

EXHIBIT D – DEVELOPMENT REGULATIONS

Applicable Regulations: The Property shall develop in accordance with the standards set forth herein and all other ordinances, rules and regulations of McKinney, as they currently exist, or may be amended in the future. In the event of a conflict between this Ordinance and any other City ordinance, rule or regulation, this Ordinance shall control.

1) **Definitions**

- a) **Property** means the property described on Exhibit B (“**Property Map**”) of this Ordinance.
 - b) **District** means the Single-Family Residential (“SFR”), Multi-Family Cottage (“MFC”), Multi-Family Traditional (“MFT”), Regional Commercial (“RC”), Local Commercial (“LC”), Neighborhood Commercial (“NC”) depicted on Exhibit F (“**District Map**”) and more fully described herein.
 - c) **Residential Building Standards** means the standards regulating setbacks, dimensions, height, and other development regulations for all Residential Districts within the Property further depicted in Table SFR-1 and MF-1 respectively.
 - d) **Commercial Building Standards** means the standards regulating setbacks, dimensions, height, and other development regulations for all Commercial Districts within the Property further depicted in Table C-1 herein.
 - e) **Zoning Ordinance** means the McKinney Unified Development Code as amended.
- 2) **Planning Area(s)** – the planning Areas depicted on Exhibit E (“**Planning Area Map**”), described in Table R-1 and C-1 and referred to in this Ordinance as Planning Area 1, Planning Sub-Area 1, Planning Area 2, Planning Area 3, Planning Sub-Area 3, Planning Area 4 and Planning Area 5.
- a) **Planning Area 1 – Gateway East** is a mixed-use area designed to integrate residential and commercial uses into a cohesive neighborhood unit. Development standards will ensure a compatible mix of uses, with transitions in scale and intensity that respect the character of adjacent areas. Residential Uses may include single-family homes, townhouses, and multi-family consisting of higher densities to support varying commercial uses such as office and retail services, that are appropriate to the Planning Area as the Eastern gateway to the Property.
 - b) **Planning Sub-Area 1 – Town Center** provides a mix of uses including both low- and high-density residential units, small-scale retail opportunities, and central public gathering spaces that encourage a pedestrian-friendly environment that enhances community interaction, promotes sustainability, and supports economic vitality.
 - c) **Planning Area 2 – Regional Hub** shall integrate multi-family residential and commercial uses that include retail, dining, and business services including potential corporate headquarters to serve the needs of the community and surrounding regions. The Regional Hub shall include a focus on pedestrian accessibility, attractive storefronts, and ample parking. Development guidelines will require high-quality materials, facade treatments, and signage controls to ensure an aesthetically pleasing commercial district.
 - d) **Planning Area 3 – Lakeview** shall be designed to provide a broad range of housing options. This Planning Area will emphasize the pedestrian connections between the southern NRCS lake, the Honey Creek floodplain, and Erwin Park. Development standards should encourage a heightened streetscape and architectural diversity.

