

ORDINANCE NO. 2003-02-015

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1621 OF THE CITY OF MCKINNEY, TEXAS AND AMENDING THE STONEBRIDGE RANCH MASTER GENERAL DEVELOPMENT PLAN FOR PLANNING AREAS 6, 8, AND 10; ADDING A NEW ZONING DISTRICT TO SECTION V OF ORDINANCE NO. 1621 FOR OFFICE USES AND CONTINUING CARE RETIREMENT COMMUNITY; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of McKinney has considered the comprehensive rezoning of the Stonebridge Ranch Master General Development Plan for Planning Areas 6, 8, and 10; and

WHEREAS, the City of McKinney has determined that a necessity exists for the amendment of the Office District Regulations of Planned Development District Ordinance No. 1621 to add an additional office category of "O-1S"; and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:**

Section 1.

The Master General Development Plan attached as Exhibit "A" shall replace and be substituted for the previous Master General Development Plan as the approved zoning of the depicted tracts until such tracts are rezoned by further action of the City Council under provisions of Ordinance No. 1621. The adoption of the Master General Development Plan shall hereby rezone any tract previously zoned through the original approval of Ordinance No. 1621 or any subsequent approval of a General Development Plan for any Planning Area. Any boundaries and uses in any Planning Area previously approved shall be further amended by the Master General Development Plan to be in conformity therewith. The Planning Area tables, attached hereto as Exhibit "B" and made a part hereof, shall be a component of the rezoning and further define the permitted uses on the tracts. If a conflict exists between the use categories described in Ordinance No. 1621 and this ordinance, and in particular in the Planning Area Tables, this ordinance and said tables shall govern. The development of the property in all Planning Areas shall further be governed by the General Provisions contained in Ordinance No. 1621, by the Table of Maximum Height and Floor Area Ratio (FAR) for Commercial Use Categories, attached hereto as Exhibit "C". If a conflict exists between the provisions of Exhibit "C" hereto and Ordinance No. 1621, the provisions of Exhibit "C" shall govern. The Master General Development Plan and Planning Area Tables (Exhibits "A" and "B") are hereby approved as the General Development Plan for each Planning Area required by Section II of the development regulations.

Section 2.

That Section V concerning Non-Residential Use Regulations is hereby supplemented to include a new Subsection H, "O-1S" – Office District Regulations, which shall read as follows:

H. "O-1S" – Office District Regulations

- (a) The "O-1S" district shall be developed in accordance with the "O-1" district with the exception that a continuing care retirement community be allowed with approval of a specific use permit.

Section 3.

This ordinance shall not repeal any of the provisions of Ordinance No. 1621 except in those instances where provisions of Ordinance No. 1621 are in direct conflict with the provisions of this ordinance.

Section 4.

If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 5.

It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.


Section 6.

That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development, or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

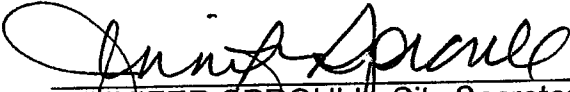
Section 7.

The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

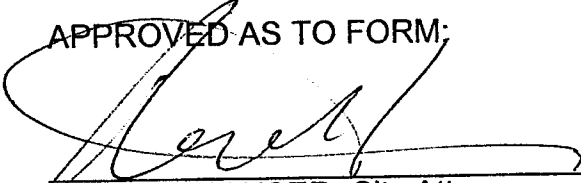
**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
McKINNEY, TEXAS, ON THIS 20th DAY OF FEBRUARY, 2003.**

  
\_\_\_\_\_  
DON DOZIER, Mayor

ATTEST:

  
\_\_\_\_\_  
JENNIFER SPROULL, City Secretary  
BEVERLY COVINGTON, Deputy City Secretary

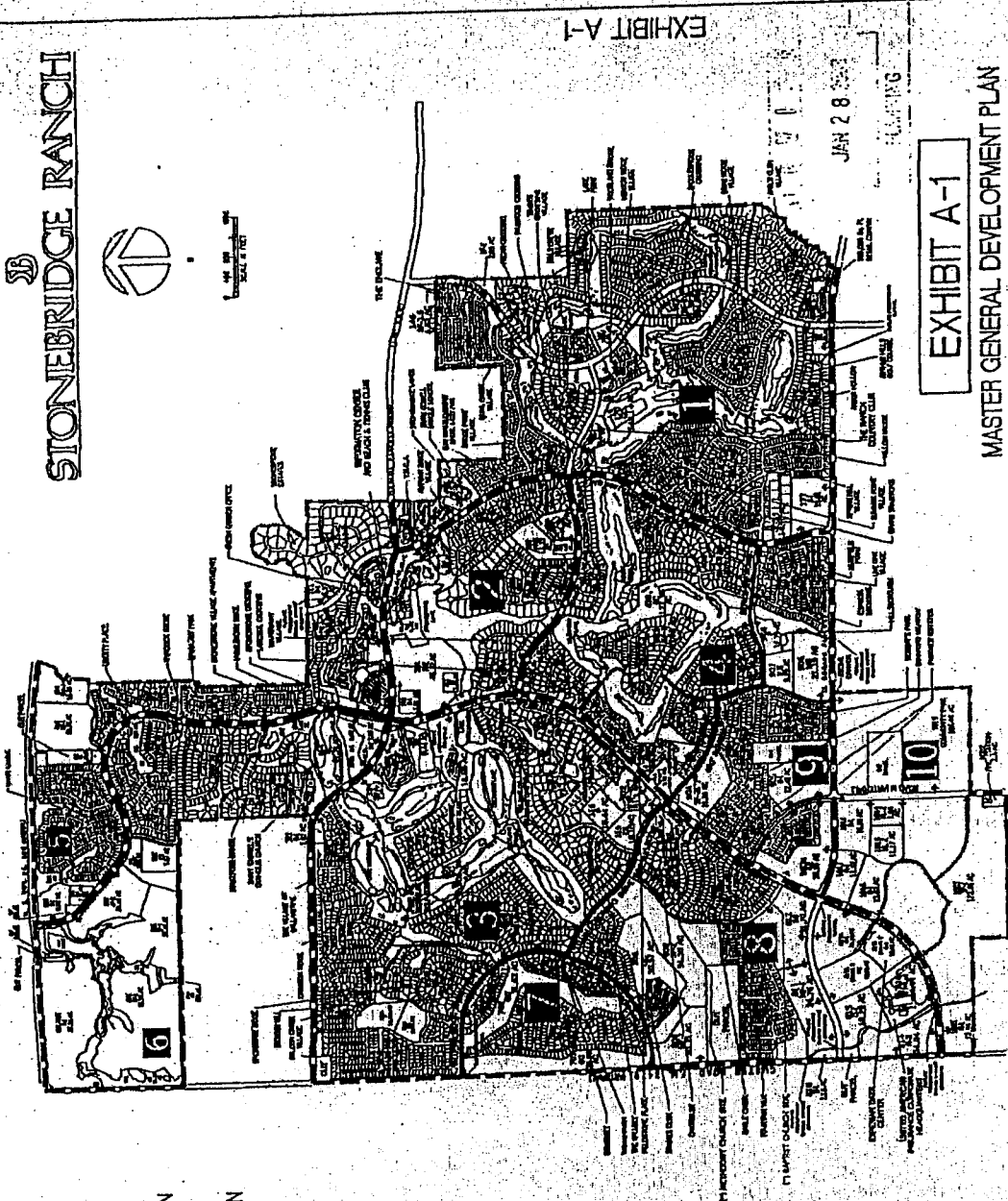
APPROVED AS TO FORM:

