

ORDINANCE NO. 97-06-36

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING ORDINANCE NO. 1621; PROVIDING FOR A COMPREHENSIVE REZONING OF STONEBRIDGE RANCH THROUGH THE ADOPTION OF A MASTER GENERAL DEVELOPMENT PLAN; PRESERVING ALL OTHER PORTIONS OF ORDINANCE NO. 1621; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

- WHEREAS, a comprehensive rezoning of Stonebridge Ranch and an amendment to the Zoning and Thoroughfare Plan by substituting a Master General Development Plan has been requested by Westerra Stonebridge, L.P. for the property more specifically depicted on Exhibit "A" attached hereto; and
- WHEREAS, the requested rezoning and amendment was submitted to the Planning and Zoning Commission of the City of McKinney, Texas, for its recommendations to City Council; and
- WHEREAS, public hearings were held by the Planning and Zoning Commission and the City Council, notice of the public hearings having been given in accordance with law, at which all interested citizens were invited to attend and express their views; and
- WHEREAS, the Planning and Zoning Commission recommended approval of the requested rezoning and amendments to the City Council; and
- WHEREAS, the City Council does hereby find and determine that the approval of such rezoning and amendments as recommended by the Planning and Zoning Commission is in the best interest of the public health, safety, morals and general welfare of the City of McKinney, Texas (the "City").

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

**SECTION 1. REZONE AND SUBSTITUTION OF MASTER GENERAL DEVELOPMENT PLAN FOR ZONING AND THOROUGHFARE PLAN**

The Master General Development Plan attached hereto as Exhibit "A" shall replace and be substituted for the Zoning and Thoroughfare Plan as the approved zoning of the depicted tracts until such tracts are rezoned by further action of the City Council under provisions of Ordinance No. 1621. The adoption of the Master General Development Plan shall hereby rezone any tract previously zoned through the original approval of Ordinance No. 1621 and the Zoning and Thoroughfare Plan or any subsequent approval of a General Development Plan for any Planning Area. Any boundaries and uses in any Planning Area previously approved shall be further amended by the Master General Development Plan to be in conformity therewith. All references to the "Zoning and Thoroughfare Plan" in Ordinance No. 1621 shall be amended and hereafter be substituted for the words "Master General Development Plan." The Planning Area tables, attached hereto as Exhibit "B" and made a part hereof, shall be a component of the rezoning and further define the permitted uses on the tracts. If a conflict

exists between the use categories described in Ordinance No. 1621 and this ordinance, and in particular in the Planning Area Tables, this ordinance and said tables shall govern. The development of the property in all Planning Areas shall further be governed by the General Provisions contained in Ordinance No. 1621, by the Table of Maximum Height and Floor Area Ratio (FAR) for Commercial Use Categories, attached hereto as Exhibit "C" and made a part hereof, and by the General Conditions--all Planning Areas, attached hereto as Exhibit "D" and made a part hereof. If a conflict exists between the provisions of Exhibit "C" or "D" hereto and Ordinance No. 1621, the provisions of said Exhibits "C" and "D" shall govern. Notwithstanding any limits shown on Exhibit "B" hereto, the maximum height and floor area of buildings shall be further limited as specified for various use categories on Exhibit "C". Exhibit "C" does not impose any floor area limit on Tracts 109, 204, 507 and 510, whose limits are those specified by Ordinance No. 1621 and the development regulations contained in Exhibit "C" thereto. The FAR--Floor Area Ratio is defined as the ratio of the total gross floor area of one or more structures to the total land area of the lot or tract on which the structure or structures are located. The Master General Development Plan and Planning Area Tables (Exhibits "A" and "B") are hereby approved as the General Development Plan for each Planning Area required by Section II of the development regulations (Exhibit "C" to Ordinance No. 1621).

## **SECTION 2. AMENDMENT OF SECTION II OF ORDINANCE NO. 1621**

Section II of Ordinance No. 1621 shall hereafter read as follows:

"That the Master General Development Plan attached hereto as Exhibit "B", showing the land uses for said Planned Development, and incorporated in the Regulations specified by Exhibit "C" hereto and any subsequent amendments thereto, is hereby adopted for the following Principal Permitted Uses, as defined in the Planned Development Regulations, and shown on the Master General Development Plan.

- A. Low Density Residential
  - SF-1
  - SF-2
  - SF-3
  - SF-3.5
- B. Medium Density Residential
- C. High Density Residential
- D. Retail
- E. Office
- F. Light Manufacturing
- G. Schools
- H. Parks
- I. Lakes
- J. Golf Course
- K. Open Space"

## **SECTION 3. CONFORMITY WITH COMPREHENSIVE PLAN**

That the rezoning of tracts as herein established have been made in accordance with the comprehensive plan for the purposes of promoting health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to

prevent over-crowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

**SECTION 4. ORDINANCE NO. 1621 NOT REPEALED**

This ordinance shall not repeal any of the provisions of Ordinance No. 1621 except in those instances where provisions of Ordinance No. 1621 are in direct conflict with the provisions of this ordinance.

**SECTION 5. SEVERABILITY**

If any section or provision of this Ordinance or the application of any section or provision to any person, firm, corporation, situation or circumstance is for any reason adjudged invalid, the adjudication shall not affect any other section or provision of this Ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and application of the Ordinance without the invalid parts, and to this end, the provisions of this Ordinance shall remain in full force and effect.

**SECTION 6. PENALTY**

Any person violating or failing to comply with any provision of this ordinance shall be fined, upon conviction, in an amount not to exceed Two Thousand Dollars (\$2,000.00), and each day any violation or non-compliance continues shall constitute a separate offense. In addition to any fine, the City may further enforce the provisions hereof through injunction or other appropriate remedy.

**SECTION 7. NO VESTED RIGHTS**

No developer or property owner shall acquire any vested interest in this ordinance, the Planned Development Regulations, the Master General Development Plan, or any ordinance appended to or referenced in the Plan Development Regulations. This ordinance, the Master General Development Plan, the Planned Development Regulations and any and all ordinances referenced therein may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

**SECTION 8. EFFECTIVE DATE**

This ordinance shall become effective from and after the date of its passage, as provided by the laws of the State of Texas, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
McKINNEY, TEXAS, this 17th day of June, 1997.

