

SECTION IV  
RESIDENTIAL USE REGULATIONS

A. PURPOSE AND INTENT

The purpose of this ordinance is to regulate the planning and development of the residential uses in the Flying M Ranch Planned Development.

This ordinance provides for a wide variety of residential uses, and allows for community facilities, community services facilities and uses, and structures accessory to the main uses.

The ultimate control for residential development is the maximum number of dwelling units permitted in each residential category and subtotal as indicated on the Statistical Summary. All Planning Areas shall be developed consistent with the total dwelling units indicated in the Statistical Summary. The total dwelling unit maximum for the land use category within the Statistical Summary shall be as specified therein.

Space limits for residential and other projects shall be as described herein, and subject to the review procedures as specified in Implementation Section contained herein. After first occupancy of an individual dwelling unit, the space limits contained in this ordinance and any applicable plat or site plan shall apply to that dwelling unit and shall only be modified subject to the variance or rezoning procedures contained in the City of McKinney Zoning Ordinance.

B. LOW DENSITY RESIDENTIAL

1. Purpose and Intent

This classification of residential uses is designed for development of single-family detached residences and other residential projects consistent with the permitted density of this classification. The low density classification provides for a maximum density of seven (7) dwelling units per acre.

2. Districts

a. "SF-1" Single-family Residence District regulations.

- (1) Purpose: This zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life.

(2) Principal permitted uses:

- (a) Single-family detached dwellings.
- (b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories and other related living structures when located on the same site as the school or college.
- (c) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.
- (d) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.
- (e) Public and quasi-public buildings for cultural use.
- (f) Country clubs.
- (g) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.
- (h) Parks and recreation areas.

(3) Permitted accessory uses:

- (a) Home occupations.
- (b) Private garage and parking areas.
- (c) Private swimming pools exclusively for the use of residents of the premises and their

nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permits: No specific use permits.

(5) Space limits:

(a) Minimum lot area: Seven thousand two hundred (7,200) square feet.

(b) Minimum width of lot: Sixty (60) feet.

(c) Minimum depth of lot: One Hundred (100) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard. Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Ten percent (10%) of lot width.

(h) Minimum side yard on corner: Fifteen (15) feet.

(i) Maximum lot coverage: Sixty percent (60%).

(j) Maximum density: Four (4) dwelling units per acre.

(6) Miscellaneous provision:

Two (2) enclosed parking spaces shall be provided on each lot for each dwelling unit.