

Development Standard Comparison: Accessory Dwelling Units (2022)

Base Zoning District	Subject Property		McKinney - Current Code		New Code McKinney (Proposed)		Frisco		Plano	
	Current Zoning (RS120)	Proposed Zoning	SF5	SF10	R5	R8	SF7	SF8.5	SF6	SF9
General Requirements	- Not permitted on lots less than 12,000 sqft - Maximum 600 sqft	- shall not exceed 1,000 sqft	- Not permitted on lots less than 12,000 sqft - Maximum 600 sqft	- Not permitted on lots less than 12,000 sqft - Maximum 600 sqft	- Shall not exceed 50% of the total square footage of the primary dwelling	- Shall not exceed 50% of the total square footage of the primary dwelling	- Minimum 400 sqft - Maximum 1,100 sqft or 50% of gross habitable floor area of the main dwelling (whichever is more restrictive)	- Minimum 400 sqft - Maximum 1,100 sqft or 50% of gross habitable floor area of the main dwelling (whichever is more restrictive)	- Minimum 400 sqft - Maximum 1,100 sqft or 50% of main structure, whichever is less - Maximum lot coverage of all buildings: 45%	- Minimum 400 sqft - Maximum 1,100 sqft or 50% of main structure, whichever is less - Maximum lot coverage of all buildings: 45%
Accessory Dwelling Unit Setbacks	- Permitted behind the front building line - Same as main structure	- Permitted behind the front building line - Same as main structure, except: - side yard: 3ft - rear yard: 3ft	- Permitted behind the front building line - Same as main structure	- Permitted behind the front building line - Same as main structure	If less than 500 sqft: - not permitted in front yard - Side yard: 5' - Side at corner: same as primary - Rear yard: 5' If greater than 500 sqft and/or height greater than or equal to 2 stories: - follows space limits of primary structure	If less than 500 sqft: - not permitted in front yard - Side yard: 5' - Side at corner: same as primary - Rear yard: 5' If greater than 500 sqft and/or height greater than or equal to 2 stories: - follows space limits of primary structure	Same as main structure, except: - Side Yard (at corner): 15'	Same as main structure, except: - Side Yard (at corner): 15'	Must observe the same setbacks as the main structure	Must observe the same setbacks as the main structure
Primary Space Limits and Building Setbacks										
Minimum Lot Size	12,000 sqft	5,000 sqft	5,000 sqft	10,000 sqft	5,000 sqft	8,000 sqft	7,000 sqft	8,500 sqft	6,000 sqft	9,000 sqft
Minimum Front Yard	30'	20'	20'	25'	20'	20'	25'	25'	25'	30'
Minimum Rear Yard	25'	15'	15'	20'	10'	15'	30'	30'	10'	10'
Minimum Side Yard	10'	0' (see note)	0' (see note)	10'	5' (see note)	7'	7'	7'	greater of 6' or 10% of lot width	greater of 7.5' or 10% of lot width
Minimum Side Yard (at corner)	15'	15'	15'	20'	15'	15'	15'	15'	15'	15'

NOTE: minimum 10' building separation required