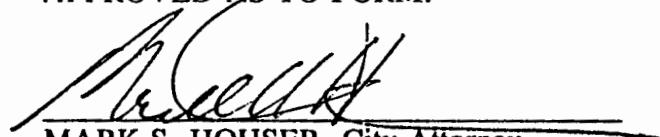
  
DON DOZIER, Mayor  
City of McKinney, Texas

ATTEST:



JENNIFER G. SMITH, City Secretary  
City of McKinney, Texas

APPROVED AS TO FORM:



MARK S. HOUSER, City Attorney  
City of McKinney, Texas

**EXHIBIT "A"**

**MASTER GENERAL DEVELOPMENT PLAN**

**EXHIBIT "B"**

**PLANNING AREA TABLES OF USE REGULATIONS AND DENSITY**

### PLANNING AREA 1

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION	
105	58.52	1.22	55.30	5.90	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
106	18.24	1.90	16.34	1.91	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	0' One Side/10' b/wn bldgs	60%	15'	3.8	62	3.0	186	
107	64.07	2.67	61.40	6.69	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	3.4	207	3.0	621	
109	14.51	2.54	11.97	1.52	R-1	N/A	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	0.8;1	N/A	N/A	N/A
110	54.06	1.66	52.40	5.65	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	2.5	129	3.0	387	
111	53.29	0.47	52.82	5.57	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	2.9	151	3.0	453	
112	26.71	1.64	25.07	2.79	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	1.8	46	3.0	138	
136	17.39	1.76	15.63	1.82	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
137	5.76	0.88	4.88	0.60	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
138	34.67	2.00	32.67	3.62	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	2.1	67	3.0	201	
139	9.59	1.91	7.68	1.00	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(d)	60%	25'	.75 FAR	N/A	N/A	N/A	
140	25.22	1.95	23.27	2.63	MS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
141	78.09	3.46	74.63	8.18	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	0' One Side/10' b/wn bldgs	60%	15'	5.1	381	3.0	1,143	
142	17.16	1.50	15.66	1.79	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	0' One Side/10' b/wn bldgs	60%	15'	4.6	72	3.0	216	
146	5.31	0.48	4.83	0.55	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	7.0	34	3.0	102	
165	5.45	1.13	4.32	0.57	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
166	11.58	0.84	10.74	1.21	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	3.0	32	3.0	96	
167	21.88	0.47	21.39	2.28	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	2.3	50	3.0	150	
168	63.42	1.67	61.75	6.62	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	4.3	268	3.0	804	
170	144.54	1.53	143.01	15.10	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
170A	13.26	2.22	11.04	1.39	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
171	14.08	0.93	13.15	1.47	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	0' One Side/10' b/wn bldgs	60%	15'	5.2	69	3.0	207	
172	50.08	2.23	47.85	5.23	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	4.1	197	3.0	591	
173	16.29	0.77	15.52	1.70	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	7.0	109	3.0	327	
174	35.08	2.75	32.33	3.66	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	2.9	95	3.0	285	
175	5.24	1.27	3.97	0.55	R-1	N/A	N/A	N/A	N/A	35'	25'	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A	
176	52.82	2.94	49.88	5.52	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	0' One Side/10' b/wn bldgs	60%	15'	4.8	237	3.0	711	
177	22.58	2.64	19.94	2.36	R-1	N/A	N/A	N/A	N/A	35'	25'	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A	
178	20.57	0.00	20.57	2.15	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	4.1	85	3.0	255	
TOTAL:	957.44	47.43	910.01	100.00												2,291		6,873	

REVIEW APR 30 1997

### PLANNING AREA 2

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
201	49.60	4.34	45.26	17.47	R-2	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	1.0 FAR	N/A	N/A	N/A
202	16.20	0.77	15.43	5.70	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
203	7.63	1.67	5.96	2.69	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
204	10.60	0.92	9.68	3.73	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	EXISTING	N/A	N/A	N/A
205	58.15	4.82	53.33	20.48	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	3.3	175	3	525
206	57.89	0.20	57.69	20.39	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	2.0	114	3	342
207	38.35	3.20	35.15	13.50	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	1.9	68	3	204
208	15.22	0.44	14.78	5.36	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
209	9.80	0.74	9.06	3.45	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
210	2.04	0.36	1.68	0.72	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	N/A	N/A	N/A	N/A
211	6.43	0.69	5.74	2.26	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	5'	60%	15'	2.0	11	3	33
212	2.51	0.80	1.71	0.88	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
213	7.58	0.40	7.18	2.67	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
214	1.97	0.56	1.41	0.69	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	283.97	19.91	264.06	100.00												368		1,104

### PLANNING AREA 3

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
301	37.64	0.00	37.64	4.50	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	0' One Side/10' b/wn bldgs	60%	15'	5.2	196	3.0	588
302	15.55	1.41	14.14	1.86	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	N/A	N/A	N/A	N/A
303	31.11	0.37	30.74	3.72	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	2.5	75	3.0	225
304	16.92	2.04	14.88	2.02	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	1.8	26	3.0	78
305	31.49	2.47	29.02	1.76	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	0' One Side/10' b/wn bldgs	60%	15'	3.7	107	3.0	321
306	90.27	0.00	90.27	10.79	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	3.9	348	3.0	1,044
307	94.71	1.76	92.95	11.32	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	3.1	288	3.0	864
308	16.82	1.19	15.63	2.01	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(e)	7'	80%	15'	18.0	281	1.8	506
309	208.11	1.97	206.14	24.87	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
310	19.42	0.82	18.60	2.32	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
311	13.19	1.26	11.93	1.58	OS	N/A	N/A	N/A										

### PLANNING AREA 5

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
501	59.33	4.49	54.84	16.65	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)(e)	0' One Side/10' b/wn bldgs	60%	15'	5.5	302	3	906
502	33.32	3.67	29.65	9.35	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	104	3.0	312
503	6.40	0.00	6.40	1.80	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
504	18.71	0.78	17.93	5.25	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	323	1.8	581
505	11.91	1.41	10.50	3.34	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
506	28.74	4.75	23.99	8.06	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
507	2.74	0.63	2.11	0.77	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N.I.C.	N/A
508	2.56	0.38	2.18	0.72	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
509	2.61	0.40	2.21	0.73	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
510	2.62	0.61	2.01	0.74	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	N/A	N.I.C.	N/A	N/A
511	8.36	1.37	6.99	2.35	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
512	76.64	3.09	73.55	21.51	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	0.9	63	3	189
513	48.22	0.00	48.22	13.53	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	5.5	265	3	795
514	11.16	1.16	10.00	3.13	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
515	4.15	0.00	4.15	1.16	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	356.38	24.61	331.77	100.00												1,187		3,173

