



McKinney, Texas

Development Code Update

Districts and Uses

City Council Work Session
April 2021



CLARION

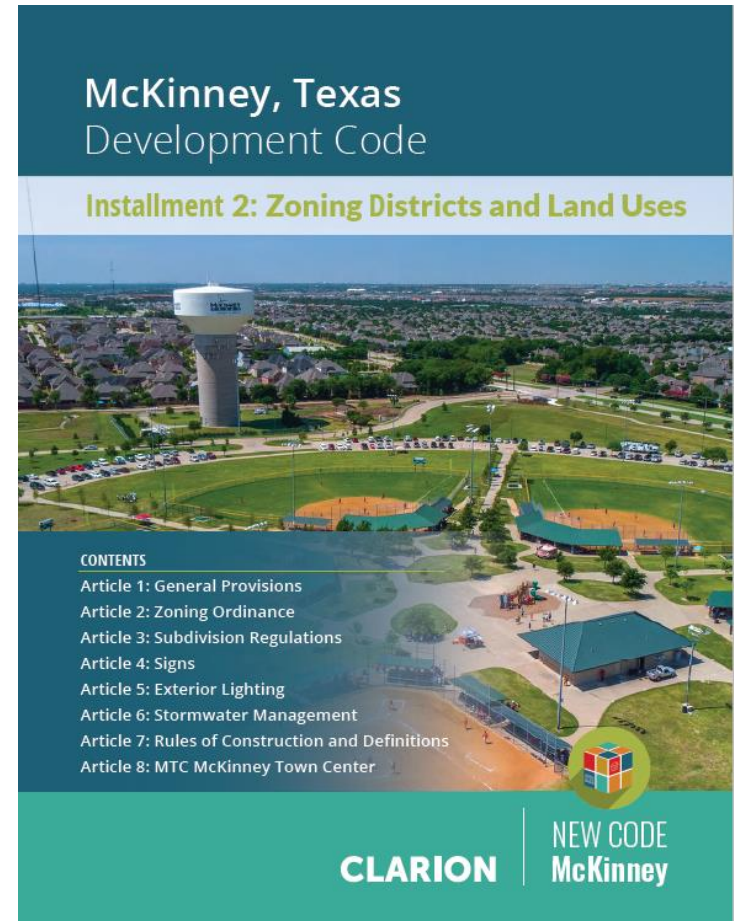
TODAY'S MEETING

- **Objectives:**

- Project overview/background
- Discuss Districts & Uses draft
- Discuss Transition Strategy
- Receive feedback

- **Not covered today:**

- Specific Housing Topics (multi-family, cluster/cottage, etc.)
- Planned Development (PD's) District
- Short-term rentals



CODE UPDATE GOALS

- **Implement ONE McKinney 2040 Plan**
- **Simplify regulations**
- **Introduce flexible tools**
- **Improve user-friendliness**
- **Improve processes and procedures**
- **Encourage high-quality and mixed-use development**
- **Integrate best practices and current trends**
- **Align with federal and state law**



PROJECT TIMELINE



A LOOK BACK & A LOOK AHEAD

Project Orientation

Summer 2019

- City Tour
- Kickoff presentation
- Stakeholder Interviews
- Hosted Survey
- Created website

Code Assessment

Fall/Winter 2019

- Code assessment report
- City presentations and posted report for public review

Short-Term Priority Amendments

Fall 2019/Spring 2021

- Legislative updates (Aug 2019)
- Staff Amendments (Nov 2019)
- Parking Updates (Mar 2021)
- Sign Code Updates (Mar 2021)

Draft Revised Development Code

1

Spring 2020/Fall 2020

Administration and Procedures

- Staff Draft Review/Development
- Public Draft Finalization (September)
- Public Review (September/October)
 - MDC Review
 - P&Z/City Council Presentation
 - online draft and survey

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Winter 2020/Spring 2021

Zoning Districts and Uses

- Staff Draft Review/Development
- Public Draft Finalization (February)
- Public Review (March/April)
 - MDC Review
 - P&Z/City Council Presentation
 - online draft and survey

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Spring 2021/Summer 2021

Development and Design Standards

OUTREACH TO DATE

■ Administration & Procedures

- Staff draft
- Edits incorporated
- Posted for public review
- Survey for public feedback

■ Districts & Uses

- 2 rounds of staff review
- Edits incorporated
- Posted for public review
- Survey window March 1-31!
- Considering other interactive means for collecting feedback



TELL US WHAT YOU THINK!

The third survey in the New Code McKinney project is now open!

This survey asks for your feedback on the public draft of the Zoning Districts and Land Uses sections of the code, and also asks for your input on a proposed Zoning District Transition strategy, which you can read about in the installment's cover memo.

The survey is 14 questions long, and should take about 10 minutes to complete. It will remain open until March 31, 2021.

Click the link below to complete it!

ZONING DISTRICTS AND LAND USES SURVEY

The graphic features a teal background. On the left, there is a dark blue square containing a colorful 3D cube icon and the text 'NEW CODE McKinney' in white. To the right of this square, the text is arranged in a vertical flow, starting with the title 'TELL US WHAT YOU THINK!' in bold white letters. Below this, two paragraphs of white text provide details about the survey. At the bottom, a dark teal button with white text reads 'ZONING DISTRICTS AND LAND USES SURVEY'.

