



ZONING-INFO

1240 N Main St

Keller, TX 76248

Property Requirements Report

June 21, 2022

Property Requirements Report



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Zoning

C

C – Commercial District1. General Purpose and DescriptionThe C, Commercial District is intended predominately for certain retail, and light intensity wholesale and commercial uses of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with typical office, other retail, shopping, and residential environments.

Allowed Uses/Parking

Table 1: Permitted Use Use Table

Permitted Use	Parking
Accessory Dwelling as part of a primary structure	
Administrative, professional or corporate office	1 space per 330 sf 1 space per 400 sf 1 space per 450 sf 1 space per 350 sf
Athletic stadium or field operated by the city or school district	
Automobile electric charging station	
Bakery (retail)	1 space per 200 sf
Bank, saving, loan, and credit unions, including automated teller	1 space per 300 sf
Barber shop or beauty salon stand alone	1 space per 200 sf
Barber shop or beauty salon within multi-use retail	1 space per 200 sf
Brewery	1 space per 1000 sf
Brewery with retail sales on and off premise	1 space per 1000 1 space per 200 sf
Building material and hardware	2 spaces 1 space per 500 sf
Child Care (Center)	1 space per 4 students
College, University, or Private Boarding School	
Community center	3 spaces per 1000 sf
Copy shop or printing shop	1 space per 333 sf
Dance studio or aerobics center	1 space per 3 persons
Distillery with 1,500 square-foot tasting room	1 space per 1000 sf 1 space per 150 sf
Dry cleaning (small shop) in a multi-use building	1 space per 300 sf
Dry cleaning plant or commercial laundry	1 space per 1000 sf
Fitness Center/Health Club	5 spaces per 1000 sf
Fraternal clubs, lodges, sororities, and fraternities, etc.	
Furniture restoration	2 spaces 1 space per 300 sf
Gunsmith (repair only)	1 space per 200 sf
Heating and air conditioning sales and services without outdoor storage	1 space per 500 sf
Hospital	2.5 spaces per 1000 sf
Light Manufacturing wholly enclosed within a building	1.3 spaces per 1000 sf
Medical/Dental clinic or office	1 space per 200 sf
Museum or art gallery	3 spaces per 1000 sf

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Table 1: Permitted Use Use Table continued

Permitted Use	Parking
Newspaper printing	1 space per 1000 sf
Offices, City, County, State, and Other Governmental	1 space per 250 sf
Optical store, optician or optometrist	1 space per 200 sf 1 space per 200 sf
Pet grooming, no outdoor kennels	1 space per 200 sf
Pharmacist or drug store	1 space per 350 sf 1 space per 450 sf
Printing company (commercial)	1 space per 350 1 space per 1000 sf
Private club	1 space per 150 sf
Private park	
Public Parking Garage associated with a building	
Religious institution	
Research and Scientific Laboratories	1 space per 1000 sf
Restaurant, café, cafeteria	1 space per 150 sf
Retail uses and services wholly enclosed within a building	1 space per 200 sf
School, Business or Trade	
School, Private	
School, Public	
Studio, art or photographic (within multi-use retail)	1 space per 200 sf
Studio, art or photography (stand alone)	1 space per 200 sf
Temporary field construction office	
Utility structures (public)	
Winery	1 space per 1000 sf
Winery with retail sales (either on or off premise)	1 space per 1000 sf 1 space per 200 sf

Table 2: Special Use Permit Use Table

Special Use Permit	Parking
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	
Appliance Rental	2 spaces 1 space per 300 sf
Automobile parts retail sales wholly enclosed in a building	1 space per 400 sf
Automobile renting	1 space per 500 sf
Automobile Repair, Sales and Service	1 space per 500 sf
Automobile sales	1 space per 500 sf 1 space per 1000 sf
Automobile service station	1 space per 500 sf 1 space 140 sf 1 space per 3 gasoline pumps 1 space per 300 sf
Bar/Tavern	1 space per 150 sf
Bed and Breakfast/Tourist Home	1 space per guest room

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Table 2: Special Use Permit Use Table continued

