

9-400 TC Thoroughfare Commercial Zoning Checklist

Check the following to determine zoning compliance

☐ PROPERTY ADDRESS

☐ LEGAL DESCRIPTION

☐ BUSINESS OWNER NAME

☐ PROPERTY OWNER NAME

☐ ZONING DISTRICT 9-400 Thoroughfare Commercial Zoning District (TC)

☐ USE CLASSIFICATION
(TYPE OF BUSINESS)

☐ NAME OF BUSINESS

(if different from Business Owner)

Thoroughfare Commercial District - TC District - This district is intended to accommodate all types and sizes of commercial enterprises exclusive of warehousing and manufacturing. It is intended that much of the land contiguous to U.S. 281 and West Belknap Street fall in this classification.

Commercial Uses permitted in the "TC" District are outlined in the Jacksboro Zoning Ordinance Appendix B Commercial, manufacturing and Industrial Use Chart

☐ COMPLIES WITH USE CHART

YESNO

☐ AREA REGULATIONS

	REQUIRED	ACTUAL		REQUIRED	ACTUAL
☐ SIZE OF YARDS/SETBACKS			☐ MAXIMUM LOT COVERAGE	75%	
☐ FRONT YARD	30		☐ MAXIMUM LANDSCAPE AREA	10%	
☐ SIDE YARD	10				
☐ CORNER LOT, STREET SIDE YARD	20		☐ MINIMUM MASONRY COVERAGE	50%	
☐ REAR YARD	25		(exterior façade with exposure to a street) (unless conforming to branded business franchise building standards) (unless conforming to the majority of buildings in the area)		
☐ SIZE OF LOTS:			☐ MAXIMUM HEIGHT	3 stories	
☐ Minimum Lot Size	25,000 sq ft		HVAC equipment, roof gables, vent stakes & chimney or mechanical rooms may project up to 12' beyond maximum building height		
☐ Minimum Lot Width	150'				
☐ Minimum Lot Depth	150'				

☐ PARKING REGULATIONS

☐ All required parking spaces, driveways, maneuvering areas, traffic lanes and loading areas shall be provided on concrete, asphaltic concrete or similar improved surfaces

☐ All parking lots shall utilize continuous concrete curb and gutter sections to delineate the outside boundaries of the lot, any and all landscape medians, driveways or other areas not accessible to vehicular traffic

☐ For fire-fighting and safety purposes, free access through to adjacent parking areas shall be provided between adjoining parcels or building sites

☐ All required parking spaces shall be provided on the same site as the use it serves unless the Board of Zoning Adjustments grants a special exception. Parking spaces shall be permanently and clearly marked by stripes, buttons, tiles, curbs, barriers or other approved methods. Non-permanent markings, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.

☐ Each standard 90-degree off-street parking space shall be a minimum of 9' in width and 20' in depth. Truck spaces shall be a minimum of 40' X 50'. Traffic Lanes shall support bi-directional traffic and be a minimum of 24' in width. Other parking standards and arrangements are shown in Appendix A, Parking Illustrations.

☐ All parking and loading spaces, and vehicle sales areas on private property, shall have a vehicle stopping device installed so as to prevent the parking of motor vehicles in any required landscaped areas, and to prevent any parked vehicle from overhanging a public right-of-way line or a public sidewalk. Parking shall not be permitted to encroach upon the public right-of-way in any case. All vehicle maneuvering shall take place on-site and no public right-of-way shall be used for backing or maneuvering into our out of a parking space (See Appendix A, Parking Illustrations).

☐ Handicap parking space(s) shall be provided according to State of Texas program for the Elimination of Architectural Barriers.

☐ In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for EACH CLASS of use included in building or development.

☐ Floor area of structures devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.

☐ No open parking space or surfaced area shall be located nearer than 2' to the side lot line.

☐ Additional requirements are provided in 13-500 per Use / Business Type

☐ OFF-STREET LOADING REGULATIONS - ALL DISTRICTS

All retail, commercial and industrial structures having 5,000 sq ft or more of gross floor area shall provide and maintain off-street area for the loading and unloading of merchandise and goods at a ratio of at least 1 space for the first 20,000 sq ft of gross floor area and 1 space for each additional 20,000 sq ft of gross floor area or fraction thereof. A loading area shall consist of an area of a minimum of 12' X 30'. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks off-street. Each site shall provide a designated maneuvering area for trucks (See Appendix A, Parking Illustrations).

☐ PARKING REQUIREMENTS FOR NEW AND UNLISTED USES

☐ Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be interpreted by the City Manager as those of a similar listed use.

☐ Where a determination of the minimum parking requirements cannot be readily ascertained for new or unlisted uses according to above or where uncertainty exists, the Planning and Zoning Commission shall established the minimum off-street parking requirements.

☐ FIRE

☐ Fire Lane and Hydrant easements shall be provided in accordance with the Standard Fire Prevention Code and/or as required by the Fire Marshall.

Additional regulations may apply, parking regulations, landscape regulations, sign regulations, etc...
This checklist is provided as a convenience for Zoning compliance. Additional regulations exist including but not limited to: Fire & Safety Code, Building Code, etc....
For definitions or further details and clarity refer to the Jacksboro Zoning Ordinance

UNDER PENALTY OF INTERNATIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE THAT I HAVE EXAMINED AND/OR MADE THIS APPLICATION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AGREE TO CONSTRUCT SAID IMPROVEMENT IN COMPLIANCE WITH ALL PROVISIONS OF THE ORDINANCES OF THE CITY OF JACKSBORO. I realize that the information that I have stated hereon forms a basis for the issuance of the Building Permit herein applied for and approved of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Jacksboro City Code or any other ordinance or to excuse the owner or his successors from complying therewith.

Owner Signature

Date