

6. SCHEDULE OF PERMITTED USES (DRAFT)

	Historic Core	Downtown Core	Downtown Edge	Transit Village Core	Transit Village Edge	Cotton Mill Core	Cotton Mill Edge
<i>Residential Uses</i>							
Bed and breakfast (See Ch. 138, Art. IV)		S	S		S		
Boardinghouse or rooming house (13)		*	*		*	*	*
Dormitories		*	*	*	*	*	*
Independent living facility (retirement community) (45)	*	*	*	*	*	*	*
Live-work dwelling	*	*	*	*	*	*	*
Mobile home park (See Ch. 138, Art. III) (56)							
Multiple family dwelling (apartment) (58)	*/C	*/C	*	*/C	*	*	*
Single family dwelling (attached) (88)		*	*	*	*	*	*
Single family dwelling (detached) (89)		*	*		*	*	*
Two family dwelling (duplex) (100)		*	*		*	*	*
Watchman, caretaker, or servant's quarters						*	*
<i>Educational and Institutional Uses</i>							
Assisted living facility, nursing home, or rest home (6)		*		*	*	*	*
Cemetery							
College or university	*	*		*	*	*	*
Day care (25)	*	*	*	*	*	*	*
Fraternal organization, lodge, civic club (38)	*	*	*	*	*	*	*
Hospital (43)		*		*	*	*	*
Museum, library, art gallery (public) (59)	*	*	*	*	*	*	*
Museum, library, art gallery (private) (60)	*	*	*	*	*	*	*
Place of worship (74)	*	*	*	*	*	*	*
School, business or trade (86)		*	*	*	*	*	*
School, public, private or parochial (87)	*	*	*	*	*	*	*
<i>Utility Uses</i>							
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)					*	*	*
Private utilities (77)					*	*	*
Public building, shop, or yard (78)	*	*	*	*	*	*	*
Public utilities (79)					*	*	*
<u>Utility substation or regulating station</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
<i>Recreational and Entertainment Uses</i>							
Amusement, commercial (indoor) (4)	S	S		*	*	*	*
Amusement, commercial (outdoor) (5)				S	S	S	S
Carnival or circus		T		T	T	T	T

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Fitness club, gymnasium, gymnastics, or similar use	*	*		*	*	*	*
Private club (See Ch. 138, Art. II; Sec. 146-41) (76)	S	S	S	S	S	S	S
Recreation area (private) (80)	*	*	*	*	*	*	*
Recreation area (public) (81)	*	*	*	*	*	*	*
Sexually oriented business (See Ch. 138, Art. V)							
<i>Transportation, Automobile, and Related Uses</i>							
Airport or landing field, and aircraft hangar							
Automobile, trailer, light truck, tool rental							
Automobile, all terrain vehicle, motorcycle (sales, service, repair, paint, or storage)					*/C	*/C	
Bus station		*		*		*	
Car Wash (See Sec 146-41(11a)) (18)							
Fueling station or gasoline station (subject to section 146-84) (40)				*/C	*/C	*/C	
Helistop or heliport (42)							
Motor and railroad freight terminal and team truck							
Parking garage or lot (69)	*	*	*	*	*	*	*
Parking lot (truck) (70)							
Private street development (See Ch. 142, Art. VII)							
Railroad track or right-of-way	*	*	*	*	*	*	*
Taxi or shuttle service							
Tire recapping							
Truck fueling station (98)							
Truck, recreational vehicle, and boat (sales, storage, paint, repair or service)							
Truck stop (99)							
<i>Commercial Type, Retail, and Service Uses</i>							
Banks and financial institutions (with no drive-through service facility)	*	*	*	*	*	*	*
Banks and financial institutions (with drive-through service facility)		*/C		*/C		*/C	
Building materials sales, lumber yard or monument sales							
Carpentry or sign fabrication (no outdoor storage)		*		*	*	*	
Cleaning plant (laundry) (22)							
Cleaning and pressing shop (small shop and pickup) (no drive-through or drive-up service) (21)	*	*	*	*	*	*	*

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Cleaning and pressing shop (small shop and pickup) (with drive-through or drive-up service) (21)		*/C		*/C	*/C	*/C	*/C
Exterminator					*	*	
Farmers market (32)	*	*	*	*	*	*	
Farm implement or machinery sales, service, repair or storage							
Field office (34) or real estate sales office	T	T	T	T	T	T	T
Funeral homes and mortuaries		*		*	*	*	
Greenhouse or plant nursery		*	*	*	*	*	
Hotel, full service	*	*		*	*	*	
Motel							
Mobile home display and sales							
Office and medical office use	*	*	*	*	*	*	*
Office/retail/warehouse flex space (64)				*	*	*	*
Pawnshop							
Personal service (73)	*	*	*	*	*	*	*
Pet store, kennel, animal boarding (no outside runs)		*		*	*	*	
Pet store, kennel, animal boarding (outside runs)							
Psychic/paranormal readings		*	*	*	*	*	
Radio or TV broadcast studio					*	*	
Retail store (no drive-through service)	*	*	*/C	*	*/C	*	*/C
Retail store (with drive-through service)		*/C		*/C	*/C	*/C	
Restaurant or cafeteria (carry-out only) (no drive-through window or drive-in service) (83)	*	*	*	*	*	*	*
Restaurant or cafeteria (indoor service) (no drive-through window or drive-in service) (84)	*	*	*/C	*	*/C	*	*/C
Restaurant or cafeteria (with drive-through window or drive-in service) (85)		*/C		*/C	*/C	*/C	
Studios, photo, music, art, dance, dojo, health, etc.	*	*	*	*	*	*	*
Tattoo Parlor							
Upholstery shop				*	*	*	
Veterinarian (no outside runs)		*		*	*	*	
Veterinarian (with outside runs)							
<i>Industrial and Manufacturing Uses</i>							
Brewery	*/C	*/C		*/C	*	*	
Concrete or asphalt batch plant							
Contractor's yard							