### PLANNING AREA 6

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
601	23.13	0.60	22.53	4.00	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
602	34.39	0.57	33.82	5.95	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	609	1.8	1,096
603	42.40	1.66	40.74	7.34	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
604	87.40	3.25	84.15	15.13	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	295	3.0	885
605	41.73	1.98	39.75	7.22	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' b/wn bldgs	60%	15'	5.50	219	3.0	657
606	112.42	2.39	110.03	19.46	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	385	3.0	1,155
607	15.00	0.00	15.00	2.60	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
608	16.23	1.23	15.00	2.81	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
609	9.65	0.65	9.00	1.67	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
610	11.71	0.79	10.92	2.03	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
611	87.52	4.42	83.10	15.15	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	291	3.0	873
612	39.89	0.89	39.00	6.90	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	137	3.0	411
613	14.02	2.38	11.64	2.43	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
614	23.04	1.46	21.58	3.99	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
615	19.29	3.55	15.74	3.34	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
TOTAL	577.82	25.82	552.00	100.00												1,936		5,077

### PLANNING AREA 7

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
701	33.70	1.99	29.71	19.02	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
702	32.35	0.00	32.35	18.25	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
703	73.24	0.00	73.24	41.33	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	3.9	286	3	858
704	16.54	0.00	16.54	9.33	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' b/wn bldgs	60%	15'	5.0	83	3	249
705	21.39	0.00	21.39	12.07	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' b/wn bldgs	60%	15'	5.0	107	3	321
TOTAL	177.2	3.99	173.23	100.00												476		1,428

### PLANNING AREA 8

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
801	31.79	0.00	31.79	6.09	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	2.9	92	3	276
802	60.73	0.00	60.73	11.63	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	7.0	98	3	528
803	14.00	0.00	14.00	2.68	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' b/wn bldgs	60%	15'	3.4	232	1.8	418
804	71.32	3.06	68.26	13.66	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	18.0	375	1.8	675
805	22.04	1.18	20.86	4.22	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	4.8	317	3	951
806	30.79	0.00	30.79	5.90	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
807	0.79	0.29	0.50	0.15	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
808	67.35	1.39	65.96	12.90	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' b/wn bldgs	60%	15'	7.00	124	3.0	372
809	19.02	1.24	17.78	3.64	SF-3.5	3300 SF	50'	55'	35'	0'	0'(b)	0'(d)	60%	15'	446	1.8	803	
810	3.26	1.02	2.24	0.62	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	80%	15'	18.0	446	1.8	803
811	27.28	2.51	24.77	5.23	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	60%	25'	N/A	N/A	N/A	N/A
812	35.90	3.26	32.64	6.88	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
813	63.69	6.67	57.02	12.20	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
814	27.49	3.44	24.05	5.27	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
815	18.76	1.33	17.43															

### PLANNING AREA 10

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1001	15.52	1.58	13.94	4.11	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.4 FAR	N/A	N/A	N/A
1002	11.77	0.91	10.86	3.11	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
1003	17.23	1.85	15.38	4.56	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
1004	16.34	1.88	14.46	4.32	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
1005	12.90	1.00	11.90	3.41	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1006	13.16	0.46	12.70	3.48	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1007	12.33	0.85	11.48	3.26	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1008	12.65	0.45	12.20	3.35	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1009	13.29	0.59	12.70	3.52	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1010	22.22	0.82	21.40	5.88	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1011	21.72	1.42	20.30	5.75	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1012	8.77	0.79	7.98	2.32	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1013	9.05	0.85	8.20	2.39	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1014	8.74	0.44	8.30	2.31	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1015	11.75	0.55	11.20	3.11	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1016	24.67	1.71	22.96	6.53	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
1017	14.02	2.72	11.30	3.71	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1018	18.51	2.37	16.14	4.90	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
1019	113.42	6.20	107.22	30.00	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	378.06	27.44	350.62	100.00												0	0	0

### PLANNING AREA 11A

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
11A01	13.74	1.74	12.00	4.05	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
11A02	40.20	1.91	38.29	11.84	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	172	3	516
11A03	47.11	1.56	45.55	13.88	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	205	3	615
11A04	95.95	5.33	90.62	28.27	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	408	3	1,224
11A05	26.46	1.46	25.00	7.80	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	450	1.8	810
11A06	10.00	0.00	10.00	2.95	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11A07	105.96	1.38	104.58	31.22	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	471	3	1,413
TOTAL:	339.42	13.38	326.04	100.00												1,706		4,578

### PLANNING AREA 11B

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
11B01	87.09	4.17	82.92	14.11	SF-3	4000 SF	35'	60'	35'	20(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	481	3	1,443
11B02	74.47	5.18	69.29	12.06	SF-3	4000 SF	35'	60'	35'	20(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	402	3	1,206
11B03	80.98	1.19	79.79	13.12	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	399	3	1,197
11B04	130.80	3.10	127.70	21.19	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B05	20.79	0.00	20.79	3.37	SF-3	4000 SF	35'	60'	35'	20(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.2	108	3	324
11B06	5.83	1.24	4.59	0.94	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
11B07	66.91	1.40	65.51	10.84	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.4	354	3	1,062
11B08	31.69	0.95	30.74	5.13	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.6	172	3	516
11B09	30.46	1.80	28.66	4.93	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	11.3	324	1.8	583
11B10	24.62	2.27	22.35	3.99	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
11B11	13.97	1.00	12.97	2.26	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	7.00	91	3.0	273
11B12	39.65	2.31	37.34	6.42	SF-3	4000 SF	35'	60'	35'	20(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	187	3	561
11B13	10.00	0.00	10.00	1.62	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	617.26	24.61	592.65	100.00												2,518		7,165

### PLANNING AREA 12

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1201	22.84	2.82	20.02	4.77	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1202	26.46	1.46	25.00	5.53	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	450	1.8	810
1203	13.05	1.05	12.00	2.73	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	7.00	84	3.0	252
1204	55.65	1.68	53.97	11.62	SF-3	4000 SF	35'	60'	35'	20(e)	20'(e)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	313	3	939
1205	79.91	0.00	79.91	16.69	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.6	368	3	1,104
1206	64.15	3.08	61.07	13.40	SF-3	4000 SF	35'	60'	35'	20(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.8	354	3	1,062
1207	12.97	0.95	12.02	2.71	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	7.00	84	3.0	252
1208	26.11	1.13	24.98	5.45	MF-1	1800 SF	50'	100'	50'	20(e)	10'(e)	7'	80%	15'	18.0	450	1.8	810
1209	14.20	2.20	12.00	2.97	R-1	N/A	N/A</											

