

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "C2" – Local Commercial District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").

The subject property shall develop in accordance will all requirements for "C2" – Local Commercial District as specified in Section 146-112 of the City of McKinney Code of Ordinances, except as follows:

1. The following uses shall be prohibited on both Tract A and Tract B:
 - a. Auto parts sales (indoor)
 - b. Bait shop
 - c. Bus station
 - d. Funeral homes and mortuaries
 - e. Garage, auto repair
 - f. Halfway house
 - g. Pet store, kennel, animal boarding (outside runs)
 - h. Railroad track or right-of-way

2. The following uses shall be allowed by right on Tract B and will not require a Specific Use Permit:
 - a. Hotel or motel.

3. The following uses shall be allowed with approval of a Specific Use Permit on Tract A:
 - a. Private Street Development

4. Tract A of the property, as shown on the Zoning Exhibit, shall allow the residential uses by right in addition to the base zoning:
 - a. The following uses shall be allowed by right:
 - i. Single family dwelling (attached)
 - ii. Single family dwelling (detached)
 - iii. Home occupation (See Sec. 146-133)

b. Any residential uses that may be developed on Tract A shall develop according to the following regulations:

i. Single family dwelling (attached) uses shall have the following space limits:

- (1) Minimum Lot Width: 20'
- (2) Minimum Lot Depth: 70'
- (3) Minimum Lot Area: 1400 sq. ft.
- (4) Front Yard Setback: 10'
- (5) Rear Yard Setback: 8'
- (6) Minimum Side Yard Setback: Separate townhome buildings will be a minimum of 10' apart.
- (7) Minimum Side Yard at Corner: 10'
- (8) Minimum Building Height: 2 stories (35 feet)
- (9) Maximum Building Height: 3 stories (45 feet)
- (10) One street tree will be placed in the parkway for every 30' of street frontage. Street trees can be moved to account for visibility easements or other obstructions such as sidewalks or utility easements. For each lot, either one ornamental tree will be placed in the front yard, or one canopy tree will be placed in a common area within the subdivision.

ii. Single family dwelling (detached) uses shall have the following space limits:

- (1) Minimum lot width: 30'
- (2) Minimum lot depth: 85'
- (3) Minimum lot area: 2,550 sq. ft.
- (4) Front yard setback: 10'
- (5) Rear Yard Setback: 8'
- (6) Minimum side yard setback: Houses will be situated on a lot as either a zero-lot line configuration or a centered configuration with a minimum of six (6) feet of separation will be provided between buildings. If an easement is required between houses a minimum ten (10) of separation will be provided. For houses on a zero-lot line configuration, the minimum side yard setback on one side may be zero feet as long as a minimum of six (6) feet of side yard has been provided on the opposite side yard. For houses centered on lots, the minimum side yard setback will be three (3) feet.

(7) Minimum side yard at corner: Ten (10) feet (except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer). If an adjacent lot is fronting onto the same street, the side yard at corner will be no less than the front yard setback of the adjacent lot.

(8) Minimum Building Height: 2 stories (35 feet)

(9) Maximum Building Height: 3 stories (45 feet)

iii. Landscaping

(1) Lots Fronting onto a Residential Street

(a) One canopy street tree shall be placed in the parkway, planted every 30 linear feet of street frontage. Street trees may be moved to account for visibility easements or other obstructions such as sidewalks or utility easements.

(b) One ornamental tree shall either be placed in the front or rear yard of the residential lot, or one canopy tree shall be placed in a common area, for each residential lot, within the residential development.

(2) Lots Fronting onto the Boulevard

(a) One ornamental tree shall be placed in the front yard of every residential lot.

(b) One ornamental tree shall be placed in the rear yard of the residential lot, or one canopy tree shall be placed in a common area, for each residential lot, within the residential development.

5. The Boulevard shall develop in accordance with the cross section shown on the attached zoning exhibit. The following standards will apply

a. There shall be no more than two median openings along the boulevard and within the subject property to allow access to the parking fields and associated driveways. Access to the north/south circulation spine/boulevard shall be provided from the median openings at Silverton Avenue to the east and Fortuna Lane to the west.

b. The boulevard shall have a landscaped area with living landscape and canopy trees planted every 30 linear feet within the median consistent with the existing boulevard.

c. One canopy tree shall be planted at the terminus of every two parallel parking spaces proposed on the boulevard.