

**ALLEN HARRISON COMPANY – MCKINNEY RANCH PARKWAY
DEVELOPMENT REGULATIONS**

The subject property (the “Property”) shall be zoned “PD” Planned Development District. Use and development of the Property shall conform to the requirements of the City’s Code of Ordinances, and as amended, except as noted below.

1. Permitted Uses.

- 1.1. Amenity center, neighborhood
- 1.2. Assisted living facility
- 1.3. Independent Living
- 1.4. Multi-family, cottage
- 1.5. Multi-family, traditional
- 1.6. Parking garage or lot, paid or private
- 1.7. Recreation area, private

2. Accessory Uses.

- 2.1. Accessory building, detached
- 2.2. Accessory structure
- 2.3. Electric vehicle charging station
- 2.4. Swimming pool

3. Dimensional Standards.

- 3.1. Minimum Lot Width: 60 feet
- 3.2. Minimum Lot Depth: 100 feet
- 3.3. Minimum Front Setback: 35 feet
- 3.4. Minimum Rear Setback: 20 feet
- 3.5. Minimum Side Setback: 20 feet
- 3.6. Maximum Height: 55 feet
- 3.7. Maximum Dwelling Units: 385 units

4. Parking Requirements.

- 4.1. Required Parking Spaces: for multi-family, traditional uses: 1.6 parking space is required per unit.

5. Enhanced Screening Requirements.

- 5.1. Screening along the north side of future Collin McKinney Parkway must include the following:
 - 5.1.1. Continuous wrought iron or tubular steel fence with masonry columns at 20 feet on center between 6 feet and 8 feet 4 inches in height;

5.1.2. Minimum one 4-inch caliper canopy tree per 50 linear feet of frontage spaced on center;

5.1.3. Minimum two 2-inch caliper ornamental tree per 50 linear feet of frontage; and

5.1.4. Minimum 75% of length of screening to have low evergreen shrubs (minimum of 2 feet at time of planting and 3 feet at maturity) and bed of groundcover.

6. Exceptional Qualities.

6.1. A minimum fifty (50) percent of private garage spaces will be electric vehicle charging-ready such that the circuit shall provide sufficient capacity and terminate in a suitable termination point such as a receptacle or junction box.