  
\_\_\_\_\_  
MARK S. HOUSER, City Attorney

# STONEBRIDGE RANCH



SCALE 1" = 100'



PLANNING AREA NUMBER

DENOTES PLANNING AREA BOUNDARY

DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - DRIVEWAY ACCESS MAY BE POSSIBLE

DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - NO DRIVEWAY ACCESS ALLOWED

DENOTES EXISTING MEDIAN OPENING LOCATIONS

DENOTES ACCESS POINTS FOR MAJOR PARCEL ENTRIES. ADDITIONAL MINOR ENTRIES MAY BE ADDED AT FLATTING. POSSIBLE MEDIAN LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW OF INDIVIDUAL TRACTS

SINGLE FAMILY RESIDENTIAL

MULTI FAMILY RESIDENTIAL MEDIUM DENSITY

MULTI FAMILY RESIDENTIAL HIGH DENSITY

OFFICE

LIGHT MANUFACTURING

RETAIL

DENOTES HIKER/BIKE TRAIL

OPEN SPACE

GOLF COURSE

EXHIBIT A-1

JAN 28 1999

EXHIBIT A-1

MASTER GENERAL DEVELOPMENT PLAN  
DECEMBER, 1999

**Pa** PETSCHKE & ASSOCIATES, INC.  
Professional Engineers, Civil Engineers, Surveyors  
2500 Massachusetts Avenue, Suite 100, Boston, MA 02118  
617-552-8800

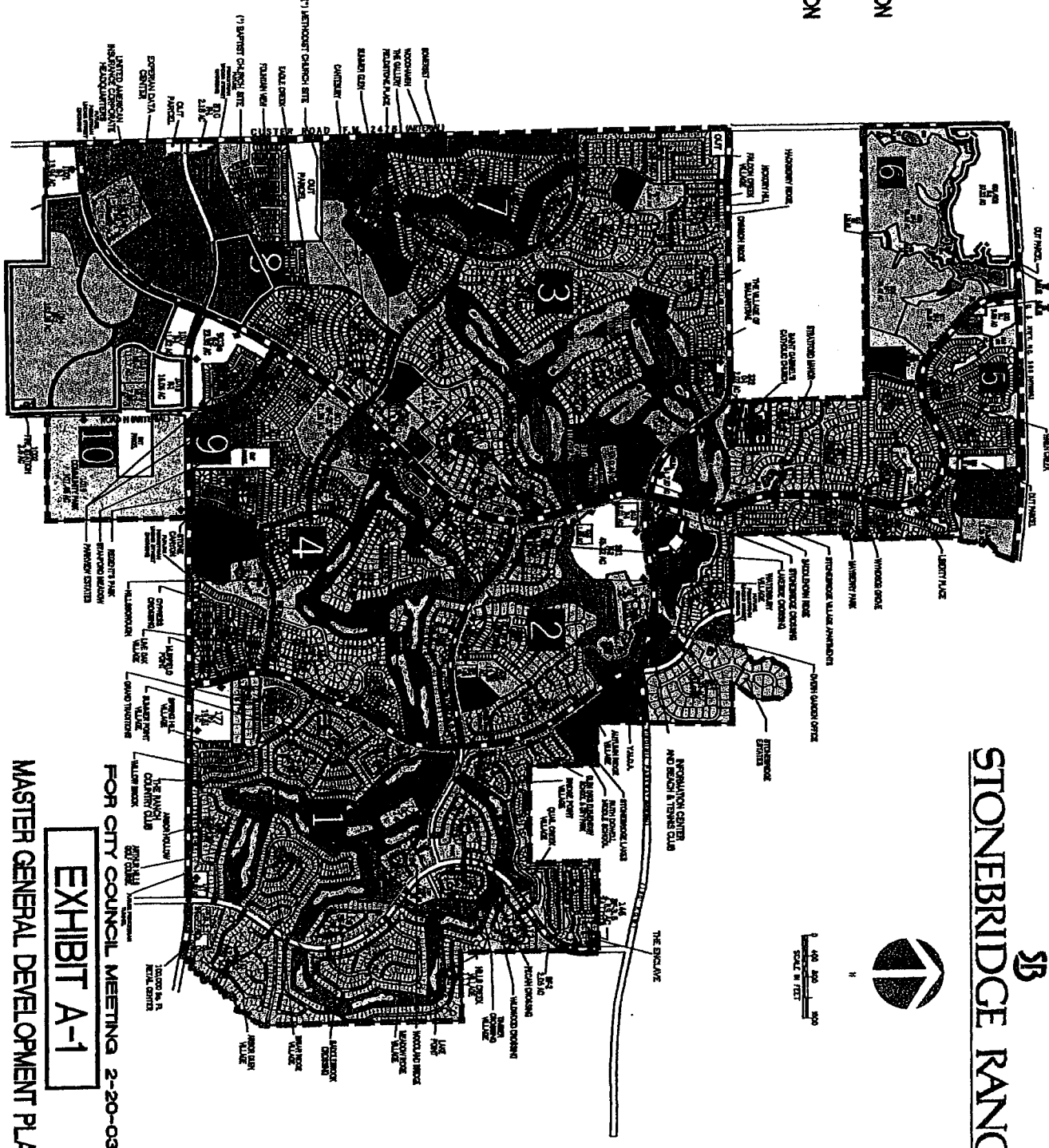
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EXHIBIT "A"