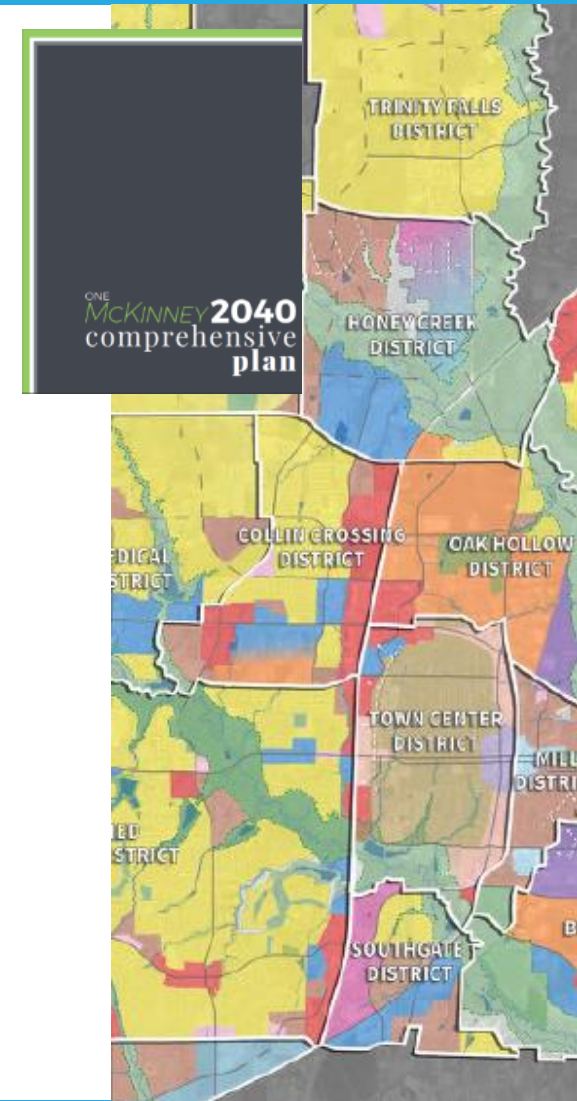
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ZONING DISTRICTS

IMPLEMENT THE 2040 PLAN

- **Align with the Plan's Character Districts and Placetypes:**

- Plan identifies unique and varied development patterns, uses, and densities
- Align the lineup of zoning districts to accommodate placetypes.



DISTRICT UPDATES

- Intent statement for each district explains correspondence to 2040 Plan placetypes
- Updated dimensional standards included
- One-click links to other relevant sections

2.2.17 C1 – Neighborhood Commercial^{29 30}

A. Intent

The intent of the C1 zoning district is to allow for small-scale, low-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses, that serve primarily the surrounding neighborhood. The district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Neighborhood Commercial and Historic Town Center – Mix.

B. Standards

Table 2-16: C1 Dimensional Standards		
Lot Dimensions (minimum)		
A..	Lot area (sq ft)	0 [7,500]
B..	Lot width (ft)	0 [50]
C..	Lot depth (ft)	0 [50]
Building Setbacks (minimum)		
D..	Front (ft)	20 [20/25] [1]
E..	Rear (ft)	0, 45 when adjacent to residential [2]
F..	Side interior (ft)	0, 45 when adjacent to residential [5][2]
Height (maximum)		
G..	Building height (ft)	35

Other Key Standards	
Measurements and Exceptions	§2.2.33
Table of Allowed Uses	§2.3.2E
Definitions and Use-Specific Standards	§2.3.3
Development Standards	
Landscaping, Screening, and Fencing	---
Off-Street Parking and Loading	---

DISTRICTS LAYOUT

Current

Sec. 146-72. - RS 72 - Single Family Residence district.

- (a) **Purpose.** The "RS 72" - Single Family Residence zone is designed to encourage a suitable family life on medium size lots. More uses are allowed as a matter of right throughout the zone than in the larger lot size zones. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) **Permitted uses.** Those uses indicated as being permitted in the "RS 72" - Single Family Residence zone in the Schedule of Uses shall be allowed.
- (c) **Space limits.** The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RS 72" - Single Family Residence zone shall apply.

(Code 1982, § 41-67; Ord. No. 2000-01-03, § 1A, 1-4-2000; Ord. No. 2002-08-084, § I.34, 8-20-2002; Ord. No. 2004-12-124, § I, 12-15-2004; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2010-12-053, § 14, 12-7-2010; Ord. No. 2014-03-018, § 4, 3-4-2014)

Sec. 146-73. - RS 60 - Single Family Residence district.

- (a) **Purpose.** The "RS 60" - Single Family Residence zone is designed to encourage a suitable family life on medium size lots. More uses are allowed as a matter of right throughout the zone than in the larger lot size zones. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) **Permitted uses.** The following uses are permitted in the "RS 60" - Single Family Residence zone:
 - (1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation; and
 - (2) Other uses indicated as being permitted in the "RS 60" - Single Family Residence zone in the Schedule of Uses.
- (c) **Space limits.** The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RS 60" - Single Family Residence zone shall apply.
- (d) **Miscellaneous provisions.** Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

(Code 1982, § 41-68; Ord. No. 1270, § 3.07, 12-15-1981; Ord. No. 1612, § 1, 12-17-1985; Ord. No. 1657, § 1, 6-17-1986; Ord. No. 94-08-26, § 3(C), 8-16-1994; Ord. No. 2002-08-084, § I.22, 8-20-2002; Ord. No. 2004-12-124, § I, 12-15-04; Ord. No. 2006-10-121, § II, 10-17-2006; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2010-12-053, § 14, 12-7-2010; Ord. No. 2012-11-056, § 28, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013; Ord. No. 2014-03-018, § 5, 3-4-2014)

Sec. 146-74. - RS 45 - Single Family Residence district; zero lot line homes.

- (a) **Purpose.** The "RS 45" - Single Family Residence zone is designed to provide single family homes on lots of moderate size. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) **Permitted uses.** Those uses indicated as being permitted in the "RS 45" - Single Family Residence zone in the schedule of uses shall be allowed.
- (c) **Space limits.** The space limits identified in Appendix F of the zoning ordinance as being applicable to the "RS 45" - Single Family Residence zone shall apply.

Proposed

Article 2: Zoning Ordinance 2.2 Zoning Districts

2.2.6 R12 – Residential¹⁰

A. Intent

The intent of the R12 zoning district is to accommodate low density, suburban-style, single family residential development. The district permits limited civic, recreational, agricultural, and accessory uses. The district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Suburban Living.