**EXHIBIT "C"**

**TABLE OF MAXIMUM HEIGHT AND FLOOR AREA RATIO**

**Table of Maximum Height and Floor Area Ratio (FAR)  
for Commercial Use Categories**

Zoning Designation (Tract)	Acres	Maximum Height (Ft.)	Maximum FAR	Maximum Resulting Floor Area (SF)
R-1	165.38	35	0.40	2,881,581
R-2*	91.71	65	0.75	2,996,166
O-1	300.84	35	0.50	6,552,295
O-2*	30.00	65	0.75	980,100
ML-1 (816)	25.96	65	1.00	1,130,818
ML-2	138.36	65	0.50	3,013,481
R-1 (109/510)	13.98	35	N/A	N/A
O-1 (204/507)	11.79	35	N/A	N/A
Total	778.02	N/A	N/A	17,554,440

\*O-1 Tracts not exceeding the number of acres shown above may be designated O-2 through the usual process of rezoning property, according to the McKinney Zoning Ordinance. With approval of Specific Use Permits, tracts not exceeding 20% of the total land area of the R-2 and O-2 tracts may be developed with a Floor-Area Ratio (FAR) not exceeding one to one (1:1) and a height not exceeding eight (8) stories, with a maximum height of one hundred twenty (120) feet. A specific use permit is also required for the development of a multiple family dwelling in an R-2 District.

## EXHIBIT "C"

**EXHIBIT "D"**

**GENERAL CONDITIONS--ALL PLANNING AREAS**

## **GENERAL CONDITIONS - ALL PLANNING AREAS**

1. Outside storage or display - In the O-1, O-2, R-1, and R-2 Districts, through the site plan review process, the City may consider whether any use involving outside storage or display is to be allowed and may disapprove the proposed site plan if it determines the location inappropriate for such use.
2. Yards adjacent to streets - For any use other than one or two family use, all yards adjacent to streets shall be considered to be front yards, except when designated otherwise on an approved subdivision plat, and shall conform to the requirements for front yards.
3. Restaurant, drive-in type (definition) - A restaurant, drive-in type, is defined as one having an outside drive through or walk-up window, but where customers are not allowed to eat in vehicles on the premises.
4. Car Wash, One Vehicle - A fully automated care wash for one vehicle at a time is an allowed use when associated with an automobile fuel sales facility, provided the car wash is located no closer than 100' from a single-family tract boundary.
5. Where more than one limitation is specified, the most restrictive applies.
6. ML-1 and ML-2 designated tracts shall not allow retail sales except occupying not more than 10% of the floor area of an office or industrial building when approved through site plan approval. Restaurants shall be allowed.

## **EXHIBIT "D"**

## PLANNING AREA 1

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth/Height	Max Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DUAC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION	
105	56.52	1.72	55.90	GC	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
106	18.21	1.90	16.31	1.81	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
107	64.07	2.67	61.40	6.69	SF-1	7200SF	60'	100'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
109	14.31	2.54	11.87	1.57	R-1	IWA	IWA	IWA	35'	25'	10'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
110	54.06	1.64	52.40	5.65	SF-2	4000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
111	53.29	0.47	52.82	5.57	SF-1	7200SF	60'	100'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
112	26.71	1.64	25.07	2.79	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
136	17.25	1.71	15.93	1.82	GC	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
137	5.76	0.88	4.88	0.60	P	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
138	34.67	2.00	32.67	3.62	SF-1	7200SF	60'	100'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
139	9.59	1.91	7.64	1.00	O-1	IWA	IWA	IWA	120'(e)	25'	10'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
140	25.72	1.95	23.27	2.63	MS	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
141	78.09	3.46	74.63	4.10	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
142	17.16	1.50	15.66	1.79	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
145	3.31	0.48	4.03	0.55	SF-2.5	2300 SF	50'	55'	35'	0'	5'	IWA	IWA	IWA	IWA	IWA	IWA	
165	5.45	1.13	4.32	0.57	P	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
166	11.54	0.84	10.74	1.21	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
167	21.88	0.47	21.30	2.28	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
168	63.42	1.67	61.75	8.82	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
170	144.54	1.53	143.01	15.10	GC	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
170A	12.26	2.77	11.04	1.39	GC	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
171	16.08	0.92	15.15	1.47	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
172	50.04	2.73	47.85	5.23	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
173	14.29	0.77	15.52	1.70	SF-3.5	3300 SF	50'	90'	35'	0'	5'	IWA	IWA	IWA	IWA	IWA	IWA	
174	35.04	2.73	32.33	3.66	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
175	5.24	1.27	3.97	0.55	R-1	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
176	52.82	2.94	49.88	5.52	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
177	27.58	2.64	19.94	2.36	R-1	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
178	20.57	0.00	20.57	2.15	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
TOTAL:	937.44	147.43	910.61	100.00														
																	2,791	6,073

REVIEWED  
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## PLANNING AREA 2

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth/Height	Max Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DUAC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION	
201	49.60	0.34	45.26	17.47	R-2	IWA	IWA	IWA	35'	25'	0'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
202	14.20	0.77	15.43	5.70	OS	IWA	IWA	IWA	120'(e)	25'	0'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
203	7.63	1.61	5.96	2.68	O-1	IWA	IWA	IWA	120'(e)	25'	0'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
204	10.60	0.92	9.64	3.73	S-1	IWA	IWA	IWA	120'(e)	25'	0'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
205	54.13	4.82	53.33	20.48	SF-2	4000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
206	57.81	0.20	57.49	20.29	SF-2	4000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
207	34.25	3.20	35.15	13.50	SF-1	7200SF	60'	100'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
208	13.77	0.44	14.78	5.34	P	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
209	9.80	0.74	9.06	3.45	ES	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
210	2.04	0.36	1.68	0.72	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
211	6.43	0.69	5.74	2.76	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA	
212	2.51	0.00	1.71	0.84	OS	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
213	7.58	0.40	7.18	2.67	OS	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
214	1.97	0.56	1.41	0.69	OS	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	
TOTAL:	763.97	15.51	764.06	100.00													364	1,104

