



RESIDENTIAL BUILDING TYPE SUMMARY

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By Planning Department at 9:00 am, Aug 11, 2014

NOTE: Building types shown are considered to be typical lot configurations. Garages on any single-family lot may be either detached (as shown in the illustrations) or attached by way of an enclosed backbuilding or a partially enclosed breeze-way. Additional lot configuration options are provided on the following pages.

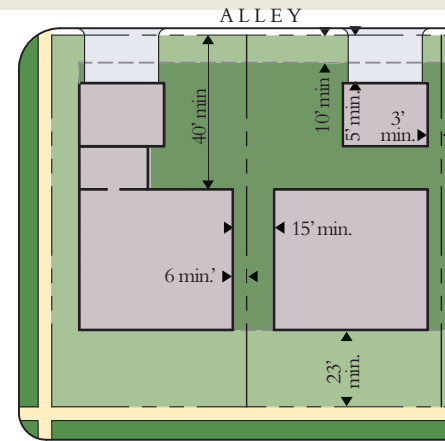
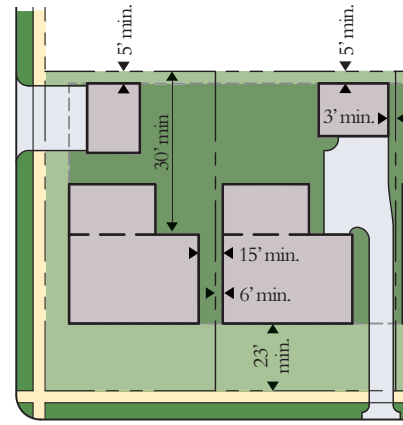
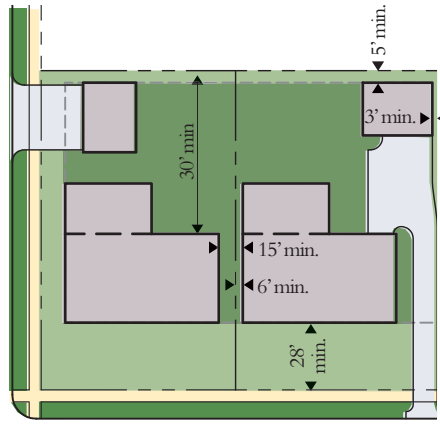
- ### VILLA
- * Edge yard building type
 - * Single family dwelling
 - * Detached building on own lot
 - * One or more ancillary structures
 - * Between 3,300 and 5,600 SF of conditioned space
 - * Non-alley drive access
 - * Circular & multiple driveways permitted (See Driveway Standards, pg. 40)

- ### NON-ALLEY HOUSE
- * Edge yard building type
 - * Single family dwelling
 - * Detached building on own lot
 - * May have ancillary structures
 - * Between 2,000 and 5,000 SF of conditioned space
 - * Non-alley drive access

- ### ALLEY HOUSE
- * Edge yard building type
 - * Single-family dwelling
 - * Detached building on own lot
 - * May have ancillary structures
 - * Between 2,000 and 6,000 SF of conditioned space
 - * Alley drive access

NEIGHBORHOOD EDGE * T3

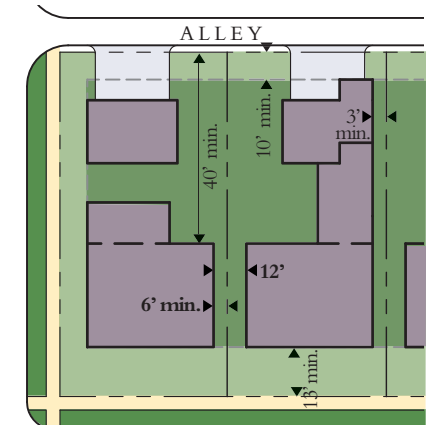
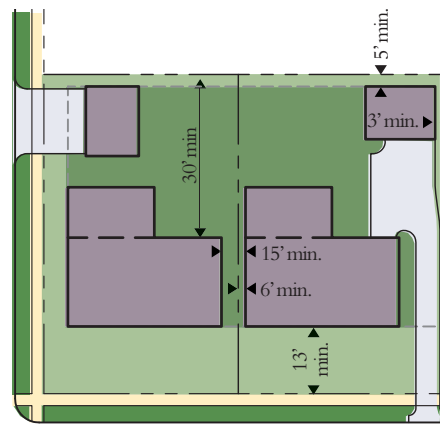
- Transect Characteristics:**
Generous setbacks create more useable courtyard space and a more rural character.
- * **23' minimum** Front Setback for lots less than 85' in width
 - * **28' minimum** Front Setback for lots 85' and greater in width
 - * **5' min.** (Non-alley) Minimum Rear Setback. **10' min.** (Alley) Minimum Rear Setback.
 - * **6' min.** Side Setbacks
 - * **15' min.** between unattached bldgs. (see dia.)
 - * **13' min.** Corner Side Setback
 - * Primary bldg. may encroach up to 5' into front setback under circumstances illustrated in "Terms and Definitions"