# STONEBRIDGE RANCH



1" = 400' 200' 300'  
SCALE IN FEET



FOR CITY COUNCIL MEETING 2-20-03  
**EXHIBIT A-1**

## MASTER GENERAL DEVELOPMENT PLAN

DECEMBER, 1999

**P**

**PETSCHE & ASSOCIATES, INC.**  
 Architects/Engineers/Interior Designers/Development Consultants  
 2881 Maricopa Boulevard, Suite 6, Wood Park Ranch, P.O. Box 5807, Bldg. 6A-3800  
 85002 Buckeye, Phoenix, AZ 85129, Telephone: 757 872-8230

- DENOTES PLANNING AREA NUMBER
- DENOTES PLANNING AREA BOUNDARY
- DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - DRIVEWAY ACCESS MAY BE POSSIBLE
- DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - NO DRIVEWAY ACCESS ALLOWED
- DENOTES EXISTING MEDIAN OPENING LOCATIONS
- DENOTES ACCESS POINTS FOR MAJOR PARCEL ENTRIES. ADDITIONAL MINOR ENTRIES MAY BE ADDED AT PLANNING POSSIBLE MEDIAN LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW OF INDIVIDUAL TRACTS
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL MEDIUM DENSITY
- MULTI FAMILY RESIDENTIAL HIGH DENSITY
- OFFICE
- LIGHT MANUFACTURING
- RETAIL
- DENOTES HIKER/BIKER TRAIL
- OPEN SPACE
- GOLF COURSE

**COMPUTED MASTER PLAN  
PLANNING AREA 1**

| TRACT NO. | GROSS AC | ROW AC | NET AC | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard              | Max Lot cover | Min Corner Side Yard | DU/AC   | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|--------|--------|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|---------------|----------------------|---------|---------------|----------|----------------------|
| 105       | 57.47    | 1.22   | 56.25  | 5.99    | GC                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 106       | 18.24    | 1.90   | 16.34  | 1.90    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btm blds   | 60%           | 15'                  | 3.8     | 62            | 3.0      | 186                  |
| 107       | 64.07    | 2.67   | 61.40  | 6.68    | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width          | 60%           | 15'                  | 3.4     | 207           | 3.0      | 621                  |
| 109       | 14.31    | 2.54   | 11.77  | 1.49    | R-1                   | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)                      | 50%           | 15'                  | 0.8:1   | N/A           | N/A      | N/A                  |
| 110       | 54.06    | 1.66   | 52.40  | 5.63    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 2.5     | 129           | 3.0      | 387                  |
| 111       | 53.38    | 0.47   | 52.91  | 5.56    | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width          | 60%           | 15'                  | 2.9     | 151           | 3.0      | 453                  |
| 112       | 26.71    | 1.64   | 25.07  | 2.78    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 1.8     | 46            | 3.0      | 138                  |
| 136       | 17.11    | 1.76   | 15.35  | 1.78    | GC                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 137       | 5.76     | 0.88   | 4.88   | 0.60    | P                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 138       | 34.67    | 2.00   | 32.67  | 3.61    | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width          | 60%           | 15'                  | 2.1     | 67            | 3.0      | 201                  |
| 139       | 10.10    | 1.91   | 8.19   | 1.05    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 140       | 25.22    | 1.95   | 23.27  | 2.63    | MS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 141       | 78.12    | 3.46   | 74.66  | 8.14    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.1     | 382           | 3.0      | 1,146                |
| 142       | 17.13    | 1.50   | 15.63  | 1.79    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.6     | 72            | 3.0      | 216                  |
| 146       | 5.31     | 0.48   | 4.83   | 0.55    | SF-3.5                | 3300 SF      | 50'           | 55'           | 35'        | 0'             | 5'            | 10' Between Blds           | 60%           | 0'                   | 7.0     | 34            | 3.0      | 102                  |
| 165       | 5.36     | 1.13   | 4.23   | 0.56    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 166       | 11.67    | 0.84   | 10.83  | 1.22    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 2.8     | 30            | 3.0      | 90                   |
| 167       | 21.86    | 0.47   | 21.39  | 2.28    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 2.3     | 50            | 3.0      | 150                  |
| 168       | 63.51    | 1.67   | 61.84  | 6.62    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 4.3     | 268           | 3.0      | 804                  |
| 170       | 144.67   | 1.53   | 143.14 | 15.08   | GC                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 170A      | 13.26    | 2.22   | 11.04  | 1.38    | GC                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 171       | 14.08    | 0.93   | 13.15  | 1.47    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.2     | 69            | 3.0      | 207                  |
| 172       | 50.08    | 2.23   | 47.85  | 5.22    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 4.1     | 197           | 3.0      | 591                  |
| 173       | 15.87    | 0.77   | 15.10  | 1.65    | SF-3.5                | 3300 SF      | 50'           | 55'           | 35'        | 0'             | 5'            | 10' Between Blds           | 60%           | 0'                   | 7.0     | 106           | 3.0      | 318                  |
| 174       | 35.59    | 2.75   | 32.84  | 3.71    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 2.9     | 97            | 3.0      | 291                  |
| 175       | 5.07     | 1.27   | 3.80   | 0.53    | R-1                   | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)                      | 50%           | 15'                  | .40 FAR | N/A           | N/A      | N/A                  |
| 176       | 53.26    | 2.94   | 50.32  | 5.55    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.8     | 239           | 3.0      | 717                  |
| 177       | 22.45    | 2.64   | 19.81  | 2.34    | R-1                   | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)                      | 50%           | 15'                  | .40 FAR | N/A           | N/A      | N/A                  |
| 178       | 21.19    | 0.00   | 21.19  | 2.21    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 4.1     | 88            | 3.0      | 264                  |
| TOTAL:    | 959.58   | 47.43  | 912.15 | 100.00  |                       |              |               |               |            |                |               |                            |               |                      |         | 2,294         |          | 6,882                |

