

Itemized List of Changes to the Proposed MTC Zoning District Regulations

(based on comments received during and since the City Council & P&Z Joint Work Session on November 26, 2012)

- Page 8: Definition of “Cottage Industrial” -- changed maximum building square footage from 15,000 to 20,000; included “fabrication” with metal working
- Page 8: Definition of “McKinney Town Center Development Coordinator” – added “a senior” City staff person instead of just “the City staff person”
- Page 10: Section 5.2 – Added “a senior” City staff person
- Page 12: Table 5.1 Minor Modifications Allowed – added a 10% modification allowance for any other numerical standard in the MTC regulations with criteria
- Pages 14 – 17: Section 6: Schedule of Permitted Uses
 - Added “Single Family Dwelling (Detached)” as a Permitted Use in the Downtown Core
 - Added “Two Family Dwelling (Duplex)” as a Permitted Use in the Downtown Core
 - Added “Colleges and Universities” as a Permitted Use in the Historic Core
 - Added “Place of Worship” as a Permitted Use in the Historic Core
 - Added “Farmers’ Market” as a Permitted Use in the Historic Core
 - Added “Cottage Industrial” as a Permitted Use with Design Criteria (*C) in the Historic Core, Downtown Core, Transit Village Core, Transit Village Edge, and Cotton Mill Core
 - Added “Machine Shop and Welding” as a Permitted Use with Design Criteria (*C) in the Transit Village Core
 - Deleted “Metal Fabrication” as a use (since it is now included under “Cottage Industrial” with the clarification of definition)
 - Added “Warehousing” as a Permitted Use with Design Criteria (*C) in the Transit Village Core
- Page 18: Design Criteria Table
 - Changed all maximum building square footages from 15,000 to 20,000 for the following uses in the table:
 - Retail store, restaurant or cafeteria (indoor service) (no drive-through window or drive-in service)
 - Brewery; winery
 - Cottage Industrial (also added to the Design Criteria Table as a Permitted Use with Design Criteria in the Historic Core, Downtown Core, Transit Village Core, Transit Village Edge, and Cotton Mill Core)
 - Machine shop or welding; warehousing (also added to the Design Criteria Table as a Permitted Use with Design Criteria in the Transit Village Core)
 - Deleted Metal Fabrication since it is now included under Cottage Industrial
- Page 20: 7.1.2 (ii) -- changed the service street minimum setback from 5’ to 0’ and the rear minimum setback from 5’ to 0’
- Page 20: 7.1.3 (i) – changed the minimum first floor to floor height from 15’ to 14’ and clarified that the upper floor to floor height is regulated
- Page 24: 7.2.2(ii) -- changed the service street minimum setback from 5’ to 0’ and the rear minimum setback from 5’ to 0’
- Page 24: 7.2.2(iii) – changed the building frontage required along Pedestrian Priority “B” build-to-zone from a minimum of 75% to a minimum of 50%