- e) **Planning Sub-Area 3 – Parkside District** within the Lakeview Planning Area should provide a variety of complementary housing options while permitting flexibility for smaller neighborhood retail nodes and mixed uses that open on to the regional trail corridor connecting the Property to Erwin Park and the surrounding region.
 - f) **Planning Area 4 –Gateway West** should include a variety of uses both residential and commercial that complement each other, leveraging the high visibility of Lake Forest Drive and the future Highway 380 bypass through higher intensity uses at these Gateways with a natural transition to the interior of the Property as the scale becomes more suburban.
 - g) **Planning Area 5 – Creekside** should provide a variety of housing options within a suburban design including larger lot sizes. It shall maximize views and access to the lakes and floodplain within. The pedestrian connectivity between these open spaces should be emphasized through trails, pocket parks, and amenity nodes.
- 3) **Planning Area Map** Development of the Property shall be in accordance with the Planning Area Map referenced in Exhibit D. The size and shape of each Planning Area or Planning Sub-Area listed in 2a-g shown on the Planning Area Map may change with Director of Planning approval provided the overall adjustments do not inflate or deflate the gross acreage of each Planning Area by more than ten percent.
- 4) **District Map** Use of the Property shall be in accordance with the District Map referenced in Exhibit F.
- 5) **Commercial Districts** Commercial Development Use Type Requirements and permitted locations shall be in accordance with the Planning Area Map, District Map, Table C-1 and C-2 as more fully described herein.
- a) **Neighborhood Commercial (“NC”)** – small-scale, low-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses, that serve primarily the surrounding neighborhood, and are typically located where collector roads intersect with other collector roads or arterial roads.
 - b) **Local Commercial (“LC”)** – mid-sized, medium-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses. Local Commercial areas are characterized by frequent visits of customers and clients and require access to good vehicular circulation, so are typically located where arterial roads intersect other arterial roads.
 - c) **Regional Commercial (“RC”)** – high-intensity office and professional uses while allowing commercial and retail uses in the district. The district is typically located along major regional highways, or at intersections with major regional highways.
- 6) **Residential District.** The Residential Districts encompass both Single-Family Residential and Multi-Family Residential uses. Permitted locations and number of units for all Residential Use Types shall be in accordance with the Planning Area Map, District Map and Table R-1. Development Standards and other Use Type Requirements including lot dimensions, setbacks and otherwise are more fully described in Table SFR-1, and Table MF-1 herein.
- a) **Multi-Family Cottage (“MFC”)** means a wide variety of low intensity multi-family residential units that is less than or equal to 16 dwelling units per acre on the same platted lot and no taller than three stories or 35 feet as more fully described in herein. This Type may include a mix of housing types, such as single-family dwellings, duplexes, triplexes, quadplexes and other lower density multi-family buildings.

b) **Multi-Family Traditional (“MFT”)** means a type of residential development that is equal to or less than 30 dwelling units per acre on the same platted lot and no more than four stories in height. Certain areas on Exhibit F that are designated with a “*” shall allow for an administrative design exception permitting a more urban design palette and further described in Table MF-1.

7) **Project Tracking Plan:** A Project Tracking Plan shall be submitted with each preliminary plat, multi-family site plan, minor plats, replats and final plat to provide context for planning purposes and to serve as a “tracking tool” for compliance with this Ordinance. Updates to a Project Tracking Plan may be submitted at any time. It is an informational document that is used for tracking purposes only and no approval of a Project Tracking Plan is required. The Project Tracking Plan is depicted in Exhibit G and must contain the following information;

- a) The number of building permits for each Residential Unit Type issued at time of submittal and the total number required and/or permitted for the Planning Area and total Project; any maximum or minimum permitted counts for a unit type as defined in Table R-1 herein shall be included.
- b) The amount of acreage of Non-Residential Uses approved by a site plan and the total amount required and/or permitted for the Planning Area and total Project as defined in Table C-1 herein.
- c) The approximate number of Residential units (or range), as well as Residential types, authorized by an approved plat within each Area and the Property (i.e., Area-by-Area). For tracking purposes, each Project Tracking Plan submitted with a plat application will demonstrate general conformance with the Ordinance and will include a tabular summary of each recorded plat for all or any portion of the Property subject to this Ordinance.

Unit allowances and permitted locations within Planning Areas and the Property for all Residential Development are referenced below in Table R-1:

Table R-1: Residential District Use Allowances ^[1,2]

Unit Type	AREA 1	SUB-AREA 1	AREA 2	AREA 3	SUB-AREA 3	AREA 4	AREA 5	Project Totals							
	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Min / Max Units Overall	Additional Limitations	Total Allowed					
SFR - Estate	N/A	N/A	N/A	P	P	P	Min 200	Min 225	Min 1,300	Min 3,500					
SFR- Traditional	P	P	N/A	Min 100	P	Min 100	Min 200	Min 450							
SFR - Cottage	P	P	N/A	Min 100	P	Min 150	Min 275	Min 525							
SFR - Villa	Max 300	Min 50	N/A	Max 200	Max 225	Max 300	Max 200	Min 300 / Max 1,200							
SFR - Cluster	Max 150	P	N/A	Max 150	Max 225	Max 200	Max 200	Min 300 / Max 950							
SFR - Townhome	Max 200	Min 50	N/A	Max 150	Max 250	Max 200	Max 150	Min 250 / Max 925							
	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	
MFC	0	0	Max 400	15	0	-	0	-	0	0	Max 350	20	Max 500	25	Max 3,000
MFT	Max 1,500	40	Max 400	15	Max 1,500	35	Max 450	15	Max 0	0	Max 1700	80	Max 500	25	Max 3,000
Total Multi-Family	Max 1,200	Max 90	Max 400	Max 15	Max 1,500	Max 35	Max 450	Max 15	Max 0	Max 0	Max 1,950	Max 100	Max 750	Max 46	
Total Residential Units Permitted														10,500 Max	

N/A = Not Allowed

P = District is permitted and is not subject to a minimum or maximum number of units.