**PLANNING AREA 2**

| TRACT NO. | GROSS AC | ROW AC | NET AC | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard     | Max Lot cover | Min Corner Side Yard | DU/AC    | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|--------|--------|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|-------------------|---------------|----------------------|----------|---------------|----------|----------------------|
| 201       | 49.66    | 4.34   | 45.32  | 17.55   | R-2                   | N/A          | N/A           | N/A           | 35'(f)     | 25'(h)         | 0'(b)         | 0'(d)             | 50%           | 15'                  | 1.0 FAR  | N/A           | N/A      | N/A                  |
| 202       | 15.02    | 0.77   | 14.25  | 5.31    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A               | N/A           | N/A                  | N/A      | N/A           | N/A      | N/A                  |
| 203       | 7.63     | 1.67   | 5.96   | 2.70    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)             | 60%           | 25'                  | .75 FAR  | N/A           | N/A      | N/A                  |
| 204       | 10.60    | 0.92   | 9.68   | 3.75    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)             | 60%           | 25'                  | EXISTING | N/A           | N/A      | N/A                  |
| 205       | 58.28    | 4.82   | 53.46  | 20.60   | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                | 60%           | 15'                  | 3.3      | 175           | 3.0      | 525                  |
| 206       | 57.89    | 0.20   | 57.69  | 20.46   | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                | 60%           | 15'                  | 2.0      | 114           | 3.0      | 343                  |
| 207       | 38.35    | 3.20   | 35.15  | 13.55   | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width | 60%           | 15'                  | 1.9      | 68            | 3.0      | 204                  |
| 208       | 13.77    | 0.44   | 13.33  | 4.87    | P                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A               | N/A           | N/A                  | N/A      | N/A           | N/A      | N/A                  |
| 209       | 10.02    | 0.74   | 9.28   | 3.54    | ES                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A               | N/A           | N/A                  | N/A      | N/A           | N/A      | N/A                  |
| 210       | 2.04     | 0.36   | 1.68   | 0.72    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                | 60%           | 15'                  | N/A      | N/A           | N/A      | N/A                  |
| 211       | 6.46     | 0.69   | 5.77   | 2.28    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                | 60%           | 15'                  | 2.0      | 11            | 3.0      | 33                   |
| 212       | 2.49     | 0.80   | 1.69   | 0.88    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A               | N/A           | N/A                  | N/A      | N/A           | N/A      | N/A                  |
| 213       | 8.80     | 0.40   | 8.40   | 3.11    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A               | N/A           | N/A                  | N/A      | N/A           | N/A      | N/A                  |
| 214       | 1.96     | 0.56   | 1.40   | 0.69    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A               | N/A           | N/A                  | N/A      | N/A           | N/A      | N/A                  |
| TOTAL:    | 282.97   | 19.91  | 263.06 | 100.00  |                       |              |               |               |            |                |               |                   |               |                      |          | 368           |          | 1,105                |

EXHIBIT "B"

PLANNING

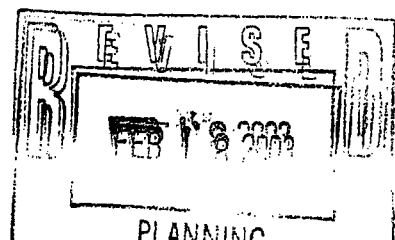
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PLANNING AREA 3

