
Article 2: Zoning Regulations

201 Administration

A. Authority and Jurisdiction

1. This Article is enacted pursuant to the powers granted and limitations imposed by the laws of the State of Texas, including the statutory authority granted in Texas Local Government Code Chapter 211, and all other relevant laws of the State of Texas. Whenever any provision of this Code refers to or cites a section of the Texas Revised Statutes and that section is later amended or superseded, this Code shall be deemed amended to refer to the current version of the Texas Revised Statutes.
2. The Director of Planning shall be responsible for interpreting and administering this Article.
3. The Director may waive or adjust any of the submittal requirements prior to formal application submittal if such requirements are unnecessary to demonstrate satisfaction of the applicable review criteria.
4. The Director of Planning shall have the authority to appoint a qualified staff person to serve as the Historic Preservation Officer (HPO), who meets the minimum qualifications as delineated in the Secretary of the Interior's Professional Qualification Standards.

B. Applicability

This Article shall govern any and all buildings, structures, site features, and land located within the corporate limits of the City and shall further apply to any and all legal annexations of land or additions made to the City subsequent to the adoption of this Code. This Article is not intended to abrogate or annul any permits issued before the effective date of the ordinance from which this section is derived; or any easement, covenant, or other private agreement provided that the permit, easement, covenant, or agreement was valid and not lapsed or expired.

C. Legal Nonconformities

1. Purpose

- a. This section governs uses, buildings, structures, lots, and site features that came into existence legally prior to the effective date of this Code or the effective date of any future amendments to this Code and remained in continuous use from at the time of their inception but do not now comply with or conform to one or more requirements of this Code or due to an amendment to this Code. All such situations are collectively referred to in this Code as "legal nonconformities."
- b. Any legal nonconforming use, structure, lot, or site feature that becomes legal nonconforming as a result of any subsequent rezoning or amendment to the text of this Code may be continued or maintained only in accordance with the terms of this Article.

2. Legal Nonconforming Status

A legal nonconforming status shall exist under the following provisions of this Code:

- a. When a use, lot, building, structure, or site feature does not conform to the current regulations of this Code, but was legally established at a prior date when the use, lot, building, structure, or site feature was in conformance with applicable regulations and such use, lot, building, structure, or site feature has been in continuous use or operation since its establishment.
- b. When a use, lot, building, structure, or site feature does not conform to the current regulations of this Code, but was legally established prior to and in existence at the time of annexation to the City and has been in continuous use, existence, or operation without interruption since being annexed. Any legal nonconforming use, lot, building, structure, or site feature may be registered with the City at the time of annexation.

- c. One or more changes in ownership, tenant, or management for a property with an existing legal nonconformity may occur, but such nonconformities shall continue to be subject to the standards of this section.
- d. If a nonconforming use, lot, building, structure, or site feature exists but does not comply with the provisions of this section, said nonconformity shall be deemed to be in violation of this Code.

3. Burden to Establish Proof of Legal Nonconformity

The burden of proof for establishing the existence of a legal nonconformity shall be the sole responsibility of the property owner. The Director of Planning shall have the authority to determine whether a use, building, structure, lot, or site feature is legal nonconforming.

4. Continuing Legal Nonconformity

a. Uses

- I. Legal nonconforming uses may continue to operate indefinitely, unless the legal nonconforming use is discontinued as described in §201C.6, *Discontinuance of a Legal Nonconforming Use*.
- II. A nonconforming use may not be replaced by or changed to another nonconforming use.
- III. Legal nonconforming uses shall not be modified in any way that increases the degree of nonconformity, unless otherwise stated herein.

b. Buildings or Structures

- I. Legal nonconforming structures may continue to be used, occupied, or otherwise exist, subject to the Board of Adjustment's power of amortization.
- II. A legal nonconforming building may be occupied by a conforming use and may be maintained and repaired in accordance with this code as needed to preserve or extend its usability.
- III. Legal nonconforming buildings or structures shall not be modified in any way that increases the degree of nonconformity, unless otherwise stated herein.

c. Lots

- I. A lot created by a subdivision plat that was made nonconforming by the enactment of this Code may be used for construction of a building or structure allowed in the applicable zoning district, provided all other zoning district and dimensional standards are met with exception of lot size.
- II. Any legal nonconforming lot or tract of land may be platted or replatted so long as the existing legal nonconformities of the lot or tract of land are not exacerbated by the plat or replat, and the size of the legal nonconforming lot or tract of land is not reduced. Required right-of-way dedications reducing a lot's area shall not be deemed an exacerbation of a nonconforming lot area.
- III. Legal nonconforming lots may continue to be used, occupied, or otherwise exist subject to the Board of Adjustment's power of amortization.
- IV. Legal conforming lots or tracts of land containing legal nonconforming buildings or structures may be platted or replatted so long as the legal nonconformities of the building or structure are not exacerbated by the plat or replat, and the size of the legal nonconforming lot or tract of land is not reduced.

d. Site Features

- I. Legal nonconforming site features may be maintained indefinitely, unless proposed changes to the site require modification per an applicable development standard.
- II. Site features shall not be modified in any way that increases the degree of nonconformity.

e. Certain Uses and Lots in Existence Prior to 2019

This subsection shall apply only to certain uses and lots in existence prior to May 7, 2019.

- I. Single-family residential dwellings located within a non-residential district may be improved, expanded, maintained, or rebuilt as they existed when originally constructed.

- II. Single-family residential dwellings may be constructed on any platted vacant lot(s) located within a non-residential district provided such vacant lot was originally platted and specifically identified solely for single-family residential dwellings.

5. Expansion or Relocation of Nonconforming Uses, Buildings, or Structures

- a. A legal nonconforming use within a building or structure shall not be expanded or increased, except as follows:
 - I. A nonconforming use within a building may be expanded throughout the existing building, provided that:
 - a. No alterations to the building are required by ordinance to accommodate the expansion of the legal nonconforming use; and
 - b. The number of dwelling units in a building is not increased.
 - II. A nonconforming structure may be altered or enlarged, provided that such alteration or enlargement shall neither create any new legal nonconformity nor shall increase the degree of the existing legal nonconformity of all or any part of the structure. An alteration for a non-air-conditioned space (e.g., patio, porch, roof terrace, balcony, arcade) may be allowed subject to approval by the appropriate Administrative Official.
 - III. Any expansion of a nonconforming non-residential building or structure shall meet the required development standards of this Code at the time of the expansion.
- b. Legal nonconforming buildings or structures may be relocated within the same lot so long as the footprint of any existing legal nonconformity is not increased, expanded, or exacerbated except as follows:
 - I. The minimum single-family residential lot width, depth, and/or area for the various zoning districts shall be in accordance with the respective district's standards, except that a lot having less width, depth, and/or area than herein required, which was created as a lot of record prior to the adoption of this Code, may continue to be used for a single-family residential use.

6. Discontinuance of a Legal Nonconforming Use

- a. If a legal nonconforming use is discontinued or ceases to operate for any reason for a period of more than 12 consecutive months, the use shall be deemed to be abandoned. Once abandoned, the legal nonconforming status shall be lost and the right to operate the nonconforming use shall cease. Reestablishment of the legal nonconforming use shall be prohibited, unless reestablishment is approved by the Board of Adjustment through a Special Exception, as described in §203G.2, *Special Exception*.
- b. If a nonconforming use operates out of a non-permanent structure, and that structure is removed from the property on which the use has been operating, the use shall be deemed permanently abandoned.
- c. The Board of Adjustment shall have the authority to reinstate the legal nonconforming status of a use by approving a Special Exception, as described in §203G.2, if the Board finds there was clear intent not to abandon the use even though the use was discontinued for more than 12 consecutive months, or if extraordinary circumstances caused the discontinuance. The failure of the owner and/or operator to remove on-premises signs related to the legal nonconforming use shall not be sufficient, as the sole evidence presented by the applicant, to establish a clear intent not to discontinue or abandon the use.

7. Destruction of Building, Structure, or Site Feature by Fire, the Elements, or Other Cause

Nonconforming buildings, structures, or site features shall not be rebuilt, unless they adhere to all applicable provisions of this Code. Nonconforming buildings or structures shall lose their legal nonconforming status if they are restored or reconstructed in violation of this subsection, except as specifically provided otherwise below.

a. Partial Destruction

- I. In the event of partial destruction of a legal nonconforming building, structure, or site feature not exceeding 50 percent of the total market value for the building as determined by the Collin Central Appraisal District, reconstruction will be permitted to restore the legal nonconforming building,

- structure, or site feature to its previously existing condition. If the Collin Central Appraisal District does not offer a market value for the building, structure, or site feature, a contractor's estimate to fully reconstruct the building, structure, or site feature shall be used.
- II. The legal nonconforming building or structure may only be restored or reconstructed to have the same, but not greater, height, shape, floor area, and appearance as it had immediately prior to the damage or destruction. The Chief Building Official shall estimate the height, shape, floor area, and appearance of the structure immediately prior to the damage or destruction, and shall consult with the property owner, if necessary, to make a determination.
 - III. The property owner may appeal the determination of the Chief Building Official to the Board of Adjustment, as described in §203F.1, *Administrative Appeal*. The property owner shall be responsible for providing proof in support of their contention about the size or extent of the structure.

b. Total Destruction

- I. If a legal nonconforming building, structure, or site feature is totally destroyed by fire, the elements, or other cause, it may not be rebuilt unless it adheres to all currently applicable regulations. For the purposes of this section, "total destruction" shall mean destruction of 50 percent or more of the structure's total market value as determined by the Collin Central Appraisal District. If the Collin Central Appraisal District does not offer a market value for the building, structure, or site feature, a contractor's estimate to fully reconstruct the building, structure, or site feature shall be used.
- II. Exceptions
 - a. Multi-family residential developments with multiple legal nonconforming multi-family residential building(s) or structure(s) that have been totally destroyed may be restored or reconstructed to have the same, but not greater, height, shape, floor area, and appearance that it had immediately prior to the damage or destruction, as long as the damage to the building(s) or structure(s) represents less than 50 percent of the market value of the overall development, as determined by the Collin Central Appraisal District. If the Collin Central Appraisal District does not offer a market value for the building, structure, or site feature, a contractor's estimate to fully reconstruct the building, structure, or site feature shall be used.
 - b. A legal nonconforming single-family residential building that is destroyed by more than 50 percent of its market value, as determined by the Collin Central Appraisal District, may be reconstructed and shall not lose its legal nonconforming status, except it must comply with all currently applicable building codes.

8. Amortization of Legal Nonconforming Uses

a. Request to Establish Compliance Date

- I. The City Council may request that the Board of Adjustment consider establishing a compliance date for a legal nonconforming use. Upon receiving such a request, the Board shall upon providing proper notice hold a public hearing to determine whether the continued operation of the legal nonconforming use will have an adverse effect on nearby properties or the community's welfare.
- II. Notice of the public hearing shall be provided in the manner established in §203A.4, Public Notice, for published notice and mailed notice. If, based on the evidence presented at the public hearing, the Board determines that continued operation of the legal nonconforming use will have an adverse impact on nearby properties, it shall call for a second public hearing to establish a compliance date for the legal nonconforming use.
- III. Nothing in this section shall prohibit the City and the owner(s) of a nonconforming use from mutually agreeing upon a compliance date. Any such agreement shall be in writing, approved by the City Council and said owner(s), fully executed and attested by all parties, and filed in the real property records of Collin County, Texas.

b. Factors to be Considered

The Board of Adjustment shall consider the following factors when determining whether the continued operation of the legal nonconforming use will have an adverse effect on nearby properties or the community's welfare:

- I. The Comprehensive Plan;
- II. The character of the surrounding or nearby properties;
- III. The degree of incompatibility of the use with the zoning district in which it is located;
- IV. The manner in which the legal nonconforming use is being conducted;
- V. The hours of operation of the use;
- VI. The extent to which continued operation of the use may threaten public health or safety;
- VII. The environmental impacts of the use's operation, including, but not limited to, the impacts of noise, glare, dust, and odor;
- VIII. The extent to which public disturbances and nuisances may be created or perpetuated by the continued operation of the use;
- IX. The extent to which traffic or parking problems may be created or perpetuated by the continued operation of the use; and
- X. Any other factors relevant to the issue of whether the continued operation of the use will adversely affect nearby properties.

c. Determination of Amortization Period

- I. If the Board of Adjustment determines that the continued operation of the legal nonconforming use has an adverse effect on nearby properties or the community welfare, it shall hold a second public hearing, in accordance with state law, to set a compliance date for the legal nonconforming use under a plan whereby the owner's actual investment in the use before the time that the use became legal nonconforming can be amortized within a defined time period. Notice of the second public hearing shall be in the manner established in §203A.4, Public Notice.
- II. The Board of Adjustment shall have the authority to require and request, through the issuance of a subpoena, the owner to produce the financial documentation and records within its possession, custody, or control (collectively "documents") relating to the factors listed in provision V. below. The owner shall provide to the Board such documents at least 30 days before the second public hearing.
- III. The Board of Adjustment shall also have the authority to request that the owner allow the City and its representatives or experts reasonable access to, upon, and about the property on which the legal nonconforming use in question is situated, together with a reasonable amount of time to examine, photograph, videotape, and inspect all aspects of the legal nonconforming use including, but not limited to, the property, structure, fixtures, assets, records, architectural drawings, and all appurtenances thereto, relating to the factors listed in provision V. below (collectively the "physical inspection"). The owner shall cooperate with the City to schedule a date and time period that is acceptable to both the owner and the City to provide reasonable access together with a reasonable amount of time to allow for the City to conduct the physical inspection at least 30 days before the second public hearing.
- IV. If the owner does not timely provide the Board of Adjustment any requested documents or fails to timely cooperate with the Board in allowing the City to perform the physical inspection, the Board is authorized to make its determination of a compliance date based upon any reasonably available public records, comparisons to physical inspection of one or more other similar uses, as well as public or expert testimony at the hearing. Failure or refusal by owner to timely provide any requested documents or to timely provide reasonable accommodation for the City to perform a physical inspection shall not prevent the Board from setting a compliance date. In addition, an owner's failure or refusal to timely provide any requested documents or to timely provide reasonable accommodation for the City to perform a physical inspection shall constitute the owner's waiver of any and all rights to challenge the qualifications of any witness providing testimony,

- opinions, or evidence of any kind or nature to the Board, submitted to the Board for its consideration in establishing a compliance date. An owner's failure or refusal to timely provide any requested documents or to timely provide reasonable accommodation to the City to perform a physical inspection shall also result in the owner's waiver of any and all rights to challenge any evidence, information, testimony, theories, conclusions, analysis, opinions, and results submitted to the Board for its consideration in establishing a compliance date.
- V.** The Board of Adjustment shall provide a compliance date for the legal nonconforming use under a plan whereby the owner's actual investment in the use before the time that the use became legal nonconforming can be amortized within a defined time period. The following factors shall be considered by the Board in determining a reasonable amortization period:
- The owner's capital investment in structures, fixed equipment, and other assets (excluding inventory and other assets that may be feasibly transferred to another site) on the property before the time the use became legal nonconforming;
 - Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages;
 - Any return on investment since inception of the use, including net income and depreciation;
 - The anticipated annual recovery of investment, including net income and depreciation; and/or
 - A reasonable wind down period for the nonconforming use.
- VI.** If the Board of Adjustment elects not to provide a compliance date the use may continue to operate as a legal nonconforming use.
- VII.** For purposes of evaluating legal nonconforming uses, "owner" means the owner of the legal nonconforming use at the time of the Board of Adjustment's determination of a compliance date for the legal nonconforming use.
- d. Compliance Requirement**
- If the Board establishes a compliance date for a legal nonconforming use, the use must cease operations on or before that date and it may not operate thereafter unless such operations constitute a conforming use.
- e. Appeals and Final Decisions**
- A decision by the Board of Adjustment to establish a compliance date is not a final decision and cannot be immediately appealed.
 - A decision by the Board of Adjustment that the continuing operation of a nonconforming use will have an adverse effect on neighboring property or the community's welfare and the Board of Adjustment's decision to schedule a second public hearing to establish a compliance date are not final decisions and cannot be immediately appealed.
 - A decision by the Board of Adjustment to deny a request to establish a compliance date is final unless appealed to state court within 10 calendar days in accordance with Chapter 211 of the Texas Local Government Code.
 - A decision by the Board of Adjustment setting a compliance date is final unless appealed to state court within ten calendar days in accordance with Chapter 211 of the Texas Local Government Code.

