

DEVELOPMENT REGULATIONS

1. Tracts 1 and 2 of the subject property, shown on Exhibit C, shall develop in accordance with Section 146-81 (“MF-3 – Multiple Family Residential Medium High Density District) of the Zoning Ordinance, and as, amended, except as follows:
 - a. The following uses shall be permitted in the first floor of the proposed buildings located on Tract 1:
 - i. Multi-family residential uses
 - ii. Amusement, indoor
 - iii. Fitness Club, Gymnasium, exercise area or similar use
 - iv. Bakery or confectionery (retail)
 - v. Banks and financial institutions
 - vi. Barber or beauty shops
 - vii. Cleaning shop and pressing (small shop and pickup)
 - viii. Drug-store or pharmacy
 - ix. Florist or garden shop
 - x. Office use
 - xi. Office supplies
 - xii. Personal service
 - xiii. Retail store (indoor)
 - xiv. Restaurant or cafeteria (indoor service)
 - xv. Studios, photo, music, art, health, etc.
 - xvi. Travel agency
 - b. Buildings constructed on Tract 2 shall solely consist of Multi-family residential uses.
 - c. Development Standards
 - i. At least one (1) building on Tract 1 (the “Retail Mixed-Use Building”) shall be limited to retail/commercial uses on the ground floor and shall front onto US Highway 380 (University Drive).
 - ii. At least one (1) building on Tract 1 (the “Live/Work Building”) will contain four (4) ground-floor units designed and constructed as live/work, and shall front onto US Highway 380 (University Drive).
 - iii. Buildings within Tract 1 and Tract 2 shall be limited to three (3) stories and 48 feet in height.
 - iv. Retail uses related to the Retail Mixed-Use Building shall provide 1 parking space for every 250 square feet of floor space.
 - v. Multifamily and Live/Work uses shall provide parking on the basis of 1.7 parking spaces per residential unit.
 - vi. No enclosed parking shall be required.
 - vii. All buildings within Tracts 1 and 2 shall conform to the architectural standards for multi-family uses as set forth in the City’s Architectural Standards, and as amended.

- viii. The first floor of the Retail Mixed-Use Building will be concrete podium construction with twelve foot (12') clear ceiling minimum, storefront windows and door systems designed for retail tenants, canopies and commercial grade signage and lighting.
 - ix. The Live/Work Building shall have a ten foot (10') ceiling minimum, separate business entries with storefront doors and sidelights, canopies at the business entrances (when not otherwise covered by structure above) and lighting.
 - x. The multifamily buildings will be constructed in a manner that incorporates an exterior ground floor entrance for each dwelling unit.
- d. Definitions
- i. Live/Work Dwelling: is a mixed use building type with a dwelling unit that is also used for work purposes, provided that the work component is restricted to the uses of professional office, personal service, artist's workshop, studio or other standards, and constructed as separate units under a condominium regime or as a single unit. The "live" component may be located on the street level (behind the work component) or any other level of the building. Live work dwelling is distinguished from a home occupation otherwise defined by Section 146-133 of the City of McKinney Zoning Regulations in the "work" component is not required to be incidental and secondary to the "live" component. Additionally, the "work" component may employ more than one individual who is not an occupant of the "live" component.
- e. Perimeter Fencing
- i. No 6 foot perimeter fencing shall be required for Tract 1.