| TRACT NO. | GROSS AC | ROW AC | NET AC | % TRACT | Zonning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard              | Max Lot cover | Min Corner Side Yard | DU/AC   | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|--------|--------|---------|------------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|---------------|----------------------|---------|---------------|----------|----------------------|
| 301       | 37.45    | 0.00   | 37.45  | 4.51    | SF-3                   | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.2     | 195           | 3.0      | 585                  |
| 302       | 15.40    | 1.41   | 13.99  | 1.85    | SF-1                   | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width          | 60%           | 15'                  | N/A     | N/A           | N/A      | N/A                  |
| 303       | 30.00    | 0.37   | 29.63  | 3.61    | SF-1                   | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width          | 60%           | 15'                  | 2.5     | 75            | 3.0      | 225                  |
| 304       | 17.39    | 2.04   | 15.35  | 2.09    | SF-1                   | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width          | 60%           | 15'                  | 1.8     | 27            | 3.0      | 81                   |
| 305       | 30.94    | 2.47   | 28.47  | 3.72    | SF-3                   | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 3.7     | 105           | 3.0      | 315                  |
| 306       | 88.16    | 0.00   | 88.16  | 10.61   | SF-1                   | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width          | 60%           | 15'                  | 3.9     | 339           | 3.0      | 1,017                |
| 307       | 92.89    | 1.76   | 91.13  | 11.18   | SF-1                   | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width          | 60%           | 15'                  | 3.1     | 283           | 3.0      | 849                  |
| 308       | 16.83    | 1.19   | 15.64  | 2.03    | MF-1                   | 1800 SF      | 50'           | 100'          | 50'        | 20'            | 10'(c)        | 7'                         | 80%           | 15'                  | 18.0    | 282           | 1.8      | 508                  |
| 309       | 208.33   | 1.97   | 206.36 | 25.08   | GC                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 310       | 19.42    | 0.82   | 18.60  | 2.34    | GC                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 311       | 12.80    | 1.26   | 11.54  | 1.54    | OS                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 312       | 64.10    | 2.72   | 61.38  | 7.72    | SF-3                   | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.0     | 246           | 3.0      | 738                  |
| 313       | 46.18    | 1.75   | 44.43  | 5.56    | SF-2                   | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 3.4     | 152           | 3.0      | 456                  |
| 314       | 50.57    | 0.00   | 50.57  | 6.09    | SF-2                   | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 2.8     | 141           | 3.0      | 423                  |
| 315       | 10.10    | 0.00   | 10.10  | 1.22    | ES                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 316       | 10.54    | 0.10   | 10.44  | 1.27    | P                      | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 317       | 26.50    | 1.66   | 24.84  | 3.19    | SF-3                   | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 3.9     | 97            | 3.0      | 291                  |
| 318       | 4.39     | 0.00   | 4.39   | 0.53    | SF-3                   | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.8     | 21            | 3.0      | 63                   |
| 319       | 11.66    | 0.00   | 11.66  | 1.40    | P                      | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 320       | 8.00     | 0.00   | 8.00   | 0.96    | ES                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 321       | 9.11     | 0.00   | 9.11   | 1.10    | OS                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 322       | 3.20     | 1.18   | 2.02   | 0.39    | O-1                    | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 323       | 5.55     | 0.72   | 4.83   | 0.67    | MF-1                   | 1800 SF      | 50'           | 100'          | 50'        | 20'            | 10'(c)        | 7'                         | 80%           | 15'                  | 18.0    | 87            | 1.8      | 157                  |
| 324       | 8.69     | 0.72   | 7.97   | 1.05    | SFA-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15%                  | 12.0    | 96            | 3.0      | 288                  |
| 325       | 1.10     | 0.66   | 0.44   | 0.13    | OS                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 326       | 1.41     | 0.34   | 1.07   | 0.17    | OS                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| TOTAL:    | 830.71   | 23.14  | 807.57 | 100.00  |                        |              |               |               |            |                |               |                            |               |                      |         | 2,146         |          | 5,995                |

PLANNING AREA 4

| TRACT NO. | GROSS AC | ROW AC | NET AC | % TRACT | Zonning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard              | Max Lot cover | Min Corner Side Yard | DU/AC | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|--------|--------|---------|------------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|---------------|----------------------|-------|---------------|----------|----------------------|
| 401       | 39.20    | 0.00   | 39.20  | 8.99    | SF-3                   | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.1   | 200           | 3.0      | 600                  |
| 402       | 21.71    | 0.00   | 21.71  | 4.98    | SF-2                   | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 3.3   | 72            | 3.0      | 216                  |
| 403       | 34.04    | 3.87   | 30.17  | 7.80    | SF-1                   | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width          | 60%           | 15'                  | 2.4   | 73            | 3.0      | 219                  |
| 404       | 19.67    | 1.68   | 17.99  | 4.51    | SF-3                   | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.2   | 75            | 3.0      | 225                  |
| 405       | 67.38    | 2.77   | 64.61  | 15.45   | SF-1                   | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width          | 60%           | 15'                  | 2.0   | 131           | 3.0      | 393                  |
| 406       | 42.76    | 0.00   | 42.76  | 9.80    | SF-2                   | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 3.3   | 141           | 3.0      | 423                  |
| 407       | 35.01    | 3.21   | 31.80  | 8.03    | SF-3                   | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.0   | 159           | 3.0      | 477                  |
| 408       | 9.06     | 0.00   | 9.06   | 2.08    | SF-3                   | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.3   | 39            | 3.0      | 117                  |
| 409       | 33.84    | 3.58   | 30.26  | 7.76    | SF-1                   | 7200SF       | 60'           | 100'          | 35'        | 20'(e)         | 20'(h)        | 10 % of Lot Width          | 60%           | 15'                  | 2.9   | 88            | 3.0      | 264                  |
| 410       | 126.25   | 1.46   | 124.79 | 28.94   | GC                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A   | N/A           | N/A      | N/A                  |
| 411       | 7.28     | 1.00   | 6.28   | 1.67    | MF-1                   | 1800 SF      | 50'           | 100'          | 50'        | 20'            | 10'(c)        | 7'                         | 80%           | 15'                  | 18.0  | 113           | 1.8      | 203                  |
| TOTAL:    | 436.20   | 17.57  | 418.63 | 100.00  |                        |              |               |               |            |                |               |                            |               |                      |       | 1,091         |          | 3,137                |