9. Completion of Buildings or Structures

Changes or amendments to this Code shall not warrant any changes to any building or structure that is subject to a valid building permit and is currently under construction. Approved site plans need not be modified to comply with any changes or amendments to this Code so long as a building permit is issued for the project within 30 days of the effective date of the amendment.

D. Compliance Required

All land, uses, buildings, structures, or site features thereon located within the City, shall comply with the zoning regulations prescribed for the zoning district in which it is located as provided in this Code.

E. Existing Sites Impacted by the Acquisition of Right-of-Way or Easements

For properties on which a Site Plan was previously approved or a certificate of occupancy issued, and on which right-of-way or easements were subsequently acquired for a highway or other roadway project that impacts the site, the following shall apply:

- 1.** Impacted site features shall be considered a legal nonconforming site feature and subject to the provisions of Section 201C Legal Nonconformities.
- 2.** The Director of Planning may approve a new Site Plan and a new Landscape Plan that do not strictly conform to the requirements of this Article based on the following factors:
 - a.** The site is not being demolished for a new development;
 - b.** The expansion, redevelopment, or alteration does not create a new legal nonconformity nor increase the degree of the existing legal nonconformity.
 - c.** The site strictly conforms to as many applicable development regulations as is practicable;
 - d.** The site still provides adequate pedestrian access and vehicular mobility as determined by the Director of Engineering under the authority found in the Engineer Design Manual;
 - e.** The property maintains at least two points of access to a public roadway;
 - f.** There are no site visibility or other public safety hazards;
 - g.** Refuse and recycling is still possible;
 - h.** There are no conflicts with existing or required easements or other dedications; and
 - i.** There are no other health or safety concerns.

202 Special Provisions

A. Platting Required

No approval shall be granted for any plat within the city limits until the area has been permanently zoned by the City Council.

B. Creation of Building Site

A permit for the construction of a building or buildings upon any tract or plot shall be issued only if a building site, building tract, or building lot has been created in compliance with one of the following:

- 1.** The site, lot, or tract where any building is to be constructed is part of a plat of record, properly approved by the City and filed for record with the County Clerk;
- 2.** The proposed non-residential or multi-family residential site, lot, or tract is all or part of a Site Plan that has been officially approved by the City;
- 3.** The site, lot, or tract faces upon a dedicated paved public right-of-way of adequate width and structure as determined by the Fire Marshal and Director of Engineering and existed prior to April 29, 1968, or prior to the annexation of the property into the city, whichever is applicable; however, only one building permit for a single main building conforming to all the requirements of this Code may be issued on each site, tract, or lot, unless another subsection of this section is complied with; or
- 4.** The non-residential land has been reflected on an approved final plat or plat of record. A Certificate of Occupancy shall not be issued until said plat of record has been filed for record with the County Clerk, and all other applicable regulations have been satisfied.

A. Standard Procedures

Unless expressly stated otherwise in this Code, an application shall be submitted by the owner of the property on which development is proposed, or their authorized agent. If the property has multiple owners, then signatures for all owners are required. When the City is the applicant, no property owner signature shall be required. All applications shall include the following information:

- An application may be withdrawn by written request to the Director of Planning.

All application fees as outlined in [Appendix A – Schedule of Fees](#) of the Code of Ordinances shall be paid prior to action being taken on an application and future development applications for the project or property in question may be refused if any required fees are not paid.

When required, public notice shall be provided as outlined below and as required by state law. See the Development Guide for example photos and signs.

Posted notice shall meet the following requirements:

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- iii. An exhibit showing the location of the signs along the rights-of-way.
- c. Failure to post the sign at least ten days prior to the Planning and Zoning Commission public hearing and to submit the required photo evidence and accompanying affidavit of timely posting shall result in the postponement of the zoning change consideration by the commission.
- d. The applicant is responsible for maintaining the required number of notification signs posted on the subject property until final action is taken on the application by the City Council. An affidavit and photos shall be provided ten days prior to the City Council meeting in accordance with the requirements above to show that the notification signs have been maintained on the site.
- e. The signs shall be removed within five business days after final action on the application by the City Council.
- f. Costs of procuring, installing, or replacing signs shall be at the applicant's expense.

III. Location:

- a. Signs shall be posted on private property with an unobstructed view and in a manner where they can be clearly read from the public right-of-way.
- b. Signs shall be posted along the site's right-of-way frontage so that no sign is greater than 200 feet apart unless the site meets one of the following conditions.
 - i. The right-of-way frontage is less than 250 feet in length, or
 - ii. The site is a corner lot and both right-of-way frontages are less than 250 feet in length.

IV. Sign Specifications:

- a. Zoning change signs shall be obtained from a vendor that can provide signs which are designed to meet the specifications noted herein.
- b. All required signs shall be approximately four feet by four feet in size, as approved by the Director of Planning, and shall contain the following:
 - i. The city logo at a minimum width of 1-foot,
 - ii. Provide the following language along the top of the sign, "NOTICE OF PUBLIC HEARING",
 - iii. State the requested action,
 - iv. Provide a "for more info:" section where additional information may be requested that includes the following:
 - a. The city website for public notices,
 - b. the case number for the property,
 - c. A telephone number at the city, and
 - d. Planning department email address, and
 - v. Other information deemed relevant, as may be needed and as approved by the Director of Planning.

b. Mailed Notice

Mailed notice shall be provided in accordance with TLGC Chapter 211.

c. Internet Notice

Internet notice shall be provided in accordance with TLGC Chapter 211.

d. Published Notice (Legal Notice)

Published notice shall be provided in accordance with TLGC Chapter 211. The applicant shall be subject to an additional legal notice publication fee if the item is postponed, and re-notice is required.

e. Constructive Notice

Minor defects in the content of any notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Minor defects in notice shall be limited to errors in a legal description, like the omission of a course or distance,

or typographical or grammatical errors that do not impede communication of the notice to affected parties and an understanding regarding the general location of the property involved and the zoning change requested. In all cases, however, the requirements for the timing of the notice; the description of the affected area; and for specifying the time, date, and place of a hearing shall be strictly construed.

5. New Approvals Override Previous Approvals

When a new plan or permit is approved in accordance with §203E, Plan and Permit Procedures, any previously approved plans or permits shall be deemed withdrawn without the need for a withdrawal letter and any previous approvals shall become null and void.

B. Annexation Procedure

1. Applicability

Properties in the City of McKinney's extraterritorial jurisdiction (ETJ) that meet the requirements of Chapter 43 of the TLGC are eligible for Annexation.

2. Submittal Requirements

Annexation applications shall be submitted and may be withdrawn in accordance with §203A, *Standard Procedures*, and shall include the following:

- a. Application and submittal fees (see [Appendix A – Schedule of Fees](#));
- b. Letter of intent, including an explanation of which of the following objectives the proposed annexation will achieve:
 - I. Economic Development: Facilitates public-private partnerships intended to stimulate economic growth, diversify the economic base, and/or create job opportunities.
 - II. Long Range Planning: Accomplishes the goals of the Comprehensive Plan, City Council strategic goals, and/or other goals outlined in City policy documents.
 - III. Protect Future Development: Protects future development from inadequate design and construction standards through the extension of the City's land use regulations and building codes.
 - IV. Capital Investments: Promotes a sustainable community through the efficient planning and provision of capital investments and the rational extension of public improvements.
 - V. Fiscal Responsibility: Balances the resources generated by taxes and other revenues to accommodate current needs as well as anticipated future needs.
- c. Petition (with authorization of all property owners);
- d. Annexation exhibit; and
- e. Metes and bounds.

3. Approval Procedure

- a. Annexation into the City of McKinney's corporate limits may occur in accordance with the procedures in TLGC, Chapter 43, and Chapter 1 - Incorporation and Annexation of the City's Charter; and other applicable provisions of the McKinney Code.
- b. An Annexation request shall be considered by the City Council for action in accordance with Chapter 43 of TLGC.
- c. The City Council may concurrently hold a hearing on the annexation and a permanent zoning classification to the subject area or tract of land, after a recommendation by the Planning and Zoning Commission for the permanent zoning classification request.

C. Zoning Procedures

1. Code Text Amendment

A Code Text Amendment is any change to the standards of the zoning districts or to the content of this Code.

a. Applicability

Code Text Amendments may only be initiated by an official of the City or the City Council.

b. Public Notice Required

Code Text Amendments shall be scheduled for public hearings and noticed in accordance with the procedures established in Chapter 211 of TLGC.

c. Approval Procedure

Code Text Amendments shall be considered by the City Council for action in accordance with the approval criteria below and Chapter 211 of TLGC, after a recommendation by the Planning and Zoning Commission.

d. Approval Criteria

- I. Whether the proposed change is consistent with the Comprehensive Plan and any other adopted plans as well as the intent and purpose of this Code;
- II. Whether the proposed change is necessary to correct an omission or error in the Code;
- III. Whether the proposed amendment is supported by sound planning principles; and
- IV. Whether the amendment promotes the public health, safety, or welfare.

2. Zoning Change

A Zoning Change is the procedure that establishes a new zoning designation on a property within the corporate limits of the City.

a. Applicability

- I. The Zoning Change procedure is applicable only for properties within the city limits or properties in the process of annexing into the city limits.
- II. A Zoning Change shall not be used when a Specific Use Permit or other flexibility procedure could achieve a similar result.
- III. Zoning to Planned Development shall not be used in the following circumstances:
 - a. When an existing standard zoning district could achieve a similar result;
 - b. Solely to reduce the costs of development; or
 - c. To modify use and development regulations outside Article 2.

b. Submittal Requirements

Zoning applications shall be submitted and may be withdrawn in accordance with §203A, *Standard Procedures*, and shall include the following:

- I. Application and submittal fee (see [Appendix A – Schedule of Fees](#));
 - a. Provide the signature and contact information of the owner or applicant (not applicable if the City is the applicant).
- II. Letter of intent, including the following information:
 - a. Detailed justification and/or supporting documentation as to why the applicant is requesting to rezone the subject property to a specific zoning district;
 - b. If requesting a PD – Planned Development District, provide justification as to why a straight zoning district cannot satisfy the development needs thereby requiring the request for a “PD” District; and
 - c. Any other special considerations or unique characteristics of subject property.
- III. Zoning exhibit, including the following information:
 - a. Detailed description of the location of subject property;

- b. Current and proposed zoning of the subject property;
 - c. Clear boundary of the subject property;
 - d. The bearings and distances of the boundary lines of the subject property (and any tract lines if applicable in a Planned Development District);
 - e. Acreage of the subject property;
 - f. Neighboring parcels labeled with corresponding zoning and current land uses; and
 - g. Adjacent right-of-way names and widths;
- IV. Legal description submitted on a separate exhibit.
- V. Development regulations (for PD-Planned Development District Zoning Changes);
- VI. Metes and bounds description; and
- VII. Any additional information as deemed necessary to adequately evaluate the application, as determined by the Director of Planning.
- c. **Public Hearing and Notice Required**
Zoning Changes shall be scheduled for public hearings before the Planning and Zoning Commission and the City Council and noticed in accordance with §203A.4, Public Notice. The following notice types are required for Zoning Changes:
 - I. Mailed Notice;
 - II. Internet Notice;
 - III. Posted Notice; and
 - IV. Published Notice.
- d. **Approval Procedure**
Zoning Changes shall be considered for action in accordance with the approval criteria below and Chapter 211 of the TLGC, including a recommendation by the Planning and Zoning Commission and action by the City Council.
- e. **Approval Criteria for All Zoning Changes**
The following criteria shall be considered when evaluating a Zoning Change request:
 - I. Whether the proposed zoning district and allowed uses are consistent with the Comprehensive Plan and other adopted plans;
 - II. Whether the Zoning Change would have an adverse impact on the character of the surrounding properties;
 - III. Whether the uses permitted in the requested zoning district would result in an overconcentration of certain uses.
 - IV. Whether the proposed zoning district and uses support and further the City Council's strategic goals; and
 - V. Any other special circumstances that may be unique to the subject property.
- f. **Additional Approval Criteria for Planned Development Zoning Requests**
In addition to the criteria in subsection e. above, *Approval Criteria for All Zoning Changes*, the following shall be considered when evaluating a Zoning Change to PD - Planned Development district:
 - I. Whether the proposed Planned Development provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district; and
 - II. The degree to which the proposed Planned Development incorporates a creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through strict application of the otherwise applicable zoning district or development standards.

g. Denial

If a Zoning Change request is denied, no new application that is the same or substantially similar, as determined by the Director of Planning, for the same property will be accepted within one calendar year of the date of denial.

3. Specific Use Permit

The Specific Use Permit (SUP) procedure establishes a right to operate a specific use on a property within the corporate limits of the City. An approved Specific Use Permit shall be considered an amendment to the zoning map.

a. Applicability

A SUP, as identified with an "S" in Table 2-, *Table of Allowed Uses*, is required prior to establishing certain land uses in particular zoning districts, pursuant to the procedure below, and all other requirements of this Code.

b. Submittal Requirements

SUP applications shall be submitted and may be withdrawn in accordance with §203A, *Standard Procedures*, and shall include the following:

- I. Application, to include the following, and the submittal fee (see [Appendix A – Schedule of Fees](#));
 - a. Provide the signature and contact information of the owner or applicant,
 - b. Acreage of subject property,
 - c. Detailed description of the property,
 - d. Specify the existing zoning district(s),
 - e. A detailed justification and/or supporting documentation as to why the applicant is requesting a Specific Use Permit,
 - f. Provide detailed justification and/or supporting documentation as to why the specific use permit is appropriate on the subject property, and
 - g. Describe any other special considerations or unique characteristics of the subject property.
- II. Specific Use Permit exhibit, including the following information:
 - a. Site plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities;
 - b. Size, height, and locations of buildings;
 - c. The uses to be permitted;
 - d. Means of ingress and egress to public streets;
 - e. The type of visual screening such as walls, plantings, and fences; and
 - f. The relationship of the intended use to all existing properties and land uses in all directions.
- III. Metes and bounds description; and
- IV. Any additional information as deemed necessary to adequately evaluate the application, as determined by the Director of Planning.

c. Public Hearing and Notice Required

SUP requests shall be scheduled for public hearings before the Planning and Zoning Commission and the City Council, and noticed in accordance with §203A.3203A.4, Public Notice. The following notice types are required for SUPs:

- I. Mailed Notice;
- II. Internet Notice;
- III. Posted Notice; and
- IV. Published Notice.

d. Approval Procedure

SUP applications shall be considered for action in accordance with the approval criteria below and Chapter 211 of the TLGC, which includes a recommendation by the Planning and Zoning Commission and action by the City Council. Approved SUPs shall be notated on the zoning map.

e. Approval Criteria

The following approval criteria shall be considered when evaluating a SUP request:

- I. Whether the request complies with all site specifications adopted by the City, including the base zoning district and/or the PD entitlements;
- II. Whether the site, buildings, and use meet the criteria specified for the use in §205C, *Use Definitions and Use-Specific Standards*;
- III. Whether the proposed use will be detrimental to the adjacent properties or to the City as a whole;
- IV. Whether the proposed uses are compatible in terms of scale (building massing, form, orientation, and location), intensity, and operating characteristics with uses and structures on adjacent properties and properties in the vicinity of the proposed application; and
- V. Whether potential impacts associated with such use are adequately mitigated through enhanced site or building design, including but not limited to additional landscaping, buffers, or screening, to minimize adverse impacts on surrounding uses and the City.

f. Transfer of Specific Use Permit

A SUP issued by the City shall be transferable from an owner or occupant of the subject property to a new owner or occupant of the subject property.

g. Denial

If a SUP request is denied, no new application that is the same or substantially similar, as determined by the Director of Planning, for the same property will be accepted within one year of the date of denial.

h. Expiration

- I. A SUP shall expire 5 years after its approval or extension date if no building permits have been issued for the site, or if a building permit has been issued but has subsequently lapsed, with the exception that a SUP authorizing a private street development shall have no expiration.