B. Standards

Table 2-6: R12 Dimensional Standards

Lot Dimensions (minimum)	
A Lot area (sq ft)	12,000
B Lot width (ft)	80
C Lot depth (ft)	120
Building Setbacks (minimum)	
D Front (ft)	25 (30)
E Rear (ft)	20 (25)
F Side interior (ft)	10
G Side corner lot (ft)	20
Height (maximum)	
G Building height (ft)	35

Other Key Standards

Measurements and Exceptions	\$2.2.33
Table of Allowed Uses	\$2.3.2E
Definitions and Use-Specific Standards	\$2.3.3
Development Standards	---
Landscaping, Screening, and Fencing	---
Off-Street Parking and Loading	---

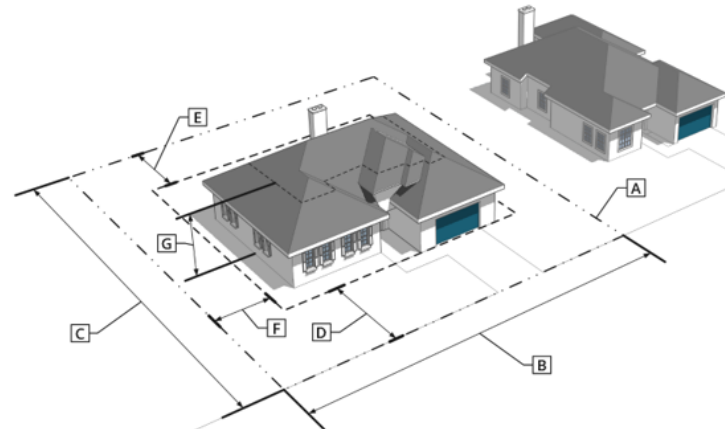


Figure 2-4: R12 District Dimensional Standards

RESIDENTIAL DISTRICT UPDATES

■ Notable Changes

- Removed density
(*Single Family Only*)
- Updated dimensional standards
- R5 – mean/median lot size reduced from 7,200 to 6,500

■ New Districts

- R21, RU, UTH
- **For later discussion:**
Multi Family and
Planned Development
districts

Table 2-25: Residential Zoning Districts

Zoning District	§ reference	Lot Standards			Building Setbacks				Maximum Height (ft)
		Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft) [1]	Rear Yard (ft)	Side Interior (ft)	Side Corner (ft)	Building Height (ft) [9]
RE2	2.2.3	87,120	200	200	50	50	30	50	45
RE1	2.2.4	43,560	150	150	35	35	20	35	45
R21	2.2.5	21,780	125	125	30	30	15	25	45
R12	2.2.6	12,000	80	120	25 [7]	20	10	20	35
R10	2.2.7	10,000	70	110	25 [7]	20	10	20	35
R8	2.2.8	8,000	60	100	20 [7]	15 [6]	7	15 [6]	35
R6.5	2.2.9	6,500	50	90	20 [7]	10 [6]	5	15 [6]	35
R5	2.2.10	5,000 [1]	40 [5]	80	20 [7]	10 [6]	5	15 [6]	35
RU [3]	2.2.11	3,000	30 [5]	70	10	5 [6]	5 [8]	15 [6]	45
RD [4]	2.2.12	5,000	40 [5]	80	20 [7]	10 [6]	5	15 [6]	35
TH [2] [4]	2.2.13	1,800	22 [5]	80	20 [7]	5 [6]	5	15 [6]	35
UTH [2] [3]	2.2.14	1,500	18 [5]	70	10	5 [6]	5	10 [6]	45
MF	2.2.15	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
RMH	2.2.16	4,500	40	95	20	20	20	20	35

NON-RESIDENTIAL DISTRICT UPDATES

■ Notable Changes

- Generally staying the same
- Removed lot coverage
- Standard setback adjacent to residential
- Removed Floor Area Ratio

- **Government Complex district eliminated, replaced by “City Facilities” use**

Table 2-26: Non-Residential Zoning Districts

Zoning District	§ reference	Lot Standards			Building Setbacks				Maximum Height (ft)
		Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft)	Rear Yard (ft)	Side Interior (ft)	Side Corner (ft)	Building Height (ft) [2]
C1	2.2.17	0	0	0	20	0 [45]	0 [45]	[1]	35
C2	2.2.18	0	0	0	20	0 [45]	0 [45]	[1]	45
C3	2.2.19	0	0	0	20	0 [45]	0 [45]	[1]	55 [3]
O1	2.2.20	0	0	0	20	0 [45]	0 [45]	[1]	35
O2	2.2.21	0	0	0	20	0 [45]	0 [45]	[1]	55 [3]
I1	2.2.22	0	50	0	20	0 [45]	0 [45]	[1]	45 [3]
I2	2.2.23	0	50	0	20	0 [45]	0 [45]	[1]	55 [3]
AG	2.2.24	10 acres	100	0	35	35	20	25	35
AP	2.2.25	0	0	0	20	0	0	[1]	45
MTC		See Article 8: MTC – McKinney Town Center							

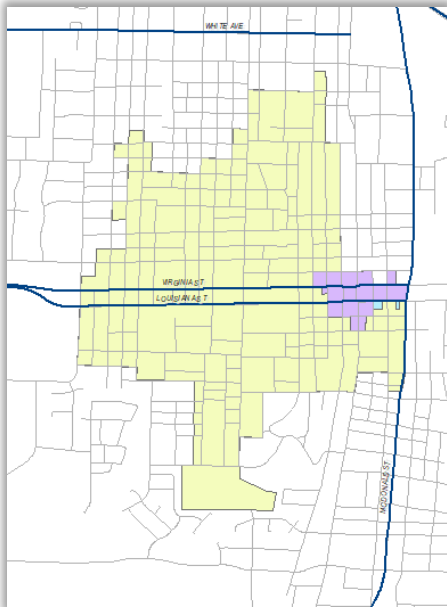
OVERLAY DISTRICTS

■ Overlays eliminated:

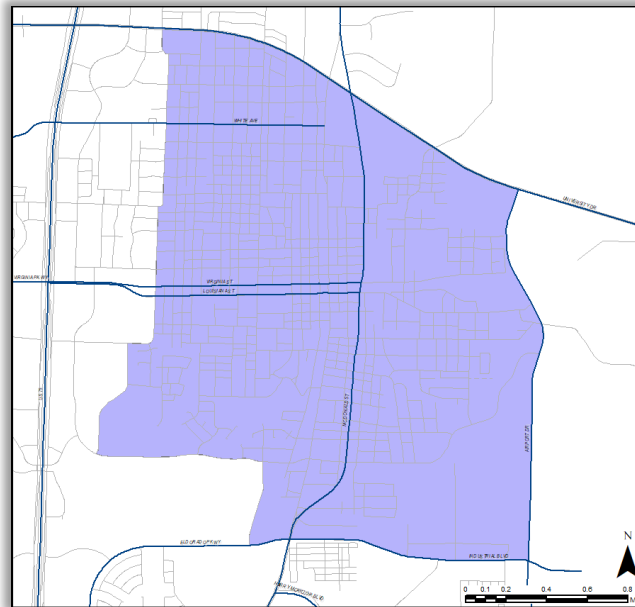
- Regional Employment Center
- Floodplain

