

**Requested Modifications to the REC Overlay District Standards**

Requested Modifications to REC Overlay Standards	Number of Times Requested	Staff Recommendation	PZ Recommendation	CC Action	Case Number
<p align="center"><b>1. Reduction in Single Family (SF) Garage Offset</b></p> <p><i>REC Ordinance: "Attached Garages accessed by driveways from the front of the house shall be set back at least 20 feet from the front façade of the house." (Sec.146, App. B, V.B.1.e.)</i></p>	6	Denial	Approval	Approved	13-245Z
		Denial	Approval	Approved	13-103Z
		Denial	Approval	Approved	13-101Z
		Approval	Approval	Approved	12-225Z
		Denial	Approval	Approved	11-133Z
		Approval	Approval	Approved	10-118Z
<p align="center"><b>2. Front Porch Modifications</b></p> <p><i>REC Ordinance: "Dwelling units on any street should have a front entrance articulated by a covered front entry porch. Porches generally should be located on the front of the building or wrapping, and occasionally on the side. Porches shall be at least four feet in depth." (Sec.146, App. B, V.B.1.h.)</i></p>	4	Denial	Approval	Approved	13-245Z
		Denial	Approval	Approved	13-103Z
		Denial	Approval	Approved	13-101Z
		Denial	Approval	Approved	11-133Z
<p align="center"><b>3. Reduce Finish Floor Elevation for Single Family Lots</b></p> <p><i>REC Ordinance: "All dwellings shall have a finished first floor elevation at least two feet above the finished surface grade of the lot at the front door." (Sec.146, App. B, V.B.1.d.)</i></p>	3	Denial	Approval	Approved	13-245Z
		Denial	Approval	Approved	13-103Z
		Denial	Approval	Approved	13-101Z
<p align="center"><b>4. Allow Cul-de-Sacs</b></p> <p><i>REC Ordinance: "All streets at both ends shall terminate at other streets. Use of cul-de-sacs is strongly discouraged." (Sec.146, App. B, V.D.2.b.x.)</i></p>	3	Denial	Approval	Approved	13-245Z
		Denial	Approval	Approved	11-133Z
		Denial	Approval	Approved	10-118Z
<p align="center"><b>5. Single Family Side Yard at Corner Reduced to Adjacent Lot's Build-to-Line</b></p> <p><i>REC Ordinance: "For Single family detached large lot and standard lot, the side yard shall be 15 feet for the side facing the street on a corner lot. For Single family detached small lot, the side yard shall be 10 feet for the side facing the street on a corner lot." (Sec.146, App. B, V.C.1.d.ii.; Sec.146, App. B, V.C.2.d.ii.; Sec.146, App. B, V.C.3.d.ii)</i></p>	3	Approval	Approval	Approved	13-245Z
		Approval	Approval	Approved	13-103Z
		Approval	Approval	Approved	13-101Z
<p align="center"><b>6. Remove Lot Coverage for Single Family Residential</b></p> <p><i>REC Ordinance: "For Single family detached large lot and standard lot, the maximum lot coverage shall be 45 percent. For Single family detached small lot, the maximum lot coverage shall be 60 percent." (Sec.146, App. B, V.C.1.f.; Sec.146, App. B, V.C.2.f.; Sec.146, App. B, V.C.3.f.)</i></p>	3	Approval	Approval	Approved	13-103Z
		Approval	Approval	Approved	13-101Z
		Approval	Approval	Approved	11-133Z
<p align="center"><b>7. Multi-Family Building Setback Increases</b></p> <p><i>REC Ordinance: "For apartment dwellings within the Neighborhood Zone, the build-to line shall be 15 feet." (Sec. 146, App.B, V.C.6.d.i.)</i>  <i>"Apartments shall be designed to in multiple small buildings that are sited on the street's build-to-line" (Section 146, App.B,V.A.8.)</i></p>	3	Approval	Approval	Approved	12-146Z
		Approval	Approval	Approved	12-116Z
		Approval	Approval	Approved	10-112Z
<p align="center"><b>8. Increase Maximum Multi-Family Building Height</b></p> <p><i>REC Ordinance: "For apartment dwellings within the Neighborhood Zone, the maximum building height shall be 35 feet or 2.5 stories." (Sec. 146, App. B, V.C.6.e.)</i></p>	3	Approval	Approval	Approved	13-245Z
		Approval	Approval	Approved	13-101Z
		Approval	Approval	Approved	12-116Z
<p align="center"><b>9. Allow Zero-Lot-Line Homes</b></p> <p><i>REC Ordinance: "For Single family detached (large, standard, and small) lots, the side yard shall be a minimum of 5 feet." (Sec.146, App. B, V.C.1.d.ii.; Sec.146, App. B, V.C.2.d.ii.; Sec.146, App. B, V.C.3.d.ii)</i></p>	2	Approval	Approval	Approved	13-245Z
		Approval	Approval	Approved	13-103Z
<p align="center"><b>10. Remove Build-to-Line for Commercial Use Buildings</b></p> <p><i>REC Ordinance: Within the Neighborhood Zone: "Build-to line shall be between two and six feet on commercial (main) street and on all other streets in neighborhood centers." (Sec.146, App. B, V.C.7.c.i.)</i>  <i>Within the Collin McKinney Parkway Corridor Zone: "Build-to-line: Between two and six feet" (Sec.146,App.B,VI.,D.1.d.)</i></p>	2	Denial	Approval	Approved	13-193Z
		Denial	Approval	Approved	13-096Z
<p align="center"><b>11. Alley Access not Required for Lots under 50 Feet in Width</b></p> <p><i>REC Ordinance: "For Single family detached small lot (lot width between 35 and 50 feet), rear or side yard parking is required, and an alley is required." (Sec.146, App. B, V.C.2.b.x.)</i></p>	1	Denial	Approval	Approved	13-245Z
<p align="center"><b>12. Extend Maximum Block Length</b></p> <p><i>REC Ordinance: "All street blocks shall not be longer than 600 feet, measured from intersecting curb face to curb face for a subdivision with an average buildable lot size of 10,000 square feet or less." (Sec.146, App. B, V.D.2.b.xii.)</i></p>	1	Denial	Approval	Approved	13-245Z
<p align="center"><b>13. Eliminate GDP Ensuring Connectivity Between Use Types</b></p> <p><i>REC Ordinance: " The REC general development plan shall be submitted in conjunction with zoning, subdivision, and site development applications for all properties within the REC." (Sec.146, App. B, III.)</i></p>	1	Denial	Approval	Approved	13-101Z
<p align="center"><b>14. Allow a 3-Unit Townhome</b></p> <p><i>REC Ordinance: "Minimum number of dwelling units: four." (Sec.146, App. B, V.C.5.a.)</i></p>	1	Approval	Approval	Approved	10-126Z