

2024 Unified Development Code Amendments

Background

- New Code McKinney Initiative
 - November 15, 2022 – Unified Development Code adoption
- Amendments to date
 - September 19, 2023 – Yearly amendments
 - October 17, 2023 – Amendments related to the 88th Legislative Session
 - April 16, 2024 – Sign Regulation amendments
 - June 4, 2024 – Board of Adjustment amendments
- Continued Monitoring

Proposed Amendment Types

Fine Tuning:

- Fix typos and References
- Provide Clarity
- Organization Improvements

Modifications & Improvements:

- Procedural improvements
- Modified Use Regulation
- Development Standard adjustments

Amendments to Discuss

- Multi-Family parking
- Drone Delivery use
- Landscape requirements for Non-Residential parking areas

Multi-Family Parking

- Previous Requirement – Chapter 146 (prior to November 2022)

	Parking Requirement
Multi-family	1 space per dwelling unit, plus 0.5 space for each bedroom. A minimum 50% shall be enclosed, may be reduced to no less than 30% enclosed

- Current Requirement – UDC (as of November 2022)

	Parking Requirement
Multi-family, cottage	2 spaces per dwelling unit, of which, a minimum 30% shall be enclosed; may be reduced to no less than 20% enclosed
Multi-family, traditional	2 spaces per DU, of which, a minimum 30% shall be enclosed; may be reduced to no less than 20% enclosed

Multi-Family Parking Research

- Compared Chapter 146 ratio and UDC ratio to submitted multi-family rezoning requests
 - UDC ratio requires more parking than previous ratio when developments have a higher number of 1-bedroom units.

- Compared sister city's parking requirements

	McKinney	Prosper	Frisco	Celina	Allen
1 bedroom	2 spaces	2 spaces	2 spaces	1.5 spaces	2 spaces
2 bedroom	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces
3 bedroom	2 spaces	2.5 spaces	3 spaces	2.5 spaces	2 spaces
Visitor					0.25 spaces per unit

- Compared recent projects in sister cities
 - Ranged from 1 to 2 spaces per unit

Multi-Family Parking

- Current Requirement

	Parking Requirement
Multi-family, cottage	2 spaces per dwelling unit, of which, a minimum 30% shall be enclosed; may be reduced to no less than 20% enclosed
Multi-family, traditional	2 spaces per DU, of which, a minimum 30% shall be enclosed; may be reduced to no less than 20% enclosed

- Proposed Amendment

	Parking Requirement
Multi-family, cottage	1.75 spaces per dwelling unit, of which, a minimum 30% shall be enclosed; may be reduced to no less than 20% enclosed
Multi-family, traditional	1.75 spaces per DU, of which, a minimum 30% shall be enclosed; may be reduced to no less than 20% enclosed

Drone Delivery

An area or structure for the staging or storage of one or more drones, for the purpose of distributing commercial goods or products, and associated equipment.

Table 2-26: Table of Uses																				
NOTE: See Appendix 2B: MTC - McKinney Town Center for MTC use table.																				
P = Permitted use C = Addtl use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL			INDUS-TRIAL		OTHER			
		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG
Accessory Uses																				
Drone delivery	205G.2.e										A	A	A			A	A			

Drone Delivery Use Standards

- Shall be located a minimum of 200 feet away from any residential use or zoning district.
- Shall not be located within any required setbacks or landscape buffers.
- Enclosures shall be located behind the primary structure.
- Shall not be more than 10 percent of the lot area if the staging or storage area is not located on the roof.
- If a storage building is provided, it shall be constructed using similar materials and color as the primary structure.
- The provisions above may be modified or eliminated with approval of a Specific Use Permit.

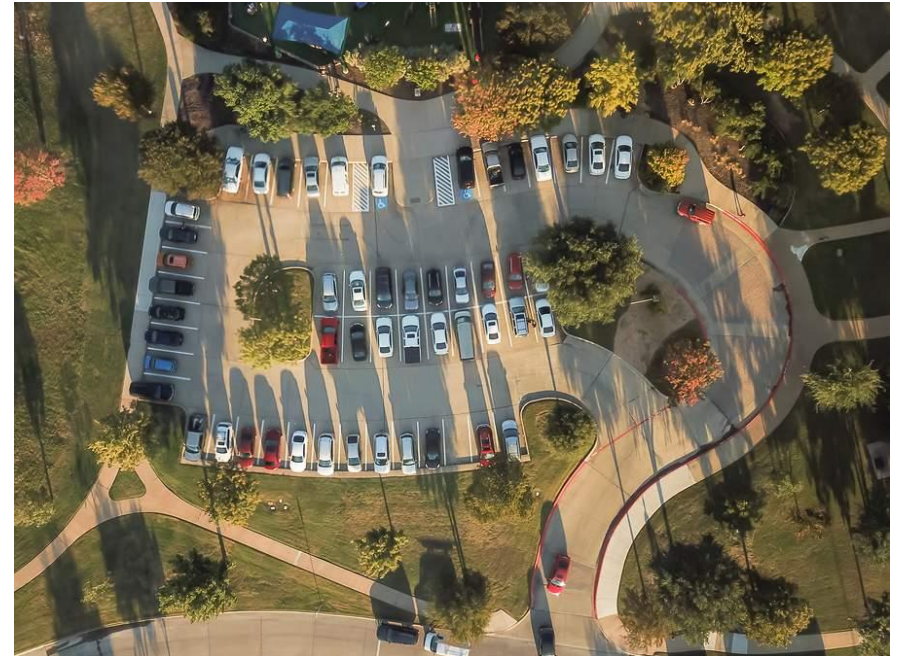


Drone Delivery Screening

Table 2-35: Site Feature Screening Requirements				
Site Feature	Requirements	Minimum Height	Maximum Height	
		All districts	Non-industrial districts	Industrial districts
Drone Delivery Storage [1]	Ground-Level Storage shall be: <ul style="list-style-type: none"> • Screened from public view and from adjacent single family residential use or zone. • No equipment shall be stacked higher than the top of the required screening device. • Wall openings shall not exceed 26 feet in width and shall have an opaque gate or door. 	7 feet	8 feet, 4 inches	10 feet
	Roof-Mounted Storage shall be: <ul style="list-style-type: none"> • Screened from public view and adjacent single family residential use or zone. • Screened with architectural metal or another material that is consistent with the materials of the building on which the equipment is placed. 	One foot taller than the equipment	One foot taller than the equipment	One foot taller than the equipment

Landscape Parking Area Requirements

- **Current Requirement**
 - Up to 50 percent of each landscape area located at the end of a parking row may be finished with non-living materials.
- **Proposed Amendment**
 - The materials or percentage of non-living materials in a landscape area at the end of a parking row may be modified in accordance with Section 203G.1 Design Exception.



Next Steps

- ✓ 10/8 – Planning and Zoning Commission Work Session
- ✓ 10/15 – City Council Work Session
- ☐ 10/22 – Planning and Zoning Commission Meeting
- ☐ 11/19 – City Council Meeting

Questions?