## PLANNING AREA 3

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth/Height	Max Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DUAC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
301	37.64	0.00	37.64	4.50	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA
302	14.20	1.41	14.14	1.84	SF-1	7200SF	60'	100'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA
303	31.11	0.37	30.74	3.72	SF-1	7200SF	60'	100'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA
304	16.92	2.04	14.68	2.02	SF-1	7200SF	60'	100'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA
305	31.49	2.47	29.02	3.76	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA
306	90.27	0.00	90.27	10.79	SF-1	7200SF	60'	100'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA
307	94.71	1.76	92.95	11.22	SF-1	7200SF	60'	100'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA
308	16.62	1.19	15.63	2.01	MF-1	1600 SF	50'	100'	50'	20'(e)	10'(e)	IWA	IWA	IWA	IWA	IWA	IWA
309	200.11	1.97	206.14	24.87	GC	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA
310	19.42	0.82	18.60	2.32	GC	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA
311	13.19	1.26	11.92	1.54	OS	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA
312	64.04	2.72	61.32	7.63	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA
313	44.16	1.75	44.43	5.52	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA
314	50.55	0.00	50.55	8.04	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	IWA	IWA	IWA	IWA	IWA	IWA
315	10.60	0.00	10.60	1.27	ES	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA
316	10.55	1.00	10.45	1.76	P	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA	IWA
317	26.53	1.64	24.87	3													

EXHIBIT "B"

PLANNING AREA TABLES OF USE REGULATIONS AND DENSITY

### PLANNING AREA 5

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DUs	POP/UNIT	PROJECTED POPULATION	
501	59.33	4.49	54.84	16.65	SF-3	4000 SF	50'	60'	35'	20'	20'(a)	5'	60%	15'	5.5	302	3	906	
502	33.32	3.67	29.65	9.35	SF-1	7200SF	60'	100'	35'	20'	20'(a)	7'	60%	15'	3.50	104	3.0	312	
503	6.40	0.00	6.40	1.80	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
504	18.71	0.78	17.93	5.25	SF-1	1800 SF	50'	100'	50'	20'(a)	10'(a)	7'	60%	15'	18.0	323	1.8	541	
505	11.91	1.41	10.50	3.34	R-1	N/A	N/A	N/A	N/A	35'	25'	0'(a)	50%	15'	.40 FAR	N/A	N/A	N/A	
506	28.71	4.75	23.99	8.06	O-1	N/A	N/A	N/A	120'(a)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A	
507	2.74	0.63	2.11	0.77	O-1	N/A	N/A	N/A	120'(a)	25'	0'(b)	0'(b)	60%	25'	N/A	N.C.	N/A	N/A	
508	2.56	0.38	2.18	0.72	O-1	N/A	N/A	N/A	120'(a)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A	
509	2.61	0.40	2.21	0.73	O-1	N/A	N/A	N/A	120'(a)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A	
510	2.62	0.61	2.01	0.74	R-1	N/A	N/A	N/A	N/A	35'	25'	0'(b)	50%	15'	N/A	N.C.	N/A	N/A	
511	8.36	1.37	6.99	2.35	O-1	N/A	N/A	N/A	120'(a)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A	
512	76.64	3.03	73.55	21.51	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	0.8	63	3	189	
513	48.22	0.00	48.22	13.53	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	5.5	265	3	795	
514	11.16	1.16	10.00	3.13	R-1	N/A	N/A	N/A	N/A	35'	25'	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A	
515	4.15	0.00	4.15	1.16	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
TOTAL	356.38	24.61	331.77	100.00													1,187	3,173	

### PLANNING AREA 6

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DUs	POP/UNIT	PROJECTED POPULATION	
601	23.13	0.60	22.53	4.00	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A	
602	34.39	0.57	33.82	5.95	SF-1	1800 SF	50'	100'	50'	20'(a)	10'(a)	7'	80%	15'	18.0	609	1.8	1,096	
603	42.40	1.66	40.74	7.34	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
604	87.40	3.25	84.15	15.13	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	295	3.0	885	
605	41.73	1.98	39.75	7.22	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(e)	60%	15'	5.50	219	3.0	637	
606	112.42	2.39	110.03	19.46	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	345	3.0	1,155	
607	15.00	0.00	15.00	2.60	O-1	N/A	N/A	N/A	120'(a)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A	
608	16.23	1.23	15.00	2.81	O-1	N/A	N/A	N/A	120'(a)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A	
609	9.65	0.65	9.00	1.67	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
610	11.71	0.79	10.92	2.03	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
611	87.52	1.42	83.10	15.15	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	291	3.0	873	
612	39.89	0.89	39.00	6.00	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	137	3.0	411	
613	14.02	2.38	11.64	2.43	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
614	23.04	1.46	21.58	3.99	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
615	19.29	0.00	21.39	3.55	15.74	3.34	O-1	N/A	N/A	120'(a)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
TOTAL	577.82	25.82	522.00	100.00													1,936	5,077	

### PLANNING AREA 7

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DUs	POP/UNIT	PROJECTED POPULATION	
701	33.70	1.39	29.71	19.07	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
702	32.35	0.00	32.35	18.25	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
703	73.24	0.00	73.24	41.33	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	3.9	286	3	858	
704	16.54	0.00	16.54	9.33	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(e)	60%	15'	5.0	63	3	249	
705	21.29	0.00	21.29	12.07	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(e)	60%	15'	5.0	107	3	321	
TOTAL	177.2	1.39	173.23	100.00													476	1,426	

### PLANNING AREA 8

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Side yard	DU/AC	MAX. NO. DUs	POP/UNIT	PROJECTED POPULATION
801	31.79	0.00	31.79	6.09	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	2.9	92	3	276
802	160.73	0.00	60.73	11.63	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	7'	60%	15'	2.9	176	3	528
803	14.00	0.00	14.00	2.68	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(e)	60%	15'	7.0	98	3	294
804	71.32	3.06	68.26	13.66	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	3.4	232	1.8	418
805	22.04	1.18	20.86	4.72	MF-1	1800 SF	50'	100'	50'	20'(a)	10'(a)	7'	60%	15'	18.0	375	1.8	675
806	30.79	0.00	30.79	5.90	CC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
807	0.79	0.29	0.50	0.15	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
808	67.35	1.39	65.96	12.90	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(e)	60%	15'	4.8	317	3	951
809	19.02	1.24	17.78	3.64	SF-3.5	3300 SF	50'	55'	35'	0'	20'(a)	5'	60%	0'	7.00	124	3.0	372
810	3.26	1.07	2.24	0.62	R-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
811	27.28	2.51	24.77	5.23	SF-1	1800 SF	50'	100'	50'	20'(a)	10'(a)	7'	60%	15'	18.0	446	1.8	803
812	35.90	3.26	32.64	6.68	O-1	N/A	N/A	N/A	N/A	120'(a)	25'	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
813	63.69	6.67	57.02	12.20	O-1	N/A	N/A	N/A	N/A	120'(a)	25'	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
814	27.49	3.44	24.05	5.27	O-1	N/A	N/A	N/A	N/A	120'(a)	25'	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
815	18.76	1.33	17.43	3.59	O-1	N/A	N/A	N/A	N/A	120'(a)	25'	0'(b)	60%	25'	.7			