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Cottage industrial	*/C	*/C		*/C	*/C	*/C	
Dirt or topsoil extraction; sand and gravel mining or storage							
Fat rendering, animal reduction							
Food processing							
Forestry, mining and oil/gas drilling uses							
Forge plant							
Indoor gun range (46)							
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)							
Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)							
Junk or salvage yard (47)							
Machine shop or welding				*/C	*/C	*/C	
Mini-warehouse/public storage (See Sec. 146-41)							
Open storage (67)							
Printing plant							
Recycling center							
Refining or storage (petroleum products, gas, butane, propane)							
Sanitary landfill							
Smelting of ores or metals							
Soft drink bottling plant							
Warehousing				*/C	*/C	*/C	
Winery	*/C	*/C		*/C	*	*	
<i>Agricultural and Related Uses</i>							
Agricultural and ranching uses							
Creamery (dairy products)							
Farm, orchard or truck garden (31)							
Hatchery (poultry), egg farm, feed lot							
Livestock auction (50)							
Riding academy							
Rodeo							
Stable, commercial (90)							
Stable, private							
Stockyards or slaughterhouse							

- The numbers following a prescribed use [for example: Accessory building or use (1)] refer to a corresponding definition found in Section 146-46 of the Zoning Regulations.
- The following is the legend for interpreting the schedule of uses for the “MTC” -- McKinney Town Center zoning district:

*	Use is permitted by right.
*/C	Use is permitted only if the design criteria in the following table are satisfied.
	Use is prohibited.
S	Use is permitted only with a Specific Use Permit under Section 146-41.
T	Use is permitted with a Temporary Use Permit.

Design Criteria Table

Use	Character Districts	Design Criteria
Any use with a drive-through or drive-up facility (including banks and financial institutions; cleaning and pressing shop; funeral homes and mortuaries; retail store; restaurant)	<ul style="list-style-type: none"> ▪ All 	<ul style="list-style-type: none"> ▪ Drive-through access (driveways) shall only be from Pedestrian Priority “B” Streets or from Service Streets. ▪ Drive-through lanes and/or canopies shall not have frontage along Pedestrian Priority “A” Streets.
Retail store, restaurant or cafeteria (indoor service) (no drive-through window or drive-in service)	<ul style="list-style-type: none"> ▪ Downtown Edge ▪ Transit Village Edge ▪ Cotton Mill Edge 	<ul style="list-style-type: none"> ▪ Shall be located in buildings less than 20,000 sq.ft.
Automobile, all-terrain vehicle, motorcycle (sales, service, repair, paint, or storage); fueling station or gasoline station	<ul style="list-style-type: none"> ▪ Transit Village Edge ▪ Cotton Mill Core 	<ul style="list-style-type: none"> ▪ Service bays shall not be oriented towards Pedestrian Priority “A” Streets. ▪ Fuel pumps and canopies shall not be located with any frontage along Pedestrian Priority “A” Streets. ▪ Along Pedestrian Priority “B” Streets, service bays, fuel pumps and/or canopies shall not exceed 50% of the lot’s street frontage. ▪ No outdoor storage along any Pedestrian Priority “A” Streets. ▪ Outdoor storage along any Pedestrian Priority “B” or Service Streets shall be screened with a street screen as high as the items being stored.
Fueling station or gasoline station	<ul style="list-style-type: none"> ▪ Transit Village Core 	<ul style="list-style-type: none"> ▪ No outdoor storage along any Pedestrian Priority “A” Streets. ▪ Outdoor storage along any Pedestrian Priority “B” or Service Streets shall be screened with a street screen as high as the items being stored.
Multiple family dwelling	<ul style="list-style-type: none"> ▪ Historic Core ▪ Downtown Core ▪ Transit Village Core 	<ul style="list-style-type: none"> ▪ Along Pedestrian Priority “A” Streets, ground floors shall be built to Commercial Ready standards, including floor-to-floor height and at-grade to the sidewalk.
Brewery; winery	<ul style="list-style-type: none"> ▪ Historic Core ▪ Downtown Core ▪ Transit Village Core 	<ul style="list-style-type: none"> ▪ Shall be located only in buildings less than 20,000 square feet. ▪ Shall be permitted only in conjunction with a retail or restaurant (indoor) use.
Cottage Industrial	<ul style="list-style-type: none"> ▪ Historic Core ▪ Downtown Core ▪ Transit Village Core ▪ Transit Village Edge ▪ Cotton Mill Core 	<ul style="list-style-type: none"> ▪ Shall be located only in buildings less than 20,000 square feet.
Machine shop or welding;; warehousing	<ul style="list-style-type: none"> ▪ Transit Village Core ▪ Transit Village Edge ▪ Cotton Mill Core 	<ul style="list-style-type: none"> ▪ Shall be located only in buildings less than 20,000 square feet.