PLANNING AREA 5

| TRACT NO. | GROSS AC | ROW AC | NET AC | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard              | Max Lot cover | Min Corner Side Yard | DU/AC   | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|--------|--------|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|---------------|----------------------|---------|---------------|----------|----------------------|
| 501       | 52.45    | 4.17   | 48.28  | 12.81   | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.5     | 266           | 3.0      | 798                  |
| 502       | 23.33    | 2.27   | 21.06  | 5.70    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.5     | 116           | 3.0      | 348                  |
| 503       | 17.40    | 1.38   | 16.02  | 4.25    | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'            | 20'(a)        | 10 % of Lot Width          | 60%           | 15'                  | 3.50    | 56            | 3.0      | 168                  |
| 504       | 12.71    | 0.00   | 12.71  | 3.10    | MF-1                  | 1800 SF      | 50'           | 100'          | 50'        | 20'(e)         | 10'(e)        | 7'                         | 80%           | 15'                  | 18.0    | 250           | 1.8      | 450                  |
| 505       | 15.44    | 1.59   | 13.85  | 3.77    | R-1                   | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)                      | 50%           | 15'                  | 40 FAR  | N/A           | N/A      | N/A                  |
| 506       | 18.13    | 3.30   | 14.83  | 4.43    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 507       | 2.74     | 0.63   | 2.11   | 0.67    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | N/A     | N.I.C.        | N/A      | N/A                  |
| 510       | 2.62     | 0.61   | 2.01   | 0.64    | R-1                   | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)                      | 50%           | 15'                  | N/A     | N.I.C.        | N/A      | N/A                  |
| 511       | 8.29     | 1.32   | 6.97   | 2.02    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 512       | 73.36    | 3.15   | 70.21  | 17.91   | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'            | 20'(a)        | 10 % of Lot Width          | 60%           | 15'                  | 0.9     | 60            | 3.0      | 180                  |
| 513       | 6.99     | 0.44   | 6.55   | 1.71    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 514       | 13.39    | 0.00   | 13.39  | 3.27    | SFA-3                 | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15%                  | 12.0    | 161           | 3.0      | 483                  |
| 515       | 13.14    | 1.26   | 11.88  | 3.21    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 516       | 26.03    | 0.11   | 25.92  | 6.36    | MF-1                  | 1800 SF      | 50'           | 100'          | 50'        | 20'            | 10'(c)        | 7'                         | 80%           | 15'                  | 18.0    | 467           | 1.8      | 841                  |
| 517       | 32.02    | 1.30   | 30.72  | 7.82    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.5     | 169           | 3.0      | 507                  |
| 518       | 13.78    | 0.20   | 13.58  | 3.36    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 519       | 50.20    | 2.36   | 47.84  | 12.26   | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'            | 20'(a)        | 5'                         | 60%           | 15'                  | 4.0     | 191           | 3.0      | 573                  |
| 520       | 9.91     | 0.82   | 9.09   | 2.42    | R-1                   | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)                      | 50%           | 15'                  | 40 FAR  | N/A           | N/A      | N/A                  |
| 521       | 3.97     | 0.60   | 3.37   | 0.97    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 522       | 1.50     | 0.31   | 1.19   | 0.37    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 523       | 1.39     | 0.53   | 0.86   | 0.34    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 524       | 10.72    | 1.16   | 9.56   | 2.62    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.50    | 53            | 3.0      | 159                  |
| TOTAL:    | 409.51   | 27.51  | 382.00 | 100.00  |                       |              |               |               |            |                |               |                            |               |                      |         | 1,789         |          | 4,507                |

PLANNING AREA 6

| TRACT NO. | GROSS AC | ROW AC | NET AC | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard              | Max Lot cover | Min Corner Side Yard | DU/AC   | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|--------|--------|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|---------------|----------------------|---------|---------------|----------|----------------------|
| 601/603   | 57.52    | 0.00   | 57.52  | 11.28   | R-2                   | N/A          | N/A           | N/A           | 35'(f)     | 25'            | 0'(b)         | 0'(d)                      | 50%           | 15'                  | 1.0 FAR | N/A           | N/A      | N/A                  |
| 602       | 15.36    | 0.07   | 15.29  | 3.01    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 604       | 40.13    | 0.81   | 39.32  | 7.87    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 605       | 66.29    | 0.77   | 65.52  | 13.00   | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'            | 20'(a)        | 10 % of Lot Width          | 60%           | 15'                  | 3.50    | 229           | 3.0      | 687                  |
| 606       | 39.14    | 0.72   | 38.42  | 7.68    | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'            | 20'(a)        | 10 % of Lot Width          | 60%           | 15'                  | 3.50    | 134           | 3.0      | 402                  |
| 607       | 27.79    | 2.20   | 25.59  | 5.45    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'            | 20'(a)        | 5'                         | 60%           | 15'                  | 4.0     | 102           | 3.0      | 305                  |
| 608       | 0.65     | 0.00   | 0.65   | 0.13    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 609       | 22.17    | 1.78   | 20.39  | 4.35    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.50    | 112           | 3.0      | 335                  |
| 610       | 40.64    | 3.33   | 37.31  | 7.97    | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'            | 20'(a)        | 10 % of Lot Width          | 60%           | 15'                  | 3.50    | 131           | 3.0      | 393                  |
| 611       | 6.45     | 0.46   | 5.99   | 1.26    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 612       | 21.09    | 1.09   | 20.00  | 4.14    | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'            | 20'(a)        | 10 % of Lot Width          | 60%           | 15'                  | 4.0     | 80            | 3.0      | 240                  |
| 613       | 11.44    | 1.76   | 9.68   | 2.24    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 614       | 22.85    | 1.46   | 21.39  | 4.48    | GC                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 615A      | 10.21    | 2.34   | 7.87   | 2.00    | R-1                   | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)                      | 50%           | 15'                  | 40 FAR  | N/A           | N/A      | N/A                  |
| 615B      | 9.67     | 1.15   | 8.52   | 1.90    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 616       | 58.10    | 3.09   | 55.01  | 11.39   | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'            | 20'(a)        | 10 % of Lot Width          | 60%           | 15'                  | 3.50    | 193           | 3.0      | 579                  |
| 617       | 37.55    | 0.91   | 36.64  | 7.36    | SF-1                  | 7200SF       | 60'           | 100'          | 35'        | 20'            | 20'(a)        | 10 % of Lot Width          | 60%           | 15'                  | 3.50    | 128           | 3.0      | 354                  |
| 618       | 1.40     | 0.04   | 1.36   | 0.27    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 621       | 11.12    | 1.12   | 10.00  | 2.18    | P                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 622       | 10.32    | 0.65   | 9.67   | 2.02    | ES                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| TOTAL:    | 509.89   | 23.75  | 486.14 | 100.00  |                       |              |               |               |            |                |               |                            |               |                      |         | 1,109         |          | 3,327                |

