

## DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses
  - 1.1. Office building
  - 1.2. Office use
  - 1.3. Parking incidental to main use
  - 1.4. Banks and financial institutions
  - 1.5. School, public, private or parochial
  - 1.6. Accessory building or use
2. Temporary uses
  - 2.1 Field office or real estate sales office
3. Space Limits
  - 3.1. Minimum Lot Area: 10,000 square feet;
  - 3.2. Minimum Lot Width: 50’;
  - 3.3. Minimum Lot Depth: 50’;
  - 3.4. Minimum Front Yard Setback: 20’;
  - 3.5. Minimum Rear Yard Setback: 0’;
  - 3.6. Minimum Side Yard Setback of Corner Lots: 20’;
  - 3.7. Maximum Height of Structure: three stories not to exceed 55’ for Parcel A and one story not to exceed 25’ for Parcel B;
  - 3.8. Maximum Lot Coverage: 70%.
4. Landscape Requirements
  - 4.1. The landscape buffer for the corner clip at the intersection of Collin-McKinney Parkway and Piper Glen shall be a minimum of 10’;

- 4.2. The landscape buffer along Piper Glen shall be a minimum of 10' and the corner clip for Piper Glen on the northwest corner of the Property shall be a minimum of 10';
- 4.3. Trees required to be planted on street frontage shall be 30' on center; and
- 4.4. No landscape buffer shall be required between Parcels A and B.
- 4.5. At least 30% of the street yard shall be permanent landscape area.