4. Designation of Historic Landmarks and Districts

The City Council may designate certain buildings, sites, structures, and objects as historic landmarks and certain areas as historic districts. After approval, such landmarks and districts shall bear the word "historic" in their zoning designation. Upon the designation of an area as a historic landmark or district, the designation shall be recorded in the official public records of real property of Collin County, the tax records of the City and the City's official zoning maps.

a. Landmark Designation Eligibility

Any building, structure, site, or object that is at least 50 years old may be designated as a historic landmark if it meets at least one of the following:

- I. It possesses significance in history, architecture, archeology and/or culture;
- II. It is associated with events that made a significant contribution to the broad patterns of local, regional, state, or national history;
- III. It is associated with the lives of persons significant in our past;
- IV. It embodies the distinctive characteristics of a type, period, or method of construction;
- V. It represents the work of a master designer, builder, or craftsman; or
- VI. It represents an established and familiar visual feature of the city.

b. Historic District Eligibility

A district may be designated if it contains two or more properties meeting one or more of the criteria for designation of a landmark as established in §203.C.4.a, and constitutes a distinct section of the city.

c. Public Hearing and Notice Required

Designations of historic landmarks and districts shall be scheduled for public hearings before the Planning and Zoning Commission and the City Council and noticed in accordance with §203A.4, Public Notice. The following notice types are required for all such requests:

- I. Mailed Notice;
- II. Posted Notice; and
- III. Published Notice.

d. Approval Procedure

- I. The historic landmark or district designation process begins with one of the following actions:
 - a. The property owner(s) shall submit a written request to the Historic Preservation Officer to designate a property as historic. In the case of multiple property owners, all owners must sign the request; or
 - b. The Historic Preservation Advisory Board recommends to the Historic Preservation Officer that a building, site, structure, or object be designated as a landmark or an area of the city be designated as a historic district; or
 - c. The Historic Preservation Officer forwards a recommendation to the Planning and Zoning Commission that a building, site, structure, or object within the Commercial area of the H - Historic Overlay district be designated as a landmark.
- II. Within 30 days of receipt of the designation request, the Historic Preservation Officer shall make a recommendation to the Planning and Zoning Commission.
- III. Within 45 business days of receipt of the recommendation from the Historic Preservation Officer, the recommendation shall be scheduled for a hearing before the Planning and Zoning Commission. The Planning and Zoning Commission shall give notice, conduct a hearing and make a recommendation to the City Council. The request shall then be scheduled for the next available City Council Meeting.
- IV. At least 15 days prior to the first hearing of the Planning and Zoning Commission on the historic designation or inclusion in a local historic district of the property, the Historic Preservation Officer shall provide the owner a statement that describes the impact that a historic designation or inclusion in a local historic district may have on the owner and the owner's property. The historic designation impact statement must include lists of the:
 - a. Regulations that may be applied to the property after the designation;
 - b. Procedures for designation;
 - c. Tax benefits that may be applied to any structure on the property after the designation; and
 - d. Rehabilitation or repair programs that the municipality offers for a property designated as historic.
- V. The Planning and Zoning Commission and the City Council shall approve, approve with conditions, or deny the landmark or historic district designation based on the following criteria:
 - a. The property or district meets the eligibility requirements set forth in this section; and
 - b. The owner(s) consents to the designation or inclusion; or
 - c. If the owner does not consent, the designation or inclusion of the owner's property is approved by a three-fourths vote of the Planning and Zoning Commission and the City Council as permitted by the TLGC §211.0165; or
 - d. If the property is owned by an organization that qualifies as a religious organization under section 11.20 of the Texas Tax Code, the City may designate the property as a local landmark or include the property in a local historic district only if the organization consents to the designation or inclusion.

- VI.** The property owner may withdraw consent to designation as a landmark or inclusion in a historic district at any time during the designation process.

D. Protest Procedures

A proposed zoning action may be protested pursuant to Chapter 211 of the TLGC and the requirements below.

1. Submittal Requirements

- a. If the proposed change allows more residential development than the existing zoning or district boundary, and does not allow for more commercial or industrial uses unless those uses are limited to the first floor of any residential development and does not exceed 35% of the overall development, the following shall apply:
 - I. A signed written protest may be submitted by property owners of at least 60% of the area of the lots or land either covered by the proposed change or located immediately adjoining and extending 200 feet from the area covered by the proposed change.
 - II. A valid, written protest shall require an affirmative vote of a majority of all members of the City Council for approval of the protested zoning action.
- b. For all other proposed changes to a zoning regulation or district boundary, the following shall apply:
 - I. A signed written protest may be submitted by property owners of at least 20% of the area of the lots or land either covered by the proposed change or located immediately adjoining and extending 200 feet from the area covered by the proposed change.
 - II. A valid, written protest shall require an affirmative vote of at least three-fourths of all members of the City Council for approval of the protested zoning action.
- c. A written protest shall be submitted on a form provided by the City and shall contain the following information:
 - I. A description of the zoning case at issue;
 - II. Email and phone number of the protest petitioner(s);
 - III. The names and original signatures of all persons protesting the proposed zoning action; and
 - IV. A description or address of the area of lots or land owned by the protesting parties.
- d. The written protest form must be signed by the owner of the property, or by their authorized representative. The signature of any one owner of a property with multiple owners shall bind the entire property to the protest.
- e. In the case of a property owned by a corporation, the protest must be signed by the president, a vice-president, or by an attorney-in-fact authorized to sign the protest on behalf of the corporation. In the case of a property owned by a general or limited partnership, the protest must be signed by a general partner or by an attorney-in-fact authorized to sign the protest on behalf of the partnership.
- f. For condominium lots or land to be included in calculating the lots or land area protesting a zoning action, the written protest form must state that the governing body of the condominium has authorized a protest in accordance with procedures required by its bylaws, and that the person signing the protest is authorized to act on behalf of the governing body of the condominium. A written protest signed by the owner of an individual condominium unit shall not be accepted unless the filing party produces legal documents governing the condominium which clearly establish the right of an individual owner to act with respect to the owner's respective undivided interest in the common elements of the condominium.
- g. Except for those properties owned by corporations or jointly owned by multiple people as described in provisions d and e of this subsection, all signatures on a written protest form shall be notarized or witnessed. The notary requirement is fulfilled if the person who obtains the signatures signs a certification stating that:
 - I. They witnessed those signatures; and
 - II. The signatory represented their authority to sign the petition.

- h.** In all cases where a written protest form has been properly signed pursuant to this subsection, the City shall presume that the signatures are authentic and that the persons or officers whose signatures appear on the protest form are either owners of the property or authorized to sign on behalf of one or more owners as represented. The City Attorney may advise the City Council that this presumption of validity should not be followed in a specific case based on evidence presented.

2. Filing Deadline

- a.** A written protest must be filed with the City Secretary before 5:00 p.m. of the 4th working day prior to the City Council public hearing when the proposed zoning action is scheduled to be acted upon. For example, a written protest must be received by 5:00 p.m. on the Wednesday prior to a regularly scheduled Tuesday City Council meeting. A written protest form sent through the mail must be received by the City Secretary before the deadline.
- b.** Before the public hearing on the zoning action begins, the filing deadline for a protest is automatically extended whenever the public hearing is re-advertised in the official newspaper of the City pursuant to statutory notice requirements.
- c.** After the public hearing has begun, the filing deadline may only be extended by calling a subsequent public hearing and advertising that public hearing in the official newspaper of the City pursuant to statutory notice requirements or if the item is tabled or continued. In such a case, the new filing deadline is noon of the 2nd working day immediately preceding the newly advertised public hearing date or the date to which the item is tabled or continued. For example, the written protest must be received by 12:00 p.m. on the Friday prior to the newly scheduled Tuesday City Council meeting.

3. Withdrawal of Protest Signature(s) or Protest Form(s)

- a.** A protest, once filed, remains in effect unless withdrawn in accordance with this subsection, irrespective of any amendments made to the zoning proposal, although a reduction in the land area proposed to be zoned may impact the protest's application. Requests to withdraw a protest form or individual protest signature(s) that have been filed must be in writing and filed with the City Secretary before the filing deadline.
- b.** The provisions of this subsection governing the form and filing of protests apply equally to withdrawals.

4. Conflicting Submissions

If multiple protests and withdrawals are filed on behalf of the same owner, the submission with the latest date and time of execution controls.

E. Plan and Permit Procedures

1. Site Plan

a. Applicability

Prior to any new development, redevelopment, expansion, alteration, or changes in use on a property or lot, a Site Plan is required to ensure compliance with the development and design standards of this Code.

b. Exceptions

- I. Single-family, duplex, triplex, and quadplex residential developments do not require a Site Plan.
- II. A change in use that does not necessitate changes to site features or improvements required by this Code does not require a Site Plan.

c. Submittal Requirements

Site Plan applications shall be submitted and may be withdrawn in accordance with §203A, *Standard Procedures*, and shall include the following information:

- I. Application and submittal fee (see [Appendix A – Schedule of Fees](#));
- II. Site Plan Exhibit, including the following information:
 - a. The applicant's name, address, and phone number;
 - b. The development location (include subdivision, lot number, and/or street address);
 - c. The proposed use(s);
 - d. The site plan case number;
 - e. The applicable zoning district (attach copy of ordinance governing subject property);
 - f. The lot area (net and gross) and boundary;
 - g. The location of all existing buildings or structures on the lot that are to remain subsequent to any proposed development;
 - h. The impervious area on the lot;
 - i. The building or structure size, height, and total floor area (separated by use);
 - j. The adjacent land uses and improvements within 200 feet of the subject property;
 - k. The location of hazardous chemical storage;
 - l. The sign locations;
 - m. A scale with the following dimensions: one inch equals 20 feet, 30 feet, or 40 feet, or as determined by the Director of Planning;
 - n. The location of any on-site accessory structures (kiosks, sanitation containers, drop boxes, etc.);
 - o. The location of any surface utility improvements (fire hydrants, water meters, vaults, etc.);
 - p. Any existing or proposed easements and rights-of-way;
 - q. Any existing or proposed floodplain area (FEMA and fully-developed);
 - r. The location and type of all existing and proposed screening, including screening of sanitation containers, parking areas, vehicles awaiting repair, open storage, etc.;
 - s. The required landscape areas;
 - t. The following standard notations:

- i. The sanitation container screening walls shall be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site shall be constructed in accordance with the city design specifications.
 - ii. Mechanical and heating and air conditioning equipment for non-residential and multi-family uses shall be screened from view from the public right-of-way and from adjacent residential properties.
 - iii. The lighting for the subject property shall be constructed and operated in conformance with Article 6: of this Code.
 - u. Street improvements required by the Engineering Design Manual, including roadways, sidewalks, turn lanes, median openings, and their corresponding dimensions.
 - v. The drive approach dimensions and radii;
 - w. The delineation and width of internal circulation roadways;
 - x. The distances between driveways and intersecting streets;
 - y. The number of required parking spaces and number of parking spaces provided, including handicapped parking spaces;
 - z. The parking dimensions;
 - aa. The stacking spaces and drive-through lane location;
 - bb. The location of curb stops relative to front of parking stall. (Note: Wheel stops are not permitted in lieu of curbs);
 - cc. The handicap ramps (required where all accessible routes intersect a curb);
 - dd. The building entrances;
 - i. The sidewalk dimensions;
 - ii. The fire lanes meeting fire code standards;
 - iii. The location and dimension of delivery truck docks;
 - iv. The location and dimension of loading spaces;
 - ee. The location of bay doors;
 - ff. The location of freestanding lighting sources (ex: poles or bollards);
 - gg. The sanitation container locations;
 - hh. The medians, islands, barriers, and channelization;
 - ii. The width of adjacent streets, alleys, or other access abutting property;
 - jj. The length, width, and taper of turn bays; and
 - kk. The directional arrows for one-way traffic driveways.
 - ll. Airport Information: The following information shall be provided on the site or development plans, if requested by the Director of Planning:
 - i. The site elevation above sea level;
 - ii. The height of the proposed building or structure above sea level; and
 - iii. The latitude and longitude coordinates of the location of the maximum building or structure height in NAD 83 format.
 - mm. Any additional information as deemed necessary to adequately evaluate the Site Plan, as determined by the Director of Planning.
- III.** Landscape Plan, as a separate exhibit (see §203E.2);
- IV.** Utility Plans, including the following information (may be preliminary), as a separate exhibit:
- a. The existing and proposed water mains (include size and valve locations);
 - b. The water meter size and location (domestic and irrigation);

- c. The existing and proposed sewer mains (include size, manholes, and cleanout);
 - d. The sewer service size and location;
 - e. The existing and proposed utility easements (public or private) and its size;
 - f. The existing and proposed fire hydrants (including any nearby off-site hydrants);
 - g. The existing and proposed fire lines, fire department connections, and appurtenances;
 - h. The location and size of grease and sand traps, if required;
 - i. The location and size of sampling pits, if required; and
 - j. The location and type of pre-treatment, if required.
- V. Drainage Plans**, as a separate drawing from the Site Plan, and including the following information (may be preliminary):
- a. The existing and proposed contours at two-foot intervals, including existing and proposed spot elevations at critical points;
 - b. The direction of surface drainage (must be discharged into existing waterway or public right-of-way).
 - c. The drainage area map and drainage area calculations (if site is over one acre);
 - d. The on-site collection system, including existing and proposed pipes, culverts, stormwater detention areas, and other drainage structures;
 - e. The 100-year flood elevation and boundary including both FEMA and fully-developed conditions (if in flood prone area), and erosion hazard setback easement (if adjacent to an open drainage channel);
 - i. Where in or adjacent to a flood prone area, a flood study shall be approved or conditionally approved prior to site plan approval;
 - ii. Where adjacent to an open drainage channel, topographic cross-sections shall be provided to determine the erosion hazard setback easement.
- VI. Tree Preservation Plan** (if applicable) or **Statement of No Trees**;
- VII. Façade Plan** (if applicable);
- VIII.** If the proposal involves phases, each phase of the proposed development shall contain all of the required improvements that are necessary to provide adequate public facilities unless approved by a separate agreement; and
- IX. Design Exception request** (if applicable).
- d. Approval Required**
Approval of a Site Plan shall be required prior to the submittal of any plats, construction plans, or permits for development, redevelopment, alteration, or change in use of a property.
- e. Approval Procedure**
- I.** The Director of Planning shall have the authority to approve or approve with conditions a Site Plan that complies with the regulations of this Code, unless the PD requires approval by another approval body.
 - II.** The Director of Planning shall not have the authority to disapprove a Site Plan and shall forward any application they cannot approve to the Planning and Zoning Commission for action.
 - III.** The Director of Planning shall forward any application that includes a request for Design Exception to the Planning and Zoning Commission for action at a public hearing.
 - IV.** Site Plans for City Government Facilities that do not strictly comply with the requirements of the code shall be forwarded to City Council for approval.
- f. Public Hearing and Notice Required**
No public hearing is required for approval of a Site Plan unless a Variance or Design Exception is being requested. When a public hearing is required, public notice shall be provided in accordance with

§203A.4, Public Notice, prior to the public hearing. The following notice type is required for a Variance or Design Exception request:

I. Mailed Notice.

g. Appeals

Decisions of the Planning and Zoning Commission may be appealed in accordance with §203F.2, *Appeals to City Council*.

h. Post-Approval Review

In the event that changes to the approved Site Plan are proposed, the Director of Planning shall have the authority to require that a revised site plan be submitted to the City for review and approval.

i. Expiration

A Site Plan shall expire two years after its approval, if no permits for development or construction have been issued for the site, or if a permit has been issued but has subsequently lapsed.