PLANNING AREA 7

| TRACT NO. | GROSS AC | ROW AC | NET AC | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard              | Max Lot cover | Min Corner Side Yard | DU/AC | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|--------|--------|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|---------------|----------------------|-------|---------------|----------|----------------------|
| 701       | 32.97    | 3.99   | 28.98  | 19.15   | GC                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A   | N/A           | N/A      | N/A                  |
| 702       | 31.63    | 0.00   | 31.63  | 18.38   | GC                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A   | N/A           | N/A      | N/A                  |
| 703       | 23.03    | 0.00   | 23.03  | 42.43   | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 3.9   | 285           | 3.0      | 855                  |
| 704       | 14.16    | 0.00   | 14.16  | 8.23    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.0   | 71            | 3.0      | 213                  |
| 705       | 20.34    | 0.00   | 20.34  | 11.82   | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.0   | 102           | 3.0      | 306                  |
| TOTAL:    | 172.13   | 3.99   | 168.14 | 100.00  |                       |              |               |               |            |                |               |                            |               |                      |       | 458           |          | 1,374                |

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PLANNING AREA 8

| TRACT NO. | GROSS AC | ROW AC | NET AC | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard              | Max Lot cover | Min Corner Side Yard | DU/AC   | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|--------|--------|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|---------------|----------------------|---------|---------------|----------|----------------------|
| 801       | 31.60    | 2.06   | 29.54  | 6.06    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 3.1     | 92            | 3.0      | 276                  |
| 802       | 51.64    | 0.44   | 51.20  | 9.91    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 2.9     | 148           | 3.0      | 444                  |
| 803       | 13.49    | 0.57   | 12.92  | 2.59    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 5.7     | 73            | 3.0      | 219                  |
| 804       | 44.33    | 1.97   | 42.36  | 8.51    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | 2.1     | 88            | 1.8      | 158                  |
| 805       | 21.76    | 1.45   | 20.31  | 4.18    | MF-1                  | 1800 SF      | 50'           | 100'          | 50'        | 20'            | 10'(c)        | 7'                         | 80%           | 15'                  | 18.0    | 366           | 1.8      | 659                  |
| 806       | 30.71    | 0.14   | 30.57  | 5.89    | GC                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 807       | 0.92     | 0.43   | 0.49   | 0.18    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 808       | 66.69    | 1.39   | 65.30  | 12.80   | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.5     | 292           | 3.0      | 876                  |
| 809       | 56.91    | 3.47   | 53.44  | 10.92   | SF-3.5                | 3300 SF      | 50'           | 55'           | 35'        | 0'             | 5'            | 10' Between Bldgs          | 60%           | 0'                   | 3.09    | 165           | 3.0      | 495                  |
| 810       | 3.14     | 0.96   | 2.18   | 0.60    | R-1                   | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)                      | 50%           | 15'                  | .40 FAR | N/A           | N/A      | N/A                  |
| 811       | 27.26    | 2.50   | 24.76  | 5.23    | MF-1                  | 1800 SF      | 50'           | 100'          | 50'        | 20'            | 10'(c)        | 7'                         | 80%           | 15'                  | 18.0    | 446           | 1.8      | 803                  |
| 812       | 34.79    | 3.09   | 31.70  | 6.68    | O-1 S                 | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 813A      | 34.43    | 2.61   | 31.82  | 6.61    | O-2                   | N/A          | N/A           | N/A           | 260'(g)    | 25'            | 0'(b)         | 0'(d)                      | 50%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 813B      | 29.33    | 4.03   | 25.30  | 5.63    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 814       | 27.77    | 3.73   | 24.04  | 5.33    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 815       | 19.54    | 1.25   | 18.29  | 3.75    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 816       | 26.77    | 1.78   | 24.99  | 5.14    | ML-1                  | 10000 SF     | 50'           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 75%           | 20'                  | N/A     | N.I.C.        | N/A      | N/A                  |
| TOTAL:    | 521.08   | 31.87  | 489.21 | 100.00  |                       |              |               |               |            |                |               |                            |               |                      |         | 1,670         |          | 3,930                |

PLANNING AREA 9

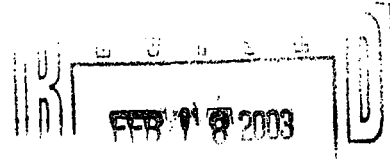
| TRACT NO. | GROSS AC | ROW AC | NET AC | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard              | Max Lot cover | Min Corner Side Yard | DU/AC   | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|--------|--------|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|---------------|----------------------|---------|---------------|----------|----------------------|
| 901       | 23.27    | 2.01   | 21.26  | 7.42    | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(a)        | 5'                         | 60%           | 15'                  | N/A     | N/A           | N/A      | N/A                  |
| 902       | 14.88    | 2.18   | 12.70  | 4.74    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.3     | 54            | 3.0      | 162                  |
| 903a      | 30.02    | 6.07   | 23.95  | 9.57    | R-2                   | N/A          | N/A           | N/A           | 35'(f)     | 25'            | 0'(b)         | 0'(d)                      | 50%           | 15'                  | 1.0 FAR | N/A           | N/A      | N/A                  |
| 903b      | 21.55    | 1.86   | 19.69  | 6.87    | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.8     | 95            | 3.0      | 285                  |
| 904       | 57.38    | 2.53   | 54.85  | 18.28   | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.1     | 224           | 3.0      | 672                  |
| 905       | 24.68    | 2.26   | 22.42  | 7.86    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)                      | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 906       | 23.35    | 2.16   | 21.19  | 7.44    | MS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 907       | 10.05    | 0.76   | 9.29   | 3.20    | ES                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 908       | 17.75    | 0.96   | 16.79  | 5.66    | P                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 909       | 31.53    | 1.90   | 29.63  | 10.05   | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.6     | 135           | 3.0      | 405                  |
| 910       | 57.62    | 5.62   | 52.00  | 18.36   | SF-3                  | 4000 SF      | 35'           | 60'           | 35'        | 20'(e)         | 20'(a)(e)     | 0' One Side/10' btwn bldgs | 60%           | 15'                  | 4.0     | 209           | 3.0      | 627                  |
| 911       | 0.94     | 0.45   | 0.49   | 0.30    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| 912       | 0.79     | 0.50   | 0.29   | 0.25    | OS                    | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A                        | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| TOTAL:    | 313.81   | 29.26  | 284.55 | 100.00  |                       |              |               |               |            |                |               |                            |               |                      |         | 717           |          | 2,151                |

