

Planned Development Regulations McKinney, Texas

A. General Description: This Planned Development District (PD) is intended to accommodate a residential townhome use.

B. Statement of Purpose: The purpose of this PD is to establish a concept plan and specific conditions for the development of the subject property. The intent of this PD is to achieve a quality residential community while providing additional open space.

C. Development Regulations:

1. Space Limits:

- a) Lot Square Footage: The minimum square footage of any lot shall be two thousand two hundred fifty (2,250) square feet.
- b) Lot Width: The minimum width of any lot shall be twenty five (25) feet as measured at the front property line.
- c) Lot Depth: The minimum depth of any lot shall be ninety feet (90).
- d) Front Yard Setback: The minimum setback shall be ten (10) feet.
- e) Rear Yard Setback: The minimum setback shall be ten (10) feet.
- f) Side at Corner Setback: The minimum setback shall be ten (10) feet.
- g) Building Separation: The minimum building separation shall be ten (10) feet.
- h) Maximum residential building height shall be 35 feet (2 stories).
- i) Maximum Density: Eight (8) dwelling units per acre (exclusive of floodplain)
- j) Minimum Driveway Length: Ten (10) feet.
- k) Rear-entry garages shall not be required.
- l) Townhomes on the subject property shall be required to have two (2) parking spaces, one of which must be enclosed.

2. Architectural Standards: The standards and criteria contained within the subsection are deemed minimum standards and shall apply to all building construction occurring on the subject property.

- a) No elevations shall be composed of less than 65% masonry (brick, stone, cultured stone, or three-part stucco).
- b) Minimum masonry percentages shall be calculated exclusive of windows, doors, stoops, gables, and/or chimneys. Covered porches greater than three (3) feet deep and four (4) feet wide shall not have to meet the minimum masonry percentages.