### PLANNING AREA 10

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover Side yard	Min DUAC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION		
1001	15.52	1.58	13.94	4.11	R-1	N/A	N/A	NA	35'	25'	0'(a)	0'(a)	50%	15'	.4 FAR	N/A	N/A	N/A	
1002	11.77	0.91	10.86	3.11	SF-1	N/A	N/A	NA	120'(a)	25'	0'(a)	0'(a)	60%	25'	.75 FAR	N/A	N/A	N/A	
1003	17.23	1.85	15.38	4.56	SF-1	N/A	N/A	NA	120'(a)	25'	0'(a)	0'(a)	60%	25'	.75 FAR	N/A	N/A	N/A	
1004	16.34	1.88	14.46	4.37	SF-1	N/A	N/A	NA	120'(a)	25'	0'(a)	0'(a)	60%	25'	.75 FAR	N/A	N/A	N/A	
1005	12.90	1.00	11.90	3.41	ML-2	6000 SF	50'	N/A	120'(a)	25'	0'(a)	0'(a)	75%	20'	.50 FAR	N/A	N/A	N/A	
1006	13.16	0.46	12.70	3.48	ML-2	6000 SF	50'	N/A	120'(a)	25'	0'(a)	0'(a)	75%	20'	.50 FAR	N/A	N/A	N/A	
1007	12.33	0.85	11.48	3.26	ML-2	6000 SF	50'	N/A	120'(a)	25'	0'(a)	0'(a)	75%	20'	.50 FAR	N/A	N/A	N/A	
1008	12.65	0.45	12.20	3.25	ML-2	6000 SF	50'	N/A	120'(a)	25'	0'(a)	0'(a)	75%	20'	.50 FAR	N/A	N/A	N/A	
1009	13.29	0.58	12.70	3.57	ML-2	6000 SF	50'	N/A	120'(a)	25'	0'(a)	0'(a)	75%	20'	.50 FAR	N/A	N/A	N/A	
1010	22.72	0.82	21.40	5.88	ML-2	6000 SF	50'	N/A	120'(a)	25'	0'(a)	0'(a)	75%	20'	.50 FAR	N/A	N/A	N/A	
1011	21.77	1.47	20.30	5.75	ML-2	6000 SF	50'	N/A	120'(a)	25'	0'(a)	0'(a)	75%	20'	.50 FAR	N/A	N/A	N/A	
1012	8.77	0.75	7.98	2.32	ML-2	6000 SF	50'	N/A	120'(a)	25'	0'(a)	0'(a)	75%	20'	.50 FAR	N/A	N/A	N/A	
1013	9.05	0.85	8.20	2.39	ML-2	6000 SF	50'	N/A	120'(a)	25'	0'(a)	0'(a)	75%	20'	.50 FAR	N/A	N/A	N/A	
1014	8.74	0.44	8.30	2.31	ML-2	6000 SF	50'	N/A	120'(a)	25'	0'(a)	0'(a)	75%	20'	.50 FAR	N/A	N/A	N/A	
1015	11.75	0.55	11.20	3.11	ML-2	6000 SF	50'	N/A	120'(a)	25'	0'(a)	0'(a)	75%	20'	.50 FAR	N/A	N/A	N/A	
1016	24.67	1.71	22.96	6.53	O-1	N/A	N/A	N/A	120'(a)	25'	0'(a)	0'(a)	60%	25'	.75 FAR	N/A	N/A	N/A	
1017	14.62	1.77	11.30	3.71	R-1	N/A	N/A	N/A	35'	25'	0'(a)	0'(a)	50%	15'	.40 FAR	N/A	N/A	N/A	
1018	18.51	2.37	16.14	4.90	O-1	N/A	N/A	N/A	120'(a)	25'	0'(a)	0'(a)	60%	25'	.75 FAR	N/A	N/A	N/A	
1019	113.42	6.20	107.72	30.00	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	N/A	N/A	N/A	
TOTAL	378.06	27.44	359.62	100.00										0	0	0			

### PLANNING AREA 11A

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover Side yard	Min DUAC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION	
11A01	13.74	1.74	12.00	4.05	R-1	N/A	N/A	NA	35'	25'	0'(a)	0'(a)	50%	15'	.4 FAR	N/A	N/A	N/A
11A02	40.20	1.91	38.79	11.84	SF-2	6000 SF	50'	NA	35'	20'	20'(a)	5'	60%	15'	.45	172	3	516
11A03	47.11	1.56	45.55	12.88	SF-2	6000 SF	50'	NA	35'	20'	20'(a)	5'	60%	15'	4.5	205	3	615
11A04	95.95	5.33	90.62	28.27	SF-2	6000 SF	50'	NA	35'	20'	20'(a)	5'	60%	15'	4.5	408	3	1,224
11A05	26.46	1.46	25.00	7.80	MF-1	1800 SF	50'	NA	100'	50'	20'(a)	10'(a)	80%	15'	18.0	450	1.8	810
11A06	10.00	0.00	10.00	2.95	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	N/A	N/A	N/A
11A07	105.96	1.31	104.58	31.72	SF-2	6000 SF	50'	NA	35'	20'	20'(a)	5'	60%	15'	4.5	471	3	1,413
TOTAL	339.42	13.38	326.04	100.00									0	0	0	1,706		4,578