2. Landscape Plan

a. Applicability

Prior to any new development, redevelopment, expansion, alteration, or changes in use on a property or lot that necessitates landscaping pursuant to this Code, a Landscape Plan is required.

b. Exceptions

- I. Single-family, duplex, triplex, and quadplex residential developments do not require a Landscape Plan.
- II. Changes in use that do not necessitate changes to site features or improvements required by this Code do not require a Landscape Plan.

c. Submittal Requirements

A Landscape Plan, conforming to the requirements below, shall be submitted and processed as part of a Site Plan pursuant to §203E.1, *Site Plan*.

d. Landscape Plan Exhibit Requirements

The Landscape Plan exhibit shall be prepared by a registered landscape architect and include the following information:

- I. The name, Texas license number, signature, and seal of the person responsible for the preparation of the Landscape Plan;
- II. A scale with the following dimensions: one inch equals 30 feet or as determined by the Director of Planning;
- III. The location, size, and species of all trees to be preserved;
- IV. The location of all plant and landscaping material to be used, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), or other landscape features (except that location of plants and landscaping materials may be generalized on a conceptual landscape plan);
- V. The number of required trees and number of trees provided;
- VI. The species, size, spacing, and quantities of all plant material to be used in a tabular form (except that conceptual landscape plans may provide general plant types in lieu of species);
- VII. The dimensions of all landscape areas;
- VIII. The date of the landscape plan, including any revision dates;
- IX. The planting details percentage of total site in permanent landscaping;
- X. The percentage of street yard in permanent landscaping;
- XI. The location of freestanding lighting sources (ex: poles or bollards);
- XII. The location of all existing and planned intersection visibility easements; and

XIII. The location of all the following existing and planned utilities and easements shall be on the landscape plan:

- a. Water lines and meters or vaults;
- b. Sanitary sewer lines;
- c. Storm drainage lines;
- d. Powerlines (overhead and underground) and pad mount transformers;
- e. Gas lines;
- f. Fire hydrants, FDC, and fire lines from FDC to building; and
- g. Telecommunications (if available);

XIV. An affidavit on the plan stating that all required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors, and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator; and

XV. Any additional information as deemed necessary to adequately evaluate the Landscape Plan, as determined by the Director of Planning.

e. Approval Required

Approval of a Landscape Plan shall be required prior to the submittal of any plats, construction plans, or permits for development, redevelopment, alteration, or change in use of a property, subject to exceptions as noted in §203E.2.b of this Section.

f. Approval Procedure

A Landscape Plan shall be reviewed and approved as part of the Site Plan review process, as described in §203E.1.e, *Approval Procedure*.

g. Public Hearing and Notice

No public hearing is required for approval of a Landscape Plan unless a Variance or Design Exception is being requested. When a public hearing is required, public notice shall be provided in accordance with §203A.4, Public Notice, prior to the public hearing. The following notice types are required for Variance or Design Exception requests:

- I. Mailed Notice.

h. Appeals

Decisions of the Planning and Zoning Commission may be appealed in accordance with §203F.2, *Certain Appeals to City Council*.

i. Expiration

A Landscape Plan shall expire in same manner as the associated site plan with which it was approved.

3. Reserved

4. Reserved

5. Façade Plan

a. Applicability

A Façade Plan application shall be required concurrently with any required Site Plan for all new construction, expansions, or renovations within the Historically Significant Area (HSA). A Façade Plan is required to ensure compliance with the architectural standards of this Code.

b. Exceptions

Façade Plans are not required for single-family, duplex, triplex, and quadplex residential construction.

c. Submittal Requirements

Facade Plan applications shall be submitted and may be withdrawn in accordance with §203A, *Standard Procedures*, and shall include the following:

- I. Application and submittal fees (see [Appendix A – Schedule of Fees](#));
- II. Site Plan;

III. Façade Plan exhibit, including the following information:

- a. Title block including the contact information for the owner and architect, name of the project, address, and corresponding Site Plan case number;
- b. Architectural elevations in color;
- c. Table with the following information for each elevation:
 - i. Percentages of exterior finishing materials on each elevation, excluding windows, doors, and trims;
 - ii. Percentages of accent colors on each elevation, including moldings, cornices, canopies, and awnings;
- d. Window details for each window type to demonstrate conformance with fenestration requirements; and
- e. Exhibit showing screening of all rooftop equipment.

d. Approval Required

Approval of a Façade Plan shall be required prior to the submittal of construction plans for development, redevelopment, alteration, or renovations of property.

e. Approval Procedure

- I. The Director of Planning shall have the authority to approve or approve with conditions a Façade Plan that complies with the regulations of this Code.
- II. All Façade Plan applications that the Director of Planning cannot approve shall be forwarded to the Planning and Zoning Commission for action in accordance with the approval criteria below.
- III. The Director of Planning shall forward any application that includes a request for a Design Exception to the Planning and Zoning Commission for action at a public hearing.

f. Approval Criteria

- I. The extent to which the application meets the spirit and intent of this Code through the use of building materials, colors, and facade design to create a building of exceptional quality and appearance;
- II. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project, which could be built in conformance with standards of this Code;
- III. The extent to which the proposed project accomplishes City goals as stated in the Comprehensive Plan or other approved document; and
- IV. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

g. Public Hearing and Notice Required

No public hearing is required for Façade Plan approval unless a Design Exception is being requested. When a public hearing is required, public notice shall be provided in accordance with §203A.4, Public Notice, prior to the public hearing. The following notice type is required for a Design Exception request:

- I. Mailed Notice.

h. Appeals

Decisions of the Planning and Zoning Commission may be appealed in accordance with §203F.2, *Certain Appeals to City Council*.

i. Expiration

A Façade Plan shall expire two years after its approval, if no building permits have been issued for the site, or if a Site Plan or building permit has been issued but has subsequently lapsed.

6. Certificate of Appropriateness

a. For Commercial Areas within the Historic Overlay District

I. Applicability

Prior to any work for new development, redevelopment, restoration, reconstruction, expansion, alteration, change of materials, relocation, or demolition on any property that is visible from the public right-of-way located within the Historic Overlay District, a Certificate of Appropriateness is required to ensure appropriateness in the Historic Overlay District.

II. Submittal Requirements

An application for a Certificate of Appropriateness (COA) shall be processed in accordance with §203A, *Standard Procedures*. The following information is required:

- a. An application with the following:
 - i. The name, address, and telephone number of the applicant;
 - ii. The location of the property; and
 - iii. The priority rating of the property as indicated by the City's records.
- b. Photographs of the property and adjacent properties (historical photographs if available);
- c. A letter of intent describing in detail the work proposed;
- d. The elevation drawings or renderings of the proposed changes;
- e. Samples of materials to be used, if requested by the Historic Preservation Officer;
- f. If the proposal includes signs or lettering, a scale drawing shall be provided showing:
 - i. The type of lettering to be used;
 - ii. All dimensions and colors;
 - iii. Description of materials to be used;
 - iv. The method of illumination (if any); and
 - v. A plan showing the proposed location of the sign on the property; and
- g. Any other information which the Historic Preservation Officer may deem necessary in order to visualize the proposed work.

III. Approval Required

An approval of a Certificate of Appropriateness shall be required prior to commencement of any work or issuance of a building permit for those items identified in the applicability statement above, except as noted in §204Z.6.

IV. Approval Procedure

All certificate of appropriateness applications for properties in the Commercial Area of the Historic Overlay District must be approved by the Historic Preservation Officer. The HPO will have 10 business days after a completed application is received by the Planning Department to take action on a Certificate of Appropriateness application.

- a. The HPO shall have the authority to approve, approve with conditions, or deny a COA in the commercial area of the Historic Overlay District within 10 days after the receipt of a complete application.
- b. All decisions of City Officials shall be in writing. A copy of the decision shall be sent to the applicant and kept on file in the Planning Department along with the Certificate of Appropriateness. The decision shall state the reasons for modifying or denying any application.

V. Approval Criteria

Determination regarding the issuance of a Certificate of Appropriateness is made according to the following criteria:

- a. Whether the proposed work complies with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- b. The HPO considers the property's preservation priority rating as assigned in the historic resources survey of the City, as amended.

VI. Appeals within the Commercial Area

a. Appeals of a decision by the HPO

- i. Within 10 days of receipt of a written COA decision from the HPO, any applicant or property owner aggrieved by that decision may file a written application requesting the City Council review the decision and the approval, approval with conditions, or denial of the COA.
- ii. The City Council shall consider any appeals at the next available City Council meeting following receipt of the applicant's appeal, at which time an opportunity will be provided for proponents and opponents of the application to represent their views.

b. Hardship appeal procedure for demolition

- i. Within 10 days of receiving a written notification from the HPO of a denial of a COA for demolition, an applicant may apply to the City Council for relief on the ground of hardship. No building permit or demolition permit shall be issued unless the city council makes a finding that a hardship exists.
- ii. The city council shall consider the request on the hardship application and whether the applicant has met the hardship criteria at the first available city council meeting following receipt of the applicant's appeal, at which time an opportunity will be provided for proponents and opponents of the application to present their views.
- iii. Hardship criteria. In order to prove the existence of a hardship, the applicant shall establish that all three of the following criteria have been met:
 - a. The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
 - b. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
 - c. Efforts to find a purchaser interested in acquiring the property and preserving it have failed.
- iv. The applicant shall consult in good faith with the historic preservation officer, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in the preservation of the property.
- v. A copy of the city council's decision shall be sent to the applicant and a copy filed with the planning department for public inspection. The city council's decision shall state the reasons for granting or denying the hardship application.

b. For Residential Areas within the Historic Overlay District

I. Applicability

Prior to any work for new development, redevelopment, restoration, reconstruction, expansion, alteration, change of materials, relocation, or demolition of any exterior architectural feature, building, or structure on any property that is visible from the public right-of-way located within the Residential Area of the Historic Overlay District, a Certificate of Appropriateness is required to ensure compliance with the regulations of the Historic Overlay District.

II. Submittal Requirements

An application for a Certificate of Appropriateness (COA) shall be processed in accordance with §203A, *Standard Procedures*. The following information is required:

- a. An application with the following:

- i. The name, address, and telephone number of the applicant;
 - ii. The location of the property;
 - iii. The priority rating of the property as indicated by the City's records.
- b. Photographs of the property and adjacent properties (historical photographs if available);
- c. A letter of intent describing in detail the work proposed;
- d. The elevation drawings or renderings of the proposed changes;
- e. Samples of materials to be used, if requested by the Historic Preservation Officer;
- f. If the proposal includes signs or lettering, a scale drawing shall be provided showing:
 - i. The type of lettering to be used;
 - ii. All dimensions and colors;
 - iii. Description of materials to be used;
 - iv. The method of illumination (if any); and
 - v. A plan showing the proposed location of the sign on the property; and
- g. Any other information, which the Historic Preservation Officer may deem necessary in order to visualize the proposed work.

III. Approval Required

An approval of a Certificate of Appropriateness shall be required prior to commencement of any work or issuance of a building permit for those items identified in the applicability statement above, except as noted in §204Z.6.

IV. Approval Procedure

- a. For all Certificate of Appropriateness applications for any property in the Residential Area of the Historic Overlay district, the HPO shall have the authority to approve or approve with conditions any Certificates of Appropriateness (COA) or shall forward the application to the Historic Preservation Advisory Board (HPAB) for consideration and action within 30 days of the receipt of a complete application. The HPO may elect, for any reason, to present the COA to the Historic Preservation Advisory Board (HPAB) for Approval.
- b. The HPO shall not have the authority to deny a COA application located with the Residential Area of the Historic Overlay District. Should the HPO not be able to approve or approve with conditions a COA, they will forward that application to the HPAB for consideration and action.
- c. When approving a COA for Demolition, the HPO may approve or approve with a 90-day delay in the Residential Area of the Historic Overlay District.
 - i. If the applicant disagrees with the 90-day delay, the applicant may request in writing to the Director of Planning, within 21 days of HPO action, that the demolition application be reconsidered by the HPAB.
 - ii. If demolition has been delayed for 90 days by the HPO, a demolition permit shall not be issued during those 90 days unless the Chief Building Official determines that the property poses a threat to the life and safety of the citizens of the City.
 - iii. In the event that the HPO does not act within 90 days of the receipt of the application, a permit for demolition may be granted.
- d. Certificates of Appropriateness shall be considered for action in accordance with the approval criteria in this section.
- e. An applicant, within 21 days, may appeal a decision of the HPO or HPAB in accordance with the appeal procedures in this section.
- f. An applicant, within 10 days of receiving written notification of a denial of a COA, may appeal the decision based on a hardship for a deviation or demolition in accordance with the hardship procedures below.

- g. All decisions of City Officials shall be in writing. A copy of the decision shall be sent to the applicant and kept on file in the Planning Department along with the Certificate of Appropriateness. The decision shall state the reasons for modifying or denying any application.

V. Approval Criteria

The following criteria will be used to provide a balanced review when considering a Certificate of Appropriateness application:

- a. Whether the proposed work complies with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- b. The HPO considers the property's preservation priority rating as assigned in the historic resources survey of the City, as amended.
- c. The HPO shall utilize a checklist of design elements to be reviewed and considered in reaching their determination. Such checklist shall be initially approved by the City Council and thereafter modified by the Director of Planning, or the City Council as deemed necessary.

VI. Hardship Procedure

- a. Within 10 days of written notification of a denial of a COA by the HPAB, an applicant may apply for relief on the grounds of a hardship. A hardship may be for a deviation from the approval criteria above or for a demolition. The applicant must prove by a preponderance of evidence that a hardship exists in accordance with the factors below. No building permit or demolition permit shall be issued unless a finding that a hardship exists has been made.
- b. The HPAB shall hold a public hearing where proponent and opponents will have the opportunity to present their views.
- c. The HPAB and the HPO, in consultation with local preservation groups and other interested parties, shall explore with the applicant, or his designated representative, alternative for the performance of the proposed work that will preserve the structure or property to the greatest extent possible, while being economically feasible.
- d. The HPAB will consider and act on Hardship applications based on the following:

- i. **Consideration Factors for Deviations**

The following factors shall be considered by the HPAB in determining the extent of the deviation granted:

- a. The cost to perform the work in compliance with the criteria and design guidelines;
- b. The value of the property;
- c. The extent to which a deviation is necessary to allow the owner a reasonable opportunity to recover the cost of the work;
- d. Whether granting the deviation will harm an existing or proposed historic district or historic landmark, structure, or property designated with a high priority rating; and/or
- e. Whether the proposed work is in harmony with the intent and purposes of this section.