- Page 24: 7.2.3 (i) -- changed the minimum first floor to floor height from 15' to 12' and clarified that the upper floor to floor height is regulated
- Page 28: 7.3.2 (i) -- changed the maximum build-to zone for Pedestrian Priority "A" Street/Civic Space from 15' to 20'
- Page 28: 7.3.2 (i) -- changed the maximum build-to zone for Pedestrian Priority "B" Street from 15' to 20'
- Page 28: 7.3.2 (ii) -- changed the service street minimum setback from 5' to 0'
- Page 28: 7.3.2 (iii) -- changed the building frontage required along Pedestrian Priority "B" build-to-zone from a minimum of 60% to a minimum of 50%
- Page 28: 7.3.3 (i) -- changed the minimum first floor to floor height from 15' to 12' and clarified that the upper floor to floor height is regulated
- Page 28: 7.3.4 -- changed the minimum lot width for single family attached/townhome buildings from 25' to 20' and changed the minimum lot width for single family detached and duplex buildings from 40' to 35'
- Page 29: 7.3.7 -- added language to clarify that the residential transition standards "shall not apply when an improved public street or railroad right-of-way separates the new building construction from the existing single-family detached residential use"
- Page 32: 7.4.2 (ii) -- changed the service street minimum setback from 5' to 0' and the rear minimum setback from 5' to 0'
- Page 32: 7.4.3 (i) -- changed the minimum first floor to floor height from 15' to 12' and clarified that the upper floor to floor height is regulated
- Page 33: 7.4.5 (iii) -- added language to clarify the off-street parking requirement for new construction of light industrial uses
- Page 36: 7.5.2 (i) -- changed the maximum build-to zone for Pedestrian Priority "A" Street/Civic Space from 15' to 20'
- Page 36: 7.5.2 (i) -- changed the maximum build-to zone for Pedestrian Priority "B" Street from 15' to 20'
- Page 36: 7.5.2 (ii) -- changed the service street minimum setback from 5' to 0'
- Page 36: 7.5.3 (i) -- changed the minimum first floor to floor height from 15' to 12' and clarified that the upper floor to floor height is regulated
- Page 36: 7.5.4 -- changed the minimum lot width for single family attached/townhome buildings from 25' to 20' and changed the minimum lot width for single family detached and duplex buildings from 40' to 35'
- Page 37: 7.5.5 (ii) -- added language to clarify the off-street parking requirement for light industrial uses (existing and new construction)

- Page 37: 7.5.7 -- added language to clarify that the residential transition standards “shall not apply when an improved public street or railroad right-of-way separates the new building construction from the existing single-family detached residential use”
- Page 40: 7.6.3 (i) -- changed the minimum first floor to floor height from 15’ to 12’ and clarified that the upper floor to floor height is regulated
- Page 40: 7.6.5 -- changed the minimum lot width for single family attached/townhome buildings from 25’ to 20’ and changed the minimum lot width for single family detached and duplex buildings from 40’ to 35’
- Page 44: 7.7.3 (i) -- changed the minimum first floor to floor height from 15’ to 12’ and clarified that the upper floor to floor height is regulated
- Page 44: 7.7.4 -- changed the minimum lot width for single family attached/townhome buildings from 25’ to 20’ and changed the minimum lot width for single family detached and duplex buildings from 40’ to 35’
- Page 45: 7.7.7 -- added language to clarify that the residential transition standards “shall not apply when an improved public street or railroad right-of-way separates the new building construction from the existing single-family detached residential use”
- Page 48: 8.2.2 (i) – added language to clarify “commercial and mixed use” buildings
- Page 48: 8.2.2 (ii) – added language to clarify “(commercial, mixed use, and residential)”
- Page 49: 8.2.4 and 8.2.5 – added the following specific language to regulate roof forms on residential buildings: “Shed, gambrel, butterfly, and barrel roofs shall not be permitted for residential buildings in the Historic Core, Downtown Core, and Downtown Edge Character Districts but may be permitted for residential buildings in the Transit Village Core, Transit Village Edge, Cotton Mill Core, and Cotton Mill Edge Character Districts.”
- Page 51: vii. Windows and Doors – deleted the following language: “Residentially sized (e.g., 3’X5’) and proportioned windows shall NOT be permitted.”
- Page 60: Table 9.1 – changed the open space standard for developments with 5 – 25 residential units to the following:
 - The development shall provide:
 - one balcony, patio, or roof terrace for at least 50% of all units fronting on a street, civic/open space, forecourt, or courtyard; OR
 - one playground or other private open space amenity
- Page 60: Table 9.1 -- deleted the additional open space standard of “one playground or other private open space amenity” for developments with 13 – 25 residential units
- Page 60: Table 9.1 -- changed the open space standard for developments with 26 – 50 residential units to the following:
 - The development shall provide:
 - one balcony, patio, or roof terrace for at least 50% of all units fronting on a street, civic/open space, forecourt, or courtyard; AND
 - Any 2 of the other private open space types on the list in Table 9.2