■ Overlays maintained and combined:

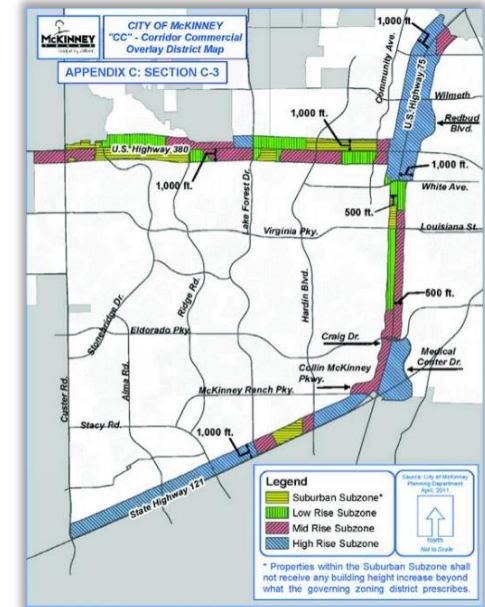
Overlay Zoning Districts	Section
H Historic Overlay	HPO Historic Preservation Overlay CHD Commercial Historic District
CC Corridor Commercial Overlay	CC Corridor Commercial Overlay
TMN Traditional McKinney Neighborhood Overlay	TMN Traditional McKinney Neighborhood Overlay



Historic Overlay



Traditional McKinney Neighborhood



Corridor Commercial

DISCUSSION

- **Feedback or questions?**
 - They could relate to the proposed changes to the Districts....
 - Or relate to code organization and user-friendliness...
 - Or something else?

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LAND USES

REVISED SCHEDULE OF USE TABLE

Current

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3
Day-care (34)											P	P			
Fraternal organization, lodge, civic club (47)												P	P	P	P
Halfway house									S	S	S	P	P	P	P
Hospital (53)												P	P	P	P
Museum, library, art gallery (public) (73)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P
School, business or trade (99)															
School, public, private or parochial (100)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P
<i>Accessory, Utility</i>															
Accessory building or use (1)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electrical generating plant															
Home occupation (See Sec. 146-133) (52)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public building (shop or yard) (90)	S														
Servant's quarters (102)	P	P	P			P									

Proposed

Table 2-27: Table of Allowed Uses

NOTE: See Article 8: MTC – McKinney Town Center for MTC use table.

P = Permitted use

C = ~~Add'l~~ zone-specific stds.

Blank cell = Prohibited use

S = Specific use permit required

A = Accessory use

T = Temporary use

P = Permitted use C = Add'l zone-specific stds Blank cell = Prohibited use S = Specific use permit required A = Accessory use T = Temporary use		RESIDENTIAL													
	Use Definition	RE2	RE1	R21	R12	R10	R8	R6.5	R5	RU	RD	TH	UTH	MF - TBD ⁵⁰	RMH
Non-Residential Uses															
Agricultural and ranching, private or wholesale (NEW)	2.3.3C.1	P	P	P	P	P	P	P	P	P	P	P	P		P
Agricultural and ranching, retail (NEW)	2.3.3C.2														
Airport, heliport, landing field, and aircraft hangar	2.3.3C.3														
Airport terminal (NEW)	2.3.3C.4														
Amenity center, neighborhood (NEW)	2.3.3C.5	P	P	P	P	P	P	P	P	P	P	P	P		P
Animal care and services, indoor only	2.3.3C.6														
Animal care and services, outdoor area	2.3.3C.6														
Animal care and services, outdoor boarding ⁵³	2.3.3C.6														
Arts or cultural center	2.3.3C.7	S	S	S	S	S	S	S	S	S	S	S	S		S

REVISED SCHEDULE OF USE TABLE

- **Changes to permissions**

- C = new, requires meeting standards
- S = Specific Use Permit

- **Cross-reference links**

- To definition for each use
- To standards, where applicable

- **Condensed categories**

- Residential
- Non-Residential
- Accessory Uses
- Temporary Uses

Table 2-27: Table of Allowed Uses

NOTE: See Article 8: MTC – McKinney Town Center for MTC use table.

<p>P = Permitted use C = Addtl zone-specific stds. Blank cell = Prohibited use S = Specific use permit required A = Accessory use T = Temporary use</p>		RESIDENTIAL									
Use Definition		RE2	RE4	R21	R12	R10	R8	R6.5	R5	RU	RD
Non-Residential Uses											
Agricultural and ranching, private or wholesale (NEW)	2.3.3C.1	P	P	P	P	P	P	P	P	P	P
Agricultural and ranching, retail (NEW)	2.3.3C.2										
Airport, heliport, landing field, and aircraft hangar	2.3.3C.3										
Airport terminal (NEW)	2.3.3C.4										
Amenity center, neighborhood (NEW)	2.3.3C.5	P	P	P	P	P	P	P	P	P	P

GLOBAL APPROACH AND CHANGES TO USES

- **Use types consolidated**
 - Food store, hardware, paint sales → general retail
 - Barber, dry cleaner, beauty salon → personal services
- **New uses added, archaic eliminated**
 - New: City facilities, Data center, Ghost kitchen, Microbrewery, Reception or event center
 - Eliminated: Halfway house, Servant's quarters, Mimeograph shop, Frozen food lockers
- **Use permissions reviewed, updated**
 - Implement the 2040 Plan
 - Remove barriers to desirable uses



NEW EVALUATION STANDARDS: SPECIFIC USE PERMITS

- Continuation of “S” – Specific Use Permits to require evaluation criteria for certain land uses. Updated evaluation criteria

P = Permitted use C = Addtl zone-specific stds. Blank cell = Prohibited use S = Specific use permit required A = Accessory use T = Temporary use	Use Definition	RESIDENTIAL													NON-RESIDENTIAL								Additional Standards	
		RE2	RE1	R21	R12	R10	R8	R6.5	R5	RU	RD	TH	UTH	MF ⁴³	RMH	C1	C2	C3	O1	O2	I1	I2		AG
Car wash	2.3.3C.15														S	P	P			P	P			2.3.3C.15.a

15. Car Wash⁶³

A facility for washing, cleaning and drying motor vehicles including, but not limited to, automobiles, motorcycles, buses, or recreational vehicles. This definition includes self-service facilities and those that are attended by employees. This definition excludes facilities that serve semi-trailer trucks with at least 3 axles that are designed to tow trailers.