LOT SIZE:	Width	75' min.	55' min.	45' min.
	Depth	110' min. (133' typ.)	110' min. (133' typ.)	110' min. (135.5' typ.)
ADD'L SETBACKS:	Primary Bldg Rear	30' min.	30' min.	40' min.
	Detached Outbuilding Side	3' min.	3' min.	3' min.
ENCROACHMENTS:	Building side	18" max., corner lot elements may encr. to esmt.	18" max., corner lot elements may encr. to esmt.	18" max., corner lot elements may encr. to esmt.
	Building element front	12' max.	12' max.	10' max.
	Primary building front	5' max. (conditions apply)	5' max. (conditions apply)	5' max. (conditions apply)
HEIGHT:	Principal building	50' or 2.5 stories max.	50' or 2.5 stories max.	50' or 2.5 stories max.
	Back building and outbuilding	2 stories max.	2 stories max.	2 stories max.

GENERAL NEIGHBORHOOD * T4

- Transect Characteristics:**
Intermediate setbacks provide a balance between urban and rural character.
- * **13' min.** Front Setback
 - * **5' min.** (Non-alley) Minimum Rear Setback. **10' min.** (Alley) Minimum Rear Setback.
 - * **6' min.** Side Setbacks
 - * **12' min.** between unattached bldgs. (see dia.)
 - * **10' min.** between bldgs. on Cottage lots
 - * **8' min.** Corner Side Setback
 - * Primary building may encroach up to 5' into front setback under circumstances illustrated in "Terms and Definitions"



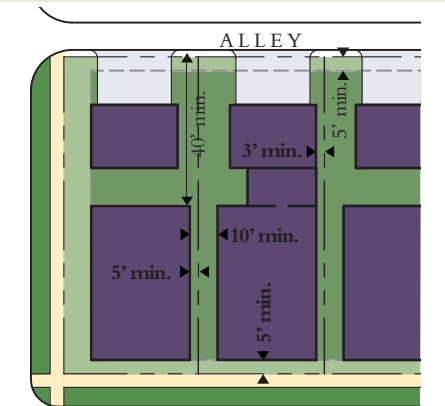
LOT SIZE:	Width	75' min.	55' min.	40' min.
	Depth	110' min. (133' typ.)	100' min. (123' typ.)	100' min. (125.5' typ.)
ADD'L SETBACKS:	Primary Bldg Rear	30' min.	30' min.	40' min.
	Detached Outbuilding Side	3' min.	3' min.	3' min.
ENCROACHMENTS:	Building side	18" max., corner lot elements may encr. to esmt.	18" max., corner lot elements may encr. to esmt.	18" max., corner lot elements may encr. to esmt.
	Building element front	12' max.	10' max.	10' max.
	Primary building front	5' max. (conditions apply)	5' max. (conditions apply)	5' max. (conditions apply)
HEIGHT:	Principal building	50' or 2.5 stories max.	60' or 3 stories max.	60' or 3 stories max.
	Back building and outbuilding	2 stories max.	2.5 stories max.	2.5 stories max.

URBAN CENTER * T5

- Transect Characteristics:**
Narrow setbacks create a tightly-knit block that is more urban in character.
- * **5' min.** Front Setback
 - * **5' min.** Minimum Rear Setback
 - * **5' min.** Side Setbacks
 - * **10' min.** between unattached bldgs. (see dia.)
 - * **3' min.** Corner Side Setback
 - * Primary building may encroach up to 5' into front setback under circumstances illustrated in "Terms and Definitions"

This building type is not permitted in T5.