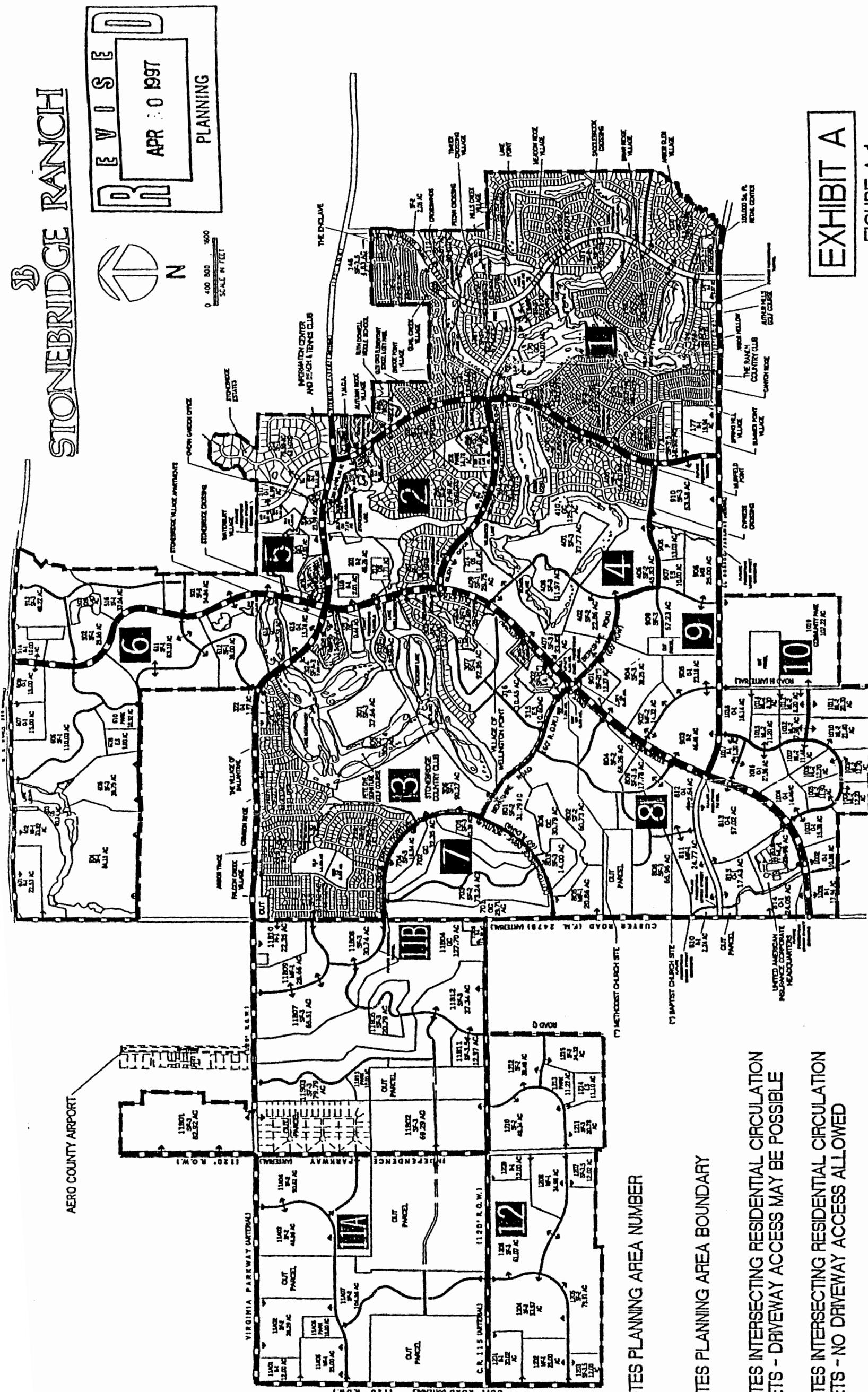
### PLANNING AREA 11B

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover Side yard	Min DUAC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION	
11B01	87.69	4.17	87.92	14.11	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(One Sldr/10' bldg bds)	60%	15'	5.0	481	3	1,443
11B02	74.47	5.18	69.23	12.06	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(One Sldr/10' bldg bds)	60%	15'	5.0	402	3	1,206
11B03	20.98	1.19	19.79	3.12	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(One Sldr/10' bldg bds)	60%	15'	5.0	399	3	1,197
11B04	130.80	3.10	127.70	21.19	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	N/A	N/A	N/A
11B05	20.79	0.00	20.79	3.37	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(One Sldr/10' bldg bds)	60%	15'	5.2	106	3	324
11B06	5.83	1.24	4.59	0.94	R-1	N/A	N/A	NA	35'	25'	0'(a)	0'(a)	50%	15'	.40 FAR	N/A	N/A	N/A
11B07	66.91	1.40	65.51	10.84	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(One Sldr/10' bldg bds)	60%	15'	5.4	354	3	1,062
11B08	31.69	0.95	30.74	5.13	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(One Sldr/10' bldg bds)	60%	15'	5.8	172	3	516
11B09	30.46	1.80	28.66	4.93	MF-1	1800 SF	50'	100'	50'	20'(a)	10'(a)	7'	80%	15'	11.3	324	1.8	583
11B10	24.62	2.27	22.35	3.99	R-1	N/A	N/A	N/A	35'	25'	0'(a)	0'(a)	50%	15'	.40 FAR	N/A	N/A	N/A
11B11	13.97	1.00	12.97	2.76	SF-3.5	3300 SF	50'	50'	35'	0'	5'	0'(Between Blds)	60%	0'	7.00	91	30	273
11B12	39.65	2.31	37.34	6.42	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(One Sldr/10' bldg bds)	60%	15'	5.0	187	3	561
11B13	10.00	0.00	10.00	1.62	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	N/A	N/A	N/A
TOTAL	617.76	124.61	592.65	100.00									0	0	0	2,518		7,165

### PLANNING AREA 12

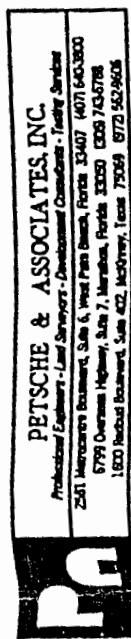
TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover Side yard	Min DUAC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION	
1201	22.84	2.82	20.02	4.77	R-1	N/A	N/A	NA	35'	25'	0'(a)	0'(a)	50%	15'	.40 FAR	N/A	N/A	N/A
1202	26.46	1.46	25.00	5.53	MF-1	1800 SF	50'	100'	50'	20'(a)	10'(a)	7'	80%	15'	18.0	450	1.8	810
1203	13.03	1.05	12.00	2.73	SF-3.5	3300 SF	50'	50'	35'	20'(a)	20'(a)	0'(Between Blds)	60%	0'	7.00	84	3	252
1204	55.65	1.68	53.97	11.62	SF-3	4000 SF	35'	60'	35'	20'(a)	20'(a)	0'(One Sldr/10' bldg bds)	60%	15'	5.8	313	3	938
1205	79.91	0.00	79.91	16.59	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.6	366	3	1,104
1206	64.15	3.04	61.07	13.40	SF-3	4000 SF	35'	60'	35'	20'	20'(a)	5'	60%	15'	5.8	354	3	1,062
1207	12.97	0.95	12.02	2.71	SF-3.5	3300 SF	50'	50'	35'	0'	5'	0'(Between Blds)	60%	0'	7.00	84	3	252
1208	26.11	1.13	24.98	5.45	MF-1	1800 SF	50'	100'	50'	20'(a)	10'(a)	7'	80%	15'	18.0	450	1.8	810
1209	14.20	2.20	12.03	2.97	R-1	N/A	N/A	NA	35'	25'	0'(a)	0'(a)	50%	15'	.40 FAR	N/A	N/A	