- a. Evaluation criteria for approval of a Specific Use Permit include:
 - i. The proposed use is compatible with existing and anticipated future adjacent land uses; and
 - ii. The proposed building massing and form (specifically building height and proximity to property lines) are compatible with adjacent land uses; and
 - iii. The extent to which potential negative impacts to adjacent land uses are mitigated through enhanced site or building design, including but not limited to additional landscaping, buffers, or screening.

NEW EVALUATION STANDARDS: CRITERIA-BASED PERMISSIONS

■ Addition of “C” to allow criteria-based permissions

P = Permitted use C = Addtl zone-specific stds. Blank cell = Prohibited use S = Specific use permit required A = Accessory use T = Temporary use		RESIDENTIAL													NON-RESIDENTIAL										
	Use Definition	RE2	RE1	R21	R12	R10	R8	R6.5	R5	RU	RD	TH	UTH	MF ⁴³	RMH	C1	C2	C3	O1	O2	I1	I2	AG	AP	Additional Standards
Day care center (NEW)	2.3.3C.29														C	C	C	C	C	C	C			C	2.3.3C.29.a

29. Day Care Center

A facility where children, or elderly and/or functionally impaired adults, receive care from a provider for a period of less than 24 hours per day. The term "Day Care Center" includes but is not limited to the following: nursery schools, childcare centers, kindergartens and play groups; but does not include kindergartens accredited or recognized by the Texas State Board of Education or that are supported in whole or in part by state tax funds. Day care facility also does not include "Assisted Living Facility," or any other group living situations where residents remain overnight, or for periods of 24 hours or more.

- a. Where Table 2.3.2E3, *Table of Allowed Uses*, indicates "C" standards for this use include:
 - i. No portion of the day care center site may be located within 300 feet of gasoline pumps or underground gasoline storage tanks, or any other storage area for explosive materials.⁵⁷
 - ii. In the C3, O2, I1, and I2 zoning districts, a day care center shall only be permitted in conjunction with an office building.
 - iii. Where required by state law, day care centers shall be and remain licensed by the state and shall operate in accordance with their license and all applicable state laws. A "Day Care Center" exempt from state licensing requirements shall provide proof of exemption.

NEW EVALUATION STANDARDS: USE-SPECIFIC STANDARDS

- **Use-specific standards, and where applicable, specific use evaluation criteria, appear in one place**
- “C” - Criteria-based Permission and “S” - Specific Use Permit required

P = Permitted use C = Add'l zone-specific stds. Blank cell = Prohibited use S = Specific use permit required A = Accessory use T = Temporary use	Use Definition	RESIDENTIAL												NON-RESIDENTIAL								Additional Standards			
		RE2	RE1	R21	R12	R10	R8	R6.5	R5	RU	RD	TH	UTH	MF ⁴³	RMH	C1	C2	C3	O1	O2	I1		I2	AG	AP
Gun range, indoor	2.3.3C.43															C	P				P	P	S		2.3.3C.43.a

43. Gun Range, Indoor

An indoor facility where firearms are discharged at targets and which is designed so that discharges from the firearms are prevented, by means of backstops, berms, or other barriers, from going beyond the walls of the facility.

- Where Table 2.3.2E, *Tables of Allowed Uses*, indicates “C” standards for this use include:
 - Gun ranges shall not be located within 500 feet of any residential use or zone.
- Evaluation criteria for approval of a Specific Use Permit include:
 - The proposed use is compatible with existing and anticipated future adjacent land uses; and
 - The proposed building massing and form (specifically building height and proximity to property lines) are compatible with adjacent land uses; and
 - The extent to which potential negative impacts to adjacent land uses are mitigated through enhanced site or building design, including but not limited to additional landscaping, buffers, or screening; and
 - The extent to which the proposed request aligns with the stated standards for this use.

NEW USES: DATA CENTER



Data Center

A facility whose primary service is data processing or storage and is used to house computer systems and associated components such as telecommunications and storage systems, including but not limited to web hosting organizations, and internet service organizations. A server farm, telecom hotel, carrier hotel, telco hotel, telehouse co-location center, or any other term applicable to facilities that are used for these purposes shall be deemed to be a data center.

- a. Evaluation criteria for approval of a Specific Use Permit include:
- i. The proposed use is compatible with existing and anticipated future adjacent land uses; and
 - ii. The proposed building massing and form (specifically building height and proximity to property lines) are compatible with adjacent land uses; and
 - iii. The extent to which potential negative impacts to adjacent land uses are mitigated through enhanced site or building design, including but not limited to additional landscaping, buffers, or screening.

P = Permitted use C = Add'l zone-specific stds. Blank cell = Prohibited use S = Specific use permit required A = Accessory use T = Temporary use		RESIDENTIAL												NON-RESIDENTIAL											
	Use Definition	RE2	RE1	R21	R12	R10	R8	R6.5	R5	RU	RD	TH	UTH	MF ⁴³	RMH	C1	C2	C3	O1	O2	I1	I2	AG	AP	Additional Standards
Data center (NEW)	2.3.3C.28																	S		P	P	P			2.3.3C.28.a

NEW USES: MICROBREWERY...



