

## **DEVELOPMENT REGULATIONS**

The subject property (the "Property") shall be zoned "PD" – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City's Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

The Property shall develop in accordance with Section 146-106 ("SF5" – Single Family Residence District) and Section 146-133 (Accessory Buildings and Uses), as amended, except as follows:

- a. Accessory dwelling units shall be limited to 1,000 square feet in area.
- b. Side and rear setbacks for accessory dwellings shall be three (3) feet from any lot line. All setbacks for primary structures shall remain the same as specified by Section 146-106 of the City of McKinney Code of Ordinances.