

Exhibit C

Development Standards

GROSS ACREAGE	3.00
MIN LOT AREA	5500 SF
MIN LOT WIDTH	50'
MIN LOT DEPTH	90'
MAX HEIGHT	35'
MIN FRONT YARD	20'
MIN REAR YARD	20'
MIN SIDE YARD	5'
MAX LOT COVERAGE	60%
MIN CORNER SIDE YARD	15'
MAX DU/AC	3.2*

***The applicant may achieve a density bonus of up to 3.4 dwelling units per acre by incorporating residential design features as found in Section 11: Urban Design (Design for Density) of the City of McKinney Comprehensive Plan**