

## **Sec. 146-95. - MTC - McKinney Town Center district.**

- (a) Purpose and Intent. The "MTC" -- McKinney Town Center zoning district is intended to implement the Town Center Study Phase 1 Report and associated illustrative vision (known together as the "Town Center Master Plan") adopted by City Council in March 2008. It facilitates pedestrian oriented, mixed-use, urban infill redevelopment in and around the historic core of McKinney, providing shopping, employment, housing, and business and personal services.

This is achieved by promoting an efficient, compact and walkable development pattern; encouraging pedestrian activity; reducing the reliance on private automobiles; positioning the historic Town Center as a viable transit-oriented development (TOD); promoting a more functional and attractive community through the use of recognized and time-tested principles of urban design; and allowing developers flexibility in land use and site design. A high level of attention to site and building design is required to promote an attractive and functional Town Center as envisioned in the Master Plan.

The "MTC" -- McKinney Town Center zoning district is created to support economic development, sustainable tax base, and job creation/retention by: (a) providing a streamlined and simplified zoning process, (b) establishing adjacency predictability in the built environment, (c) offering flexibility to changing market conditions, (d) reducing risk to private investment/development, (e) synchronizing private investment/development with public capital investment policies, and (f) calibrating zoning regulations with the existing physical context and character of the downtown core area of McKinney.

~~Purpose. The "MTC" - McKinney Town Center zone is intended to allow both commercial and residential uses in buildings, which match the character and style of the historic downtown. Buildings within the district should be located close to the street and multistory. This zone is appropriate for the area near the "CHD" - Commercial Historic District, and is inappropriate for areas not near the "CHD" - Commercial Historic District.~~

- (b) Applicable Regulations: The "MTC" -- McKinney Town Center zoning district regulations located in Appendix G-2 of the Zoning Regulations of the City of McKinney, Texas ("Zoning Ordinance") and Chapter 146 of the Zoning Ordinance, as amended, shall enumerate the standards for private land use and development within the "MTC" -- McKinney Town Center with text and graphics including but not limited to Definitions, Administration, Permitted Uses, Building Form and Site Development Standards, Building Design Standards, and Open Space Standards.

Zoning regulations not specifically addressed in Appendix G-2 shall be governed by Chapter 146 of the Zoning Ordinance, as amended, to the extent

they are not in conflict with the spirit and intent of the “MTC” -- McKinney Town Center zoning district’s regulations.

~~Permitted uses. The following uses are permitted in the "MTC" -- McKinney Town Center zone: same uses as permitted within the "CHD" -- Commercial Historic District.~~

- (c) Areas Encompassed: The “MTC” -- McKinney Town Center zoning district shall apply to the geographical boundaries as established in the McKinney Town Center Regulating Plan located in Appendix G-1 of the Zoning Ordinance.

The Regulating Plan shall be the official Zoning Map for the McKinney Town Center and shall establish the development standards for all properties within the “MTC” -- McKinney Town Center including:

Character Districts: The “MTC” -- McKinney Town Center is further distinguished by Character Districts. A Character District is intended to preserve and/or create an urban form that is distinct from other Character Districts. Each Character District shall establish use and building standards including but not limited to building placement, height, parking, service access, and other functional design standards for all properties within that Character District. The Regulating Plan classifies all properties within the Town Center into one of seven Character Districts (Historic Core; Downtown Core; Downtown Edge; Transit Village Core; Transit Village Edge; Cotton Mill Core; and Cotton Mill Edge). The different Character Districts are based on historic and regional architectural traditions and development intended to create a built environment that is consistent with the adopted Town Center Master Plan.

Street Designations: The Regulating Plan shall identify existing streets within the “MTC” -- McKinney Town Center as Pedestrian Priority “A” Streets, Pedestrian Priority “B” Streets, or Service Streets. In addition, it shall identify the location and the level of pedestrian priority for recommended new streets as well as the location of streets recommended for vacation.

Special Requirement: The Regulating Plan shall identify the location of Required Commercial Frontage.

Other: The Regulating Plan shall identify existing civic building sites and existing civic/open spaces and shall recommend the location of future civic building sites, civic/open spaces, passenger rail station/platform, and vista termini within the “MTC” -- McKinney Town Center.

~~Space limits. The following space limits shall apply to the "MTC" -- McKinney Town Center zone:~~

~~(1) Minimum building height: 20 feet or two stories for the main building, ten feet for accessory structures. Single story main buildings are allowed only by specific use permit.~~

~~(2) Minimum side yard at corner: None, however buildings are not allowed within sight visibility triangles.~~

~~(3) Minimum lot coverage: 50 percent.~~

~~(4) Maximum lot coverage: 95 percent.~~

~~(5) Minimum floor area ratio: 1 1/2 gross floor area to one lot area.~~

~~(6) Maximum floor area ratio: 2 1/2 floor area to one lot area.~~

~~(7) All other space limits identified as being applicable to the "MTC" McKinney Town Center zone in appendix F of the zoning ordinance.~~

~~(d) Miscellaneous provisions.~~

~~Parking. Off-site parking spaces required must be located within 750 feet of the use.~~

~~Off-street loading.~~

~~Uses within the district are not required to provide off-street loading spaces.~~

~~Loading spaces that are provided must be screened in accordance with the screening requirements of section 146-132~~

~~Landscaping requirements.~~

~~Properties used for non-residential uses or a combination of residential and non-residential uses shall provide landscaping on site.~~

~~Landscaping can be provided with planters, either freestanding or incorporated into a structure, subject to review and approval as part of a site plan for development.~~

~~No other provision of section 146-135 regarding landscaping will apply in this district.~~

~~(4) Approval of building elevations. Approval of all building elevations by the historic preservation officer is required, prior to issuance of a building permit.~~