Repair, Major
3. Automobile Sales/Leasing, New
4. Cemetery or Mausoleum/Columbarium
5. Data Center
6. Fairgrounds/Exhibition Area
7. Heavy Industrial
8. Helistop (Accessory Use)
9. Nursing/Convalescent Home
10. Sewage Treatment Plant/Pumping Station
11. Utility Distribution/Transmission Line
12. Water Treatment Plant

IMPORTANT ZONING NOTICE

Use classifications above were provided for marketing purposes and have not been independently verified against the current City of Frisco zoning code or the site's overlay district. Conditional uses may have additional criteria or approval requirements; special-use-permit uses require applicable approvals. All uses, including those described as permitted, remain subject to site-specific zoning, overlay, building, access, parking and other development requirements. Prospective buyers and tenants must confirm eligibility directly with the City of Frisco before relying on this list.