NOTE 1: Table R-1 may be modified with the approval of City Council after a recommendation of the Planning & Zoning Commission, which approval shall not be considered a zoning approval or require an amendment to this Ordinance.

NOTE 2: Multifamily Uses shown on Exhibit E and referenced in Table R-1 can be developed as adjacent Commercial or Single Family uses at the discretion of the Director of Planning.

[1] Acreages shown are in gross measurements.

The following minimum development standards apply to Single-Family Residential Units (detached and attached):

Table SFR-1: Single-Family Residential Building Standards

	Lot Standards			Building Setbacks [2]				Max. Height	Max. Density
	Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft) [5]	Rear Yard (ft)	Side Interior (ft)	Side at Corner (ft)	Building Height (ft)	Density (du/acre)
Single-Family Residential Use Types [8]									
Estate [6]	10,000	80	125	25	20	7.5	20	35	N/A
Traditional [6]	6,900	60	115	20	12 (20 for alley served)	5	15	35	N/A
Cottage [6]	5,500	50	110	20	10 (20 for alley served)	5 [1]	15	35	N/A
Cluster [1,2,9]	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H
Villa [1,2,3,7]	3,600	32	55	15	3 or min of 20 for alley served	5 [1]	15	35	N/A
Townhome [2,3,4,7]	1,800	22	80	15	3 or min of 20 for alley served	5 [1]	15	35	N/A

Notes:

[1] Side yard setbacks may be reduced to zero feet, so long as a minimum building separation of ten feet shall be maintained between dwelling units. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.

[2] Lots less than 50' (fifty feet) in width shall be accessed via alleys abutting the rear of the lot.

[3] These districts allow for meeting two of three minimum lot standards: area, width, or depth.

[4] If detached single-family uses are constructed within these zoning districts, these uses shall adhere to the space limits governing the Villa district.

[5] UDC provisions stating "Where a block is divided by two or more zoning districts, all lots shall comply with the requirements of the most restrictive front setback for the entire frontage" shall not apply.

[6] A 10' (ten-foot) encroachment zone shall be permitted between the front setback and the front property line within which porches, patios, and similar structures may be constructed. For the purposes of this section, porches and patios shall mean covered, open air recreation spaces which may or may not feature railings and/or low walls (approximately 30 to 40 inches in height as measured from the finished floor level of the space) to create a sense of enclosure. Covered, open air spaces that feature floor to ceiling walls with or without windows or other openings (example: sun rooms, sun porch, solarium, greenhouse) shall not constitute a porch or patio.

[7] A 7.5' (seven-and-a-half-foot) encroachment zone shall be permitted between the front setback and the front property line within which porches, patios, and similar structures may be constructed for Villa and Townhome Types.

[8] Prior to the approval or recording of a final plat, a maximum of three model home building permits per home builder may be issued, provided that a concrete paved surface with two points of access is available to access the units at the time of building permit issuance; however, no structure may be occupied until the final plat is approved and recorded.

[9] See Exhibit H Cluster Use Type for applicable Building Standards.

The following minimum development standards apply to Multifamily Residential Units described in Table MF-1:

Table MF-1: Multi-Family Residential Building Standards ^[1,2,3]

	MFC	MFT
Lot Area (sf)	N/A	N/A
Lot Width (ft)	60	60
Lot Depth (ft)	100	100
Front Setback (ft)	20	35
Rear Setback (ft)	20	25
Side Interior Setback (ft)	20	20
Side Corner Setback (ft)	N/A	N/A
Max Height (ft)	35'	55'
Dwelling Units per acre	12 Max	30 Max

Notes:

[1] When a multi-family or non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s): : 30 feet when adjacent to 1 story / 50 feet when adjacent to 2 stories, 2 feet of setback for each foot of building height when adjacent to 3 stories, and 3 feet of setback for each foot of building height when adjacent to 4 or more stories.