- ii. **Consideration Factors for Demolition**

The applicant must prove by a preponderance of evidence that:

- a. The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
- b. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return;
- c. Efforts to find a purchaser interested in acquiring the property and preserving it have failed; and/or
- d. The structure or property is in such a condition as to be irreparably damaged, not as a result of negligence, and, as such, poses a nuisance to the surrounding area and is a threat to the health, safety and general welfare of the community.

- e. The HPAB shall have the authority to:
 - i. Approve the hardship application for a deviation and issue a Certificate of Appropriateness for the required work with or without conditions, if the applicant would have no reasonable opportunity to recover the cost of the proposed work if performed in accordance with the criteria and guidelines.
 - ii. Approve the hardship application for demolition and issue a Certificate of Appropriateness if the applicant has met all of consideration factors and proven that a hardship exists.
 - iii. Deny the hardship application and COA if the HPAB finds that the applicant has failed to satisfy this burden of proof.
- f. All decisions of City Officials shall be in writing. A copy of the decision shall be sent to the applicant and kept on file in the Planning Department along with the hardship application. The decision shall state the reasons for granting or denying the hardship application. If granted, the Certificate of Appropriateness for the proposed work shall state the terms and conditions of the deviation.
- g. The hardship determination may be appealed in accordance with subsection VII of this section.

VII. Appeals

- a. Appeals of a decision by the HPO. Within 21 days of receipt of a COA decision from the HPO, any applicant or property owner aggrieved by that decision may file a written request to the Director of Planning appealing the HPO's decision to the HPAB for consideration and action.
- b. Appeals of a decision by the HPAB. Within 21 days of receipt of the Board's written decision, any applicant or property owner aggrieved by a decision of the Historic Preservation Advisory Board relating to economic hardship, demolition, or a Certificate of Appropriateness may, file a written request to the Director of Planning appealing the HPAB's decision to the City Council for review of the decision and the approval, denial, modification of, or deviation from, the HPAB's decision. The appeal application shall be set before the City Council at the first available City Council meeting. Refer to §203F.2, *Certain Appeals to City Council*, for further information on the procedure.

F. Appeal Procedures

1. Administrative Appeal

Decisions made by an Administrative Official of the City in the administration of this Code may be appealed to the Board of Adjustment. The Director of Engineering's application and enforcement of the Engineering Design Manual may not be appealed.

a. Applicability

Appeals of an Administrative Official's decision may be taken to the Board of Adjustment for review and decision.

- I. An appeal of an Administrative Official's determination that is not related to a specific application, address, or project may be filed by a person aggrieved by the decision, or any officer, department, board, or bureau of the City affected by the decision.
- II. An appeal of an Administrative Official's determination that is related to a specific application, address, or project may be filed by the person who filed the application that is the subject of the decision, the owner or representative of the owner of the property that is the subject of the decision, or any person aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision, or by any officer, department, board, or bureau of the City affected by the decision. The Board in exercising its authority shall have the same authority as the Administrative Official and department from whose decision the appeal is taken. The Board may reverse or affirm in whole or in part, or may modify the order, requirement, decision, or determination from which the appeal is taken.

b. Submittal Requirements

Board of Adjustment application, specifying the grounds for the appeal.

c. Public Hearing and Notice Required

The appeal shall be scheduled for a public hearing before the Board of Adjustment. Mailed notice shall be provided to property owners within a 200-foot radius of the subject property and due notice shall be provided to the parties in interest.

d. Procedure

Appeals of administrative decisions shall be considered in accordance with the following procedure, and TLGC §211.009 and §211.010.

- I. Within 20 days of the original decision that the appellant wishes to appeal, the appellant must file an application with the City specifying the grounds for the appeal. The application shall be filed with the Board and the Administrative Official from whom the appeal is taken.
- II. On receiving notice of the appeal, the Administrative Official from whom the appeal is taken shall immediately transmit to the Board all the papers constituting the record of the action that is being appealed.
- III. An appeal stays all proceedings, construction activities of any kind, and any and all other work in furtherance of the action that is appealed. If the appeal is taken from an Administrative Official's decision, the Administrative Official may certify in writing to the Board facts supporting the Administrative Official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the Board or a court of record on application, after notice to the Administrative Official, if due cause is shown by the appellant.
- IV. A party may appear at the appeal hearing in person or by agent or attorney. The Administrative Official and the appellant may each provide a legal brief to the Board in support of their respective argument(s). If a brief is first provided at the hearing, the Board may recess to review the brief before conducting the hearing.
- V. The Board shall decide the appeal at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the date the appeal is filed.

- VI.** The concurring vote of seventy-five percent (75%) or more of the members of the Board of Adjustment is necessary to reverse an order, requirement, decision, or determination of an Administrative Official. Any appeal not approved by the concurring vote of seventy-five percent (75%) or more of the members of the Board of Adjustment shall be considered denied.

e. Approval Criteria

The Board of Adjustment shall base their decision on the specific standards and approval criteria applicable to the original decision being appealed.

f. Appeals

The decision of the Board of Adjustment shall be final. Any further appeals shall be made to the state courts of Collin County, Texas in accordance with state law.

2. Certain Appeals to City Council

An applicant or the Director of Planning may appeal an action to the City Council in accordance with the following procedure.

a. Applicability

The following official actions may be appealed directly to City Council:

- I.** Planning and Zoning Commission decisions;
- II.** Director of Planning decisions regarding specimen tree removal; or
- III.** Historic Preservation Advisory Board decisions.

b. Submittal Requirements

- I.** Letter describing grounds for appeal; and
- II.** All related documents.

c. Public Hearing and Notice Required

- I.** An appeal of a Site Plan that includes a Design Exception or a Variance shall require a public hearing and Mailed Notice shall be provided in accordance with §203A.4, Public Notice.
- II.** All other appeals of Planning and Zoning Commission decisions shall follow the notice requirements of the original application from which the appeal was taken.

d. Procedure

- I.** Within seven calendar days of an official action sought to be appealed, the applicant or the Director of Planning may appeal the decision to the City Council.
 - a.** The appellant shall provide a written request of intent to appeal to the Director of Planning within seven calendar days of the official action; or
 - b.** The Director of Planning shall provide written notification of the appeal to the applicant within seven calendar days of the official action.
 - c.** If no appeal is requested within seven calendar days of the official action, the action shall be deemed final and no further appeals may be requested.
 - d.** Exception: For all appeals of Historic Preservation Advisory Board actions, the deadlines specified above in provisions a through c of this subsection shall be 21 calendar days.
- II.** The official action being appealed to the City Council shall be automatically stayed until the City Council rules upon the appeal. No building or development permit shall be issued for any parcel or structure that is the subject of an official action which has been appealed to the City Council until a decision on the appeal is rendered by the City Council.
- III.** The applicant and the Director of Planning shall be provided at least 21 calendar days' notice of the City Council meeting at which the appeal will be considered, unless such notice is waived in writing by both the applicant and the Director of Planning.
- IV.** The Director of Planning shall provide all documents relevant to the official action being appealed to the City Council, including meeting minutes and documents presented at any hearing(s) or

- meeting(s). The Director of Planning shall provide a copy of these materials to the applicant at the time they are submitted for inclusion in the City Council agenda packet.
- V.** The applicant and the Director of Planning may submit additional materials to be considered by the City Council at least seven calendar days prior to the scheduled hearing date. The applicant and the Director of Planning shall simultaneously provide copies of such additional materials to each other upon submittal under this subsection.
- VI.** The City Council may reverse or affirm, wholly or partly, or modify the original action.
- e. Approval Criteria**
The City Council shall base their decision on the specific standards and approval criteria applicable to the original decision being appealed.
- f. Appeals**
The decision of the City Council shall be final. Any further appeals shall be made to the courts of Collin County, Texas in accordance with state law.

G. Flexibility and Relief Procedures

1. Design Exception

A Design Exception may be approved by the Planning and Zoning Commission to allow deviations from specific standards in this Code arising out of a Site Plan review.

a. Applicability

- I. A Design Exception may be requested only for those standards that are specifically identified in this Code.
- II. Each Design Exception request shall be reviewed on its own merits. Approval or disapproval of a Design Exception in one instance shall not be interpreted to set a precedent for future requests of the same or similar Design Exception.
- III. Approval of a Design Exception shall apply only to the property associated with the Design Exception request and shall not be transferable to any other property.
- IV. When changes to an approved Site Plan or land use are proposed, the Director of Planning may determine that a previously approved Design Exception(s) associated with that Site Plan or land use may no longer be appropriate.
- V. If a property zoned PD – Planned Development District or with a Specific Use Permit (SUP) includes a specific standard that differs from the requirements of the Zoning Regulations, a Design Exception shall not be permitted to alter from that specific standard.

b. Submittal Requirements

Design Exceptions may be considered as part of a Site Plan and shall be submitted, accepted, and revised, and may be withdrawn in accordance with §203A, *Standard Procedures*, and §203E.1, *Site Plan*.

c. Public Notice Required

Design Exceptions shall be scheduled for a public hearing for the Planning and Zoning Commission to take action and noticed in accordance with §203A.4, Public Notice. The following notice type(s) are required for Design Exceptions:

- I. Mailed Notice.

d. Approval Procedure

The Planning and Zoning Commission shall take action on a Design Exception pursuant to the approval criteria below.

e. Approval Criteria

The Planning and Zoning Commission may approve a request for a Design Exception if they find that:

- I. There is a compelling reason why the existing standard cannot be satisfied;
- II. The Design Exception will not have an adverse impact on adjacent existing or future developments;
- III. The Design Exception will not have an adverse impact on the public health, safety, and general welfare;
- IV. The Design Exception is not proposed to reduce financial costs or serve as a convenience to the applicant; and
- V. The Design Exception complies with all additional standards outlined in the specific section from which the Design Exception originates.

f. Appeals

- I. The Planning and Zoning Commission's action on a Design Exception may be appealed to the City Council by the applicant or Director of Planning if:
 - a. The applicant provides a written request to the Director of Planning within 7 calendar days of the Planning and Zoning Commission's action; or
 - b. The Director of Planning provides written notification of the appeal to the applicant within 7 calendar days of the Planning and Zoning Commission's action.

- II. If no appeal is requested within 7 calendar days of the Planning and Zoning Commission's action, the Commission's action shall be deemed final and no appeal may be requested.
- III. If appealed, the City Council shall hold a public hearing on the Design Exception pursuant to §203F.2, *Appeals to City Council*.
- IV. The City Council may reverse or affirm, in whole or part, or modify the Planning and Zoning Commission's action to render the determination the City Council believes correct. The City Council has final approval authority regarding the Site Plans and its decision regarding an appeal of the Planning and Zoning Commission's action regarding a Design Exception shall in all things be final.

2. Special Exception

Through the Special Exception procedure, the Board of Adjustment may evaluate certain adjustments and modifications to the standards in this Code based on necessity or unusual circumstances.

a. Applicability

Special Exceptions may be used to:

- I. Permit a public utility or public service building or structure in any district, or a public utility or public service building of a ground area and of a height otherwise in conflict with the standards provided for in the district in which such public utility or public service building is permitted to be located, when found reasonably necessary for the public health, convenience, safety, or general welfare;
- II. Permit the extension of a use, height, and/or area regulation into an adjoining zoning district, where the boundary line of the zoning district divides a lot in a single ownership on the effective date of the ordinance from which this section is derived;
- III. Permit the reconstruction of a legal nonconforming building that has been damaged by explosion, fire, the elements, the public enemy, or any other cause, to the extent of more than 50 percent of its fair market value, where the Board finds some compelling necessity requiring a continuance of the nonconforming use and the primary purpose of continuing the nonconforming use is not to continue a monopoly;
- IV. Permit the erection and use of a building or the use of premises for railroads if such uses are in general conformance with the Comprehensive Plan and present no conflict or nuisance to adjacent properties; and
- V. A Special Exception may also be granted for certain fences or portions of a fence that meet all of the requirements set out in Article 7: Fences. A hardship for fences may be found regardless of when the unusual condition was created.

b. Exceptions

The Special Exception procedure may not be used to award special privilege or convenience to an applicant.

c. Submittal Requirements

Applications shall be submitted, accepted, and revised, and may be withdrawn in accordance with §203A, *Standard Procedures*, and shall include the following:

- I. Board of Adjustment application, including the written authorization from the owner of the property on which the Special Exception is sought;
- II. Existing plot/Site Plan or survey drawn to scale of the subject property;
- III. Proposed plot/Site Plan or survey drawn to scale of proposed project for which Special Exception is sought;
- IV. Elevation renderings of proposed Special Exception request; and
- V. Aerial map of properties adjacent to the subject property.

d. Public Hearing and Notice Required

The Special Exception application shall be scheduled for a public hearing before the Board of Adjustment to take action and notice shall be provided in accordance with §203A.4, Public Notice. The following notice type(s) are required for Special Exceptions:

I. Mailed Notice; and

II. Published Notice.

e. Approval Procedure

I. Board of Adjustment Action

a. The Board of Adjustment shall review and approve or disapprove the Special Exception in accordance with the approval criteria in subsection f. of this section.

b. A concurring vote of seventy-five percent (75%) or more members of the Board of Adjustment shall be required to approve a Special Exception request. Any request for a Special Exception that is not approved by affirmative vote of seventy-five percent (75%) or more members of the Board of Adjustment shall be considered denied.

c. The Board of Adjustment shall decide the request no later than the 60th day after the public hearing at which the Board heard the request.

d. The Building Official shall provide a written notification of the Board of Adjustment's decision to the applicant.

f. Approval Criteria

The Board of Adjustment may approve a Special Exception if they find the request:

I. Is not contrary to the public interest or otherwise injurious to adjacent property owners;

II. Is the minimum modification necessary to gain the relief requested; and

III. Is not solely for the purpose of mitigating a financial hardship.

g. Appeals

The decision of the Board of Adjustment shall be final. Any further appeals shall be made to the state courts of Collin County, Texas in accordance with state law.

h. Expiration

If the property owner has not shown progress toward completion associated with the required permits to carry out the approved Special Exception within two years of approval, the Special Exception shall automatically expire.

3. Variance

A Variance may be approved by the Board of Adjustment to provide relief from the strict application of the zoning provisions of this Code where literal enforcement of the requirements of this Code will result in unnecessary hardship and where the Variance is necessary to develop a parcel of land that cannot otherwise be developed due to unique conditions on the property.

a. Applicability

The Variance procedure may be used to:

I. Permit a Variance to requirements of any district where there are unusual and practical difficulties or unnecessary hardships due to an irregular shape of the lot or topographical or other conditions; and

II. Authorize Variances from the strict application of this Code that are in harmony with its general purpose and intent, provided such Variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty, while at the same time, the surrounding properties will be properly protected.

b. Submittal Requirements

Applications shall be submitted, accepted, and revised, and may be withdrawn in accordance with §203A, *Standard Procedures*, and shall include the following:

I. Board of Adjustment application, including the written authorization from the owner of the property on which the Variance is sought;

II. Existing plot/Site Plan or survey drawn to scale of the subject property;

- III. Proposed plot/Site Plan or survey drawn to scale of proposed project for which Special Exception is sought;
- IV. Aerial map of properties adjacent to the subject property; and
- V. Any other supporting documentation.

c. Public Hearing and Notice Required

The Variance application shall be scheduled for a public hearing before the Board of Adjustment to take action and notice shall be provided in accordance with §203A.4, Public Notice. The following notice type(s) are required for Variance requests:

- I. Mailed Notice; and
- II. Published Notice.

d. Approval Procedure

This procedure is established to comply with TLGC, §§211.008 and 211.009.

