

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

1. The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").
2. The subject property poses unique challenges and opportunities. It is located on the "fringe" of the historic downtown district and is generally considered an "in-fill" lot; however, the site is oddly configured which requires a creative approach for any development opportunities.

The subject property shall be zoned as "SO" – Suburban Office and shall conform to the requirements of the "SO" – Suburban Office district as defined in Section 146-109 of the City of McKinney Code of Ordinances, except as follows:

- i. Office (business, professional, or research) uses shall provide 1 parking space for every 500 square feet of floor area.
- ii. 2 story maximum
- iii. Side Yard Setback: Five feet (5')
- iv. Rear Yard Setback: Five feet (5')
- v. Front Yard Setback: Fifteen feet (15'). Building awnings shall be allowed to encroach into the front yard setback up to five feet (5').
- vi. 6" caliper canopy trees shall be placed at the terminus of each parking row.
- vii. A 5' landscape buffer will be provided along the eastern property line. No trees will be required within this area.