Microbrewery, Distillery, Winery, or Cider

A small-scale commercial operation engaged in the production and distribution of beer, wine, liquor, or cider that may operate in conjunction with a restaurant, and typically offers retail sales for consumption on site or off the premises.

a. Standards for this use include:

- i. A microbrewery, distillery, winery, or cidery shall not exceed 20,000 square feet.
- ii. A microbrewery can be up to 50,000 square feet if it contains a restaurant component that accounts for at least 30 percent of the building's gross floor area.

b. Evaluation criteria for approval of a Specific Use Permit include:

- i. The proposed use is compatible with existing and anticipated future adjacent land uses; and
- ii. The extent to which potential negative impacts to adjacent land uses are mitigated through enhanced site or building design, including but not limited to additional landscaping, buffers, or screening.
- iii. The extent to which the proposed request aligns with the stated standards for this use.

P = Permitted use C = Addtl zone-specific stds. Blank cell = Prohibited use S = Specific use permit required A = Accessory use T = Temporary use		RESIDENTIAL													NON-RESIDENTIAL										
	Use Definition	RE2	RE1	R21	R12	R10	R8	R6.5	R5	RU	RD	TH	UTH	MF ⁴³	RMH	C1	C2	C3	O1	O2	I1	I2	AG	AP	Additional Standards
Microbrewery, distillery, winery or cidery (NEW)	2.3.3C.55																P	P			P	P	S		2.3.3C.55.a

ENHANCED DEFINITIONS: RESTAURANT

74. Restaurant

An eating/drinking establishment that is open to the public, where food and beverages are prepared, served, and consumed within the principal building, or in an outdoor seating area on the premises, or within a motor vehicle parked on the premises, or off the premises as carry-out orders, or has drive-in or drive-through facilities.

a. Types of this use include:

i. **Restaurant, Brew Pub**

A restaurant that includes a microbrewery as an accessory use. The microbrewery in conjunction with the restaurant allows limited manufacturing and production for the primary sale on-site. Off-site distribution associated with the microbrewery shall not be permitted.

ii. **Restaurant, Carry-Out**

An eating establishment that is open to the public, where food and beverages are prepared and sold for off-premises consumption.

iii. **Restaurant, Dine-In**

An eating/drinking establishment that is open to the public, where food and beverages are prepared, served, and consumed within the principal building, or in a designated outdoor dining area, such as a deck or patio. Outdoor patios ancillary to an indoor restaurant use shall be permitted subject to the following standards:

- a. The outdoor patio shall not exceed 30 percent of the overall floor area of the restaurant, or 3,000 square feet, whichever is less.
 - i. The Director of Planning may approve, as part of a site plan, an outdoor patio greater than 30 percent of the overall floor area or greater than 3,000 square feet, if it is determined that the size of the outdoor patio is in keeping with the scale and character of the surrounding area.
 - ii. In cases where outdoor patios are larger than 3,000 square feet, the use shall be classified as Commercial Entertainment, Outdoor, and shall only be permitted as indicated in Table 2.3.2E, *Table of Allowed Uses*.
- b. The outdoor patio shall not include any fixed stage or performance area.
- c. Outdoor entertainment shall only be permitted within a confined patio.
- d. No outdoor entertainment shall be permitted within 500 feet of a residential property line or zoning district.



ENHANCED DEFINITIONS: AUTO-RELATED USES

- **Current: Multiple Auto Related Uses**
 - Service Station
 - Garage, Auto Repair
 - Auto Painting or Body Shop
 - Automobile, Motorcycle, Boat (sales, repair, storage)
- **Proposed: Distinct and Clearly Defined Categories**

Vehicle Repair, Major

An establishment primarily engaged in providing heavy motor vehicle repair and maintenance, including activities such as engine overhauls, transmission or differential repair or replacement, automobile/truck painting, body and fender work, and welding. This definition does not include vehicle fuel sales or car washes.

Vehicle Repair, Minor

An establishment primarily engaged in providing minor motor vehicle repair services such as lubrication, oil and tire changes, engine tune-ups, brake repair, tire replacement, interior and exterior cleaning and polishing, installation of after-market accessories such as tinting, auto alarms, spoilers, sunroofs, headlight covers, and similar items. This definition does not include vehicle fuel sales.

Auto, Motorcycle, Truck, or Boat, Rental or Sales

A business involved in the sale, leasing, and rental, of new or used automobiles, commercial vans, trucks, semi-trailer trucks, motorcycles, or boats. Dealerships typically have an office building or structure, as well as an on-site area that allows for outdoor display of merchandise. Ancillary uses, such as service, repair, and washing, may take place on-site in conjunction with this use.

ENHANCED DEFINITIONS AUTO-RELATED USES

Current: Multiple Auto Related Uses

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	MTG	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI
	Transportation, Automobile, and Related Uses																																									
Auto painting or body shop																			P				P	P	P			N-1												S	P	P
Automobile, motorcycle, boat (sales, repair, or storage)																			S	S			S	S	S			N-1												S	P	P
Garage, auto repair (50)																			P	P			P	P	P			N-1											S	S	P	P
Service station or motor vehicle fuel sales (subject to section 146-84 (103))																			P	P	P			P	P	P			N-1								S		S	S	P	P

Proposed: Distinct and Clearly Defined Categories

P = Permitted use C = Addtl zone-specific stds. Blank cell = Prohibited use S = Specific use permit required A = Accessory use T = Temporary use		RESIDENTIAL													NON-RESIDENTIAL										
	Use Definition	RE2	RE1	R21	R12	R10	R8	R6.5	R5	RU	RD	TH	UTH	MF ⁴³	RMH	C1	C2	C3	O1	O2	I1	I2	AG	AP	Additional Standards
Auto, motorcycle, truck, or boat, rental or sales	2.3.3C.9																	S			S	P			2.3.3C.9.a
Vehicle repair, major (NEW)	2.3.3C.91																	S			P	P			2.3.3C.91.a
Vehicle repair, minor (NEW)	2.3.3C.92																S	P			P	P			2.3.3C.92.a

SPECIAL USES:

CHAPTER 138

- **These uses migrated into new code:**
 - Bed & Breakfast
 - Donation Collection Container
 - Private Club
- **These uses remain in Chapter 138:**
 - Sexually Oriented Business
 - Mobile Homes, Manufactured Homes, and Recreational Vehicles
 - Oil and Natural Gas Well Drilling and Operations
 - Food Trucks, Operation Sites, and Food Truck Courts

DISCUSSION

- **Feedback or questions?**
 - They could relate to the proposed changes to the Uses....
 - Or relate to code organization and user-friendliness...
 - Or something else?