Special Use Permit	Parking
Brewery with entertainment inside or outside	1 space per 1000 sf 1 space per 150 sf
Commercial engraving/printing	1 space per 200 sf
Contractor shop	
Convenience store with gas pumps	1 space per 140 sf 1 space per 3 gaso- line pumps
Distillery	1 space per 1000 sf
Donation center	1 space per 200 sf
Driving School	
Dry cleaning free-standing building	1 space per 300 sf
Entertainment Facilites (Indoor or Outdoor)	5 spaces per 1000 sf 4 spaces per lane 1 space per 3 seats 1 space per 100 sf 5 spaces per 1000 sf 5 spaces per 1000 sf 3 spaces per court 1 space per 3 seats 2 spaces per court 5 spaces per 1000 sf 38 spaces per field 5 spaces per 1000 sf 5 spaces per 1000 sf 12 spaces per hole 78 spaces per acre
Entertainment Facility (Indoor)	5 spaces per 1000 sf 4 space per lane 1 space per 3 seats 1 space per 100 sf 5 spaces per 1000 sf 5 spaces per 1000 sf 3 spaces per court 1 space per 3 seats 2 spaces per court 5 spaces per 1000 sf 38 spaces per field 5 spaces per 1000 sf 5 spaces per 1000 sf
Freight or truck terminal yard	1 space per 10000 sf 1 space per 200 sf 1 space per 2000 sf
Greenhouses and nurseries (commercial retail or wholesale)	1 space per 200 sf 1 space per 2000 sf
Greenhouses and nurseries (commercial retail)	1 space per 200 sf
Grocery store or food market	3.8 spaces per 1000 sf
Heavy machinery sales and service	1 space per 500 sf
Heavy vehicle storage	
Heliports and helistops	
Hotel/Motel	1 space per room 0.85 space per room 1 space per 5 seats 1 space per 300 sf
Indoor Gun Range	
Liquor Store (10,000 sf or greater)	1 space per 200 sf
Metal Recycling Center	
Mini-Warehouse or Self Storage Warehouse	1 space per 5000 sf 1 space per 300 sf

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Table 2: Special Use Permit Use Table continued

Special Use Permit	Parking
Minor medical emergency clinic	1 space per 200 sf
Monuments and headstones sales with outside storage	1 space per 200 sf
Motorcycle sales	1 space per 500 sf 1 space per 1000 sf
Nursing Home	1 space per 1000 sf
Outpatient Substance Use Treatment Program for Adolescents	1 space per 200 sf
Overnight delivery and service center	1 space per 2000 sf
Portable building sales with outside storage	1 space per 200 sf
Radio broadcasting without tower	
Restaurant with Drive-thru/Drive-in	1 space per 100 sf
Sales of used goods and merchandise	1 space per 200 sf
Seasonal Sales	
Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX	1 space per 200 sf
Tool and machinery rental shop	1 space per 200 sf
Utility structures (Private or Franchised)	
Vehicle or car wash	1 space per washing bay 1 space per vacuum cleaner bay 1 space per 150 sf
Veterinarian Clinic (no outdoor pens) includes grooming facility	1.75 spaces per 1000 sf
Veterinarian Clinic (with or without outdoor pens) includes grooming facility	1.75 spaces per 1000 sf
Veterinarian Clinic (with outdoor pens) may or may not include grooming facility	1.75 spaces per 1000 sf
Wind Turbines	

Table 3: Permit Use Table

Permit	Parking
Batching Plant (temporary)	

Bulk Requirements

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Table 4: C Bulk Requirements Table

Requirement	Minimum	Maximum
Accessory building - 120 sq. ft. or more - Height (ft.)	N/A	15
Accessory building - Less than 120 sq. ft. - Height (ft.)	N/A	10
Accessory building - non-residential districts - Size (sq. ft.)	N/A	2,000
Accessory building - Number per lot	N/A	2
Accessory building separation (ft.)	10	N/A
Building height (ft.) ¹	N/A	35
Building height (ft.) - within one hundred feet (100') of a developed SF-zoning district/lot	N/A	25
Building height (stories) ¹	N/A	2
Front yard (ft.)	30	N/A
Landscape buffer (ft.) - Non-Residential and Multi-Family - Adjacent to all other public streets	15	N/A
Landscape buffer (ft.) - Non-Residential and Multi-Family - adjacent to all properties with residential uses or zoning	30	N/A
Landscape buffer (ft.) - Non-Residential and Multi-Family - Adjacent to all thoroughfares with four (4) or more lanes	30	N/A
Landscape buffer (ft.) - Non-Residential and Multi-Family - adjacent to side and rear property lines when adjacent to non-residential uses or zoning	10	N/A
Lot area (sq. ft.)	33,000	N/A
Lot width (ft.)	150	N/A
Parking lot landscape (%)	15	N/A
Rear yard (ft.)	20	N/A
Rear yard (ft.) - Adjacent to a Single-Family Residential zoning district	60	N/A
Side yard (ft.) - Adjacent to a Single-Family Residential zoning district	60	N/A

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Notes

1. Sec. 8.03 T. :: Sec. 8.03 T. - maximum four (4) stories, forty-eight feet (48') if an additional setback is met. Architectural features may exceed twenty-five feet (25').