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LOT SIZE:	Width	35' min.
	Depth	70' min.
ADD'L SETBACKS:	Primary Bldg Rear	40' min.
	Detached Outbuilding Side	3' min.
ENCROACHMENTS:	Building side	18" max., corner lot elements may encr. to esmt.
	Building element front	10' max. (must not exceed frontage line)
	Primary building front	5' max. (conditions apply)
HEIGHT:	Principal building	60' or 3 stories max.
	Back building and outbuilding	2.5 stories max.

NOTES:

- * "Bungalow" type lots may be limited to 30' in height. City of McKinney fire code stipulates that all buildings taller than 30' require access by a 26' or wider fire lane.
- ** Shared Wall Houses are not permitted to be stacked one on top of another. Residential units may be side-by-side only.

DESIGN CODE

APPENDIX



COTTAGE

- * Edge yard building type
- * Single-family dwelling
- * Detached building on own lot
- * Between 1,800 and 3,200 SF of conditioned space
- * Alley drive access

SHARED WALL HOUSE

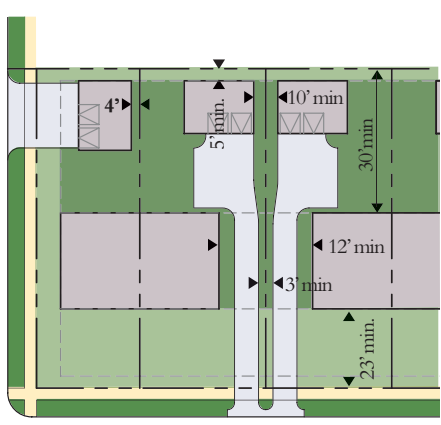
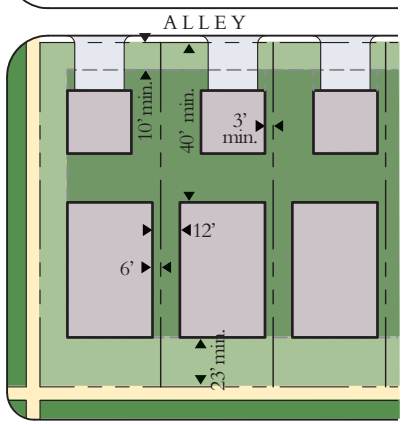
- * Rear yard building type
- * Single-family paired dwelling
- * Attached building on separate (common walls between units) or shared lot
- * Facades form continuous frontage line
- * Between 1,800 and 3,000 SF of conditioned space
- * Alley or non-alley drive access

TOWNHOUSE

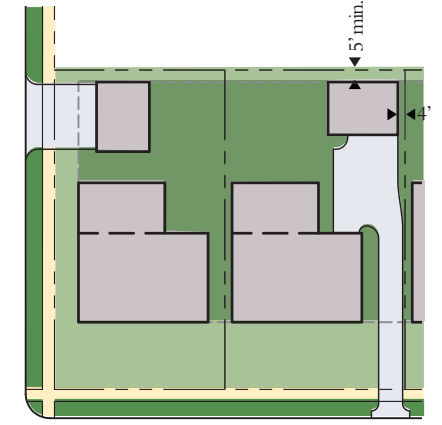
- * Rear yard or no yard building type
- * Single-family attached dwellings
- * Attached building on separate lots
- * Common walls on side lot lines
- * Between 1,500 and 2,200 SF of conditioned space
- * Alley drive access

CARRIAGE HOUSE

- * Rear yard building type
- * Single-family dwelling (see "Building Type Summary Introduction" page) or accessory unit (see "Permitted Uses by Transect" page)
- * May be on separate or shared lot
- * Up to 1,000 SF of conditioned space
- * Alley or non-alley drive access