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TRANSITION STRATEGY

ZONING DISTRICTS (EST. PRE-2014)

AG	Agricultural district (ten acres per lot)
RED-1	Residential estates district (one acre per lot)
RED-2	Residential estates district (two acres per lot)
RS 120	Single family residence district (12,000 square feet per lot)
RS 84	Single family residence district (8,400 square feet per lot)
RS 72	Single family residence district (7,200 square feet per lot)
RS 60	Single family residence district (6,000 square feet per lot)
RS 45	Single family residence district (4,500 square feet per lot)
RD 30	Duplex residence district
RG 27	General residence townhome district
RG 25	General residence district
RG 18	General residence district
MF-1	Multiple family residential - low density district
MF-2	Multiple family residential - medium density district
MF-3	Multiple family residential - medium-high density district
MP	Mobile home park district

NC	Neighborhood convenience district
BN	Neighborhood business district
BG	General business district
C	Planned center district
O-1	Neighborhood office district
O	Office district
BC	Commercial business district
ML	Light manufacturing district
MH	Heavy manufacturing district
AP	Airport district
GC	Governmental complex district
MTC	McKinney town center district
PD	Planned development district
CHD	Commercial historic overlay district (suffix)
H	Historic preservation overlay district (suffix)
FP	Floodplain district (prefix)
REC	Regional employment center overlay district (suffix)
TMN	Traditional McKinney neighborhood overlay district (suffix)

ZONING DISTRICTS (EST. 2014)

SF12	Single family residential district (12,000 square feet per lot)
SF10	Single family residential district (10,000 square feet per lot)
SF8	Single family residential district (8,000 square feet per lot)
SF7.2	Single family residential district (7,200 square feet per lot)
SF5	Single family residential district (5,000 square feet per lot)
DR	Duplex residential district
TH	Townhome residential district
SO	Suburban office district
RO	Regional office district
C1	Neighborhood commercial district
C2	Local commercial district
C3	Regional commercial district
LI	Light industrial district
HI	Heavy industrial district

AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RD 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	MTC	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI
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DISTRICT CORRESPONDENCE

- Table to explain correspondence between existing districts and proposed districts
- Many districts do not change significantly

Table 2-2: Current and Prior Zoning District Correspondence

Current Zoning Districts	Prior Zoning Districts
R12 Residential	SF12 Single Family Residential RS 120 Single Family Residence
R10 Residential	SF10 Single Family Residential
R8 Residential	SF8 Single Family Residential RS 84 Single Family Residence
R6.5 Residential	SF7.2 Single Family Residential RS 72 Single Family Residence
R5 Residential	RS 60 Single Family Residence SF5 Single Family Residential
RU Urban Residential	RS 45 Single Family Residential
RD Duplex Residential	DR Duplex Residential RD 30 Duplex Residence
TH Residential Townhomes	TH Townhome Residential RG 27 General Residence Townhome
UTH Urban Residential Townhomes	N/A

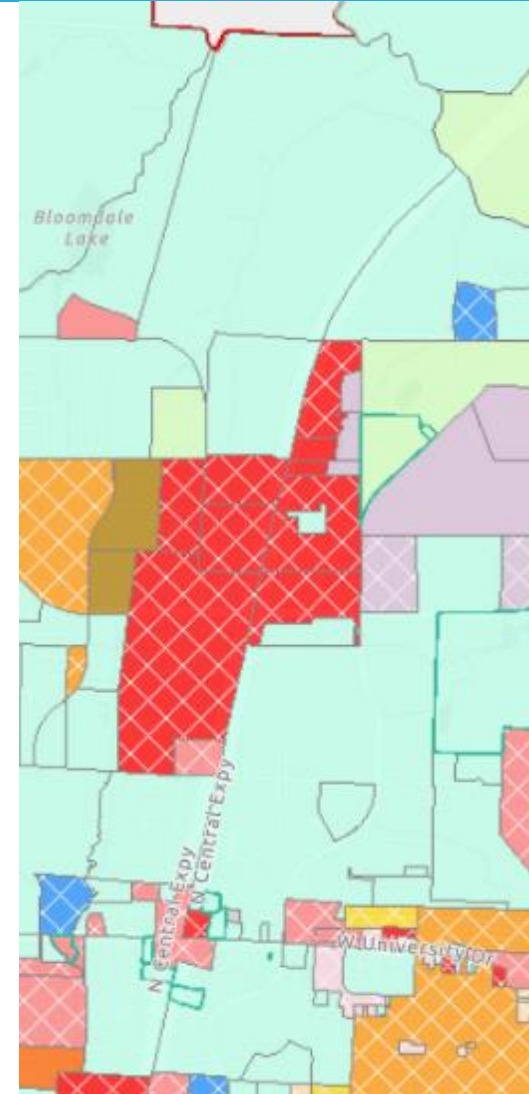
TRANSITION STRATEGY OPTIONS

- **Option 1 (Text Amendment)**

- Previous district names remain, but align to all standards of new district
- Table of Correspondence – RS60 now meets R5 standards
- Does not require map update

- **Option 2 (Zoning Map Change)**

- Previous districts – names and standards – all update to new districts
- Eliminates old districts altogether, updates zoning map
- Large-scale public notification prior to adoption, map update



TRANSITION STRATEGY

■ **Prior to Adoption**

- Property owners may dispute the potential reclassification of their property
- Process could provide indication if proposed transition of districts will be problematic
- Contact staff

■ **Post-Adoption**

- Afford relief to property owner who disputes zoning change to their property
- Permission to develop under prior regulations – but no “mix and match”
- Transition window -- allow for one year from time of adoption?