FIGURE A-1



**FIGURE A-1**  
**FERRAI DEVELOPMENT PLAN**

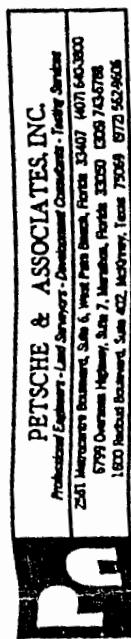
APRIL 1997



This model is an article, reporting and is subject to change at the sole discretion of Biostratigraphic French. The location and details of these areas are to be determined and from areas to be determined are to be determined and may not occur. Any related later communication, between Biostratigraphic, L.P., and its relatives made no representations or warranties as to when or if the communication will occur.

**FIGURE A-1**  
**FEDERAL DEVELOPMENT PLAN**

APRIL 1997



This model is an article, reporting and is subject to change at the sole discretion of Biostratigraphic French. The location and details of these areas are to be determined and from areas to be determined are to be determined and may not occur. Any related later communication, between Biostratigraphic, L.P., and its relatives made no representations or warranties as to when or if the communication will occur.

# STONEBRIDGE RANCH



0 400 400 400  
SCALE IN FEET

R	E	V	I	S	E	
APR	0	997	D			
PLANNING						D

\* NOTE: THE DEVELOPER IS RESPONSIBLE ONLY FOR THE CONSTRUCTION OF 4 OF THE ULTIMATE 6 LANES (FULL SECTIONS) AND 2 OF ULTIMATE 3 LANES (HALF SECTIONS) ON ALL MED THOROUGHFARES.

## MASTER GENERAL DEVELOPMENT PLAN ROADWAY INFRASTRUCTURE EXHIBIT

JANUARY 1, 1987

**EXHIBIT A**

FIGURE A-2

- [■] DENOTES PLANNING
- [—] DENOTES EXISTING ROADWAY
- [—] DENOTES FUTURE ROADWAY
- [●] DENOTES LIMITS OF LABELED ROAD IMPROVEMENTS

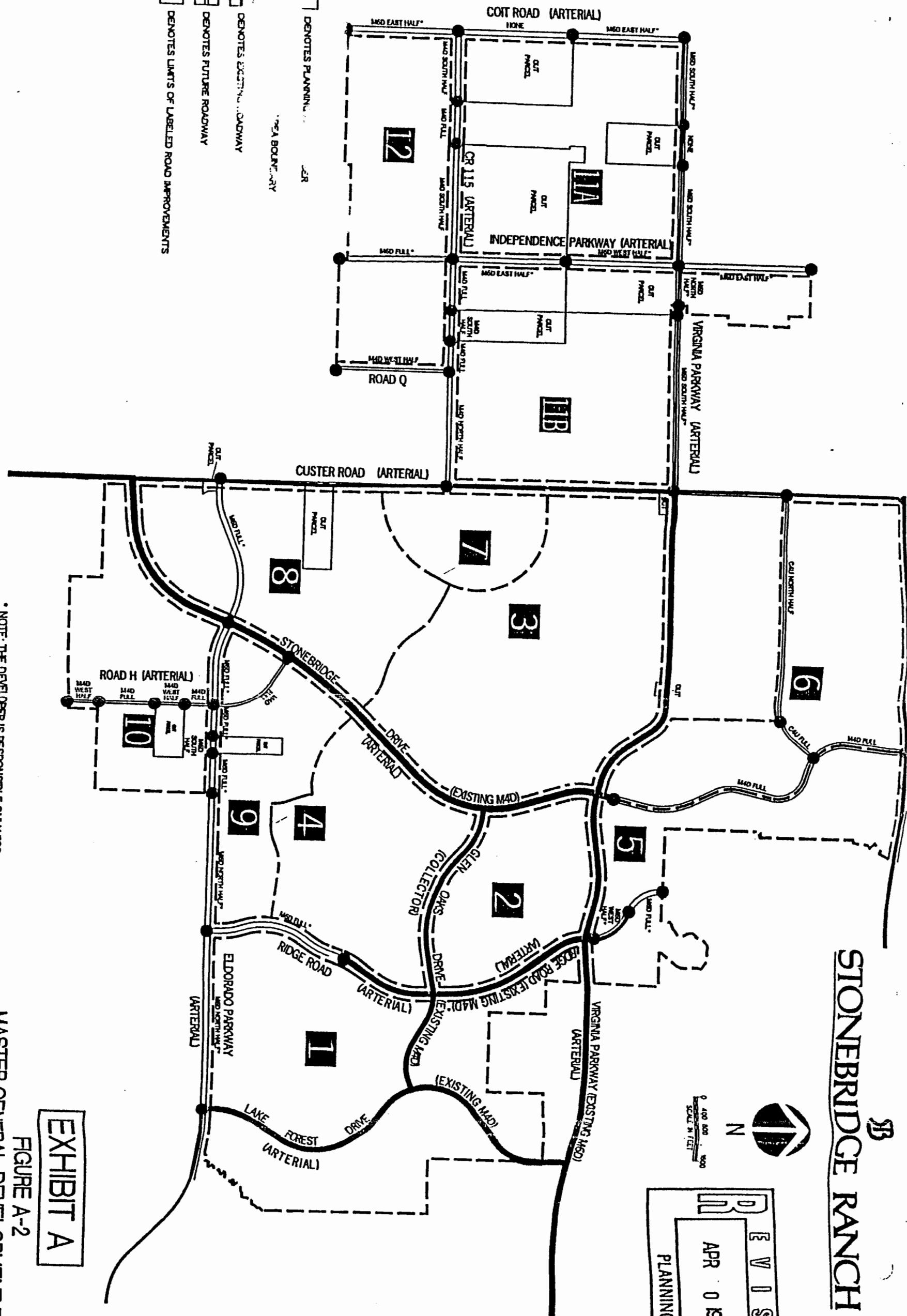


FIGURE A-2

# STONEBRIDGE RANCH