- I. The Board of Adjustment shall review and approve or disapprove the Variance in accordance with the approval criteria in subsection d. of this section.
- II. A concurring vote of seventy-five percent (75%) or more members of the Board of Adjustment shall be required to approve a Variance request. Any request for a Variance that is not approved by affirmative vote of seventy-five percent (75%) or more members of the Board of Adjustment shall be considered denied.
- III. The Board of Adjustment shall decide the request no later than the 60th day after the public hearing at which the Board heard the request.
- IV. The Building Official shall provide a written notification of the Board of Adjustment's decision to the applicant.

e. Approval Criteria

The Board of Adjustment may approve a Variance from the requirements of the Zoning regulations of this Code where such request:

- I. Is not contrary to the public interest;
- II. Is the minimum Variance necessary to gain the relief requested;
- III. Is not solely for the purpose of mitigating a financial hardship;
- IV. Is not the direct result from actions by the property owner; and
- V. Due to special conditions, a literal enforcement of the Code would result in unnecessary hardship, and so that the spirit of the Code is observed and substantial justice is done.
- VI. When the Variance requested involves an existing structure the Board of Adjustment may also consider the following criteria as grounds to determine where compliance with the Zoning Regulations of this Code would result in unnecessary hardship:
 - a. The financial cost of compliance is greater than fifty percent of the appraised value of the structure as shown on the most recent tax roll accepted by the City;
 - b. Compliance would result in a loss to the lot on which the structure is located of at least twenty-five percent of the area on which development may physically occur;
 - c. Compliance would result in the structure not being in compliance with a requirement of the McKinney Code;
 - d. Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - e. The City will consider the structure to be nonconforming.

f. Approval Non-Transferable

An approved Variance shall only apply to the property or structure associated with the Variance and shall not be transferable to any other property or structure.

g. Appeals

The decision of the Board of Adjustment shall be final. Any further appeals shall be made to the courts of Collin County, Texas in accordance with state law.

h. Expiration

If the property owner has not shown progress toward completion associated with the required permits to carry out the approved Variance within two years of the Variance approval, the Variance shall automatically expire.

204 Zoning Districts

A. Purpose

This section identifies the zoning districts permitted in McKinney and establishes standards that apply within each individual zoning district. The illustrations contained in this section are intended to serve as a visual representation of how the associated standards could be satisfied and not how they must be satisfied.

B. Zoning Districts, Generally

1. Zoning Districts Established

The following zoning districts are established as shown in Table 2-1. These districts are established by the City's adoption of the official Zoning District Map pursuant to §204C, *Zoning District Map*.

Table 2-1: Zoning Districts Established	
Base Zoning Districts	Section
Residential Districts	
R43 Residential Estate	204D
R12 Residential	204E
R8 Residential	204F
R6 Residential	204G
R5 Residential	204H
R3 Residential	204I
TR1.8 Townhome Residential	204J
MR Mixed Residential	204K
MF30 Multi-Family Residential	204L
MHR Manufactured Home Residential	204M
Non-Residential Districts	
C1 Neighborhood Commercial	204N
C2 Local Commercial	204O
C3 Regional Commercial	204P
O1 Office	204Q
O2 Regional Office	204R
AG Agricultural	204V
AP Airport	204W
Industrial Districts	
I1 Light Industrial	204S
I2 Heavy Industrial	204T
Other Districts	
GC Government Complex	204U
MTC McKinney Town Center	204Y
PD Planned Development	204V
Overlay Zoning Districts	
H Historic Overlay	204Z
HC Highway Commercial Overlay	204AA
TMN Traditional McKinney Neighborhood Overlay	204BB

2. Conflicting Zoning Requirements

- a. For each base zoning district, an illustration is included that depicts how the district's lot and building standards apply to lots and typical building forms. Illustrations are intended to exemplify the general character of the district and do not show specific locations or buildings. Illustrations do not necessarily reflect all the requirements that may apply to a particular development. If a requirement shown in an illustration is inconsistent with the respective table of lot and building requirements or other text in this Code, the standards in the table and text of this Code shall govern.
- b. If any overlay zoning district requirement conflicts with any other regulation in this Code, the requirements of the overlay district shall apply regardless of whether they are more or less restrictive than the base zoning district, except as noted in the Highway Commercial Overlay district.

3. Zoning District Correspondence

The UDC does not rezone property within the corporate limits of the City from the zoning existing on the property at the time the UDC was adopted. Rather, the textual requirements of the previously existing zoning districts ("Prior Zoning Districts") are amended, generally to less restrictive conditions, and the Prior Zoning Districts consolidated with other Prior Zoning Districts that allowed similar uses and then collectively renamed to the new zoning districts identified in Table 2-2 below, in an effort to simplify and unify the use regulations for similar uses. Table 2-2: Current and Prior Zoning District Correspondence shows how the zoning districts that existed prior to this ordinance correspond with the current zoning district requirements. On the effective date of this Article, any property with a previous zoning district, as shown in the left column, shall develop in accordance with the new use regulations and development standards of the corresponding zoning district in the right column.

Table 2-2: Current and Prior Zoning District Correspondence	
Prior Zoning Districts	Corresponding District Standards and Use Regulations
Residential Districts	
RED-1 - Residential Estate RED-2 - Residential Estate	R43 - Residential Estate
SF12 - Single Family Residential RS 120 - Single Family Residence	R12 - Residential
SF10 - Single Family Residential SF8 - Single Family Residential RS 84 - Single Family Residence	R8 - Residential
SF7.2 - Single Family Residential RS 72 - Single Family Residence RS 60 - Single Family Residence	R6 - Residential
SF5 - Single Family Residential	R5 - Residential
N/A	R3 - Residential
TH - Townhome Residential RS 45 - Single Family Residence RD 30 - Duplex Residential DR - Duplex Residential RG 27 - General Residence Townhome	TR1.8 - Townhome Residential
RG 25 - General Residence District RG15 [18] - General Residence District	MR - Mixed Residential
MF-1 - Multiple Family Residential-Low Density MF-2 - Multiple Family Residential-Medium Density MF-3 - Multiple Family Residential-Medium-High Density MF30 - Multi-Family Residential	MF36 - Multi-Family Residential
MP - Mobile Home Park	MHR - Manufactured Home Residential
Non-Residential Districts	
C1 - Neighborhood Commercial NC - Neighborhood Convenience BN - Neighborhood Business	C1 - Neighborhood Commercial

Table 2-2: Current and Prior Zoning District Correspondence	
Prior Zoning Districts	Corresponding District Standards and Use Regulations
C2 - Local Commercial BG - General Business	C2 - Local Commercial
C3 - Regional Commercial C - Planned Center BC - Commercial Business	C3 - Regional Commercial
O - Office O1 - Neighborhood Office SO - Suburban Office	O1 - Office
RO - Regional Office	O2 - Regional Office
AG - Agricultural	AG - Agriculture
AP - Airport	AP - Airport
Industrial Districts	
LI - Light Industrial ML - Light Manufacturing	I1 - Light Industrial
HI - Heavy Industrial MH - Heavy Manufacturing	I2 - Heavy Industrial
Other Districts	
GC - Government Complex	GC - Government Complex
PD - Planned Development	PD - Planned Development
MTC - McKinney Town Center	MTC - McKinney Town Center
Overlay Zoning Districts	
HPO - Historic Preservation Overlay CHD - Commercial Historic District	H - Historic Overlay
CC - Corridor Commercial Overlay	HC - Highway Commercial Overlay
TMN - Traditional McKinney Neighborhood Overlay	TMN - Traditional McKinney Neighborhood Overlay

C. Zoning District Map

1. Zoning District Map

The location and boundaries of the zoning districts established by this Code are shown in the Official Zoning Map, which has been adopted by the City Council and is incorporated as part of this Code. The Official Zoning Map is maintained by the City Planning Department.

2. Zoning District Boundaries

a. Boundary Clarification

- I. In cases when the Official Zoning Map does not reflect recent changes, boundaries shall be determined by the Director of Planning.
- II. If there is uncertainty about the location of a zoning district boundary or other feature shown on the Official Zoning Map, a determination shall be made by the Director of Planning.
- III. Any person challenging the accuracy of zoning district boundaries on the Official Zoning Map bears the burden of providing proof of the inaccuracy, to include the ordinances that were omitted or inaccurately recorded in amending the map, to demonstrate the inaccuracy of the updated copy.

b. Interpretation

The zoning district boundaries on the Official Zoning Map shall be interpreted as follows:

- I. Where district boundaries are indicated as approximately following, parallel to, or perpendicular to any of the following lines or features, such lines and features shall be construed as said boundaries:
 - a. The centerlines of streets or highways, street lines or highway right-of-way lines;
 - b. Lot lines, drainage course(s), or other prominent physical features.
- II. Whenever any street, alley, or other public way is vacated by official action of the City Council, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the centerline of the vacated area and all area included in the vacation shall then and henceforth be subject to all regulations of the extended districts. When only one side of a street, alley, or other public way is vacated, the zoning district adjoining that side of such street, alley, or public way shall be automatically extended to the limit of the vacated area and all area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.
- III. If no distance is given, such dimension shall be determined using the scale of said zoning map.
- IV. If on unsubdivided property, the district boundary lines on the zoning map shall be determined by use of the scale appearing on the map.
- V. Where the streets or alleys on the ground differ from the streets or alleys as shown on the zoning map, the streets or alleys on the ground shall control, except when streets or alleys have been relocated or realigned.

c. Amendments

Changes in the boundaries of any zoning district require an amendment to the Official Zoning Map per §203C.2, *Zoning Change*.

D. R43 – Residential Estate

1. Purpose

The purpose of the R43 zoning district is to accommodate large-lot residential development of single-family homes on lots of at least one acre (43,560 square feet), creating neighborhoods of a rural character. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Rural Living, Estate Residential, and Suburban Living.

2. Standards

Table 2-3: R43 Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq ft)	43,560
B	Lot width (ft)	150
C	Lot depth (ft)	150
Building Setbacks (minimum)		
D	Front (ft)	35
E	Rear (ft)	35
F	Side interior (ft)	20
	Side corner lot (ft)	35
Height (maximum)		
	Height (ft)	45

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

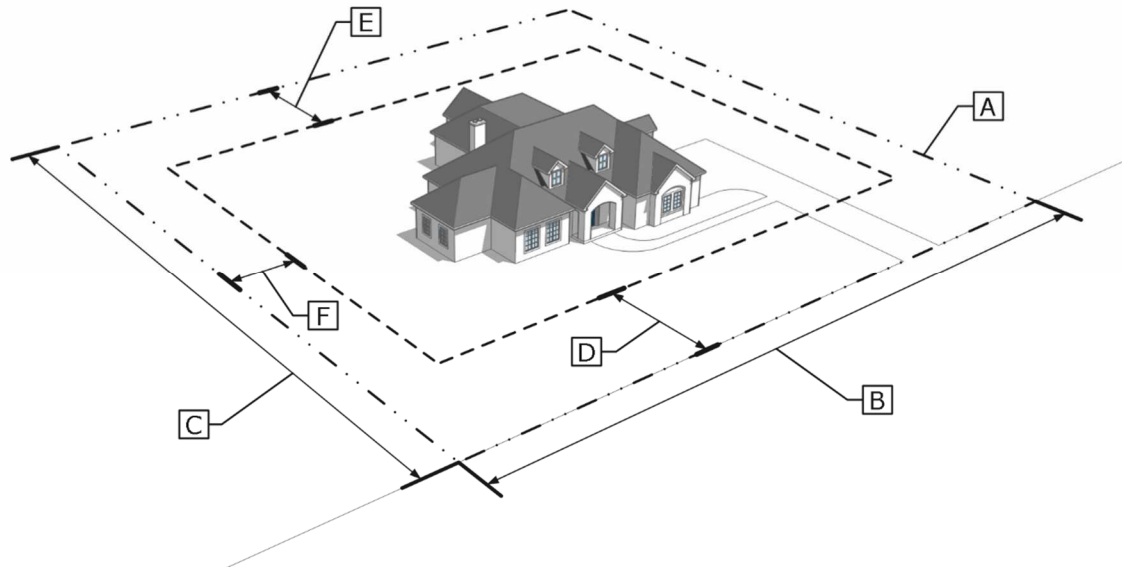


Figure 2-1: R43 District Dimensional Standards

E. R12 – Residential

1. Purpose

The purpose of the R12 zoning district is to accommodate low density, suburban-style, single-family residential development. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Estate Residential and Suburban Living.

2. Standards

Table 2-4: 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
E	Rear (ft)	20
F	Side interior (ft)	10
	Side corner lot (ft)	20
Height (maximum)		
	Height (ft)	35

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	§204DD
Height Measurements and Exceptions	§204EE
Table of Uses	§205B
Use Definitions and Use-Specific Standards	§205C
Landscaping	§206A
Screening	§206C
Vehicle Parking and Loading	§206E

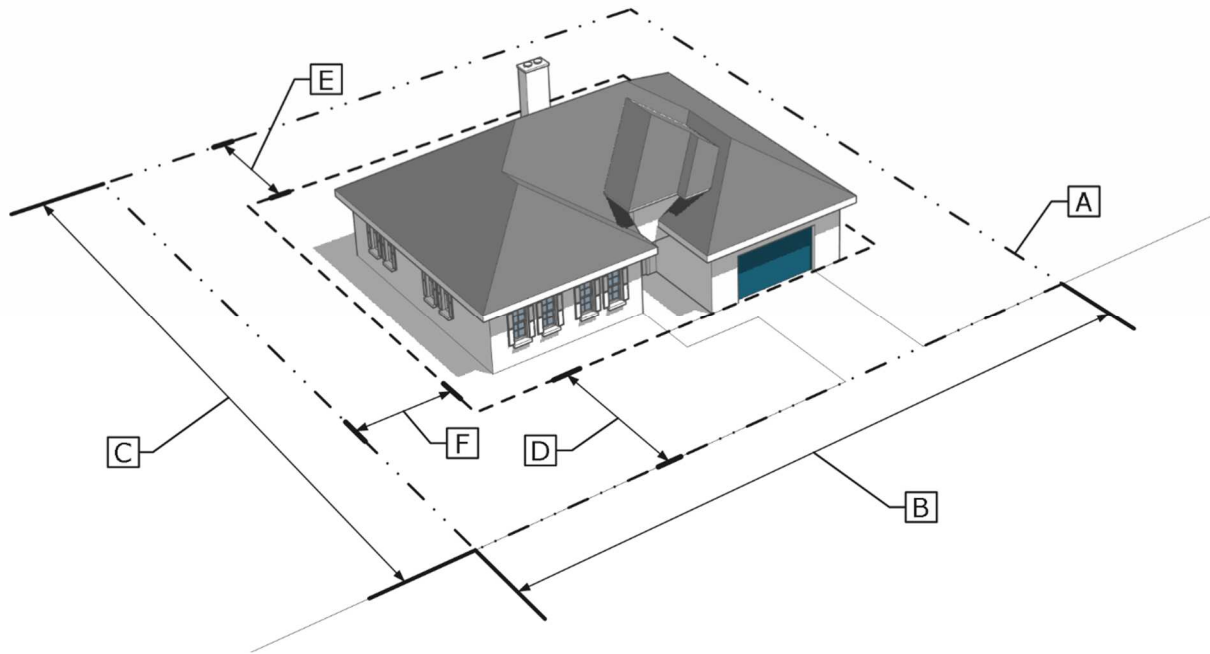


Figure 2-2: R12 District Dimensional Standards

F. R8 – Residential

1. Purpose

The purpose of the R8 zoning district is to accommodate low density, suburban-style, single-family residential development. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Suburban Living and Historic Town Center -- Residential.