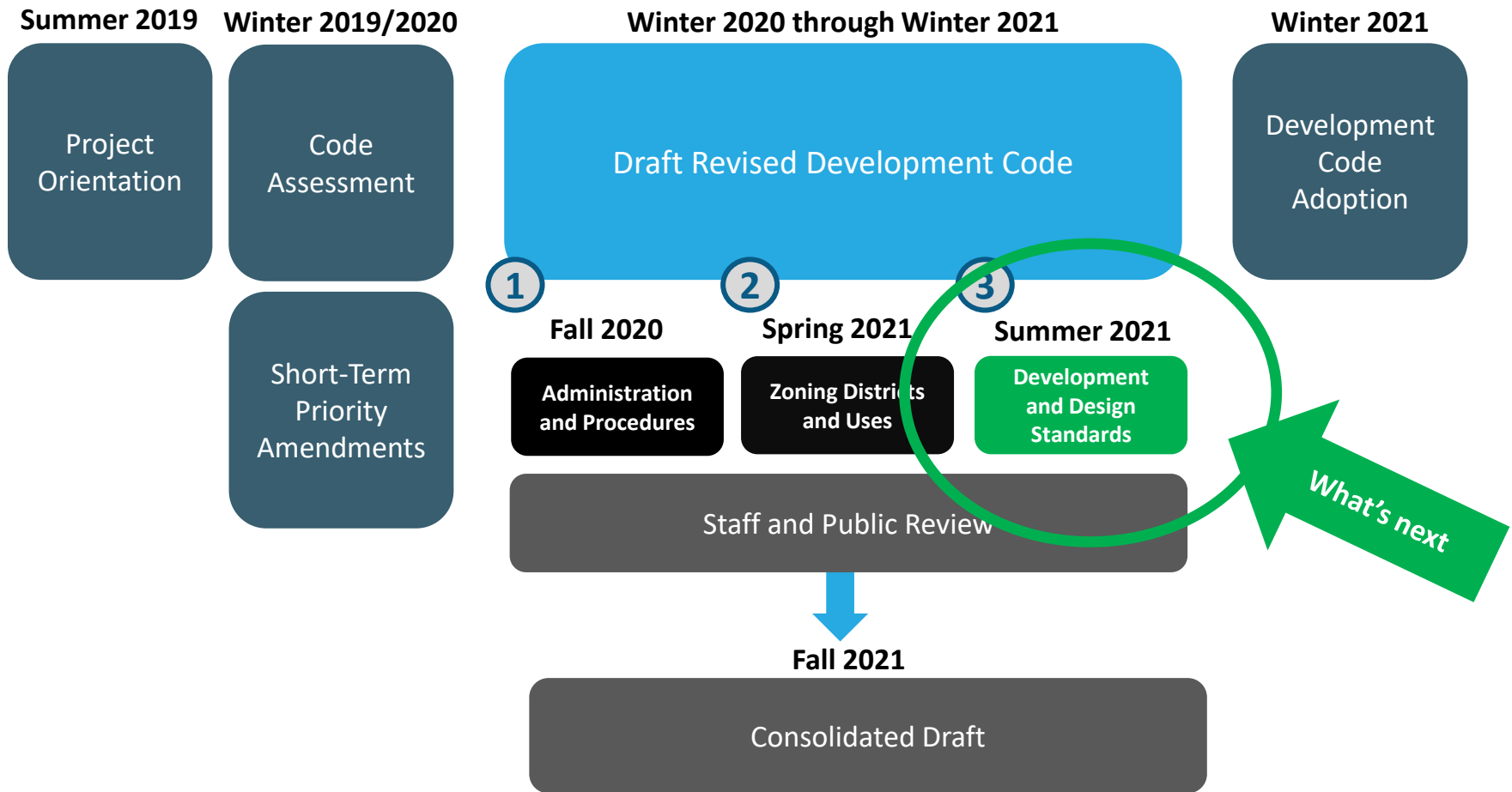
DISCUSSION

- **Feedback or questions?**
 - Related to internal or external aspects of the transition strategy...
 - Or something else?



NEXT STEPS

NEXT STEPS



DEVELOPMENT STANDARDS

- **Access and Connectivity**
- **Landscaping and fences**
- **Tree preservation**
- **Building and site design**
- **Outdoor lighting**
- **Parking and loading**
- **Signage**



THANK YOU!

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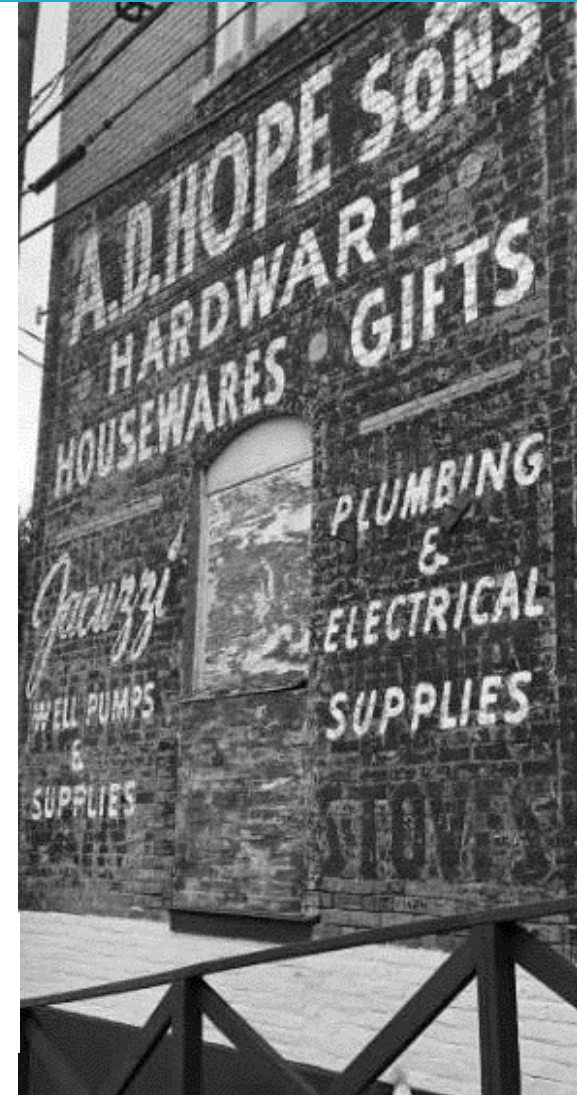
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CLARION

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