

Planned Development Regulations

1. Land Use Areas. The Zoning Exhibit divides the Property into five tracts, designated "Single Family Residential", "Townhome", and "Office", "Single Family/Independent Living" and "Agricultural" (collectively, the "Land Use Areas"). The sizes and configurations of the Land Use Areas shown on the Zoning Exhibit are approximations and subject to change. The regulations contained herein shall prevail over any conflicting regulations within Chapter 146 (Zoning Regulations) of the City of McKinney's Code of Ordinances, including but not limited to Section 146-130 (Vehicle Parking), Section 146-135 (Landscape Requirements), and Section 146-139 (Architectural and Site Standards).

2. Single-Family Detached Residential. Tract 1, shown on the Zoning Exhibit, shall be developed according to the following regulations. If Tract 3, shown on the Zoning Exhibit, develops as Single-Family Detached Residential, it shall be developed according to the following regulations.

- a. **Single Family Detached Residential Density.** The overall maximum density shall be 3.2 units per acre, subject to an increase in density of up to 3.4 units per acre upon conformance with the design for density provisions provided in the Comprehensive Plan.
- b. **Lot Size.** The minimum mean and median residential lot sizes for the subject property shall be 7,200 square feet.
- c. **Lot Types.** The following single-family lot types (by reference to the City's comprehensive zoning code in effect on the effective date of the approval of this Planned Development) may be developed subject to the standards established by Chapter 146, Zoning Regulations, of the City's Code of Ordinances, for each respective residential district, except as follows:

i. RS-45

- Minimum front yard setback: 20 feet
- Minimum rear yard setback: 20 feet
- Minimum side yard setback: 5 feet or 0 feet on one side with 10 feet on the other side (minimum 10-foot separation between buildings)
- Minimum side-at-corner setback: 15 feet
- Minimum lot width: 40 feet
- Minimum lot depth: 100 feet
- Minimum lot size: 4,500 square feet
- Maximum height: 35 feet

ii. RS-60

- Minimum front yard setback: 20 feet
- Minimum rear yard setback: 15 feet
- Minimum side yard setback: 5 feet
- Minimum side-at-corner setback: 15 feet

- Minimum lot width: 50 feet
- Minimum lot depth: 100 feet
- Minimum lot size: 5,750 square feet
- Maximum height: 35 feet

iii. RS-72

- Minimum front yard setback: 25 feet
- Minimum rear yard setback: 15 feet
- Minimum side yard setback: 5 feet
- Minimum side-at-corner setback: 15 feet
- Minimum lot width: 60 feet
- Minimum lot depth: 100 feet
- Minimum lot size: 7,200 square feet
- Maximum height: 35 feet

d. **Architectural Standards.** All primary structures for single family detached residential shall conform to the following architectural standards:

i. front elevations shall consist of no less than eighty percent (80%) masonry materials including, but not limited to, brick, stone, synthetic stone or stucco (however, no more than 50% of this elevation shall be finished with stucco), with the balance in wood lap siding, vinyl siding, cast concrete modular siding or EIFS;

ii. side elevations shall consist of no less than seventy-five percent (75%) masonry materials including, but not limited to, brick, stone, synthetic stone or stucco (however, no more than 50% of this elevation shall be finished with stucco), with the balance in wood lap siding, vinyl siding, cast concrete modular siding or EIFS; and

iii. rear elevations shall consist of no less than fifty percent (50%) masonry materials including, but not limited to, brick, stone, synthetic stone or stucco (however, no more than 50% of this elevation shall be finished with stucco), with the balance in wood lap siding, vinyl siding, cast concrete modular siding or EIFS.

e. **Permitted Uses.** Single family residential (detached) and commonly associated land uses including, but not limited to, residential amenity centers, golf courses and country clubs, places of worship, recreation areas (private), schools (public and private), swimming pools (public and private), and other similar uses approved by the Director of Planning on a case by case basis.

3. Townhome. Tract 2 shown on the Zoning Exhibit shall allow only single family residential (attached) development in accordance with the development regulations for “RG 27” – General Residence Townhome District under the City’s Zoning Ordinance with a maximum density of 8 dwelling units per acre.

4. Independent Living (Retirement Community). Independent Living (Retirement Community) development may consume all or any portion of Tract 3. Tract 3 shall be developed in accordance with the development regulations under the City's comprehensive zoning ordinance, as amended.

- a. allowed uses shall include single unit, two-plex to six-plex units and multi-story residential dwellings, community activities centers and administrative offices. Accessory uses shall include swimming pools, tennis and other outdoor recreational facilities, pavilions, private parking garages, parking areas and other accessory uses and buildings customarily appurtenant to independent living facilities;
- b. All Independent Living developments shall include communal dining with on-site meal preparation and service as well as transportation services;
- c. the maximum height of structures shall be four stories;
- d. Perimeter fencing shall be no less than six (6) feet in height and consist of ornamental metal fencing and evergreen shrubs with masonry columns on twenty (20) foot centers and/or masonry fencing;
- e. There shall be no restriction on the location of any building in relation to a perimeter boundary of Tract 3 with exception to the required landscape buffers; however, any building exceeding two (2) stories in height shall be set back from the easternmost perimeter of the IL Property by no less than eighty-five (85) feet.

5. Office. Tract 4 shown on the Zoning Exhibit allows commercial development in accordance with the development regulations for "O" – Office District under the City's Zoning Ordinance, and as amended, with the additional permitted uses:

- a. fitness club, gymnasium, exercise area or similar use
- b. cleaning shop and pressing
- c. drug store or pharmacy
- d. florist or garden shop

6. Agricultural. Tract 5 (900 square feet) shown on the Zoning Exhibit allows agricultural development in accordance with the development regulations for "AG" – Agricultural District under the City's Zoning Ordinance, and as amended.

7. Additional Permitted Uses. A tree or plant farm and/or farmers' market shall be allowed uses on the Property so long as the same have no permanent structures and are situated on no less than twenty (20) acres of the Property.