2. Standards

Table 2-5: R8 Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq ft)	8,000
B	Lot width (ft)	60
C	Lot depth (ft)	100
Building Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	15 [2]
F	Side interior (ft)	5 [1]
	Side corner lot (ft)	15 [2]
Height (maximum)		
	Height (ft)	35

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

- [1] Setback may be reduced to zero feet, so long as, a minimum building separation of ten feet shall be maintained between buildings. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.
- [2] A minimum driveway length of 20 feet shall be provided from the garage door to the street or alley right-of-way line, as required by the Engineering Design Manual. The driveway length may be reduced if a variance is granted by the Director of Engineering and the number of required spaces is provided in an offsite common area or approved on-street parking per Table 2-9: Minimum Vehicle Parking and Stacking Requirements.

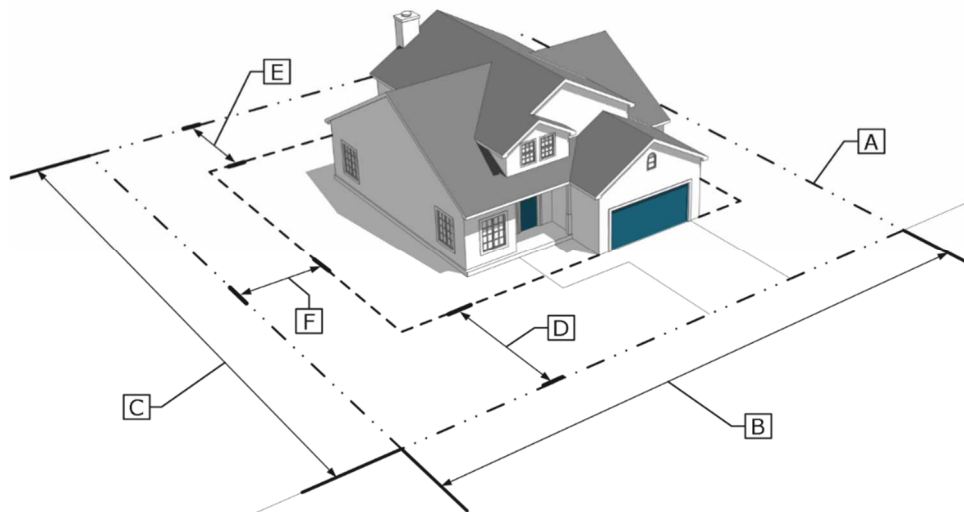


Figure 2-3: R8 District Dimensional Standards

G. R6 – Residential

1. Purpose

The purpose of the R6 zoning district is to accommodate medium-density, suburban-style, single-family residential development. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Suburban Living, Historic Town Center – Residential, and Historic Town Center – Mix.

2. Standards

Table 2-6: R6 Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq ft)	6,000
B	Lot width (ft)	50
C	Lot depth (ft)	90
Building Setbacks (minimum)		
D	Front (ft)	20 [2]
E	Rear (ft)	10 [2]
F	Side interior (ft)	5 [1]
	Side corner lot (ft)	15 [2]
Height (maximum)		
	Height (ft)	35

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

- [1] Setback may be reduced to zero feet, so long as, a minimum building separation of ten feet shall be maintained between buildings. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.
- [2] A minimum driveway length of 20 feet shall be provided from the garage door to the street or alley right-of-way line, as required by the Engineering Design Manual. The driveway length may be reduced if a variance is granted by the Director of Engineering and the number of required spaces is provided in an offsite common area or approved on-street parking per Table 2-9: Minimum Vehicle Parking and Stacking Requirements.

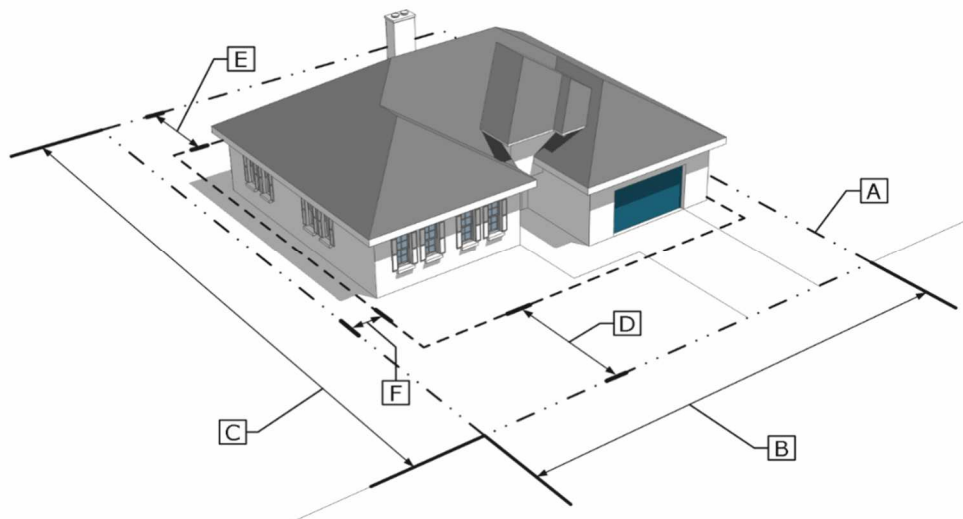


Figure 2-4: R6 District Dimensional Standards

H. R5 – Residential

1. Purpose

The purpose of the R5 zoning district is to accommodate medium-density, single-family residential development. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Urban Living, Entertainment Center, Transit Ready Development, Historic Town Center – Residential, and Historic Town Center – Mix. The R5 zoning district may also be appropriate in the Suburban Living placetype in unique circumstances.

2. Standards

Table 2-7: R5 Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq ft)	5,000
B	Lot width (ft)	40 [2]
C	Lot depth (ft)	80
Building Setbacks (minimum)		
D	Front (ft)	20 [3]
E	Rear (ft)	10 [3]
F	Side Interior (ft)	5 [1]
	Side Corner Lot (ft)	15 [3]
Height (maximum)		
	Height (ft)	35

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

- [1] Setback may be reduced to zero feet, so long as, a minimum building separation of ten feet shall be maintained between buildings. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.
- [2] Lots less than 50 feet in width shall be accessed via alleys abutting the rear of the lot, as required by the Engineering Design Manual.
- [3] A minimum driveway length of 20 feet shall be provided from the garage door to the street or alley right-of-way line, as required by the Engineering Design Manual. The driveway length may be reduced if a variance is granted by the Director of Engineering and the number of required spaces is provided in an offsite common area or approved on-street parking per Table 2-9: Minimum Vehicle Parking and Stacking Requirements.

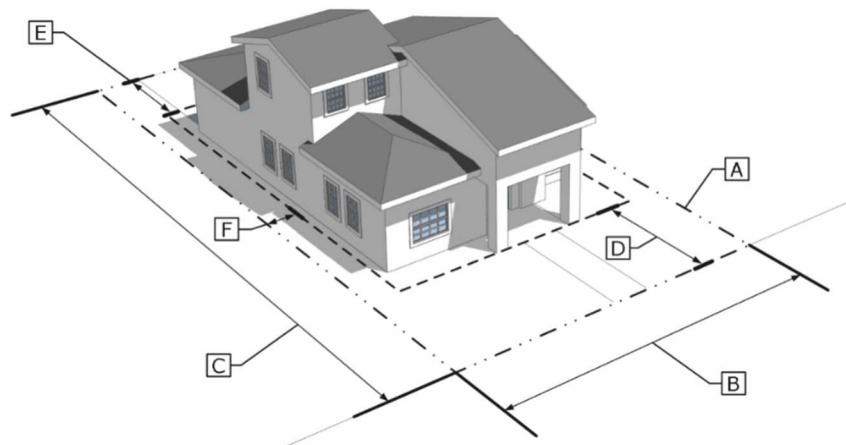


Figure 2-5: R5 District Dimensional Standards

I. R3 - Residential

1. Purpose

The purpose of the R3 zoning district is to accommodate high-density single-family residential development. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Urban Living, Entertainment Center, Transit Ready Development, Historic Town Center – Residential, and Historic Town Center – Mix. The R3 zoning district may also be appropriate in the Suburban Living placetype in unique circumstances.

2. Standards

Table 2-8: R3 Dimensional Standards [4]

Lot Dimensions (minimum)		
A	Lot area (sq ft)	3,000
B	Lot width (ft)	30 [2]
C	Lot depth (ft)	75
Building Setbacks (minimum)		
D	Front (ft)	15 [3]
E	Rear (ft)	10 [3] [5]
F	Side interior (ft)	5 [1]
	Side corner lot (ft)	15 [3] [5]
Height (maximum)		
	Height (ft)	40

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

- [1] Setback may be reduced to zero feet, so long as, a minimum building separation of ten feet shall be maintained between buildings. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot intended to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.
- [2] Lots less than 50 feet in width shall be accessed via alleys abutting the rear of the lot, as required by the Engineering Design Manual.
- [3] For platted lots over 4,000 square feet, a minimum driveway length of 20 feet shall be provided from the garage door to the street or alley right-of-way line, as required by the Engineering Design Manual. The driveway length may be reduced if a variance is granted by the Director of Engineering and the number of required spaces is provided in an offsite common area or approved on-street parking per Table 2-9: Minimum Vehicle Parking and Stacking Requirements
- [4] Any lot in a single-family residential zoning district may use the dimensional standards of the R3 zoning district provided that the lot is platted with the intent to accommodate a small-lot single-family product, that it is platted as a "small lot" with dimensions allowed under TLGC §211.052, and that this information is indicated on a setback exhibit associated with an approved plat.
- [5] For platted lots 4,000 square feet or under, at least one 9-foot by 20-foot parking space shall be provided on-site, positioned to be perpendicular to the alleyway by which it is accessed. This requirement shall apply to small-lot single-family uses as defined by TLGC §211.052.

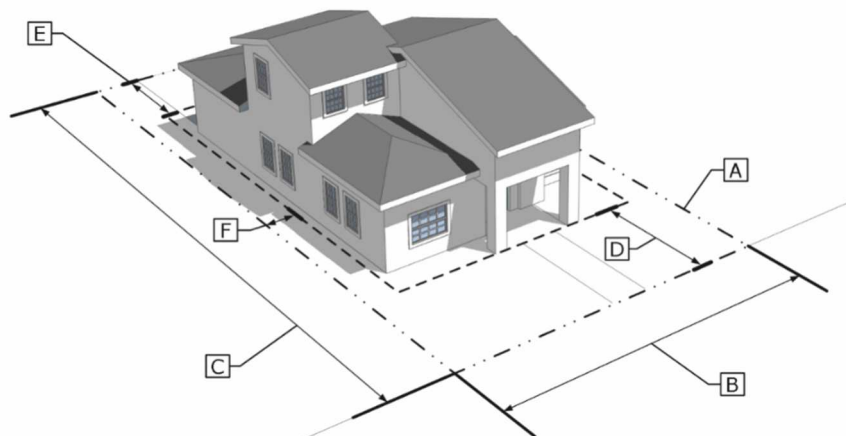


Figure 2-6: R3 District Dimensional Standards

J. TR1.8 – Townhome Residential

1. Purpose

The purpose of the TR1.8 zoning district is to accommodate high-density townhome residential development. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Urban Living, Mixed-Use Center, Entertainment Center, Transit-Ready Development, Historic Town Center – Residential, and Historic Town Center – Mix. The Townhome Residential zoning district may also be appropriate in the Suburban Living placetype in unique circumstances.

2. Standards

Table 2-9: TR1.8 Dimensional Standards

Lot Dimensions (minimum) [1] [2] [3]		
A	Lot area	1,800
B	Lot width (ft)	22 [2]
C	Lot depth (ft)	75
Building Setbacks (minimum)		
D	Front (ft)	15 [4] [7]
E	Rear (ft)	5 [4] [5]
F	Side interior (ft)	5 [1]
	Side corner lot (ft)	15 [4] [5]
Height (maximum) [6]		
	Height (ft)	40 [7]

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E
Building Separation (minimum)	
Building separation	10 feet
Density (maximum)	
Dwelling units per acre	24

[1] Setback may be reduced to zero feet, so long as, a minimum building separation of ten feet shall be maintained between buildings. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.

[2] Lots less than 50 feet in width shall be accessed via alleys abutting the rear of the lot, as required by the Engineering Design Manual.

[3] This district allows for meeting two of three minimum lot dimensions: area, width, or depth.

[4] For single-family attached uses, a minimum driveway length of 20 feet shall be provided from the required on-site parking spot(s) to the street or alley right-of-way line, as required by the Engineering Design Manual. The driveway length may be reduced if a variance is granted by the Director of Engineering and the number of required spaces is provided in an offsite common area or approved on-street parking per Table 2-9: Minimum Vehicle Parking and Stacking Requirements. This requirement does not apply to small-lot single-family uses as defined by TLGC §211.052.

[5] For platted lots 4,000 square feet or under, at least one 9-foot by 20-foot parking space shall be provided on-site, positioned to be perpendicular to the alleyway by which it is accessed. This requirement shall apply to small-lot single-family uses as defined by TLGC §211.052.

[6] If a permitted use in Table 2-26: Table of Uses in this district is subject to TLGC §218.101, then the maximum height for that use is 45 feet.

[7] Lots located within the H – Historic Overlay district shall be a minimum of a 20-foot front building setback and a maximum height of 35 feet.

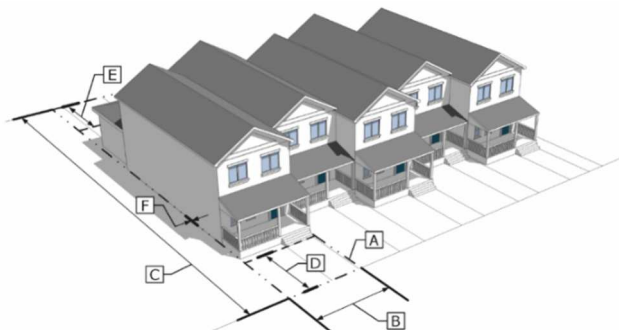


Figure 2-7: TR1.8 District Dimensional Standards

K. MR – Mixed Residential**1. Purpose**

The purpose of the MR District is to accommodate a mix of housing types, such as single-family dwellings, duplexes, triplexes, and quadplexes alongside lower density multi-family buildings. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Urban Living, Transit Ready Development, Historic Town Center – Residential, and Historic Town Center – Mix. The MR zoning district may be appropriate in the Suburban Living placetype in unique circumstances.