PLANNING AREA 10

| TRACT NO. | GROSS AC | ROW AC | NET AC | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard | Max Lot cover | Min Corner Side Yard | DU/AC   | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|--------|--------|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|---------------|---------------|----------------------|---------|---------------|----------|----------------------|
| 1001      | 16.35    | 2.41   | 13.94  | 4.32    | R-1                   | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)         | 50%           | 15'                  | .4 FAR  | N/A           | N/A      | N/A                  |
| 1002      | 3.15     | 0.65   | 2.50   | 0.83    | FIRE STATION          | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)         | 50%           | 15'                  | .40 FAR | N/A           | N/A      | N/A                  |
| 1003      | 18.47    | 1.67   | 16.80  | 4.88    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)         | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 1004      | 156.61   | 4.23   | 152.38 | 41.37   | SF-2                  | 6000 SF      | 50'           | 90'           | 35'        | 20'(e)         | 20'(e)        | 5'            | 60%           | 15'                  | 3.7     | 550           | 3.0      | 1,650                |
| 1014      | 6.74     | 0.88   | 7.86   | 2.31    | ML-2                  | 10000 SF     | 50'           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)         | 75%           | 20'                  | .50 FAR | N/A           | N/A      | N/A                  |
| 1015      | 11.17    | 0.00   | 11.17  | 2.95    | ML-2                  | 10000 SF     | 50'           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)         | 75%           | 20'                  | .50 FAR | N/A           | N/A      | N/A                  |
| 1016      | 18.35    | 1.03   | 17.32  | 4.85    | O-1                   | N/A          | N/A           | N/A           | 120'(g)    | 25'            | 0'(b)         | 0'(b)         | 60%           | 25'                  | .75 FAR | N/A           | N/A      | N/A                  |
| 1017      | 13.99    | 2.17   | 11.82  | 3.70    | R-1                   | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)         | 50%           | 15'                  | .40 FAR | N/A           | N/A      | N/A                  |
| 1018      | 18.50    | 2.44   | 16.06  | 4.89    | R-1                   | N/A          | N/A           | N/A           | 35'        | 25'            | 0'(b)         | 0'(d)         | 50%           | 15'                  | .40 FAR | N/A           | N/A      | N/A                  |
| 1019      | 113.22   | 5.76   | 107.46 | 29.91   | P                     | N/A          | N/A           | N/A           | N/A        | N/A            | N/A           | N/A           | N/A           | N/A                  | N/A     | N/A           | N/A      | N/A                  |
| TOTAL:    | 378.55   | 21.24  | 357.31 | 100.00  |                       |              |               |               |            |                |               |               |               |                      |         | 550           |          | 1,650                |

Footnotes:

- (a) Setback may be 10' when adjacent to private recreation open space or 0' when adjacent to lake or water body.
- (b) 25 feet required when abutting any District requiring a rear (side) yard, or where abutting a Golf Course.
- (c) When adjacent to Residential District, the greater rear yard requirement of the two will prevail.
- (d) 15 feet required when abutting any zone requiring a side yard.
- (e) May be reduced to 10' with site plan approval.
- (f) Office, Hotel, & Multi-Family up to 260' are permitted.
- (g) Building height may not exceed 35' unless required yards are increased by one foot for each one foot of additional building height.
- (h) Applies to non-residential development only. Residential setback will be 10'



**Table of Maximum Height and Floor Area Ratio (FAR)  
for Commercial Use Categories**

| Zoning Designation (Tract) | Acres  | Maximum Height (Ft.) | Maximum FAR | Maximum Resulting Floor Area (SF) |
|----------------------------|--------|----------------------|-------------|-----------------------------------|
| R-1                        | 209.48 | 35                   | 0.40        | 3,649,980                         |
| R-2*                       | 150.83 | 65                   | 0.75        | 4,927,616                         |
| O-1                        | 95.95  | 35                   | 0.50        | 2,089,791                         |
| O-2*                       | 31.82  | 65                   | 0.75        | 1,039,559                         |
| O-3                        | 54.12  | 35                   | 0.50        | 1,178,734                         |
| ML-1 (816)                 | 24.99  | 65                   | 1.00        | 1,088,564                         |
| ML-2                       | 19.03  | 65                   | 0.50        | 414,473                           |
| R-1 (109/510)              | 13.78  | 35                   | N/A         | N/A                               |
| O-1 (204/507)              | 11.79  | 35                   | N/A         | N/A                               |
| Total                      | 611.79 | N/A                  | N/A         | 14,388,717                        |

\*O-1 Tracts not exceeding the number of acres shown may be designated O-2 through the usual process of rezoning property, according to the McKinney Zoning Ordinance. With approval of Specific Use Permits, tracts not exceeding 20% of the total land area of the R-2 and O-2 tracts may be developed with a Floor-Area Ratio (FAR) not exceeding one to one (1:1) and a height not exceeding eight (8) stories, with a maximum height of one hundred twenty (120) feet. A specific use permit is also required for the development of a multiple family dwelling in an R-2 District.