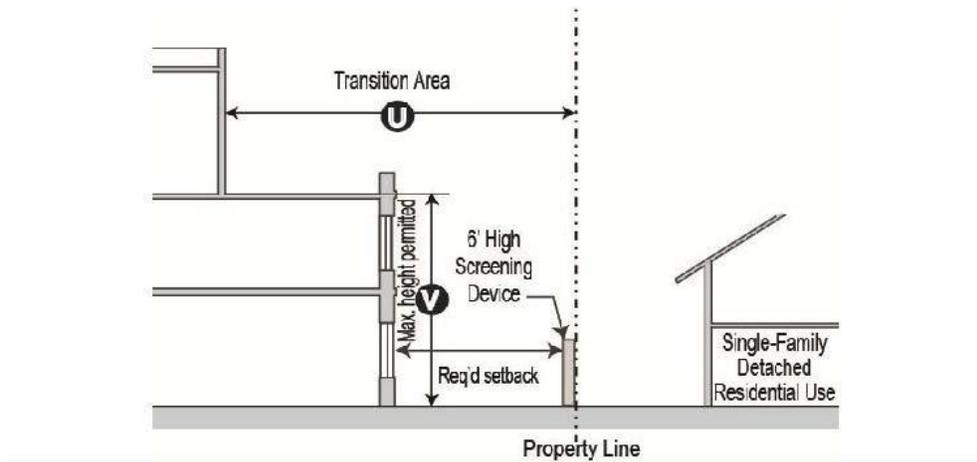


Development Regulations

1. The subject property shall develop in accordance with 146-111 (“C1” – Neighborhood Commercial District) of the Zoning Ordinance, and as amended, except as follows:
2. Development Standards
 - a. Space Limits:
 - i. Build-to-zone: 0’ to 20’ along State Highway 5 (S. McDonald Street)
 - ii. Building frontage required along State Highway 5 (S. McDonald Street): 50% min.
 1. Deviations from this standard by up to 15% may be approved by the Director of Planning and further deviations from this standard may be approved by the Planning and Zoning Commission during the site plan review process.
 - iii. Building frontage required along all other streets: None
 - iv. First floor to floor height: 12’ min.
 - v. Upper floor(s) to floor height: 10’ min.
3. Landscaping Requirements
 - a. A minimum 5’ landscape buffer adjacent to public right-of-way shall be required (S. McDonald Street, Christian Street and Chestnut Street).
 - b. A minimum 5’ landscape buffer shall be required along the northern property line, until such time that the property to north is developed with nonresidential uses.
 - c. The developer shall be required to plant one canopy tree per 40 linear feet, or portion thereof of street frontage. The required trees must be planted within the associated landscape setback along thoroughfares, unless otherwise approved by the director of planning. Trees may be grouped or clustered to facilitate site design.
4. Residential Transition Standards
 - a. The following residential transition standard shall apply to all new building construction and all upper story additions to existing buildings located adjacent to existing single family detached residential uses but shall not apply when an improved public street separates the new building construction from the existing single family detached residential use.



Transition Area	35' (min)	U
Max. Building Height within transition area	2	V

- b. A residential transition area screening device (minimum 6' and maximum 8' high) shall be required adjacent to existing single family uses.
 - c. The screening device shall be provided in accordance with Section 146-132.
5. Architectural Standards
- a. The subject property shall conform to the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Regulations, and as follows:
 - i. The subject property shall generally conform to the attached conceptual architectural elevations
 - ii. The primary entrance of the building shall be located on State Highway 5 (S. McDonald Street)
 - iii. Canopies and awnings will have a minimum vertical clearance of 8' from the finished sidewalk elevation.
6. Definitions:
- a. *Build-to Zone* is the area between the minimum and maximum front setbacks and within which the principal building's front façade shall be built.
 - b. *Building Frontage*: is the percentage of the principal building's front façade that is required to be located at the Build-to Line or within the Build-to Zone as a proportion of the lot's width along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculations of the building frontage.

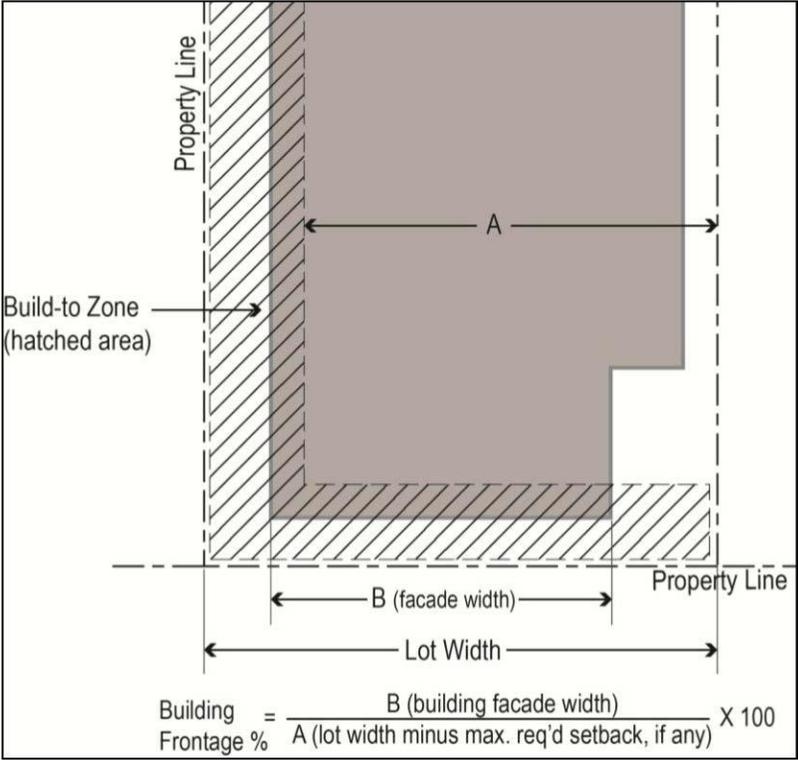


Image showing Building Frontage calculation