

DEVELOPMENT REGULATIONS

- 1) **Conflicts.** In the event of a conflict between this Ordinance and any other City ordinance, rule or regulation, including, but not limited to, the provisions of the City's comprehensive zoning ordinance, this Ordinance shall control.

- 2) **Tract 1 – Multiple Family Residential.** The following regulations apply to Tract 1 on the Zoning Exhibit:
 - A) **Zoning district:** Development of Tract 1 shall comply with the requirements described in Section 146-81, MF-3 – Multiple Family Residential – Medium-High Density and as amended, of the Code of Ordinances City of McKinney except as follows;

 - B) **Space Limits:** Development of Tract 1 shall comply with the requirements described in the following sections:
 - I) Maximum height of structure shall be three (3) stories, not to exceed 45’
 - II) Maximum density: 21 dwelling units per gross acre

 - C) **Parking:** Development of Tract 1 shall comply with the requirements described in Section 146-130, Vehicle Parking, and as amended of the Code of Ordinances City of McKinney, except for the following:
 - I) Parking requirements, Dwellings, multiple family: No less than 50% of the units shall be covered, with at least 30% enclosed.

 - D) **Screening:** Development of Tract 1 shall comply with the requirements described in Section 146-132 and as amended, except for
 - I) Along the portion of Tract 1 where side yards have direct adjacency to Tract 2 and Tract 3, screening shall not be required.

 - E) **Landscape Requirements:** Development of Tract 1 shall comply with the requirements described in Section 146-135 and as amended except for
 - I) Along the portion of Tract 1 where side yards have direct adjacency to Tract 2 and Tract 3, required landscape buffers and perimeter trees shall not be required.

- 3) **Tract 2 and 3– Commercial.** The following regulations apply to Tracts 2 and 3 on the Zoning Exhibit:
 - A) **Zoning district:** Development of Tracts 2 and 3 shall comply with the requirements described in Section 146-112, C-2 – Local Commercial district and as amended, of the Code of Ordinances City of McKinney.

B) Landscape Requirements: Development of Tract 1 shall comply with the requirements described in Section 146-135 and as amended except for

I) Along the portion of Tracts 2 and 3 where side yards have direct adjacency to Tract 1, Tracts 2 and 3 shall have a 5' Vehicular Use Buffer that will be planted with ornamentals 1 per 30 ft.

4) Exceptional quality or innovative design. The development shall provide the following enhancements to meet the PD's provisions of exceptional quality or innovative design.

I) All required trees shall be 6 inches in Caliper at the time of planting on all tracts.

II) 15% of Tract 2 and Tract 3 shall be dedicated to living landscaping.

III) 20% of Tract 1 shall be dedicated to living landscaping.

IV) On Tract 2 and Tract 3, required street trees shall be planted at a ratio of 1 tree every 30 feet.

V) Pedestrian crossings and major intersections shall be distinguishable through the use of colored stamped concrete, brick pavers or some other means.

VI) The number of required amenities for multi-family shall be increased by two (2) additional amenities.