[2] The architectural and site standards for the multi-family residential land use areas shall conform to the McKinney UDC Article 2, Section 206 (4) (a) (I – V) and Section G.

[3] Areas labeled as “MFT*” on the District Map (Exhibit E) may develop in an urban manner with approval of a Design Exception by the Director of Planning. Eligible Design Exception(s) shall be strictly limited to increasing the density upward to a maximum of 48 du/ac, reducing the Front Yard Setback to 10’, and increasing the maximum building height to 60’. To be considered for said Design Exception(s), the multifamily development must incorporate, at minimum, the following urban design elements:

- At the maximum approvable density of 48 du/ac, must provide structured and/or tuck under garage parking for no less than 80% of the total required parking for the development;
- meaningful, centrally located internal open spaces such as parks, plazas, courtyards;
- 10-foot-wide public sidewalks adjacent to public roadways.

The Director of Planning has the discretion to forward any Design Exception to City Council for approval at any time.

Land Use and Unit Type Acreage allowances for Commercial Development are depicted below in Table C-1:

Table C-1: Commercial District Use Allowances

Unit Type	AREA 1		SUB-AREA 1		AREA 2		AREA 3		SUB-AREA 3		AREA 4		AREA 5		Min 80 acres
	Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		
	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	
Neighborhood Commercial "NC"	P		P		P		P		P		P		P	20	
Local Commercial "LC"	P	60	P	60	P		P		P		15		P		
Regional Commercial "RC"	5		10		15	P	N/A	N/A	N/A		N/A		N/A		
Total Commercial	5	60	10	60	15	No Max	No Min	No Max	No Min	No Max	30	50	No Min	35	

N/A = Not Allowed

P = District is permitted and is not subject to a minimum or maximum number of units.

The following minimum development standards apply to all Honey Creek Commercial Development:

Table C-2: Commercial Building Standards

Unit Type	Lot Standards			Building Setbacks			Max. Height
	Lot Area (sq. ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft)	Rear Yard (ft)	Side Interior (ft)	Building Height [1] (ft)
Neighborhood Commercial "NC"	0	0	0	20	0	0	35
Local Commercial "LC"	0	0	0	20	0	0	45
Regional Commercial "RC"	0	0	0	20	0	0	55

Notes:

[1] When a multi-family or non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s): 30 feet when adjacent to 1 story multi-family or non-residential building, 50 feet when adjacent to 2 story multi-family or non-residential building, 2 feet of setback for each foot of building height when adjacent to 3 story multi-family or non-residential building, and 3 feet of setback for each foot of building height when adjacent to 4 or more story multi-family or non-residential building.

[2] The architectural and site standards for the non-residential land use areas shall conform to the provisions of the McKinney UDC Article 2, Section 206 (5).

Table U-1: Permitted Uses

Each use permitted in the Area listed in Table U-1 shall be in accordance with the uses permitted in the District Map, Exhibit F. The definitions and associated criteria for each use correspond to the City of McKinney Unified Development Code.

P = Permitted use C = Addtl use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Residential Uses						
Single-family detached	P					
Single-family attached	P					
Duplex	P					
Triplex	P					
Quadplex	S					
Multi-family, cottage		P				
Multi-family, traditional		<u>S</u>	P			
Independent living		<u>S</u>	P	<u>S</u>	<u>S</u>	<u>S</u>
Group Living						
Assisted living facility		P	P	P	P	<u>P</u>
Community care home	<u>C</u>	<u>C</u>	<u>C</u>			
Community care facility				<u>S</u>	P	P
Community transition facility						
Crisis support home	<u>C</u>	<u>C</u>	<u>C</u>			
Crisis support facility						C
Displacement shelter						S
Non-Residential Uses						
Agricultural and ranching, private or wholesale	P	P	P	P	P	P
Agricultural and ranching, retail						S
Amenity center, neighborhood	P	P	P			
Animal care and services, indoor only				P	P	P
Animal care and services, outdoor area				<u>S</u>	<u>S</u>	P
Animal care and services, outdoor boarding						S

