

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").

1. Proposed Development Standards

a. *Permitted Uses.*

- i. Single-family detached;
- ii. Amenity center, neighborhood;
- iii. Recreation area, private.

b. *Uses Permitted with a Specific Use Permit (SUP)*

- i. Utility Substation;
- ii. Bed & Breakfast.

c. *Permitted Accessory Uses*

- i. Accessory building, detached;
- ii. Accessory dwelling unit;
- iii. Accessory structure;
- iv. Electric vehicle charging station;
- v. Home occupation.

2. Space Limits

- i. Minimum lot width: 30'
- ii. Minimum lot depth: 85'
- iii. Minimum lot area: 2,550 sq. ft.
- iv. Front yard setback: 10'
- v. Rear yard setback: 8'
- vi. Minimum side yard setback: Houses will be situated on a lot as either a zero lot line configuration or a centered configuration with a minimum of six (6) feet of separation will be provided between buildings. If an easement is required between houses a minimum ten (10) of separation will be provided. For houses on a zero lot line configuration, the minimum side yard setback on one side may be zero feet as long as a minimum of six (6) feet of side yard has been provided on the opposite side yard. For houses centered on lots, the minimum side yard setback will be three (3) feet.

- vii. Minimum side yard at corner: Five (5) feet (except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer). If an adjacent lot is fronting onto the same street, the side yard at corner will be no less than the front build-to line of the adjacent lot.
- viii. Minimum Building Height: 2 stories (35 feet)
- ix. Maximum Building Height: 3 stories (45 feet)
- x. Minimum Density: Seven (7) dwelling units per acre

3. Miscellaneous

- i. Each lot shall be required to provide at least 1 canopy tree in the front yard. The placement of trees may not impede sight visibility. If a required tree conflicts with sight visibility requirements, the tree may be relocated to another appropriate area in the immediate vicinity contained within the area of the property line to the front yard setback, as determined by the Director of Planning.

4. Overarching Design Guidelines:

- a. Architectural design, parking, landscaping, loading and screening shall adhere to the requirements outlined within the City of McKinney Comprehensive Zoning Ordinance, as amended from time to time, except as indicated herein.

b. Landscaping.

- i. One canopy tree shall be installed every 30 linear feet along all public rights-of-way. These trees may be clustered in special cases to facilitate a creative design or to accommodate public utilities or to implement sight visibility requirements or to accommodate fire department access. In no case shall the ratio of tree be less than 1 per 30 feet of frontage.

c. Sidewalks.

- i. 10' wide sidewalks shall be provided along Alma Road. All other streets within the development shall feature sidewalks with a minimum of 6' in width.

d. Urban Design Requirements.

i. All development shall conform to the following:

1. Single-family detached lots will be served by an alley.

e. Parking Provisions.

i. On-street, parallel parking shall be allowed, except in locations prohibited by the Fire Marshal in order to provide emergency services access or by the director of Engineering in order to provide adequate intersection capacity or visibility.