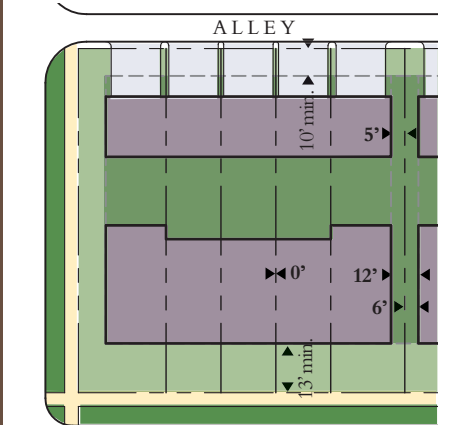
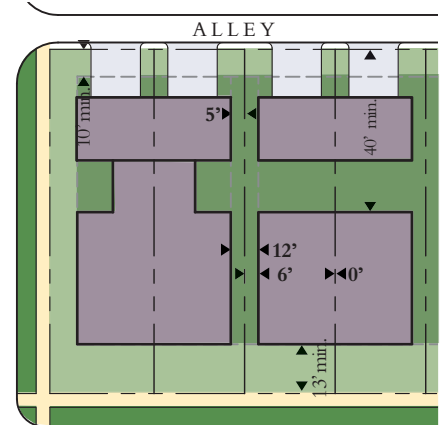
This building type is not permitted in T3.



30' min.
100' min. (125.5' typ.)
40' min.
3' min.
18" max., corner lot elements may encr. to esmt.
10' max.
5' max. (conditions apply)
60' or 3 stories max. *
2.5 stories max.

30 min.
110' min. (133 typ.)
30' min.
5' min. (3' min. for detached outbuilding)
18" max., corner lot elements may encr. to esmt.
10' max.
5' max. (conditions apply)
50' or 2.5 stories max. *
2 stories max.

30' min.
30' min.
5' min.
N/A
18" max., corner lot elements may encr. to esmt.
1' max.
N/A
1.5 stories max. (excludes Garage)
N/A

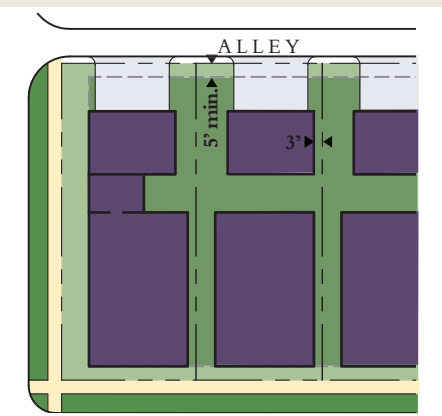
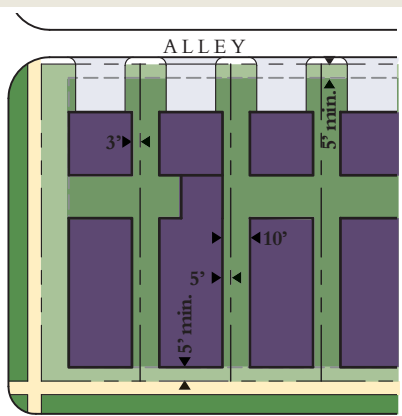


30' min.
100' min. (125.5' typ.)
40' min.
3' min.
18" max., corner lot elements may encr. to esmt.
10' max.
5' max. (conditions apply)
60' or 3 stories max. *
2.5 stories max.

30' min.
100' min. (125.5' typ.)
40' min.
5' min.
18" max., corner lot elements may encr. to esmt.
10' max.
5' max. (conditions apply)
60' or 3 stories max. *
2.5 stories max.

18' min.
100' min. (125.5' typ.)
5' min.
5' min.
18" max., corner lot elements may encr. to esmt.
10' max.
5' max. (conditions apply)
70' or 4 stories max.
3.5 stories max.

25' min.
25' min.
5' min.
N/A
18" max., corner lot elements may encr. to esmt.
1' max.
N/A
1.5 stories max. (excludes Garage)
N/A



30' min.
70' min. (115.5' typ.)
5' min.
3' min.
18" max., corner lot elements may encr. to esmt.
10' max. (must not exceed frontage line)
5' max. (conditions apply)
60' or 3 stories max. *
2.5 stories max.

30' min.
70' min. (115.5' typ.)
5' min.
5' min.
18" max., corner lot elements may encr. to esmt.
10' max. (must not exceed frontage line)
5' max. (conditions apply)
60' or 3 stories max. *
2.5 stories max.

18' min.
70' min. (115.5' typ.)
5' min.
5' min.
18" max., corner lot elements may encr. to esmt.
10' max. (must not exceed frontage line)
5' max. (conditions apply)
70' or 4 stories max.
3.5 stories max.

25' min.
25' min.
N/A
N/A
18" max., corner lot elements may encr. to esmt.
1' max.
N/A
2.5 stories max. (excludes Garage)
N/A

DESIGN CODE

APPENDIX