P = Permitted use C = Addt'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Arts or cultural center		<u>S</u>	<u>S</u>	P	P	P
Auto, motorcycle, truck, or boat, rental or sales						<u>S</u>
Banks and financial services				P	P	P
Body art studio						C
Car wash				<u>P</u>	<u>P</u>	<u>C</u>
Civic club or fraternal organization		P	P	<u>S</u>	P	P
Clinic, medical or dental				P	P	P
College or university		P	P		P	P
Commercial entertainment, indoor				<u>S</u>	P	P
Commercial entertainment, outdoor		<u>S</u>			<u>S</u>	<u>S</u>
Commercial laundry (laundromat)					S	
Community garden	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Cottage industrial					<u>S</u>	<u>C</u>
Country club	P	P	P	<u>C</u>	<u>C</u>	<u>C</u>
Data center						S
Day care center				<u>C</u>	<u>C</u>	<u>C</u>
Dispatch office					<u>C</u>	<u>C</u>
Electric vehicle charging facility					<u>C</u>	<u>C</u>
Farmers' market, permanent				<u>S</u>	P	P
Fuel sales, passenger vehicles				<u>S</u>	<u>C</u>	<u>C</u>
Funeral home or mortuary		<u>S</u>			<u>S</u>	P
Government facilities (city, excluding airport uses)	P	P	P	P	P	P
Government or public facility (non-city)					<u>C</u>	<u>C</u>
Greenhouse or plant nursery					P	P
Gun range, indoor					<u>C</u>	P
Gym or fitness studio				<u>C</u>	P	P
Hospital				<u>S</u>	P	P
Hotel or motel					P	P

P = Permitted use C = Add'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Microbrewery, distillery, winery or cidery					<u>C</u>	P
Office showroom/warehouse					<u>S</u>	P
Office				P	P	P
Parking garage or lot, paid or private		P		<u>S</u>	P	P
Personal service				P	P	P
Radio or TV broadcast station				<u>C</u>	<u>C</u>	P
Reception or event center, indoor					P	P
Reception or event center outdoor					<u>S</u>	<u>C</u>
Recreation area, private	P	P	P	P	P	P
Recreational vehicles, rental or sales						<u>S</u>
Religious assembly	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Restaurant, brew pub				<u>C</u>	<u>C</u>	<u>C</u>
Restaurant, carry out and delivery only				<u>C</u>	<u>C</u>	P
Restaurant, dine-in				<u>C</u>	<u>C</u>	<u>C</u>
Restaurant, drive-in or drive-through				<u>S</u>	<u>C</u>	<u>C</u>
Retail sales				<u>C</u>	<u>C</u>	<u>C</u>
School, business or trade				<u>S</u>	P	P
School, public, private or parochial	P	P	P	P	P	P
Self-storage					<u>S</u>	<u>S</u>
Stable, commercial						<u>S</u>
Storage, automobile						<u>S</u>
Transportation station						<u>S</u>
Utility substation	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
Vehicle repair, major						<u>S</u>
Vehicle repair, minor					<u>S</u>	<u>P</u>
Accessory Uses						
<i>Note: for all allowed accessory uses, specific requirements shall apply; see section 205G.</i>						
Accessory building, detached	<u>A</u>	<u>A</u>	<u>A</u>			
Accessory dwelling unit	<u>A</u>					

P = Permitted use C = Addt'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Accessory structure	A	A	A			
Caretaker's or watchman's quarters					A	A
Electric vehicle charging station	A	A	A	A	A	A
Helistop					A	A
Home occupation	A	A	A			
Outdoor storage				A	A	A
Swimming pool	A	A	A		A	A
Temporary Uses						
<i>Note: for all allowed Temporary uses, specific requirements shall apply; see section 205H.</i>						
Batch plant (outdoor), temporary	I					I
Construction field office	I	I	I	I	I	I
Model home	I					
Portable storage container	I	I	I			
Religious or philanthropic uses	I	I	I	I	I	I
Seasonal sales	I	I	I	I	I	I
Warming station	I	I	I	I	I	I
Special Uses						
Bed & breakfast	S					
Donation collection container				A	A	A
Food truck courts				S	S	S
Food truck operation sites		C	C	C	C	C
Private club				S	S	S
Telecommunication Structure, High Rise				S	S	S
Telecommunication Structure, Low Rise	C	C	C	C	C	C
Telecommunication Structure, Stealth	C	C	C	C	C	C
Wind energy conversion system (WECS)		C	C	C	C	C