

FAIRFIELD MCKINNEY RANCH PARKWAY DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses.

- 1.1. Bakery or confectionery (retail)
- 1.2. Banks and financial institutions
- 1.3. Barber or beauty shops
- 1.4. Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools
- 1.5. Clinic
- 1.6. Community Garden
- 1.7. Day-care
- 1.8. Drug-store or pharmacy
- 1.9. Fitness club, gymnasium, exercise area or similar use
- 1.10. Florist or garden shop
- 1.11. Food stores, groceries
- 1.12. Garage or lot, parking (private)
- 1.13. Hardware store (paint, plumbing, and related sales)
- 1.14. Home occupation
- 1.15. Local utility line or utility distribution lines; telephone exchange (no garage or shop)
- 1.16. Multiple family dwelling (apartment)
- 1.17. Multiple family dwelling (senior apartment)
- 1.18. Museum, library, art gallery (public)
- 1.19. Office use
- 1.20. Park or playground (public or private)
- 1.21. Parking, incidental to main use
- 1.22. Personal service
- 1.23. Recreation area (public or private)
- 1.24. Restaurant or cafeteria (carry-out only)
- 1.25. Restaurant or cafeteria (including drive-through window)
- 1.26. Restaurant or cafeteria (indoor service)
- 1.27. Retail store (indoor)
- 1.28. Studios, photo, music, art, health, etc.
- 1.29. Swimming pool (public or private)

2. Prohibited Uses

- 2.1. All Industrial and Manufacturing Uses
- 2.2. Amusement, commercial (outdoor)
- 2.3. Auto painting or body shop
- 2.4. Auto parts sales (indoor)

- 2.5. Carnival or circus
- 2.6. Cleaning shop and pressing (small shop and pick up)
- 2.7. College or university
- 2.8. Country club
- 2.9. Farm, orchard or truck garden
- 2.10. Garage, auto repair
- 2.11. Golf course (public)
- 2.12. Halfway house
- 2.13. Heliport or helistop
- 2.14. Hospital
- 2.15. Mobile home dwelling
- 2.16. Pawnshops
- 2.17. Private club
- 2.18. Railroad track or right-of-way
- 2.19. Service station or motor vehicle fuel sales
- 2.20. Sexually oriented business
- 2.21. Swim or tennis club
- 2.22. Tattoo Parlor
- 2.23. Water storage tank

3. Temporary Uses

- 3.1. Field office or real estate sales office

4. Space Limits

- 4.1. Minimum Lot Area: 1,300 square feet per unit
- 4.2. Minimum Lot Width: 60 feet
- 4.3. Minimum Lot Depth: 100 feet
- 4.4. Minimum Front Yard Setback: 35 feet
- 4.5. Minimum Side Yard Setback: 20
- 4.6. Minimum Rear Yard Setback: 25 feet
- 4.7. Maximum Height of Structures:
 - 4.7.1. Buildings located within the first 100 feet as measured from the north property line shall be limited to two stories and a maximum height of 35 feet.
 - 4.7.2. Buildings located further than 100 feet from the north property line shall be limited to three stories and a maximum height of 40 feet.
- 4.8. Maximum Lot Coverage: 60%
- 4.9. Maximum Density (dwelling units per gross acre): 25.0
- 4.10. Minimum Required Commercial Use: A minimum of 5,000 SF of Commercial/Retail Uses shall be constructed along the frontage of McKinney Ranch Parkway. Such Commercial/Retail square footage minimum shall specifically exclude any areas dedicated to leasing offices, amenities, and services supporting any residential component of the project.

5. Parking Requirements

- 5.1. Multifamily uses: Multifamily parking requirement: 1.5 spaces per unit, exclusive of any commercial parking.
 - 5.1.1. Covered parking spaces for multifamily uses shall be provided at no less than 50% of the unit count with a minimum of 30% of the parking spaces provided as enclosed parking and the remaining 20% as enclosed parking or within covered carports.
 - 5.1.1.1. Enclosed parking spaces may include, but not be limited to an open-air, multi-level parking structure (excluding the top floor of said structure), tuck-under parking, and a detached garage(s).

6. Landscape and Screening Requirements

- 6.1. Landscape buffer requirements:
 - 6.1.1. The landscape buffer along the southern property line shall 20 feet. One canopy tree shall be provided at a minimum of every 30 linear feet of street frontage or portion thereof adjacent exposure.
 - 6.1.2. The landscape buffer along the northern property line shall be a minimum of 25 feet planted with one canopy tree every 30 linear feet or portion thereof adjacent exposure.
 - 6.1.3. A minimum 4 foot wide walking path and bench seating may be constructed in the proposed landscape buffers.
 - 6.1.4. A minimum 3,000 square feet of dedicated greenspace shall be required.
 - 6.1.5. The landscape buffer along the eastern property line shall be a minimum of 20 feet with one canopy tree planted every 30 linear feet or portion thereof adjacent exposure.
 - 6.1.6. Required rear masonry wall may be located within the rear 25-foot landscape buffer.
 - 6.1.7. The landscape buffer along the western property line shall be a minimum of 20 feet with one canopy tree planted every 30 linear feet or portion thereof adjacent exposure.
- 6.2. Screening:
 - 6.2.1. A 6-foot-tall solid, masonry screening wall is required along the rear yard and side yards.
 - 6.2.2. Screening along McKinney Ranch Road shall be provided and may consist of walls, fencing consisting of tubular steel, or living plant screens consisting of evergreen shrubs (3 feet in height, 3 feet on center). Screening for parking of nonresidential uses shall follow the standard requirements in Sec. 146-135 of the zoning ordinance

7. Design Standards

- 7.1. Minimum building separations shall be a 10 feet.
- 7.2. For buildings located within the first 100 feet as measured from the north property line:
 - 7.2.1. Rear yard facing patios and balconies are prohibited above the ground level.
 - 7.2.2. Rear yard facing garages are prohibited.