2. Standards**Table 2-10: MR Dimensional Standards**

	SF Detached	SF Attached	Duplex	Triplex	Quadplex	Multi- family, cottage	Multi- family, traditional
A Lot area (sf)	5,000	1,800	5,000	7,500	10,000	N/A	N/A
B Lot width (ft)	50	22 [2]	50	50	50	60	60
C Lot depth (ft)	100	80	100	100	100	100	100
D Front (ft)	25	20	25	25	25	20	25
E Rear (ft)	25 [5]	5 [3][5]	25	25	25	20	25
F Side interior (ft)	5	5 [1]	7	20	20	20	20
Side corner lot (ft)	15 [3] [5]	15 [5]	15 [3]	25	25	N/A	N/A
Height (ft)	40	40	35	45	45	45	45
Dwelling units per acre	15	24	14.5	36	36	36	36

- [1] Setback may be reduced to zero feet, so long as, a minimum building separation of ten feet shall be maintained between buildings. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.
- [2] Lots of 50 feet or less in width shall be accessed via alleys abutting the rear of the lot, as required by the Engineering design Manual.
- [3] For platted lots over 4,000 square feet, a minimum driveway length of 20 feet shall be provided from the garage door to the street or alley right-of-way line, as required by the Engineering Design Manual. The driveway length may be reduced if a variance is granted by the Director of Engineering and the number of required spaces is provided in an offsite common area or approved on-street parking per Table 2-9: Minimum Vehicle Parking and Stacking Requirements.
- [4] Any lot in a single-family residential zoning district may use the dimensional standards of the R3 zoning district provided that the lot is platted with the intent to accommodate a small-lot single-family product, that it is platted as a "small lot" with dimensions allowed under TLGC §211.052, and that this information is indicated on a setback exhibit associated with an approved plat.
- [5] For platted lots 4,000 square feet or under, at least one 9-foot by 20-foot parking space shall be provided on-site, positioned to be perpendicular to the alleyway by which it is accessed. This requirement shall apply to small-lot single-family uses as defined by TLGC §211.052.

Residential Adjacency

When a multi-family residential or non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s): 25 feet for mixed-use residential or multi-family residential uses and 45 feet for non-residential uses. Residential adjacency does not apply to properties that are located in the REC and develop in accordance with the urban standards.

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

L. MF36 – Multi-Family Residential

1. Purpose

The purpose of the MF36 zoning district is to accommodate multi-family residential development. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Urban Living, Transit Ready Development, Entertainment Center, Mixed-Use Center, Historic Town Center – Residential, and Historic Town Center – Mix. The MF36 zoning district may exist in the Suburban Living placetype in unique circumstances.

2. Standards

Table 2-11: MF36 Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq ft)	N/A
B	Lot width (ft)	60
C	Lot depth (ft)	100
Building Setbacks (minimum)		
D	Front (ft)	25
E	Rear (ft)	20
F	Side interior (ft)	20
Height (maximum)		
	Height (ft)	55
Density (maximum)		
	Dwelling units per acre	36

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	§204DD
Height Measurements and Exceptions	§204EE
Table of Uses	§205B
Use Definitions and Use-Specific Standards	§205C
Landscaping	§206A
Screening	§206C
Vehicle Parking and Loading	§206E

Residential Adjacency

When a multi-family or non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s), unless developing according to the urban standards of the REC:

Building Stories	Setback (minimum) [1]
1 story	30 feet
2 stories	50 feet
3 stories	2 feet of setback for each foot of building height
4 stories	3 feet of setback for each foot of building height

[1] Multi-family uses shall have a minimum residential adjacency setback of 25 feet.

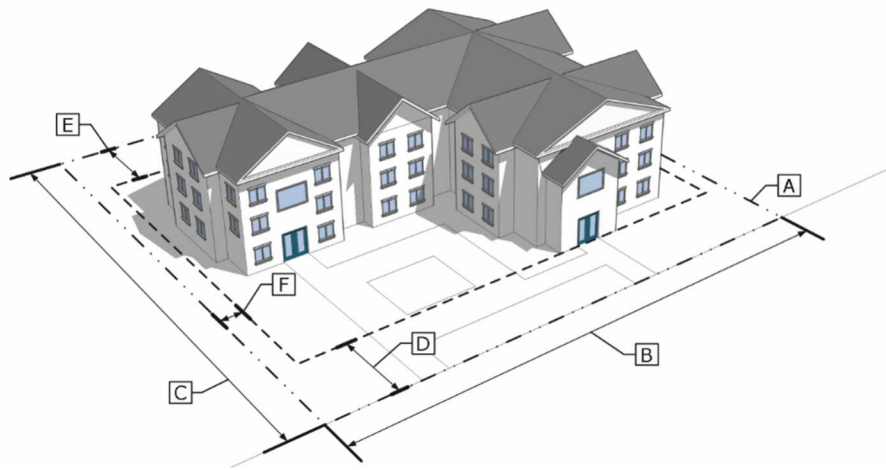


Figure 2-8: MF30 District Dimensional Standards

M. MHR – Manufactured Home Residential

1. Purpose

The purpose of the MHR zoning district is to allow manufactured homes along with supporting and accessory uses such as management offices, maintenance buildings, laundry, and storage facilities for residents' use, and open or enclosed recreation areas. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Rural Living, Estate Residential, Suburban Living, and Urban Living.

2. Standards

Table 2-12: MHR Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq ft)	N/A
B	Lot width (ft)	60
C	Lot depth (ft)	100
Building Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	20
F	Side (ft)	20
Height (maximum)		
	Height (ft)	45
Density (maximum)		
	Dwelling units per acre	36

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

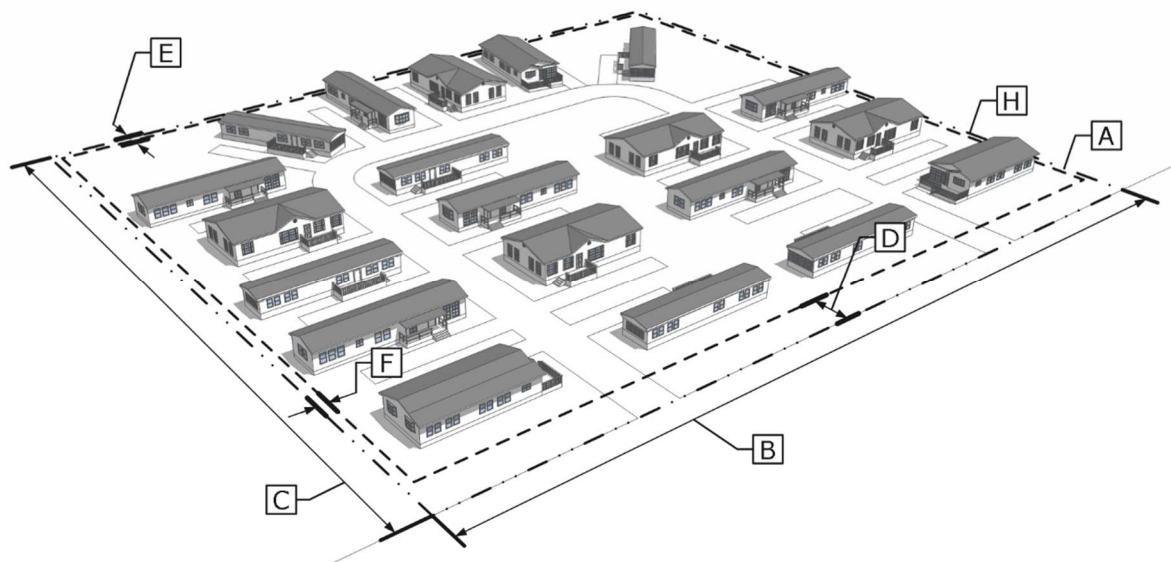


Figure 2-9: MHR District Dimensional Standards

N. C1 – Neighborhood Commercial

1. Purpose

The purpose 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, and are typically located where collector roads intersect with other collector roads or arterial roads. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Neighborhood Commercial and Historic Town Center – Mix.

2. Standards

Table 2-13: C1 Dimensional Standards [1]

Lot Dimensions (minimum)		
A	Lot area (sq ft)	0
B	Lot width (ft)	0
C	Lot depth (ft)	0
Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	0
F	Side interior (ft)	0
Height (maximum)		
	Height (ft)	35

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E
Multi-Family Residential and Mixed-Use Residential Site Design	\$206G

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

[1] Development of mixed-use residential and multi-family uses in non-residential districts shall meet the requirements of Section 206G.

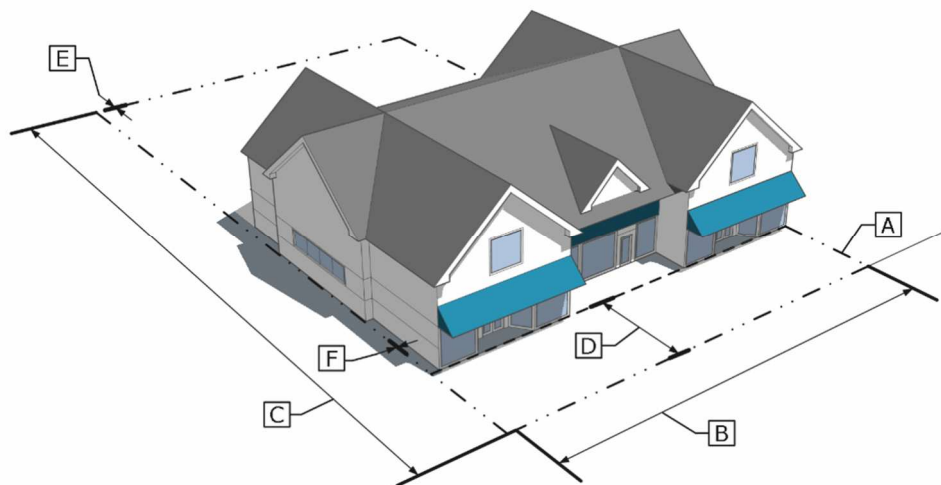


Figure 2-10: C1 District Dimensional Standards

O. C2 – Local Commercial

1. Purpose

The purpose of the C2 zoning district is to allow for mid-sized, medium-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses. Local Commercial areas are characterized by frequent visits of customers and clients and require access to good vehicular circulation, so are typically located where arterial roads intersect other arterial roads. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Neighborhood Commercial, Commercial Center, Professional Center, and Historic Town Center – Mix.

2. Standards

Table 2-14: C2 Dimensional Standards [1]

Lot Dimensions (minimum)		
A	Lot area (sq ft)	0
B	Lot width (ft)	0
C	Lot depth (ft)	0
Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	0
F	Side interior (ft)	0
Height (maximum)		
	Height (ft)	45

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E
Multi-Family Residential and Mixed-Use Residential Site Design	\$206G

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

[1] Development of mixed-use residential and multi-family uses in non-residential districts shall meet the requirements of Section 206G.

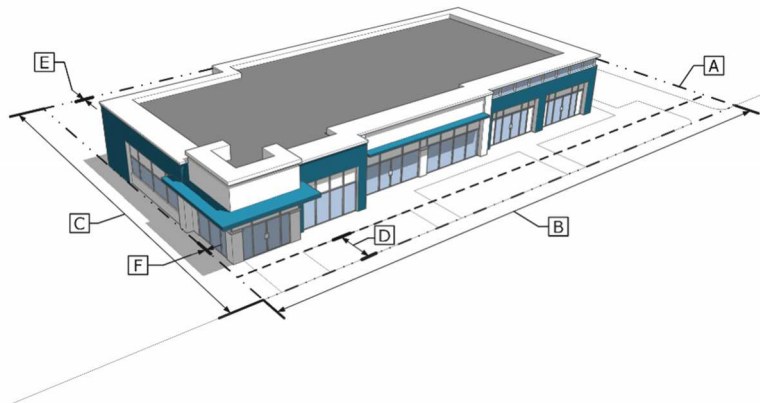


Figure 2-11: C2 District Dimensional Standards

P. C3 – Regional Commercial

1. Purpose

The purpose of the C3 zoning district is to allow for large-scale, high-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses. Regional Commercial uses serve the broader region, often require large land area, and are typically located along major regional highways, and where arterial roads intersect with major regional highways. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Commercial Center, Professional Center, and Entertainment Center.

2. Standards

Table 2-15: C3 Dimensional Standards [1]

Lot Dimensions (minimum)		
A	Lot area (sq ft)	0
B	Lot width (ft)	0
C	Lot depth (ft)	0
Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	0
F	Side interior (ft)	0
Height (maximum)		
	Height (ft)	55

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E
Multi-Family Residential and Mixed-Use Residential Site Design	\$206G

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

[1] Development of mixed-use residential and multi-family uses in non-residential districts shall meet the requirements of Section 206G.



Figure 2-12: C3 District Dimensional Standards

Q. O1 – Office

1. Purpose

The purpose of the O1 zoning district is to encourage a concentration of low-intensity office and professional uses while limiting commercial and retail uses in the district. This district is typically located at the intersection of arterial roads and collector roads. The district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Neighborhood Commercial, and Professional Center.

2. Standards

Table 2-16: O1 Dimensional Standards [1]

Lot Dimensions (minimum)		
A	Lot area (sq ft)	0
B	Lot width (ft)	0
C	Lot depth (ft)	0
Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	0
F	Side interior (ft)	0
Height (maximum)		
	Height (ft)	35

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E
Multi-Family Residential and Mixed-Use Residential Site Design	\$206G

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

[1] Development of mixed-use residential and multi-family uses in non-residential districts shall meet the requirements of Section 206G.

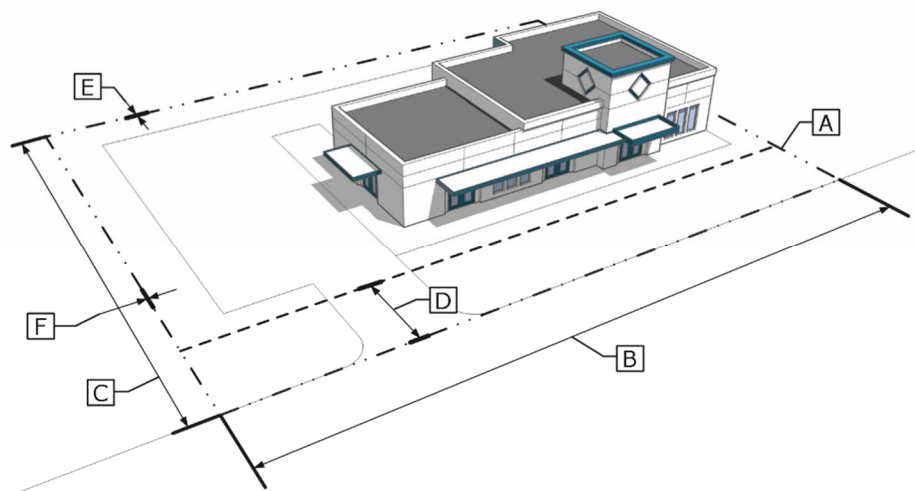


Figure 2-6: O1 District Dimensional Standards

R. O2 – Regional Office

1. Purpose

The purpose of the O2 zoning district is to encourage a concentration of high-intensity office and professional uses while allowing commercial and retail uses in the district. The district is typically located along major regional highways, or at intersections with major regional highways. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Professional Center.

2. Standards

Table 2-17: O2 Dimensional Standards [1]

Lot Dimensions (minimum)		
A	Lot area (sq ft)	0
B	Lot width (ft)	0
C	Lot depth (ft)	0
Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	0
F	Side interior (ft)	0
Height (maximum)		
	Height (ft)	75

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E
Multi-Family Residential and Mixed-Use Residential Site Design	\$206G

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

[1] Development of mixed-use residential and multi-family uses in non-residential districts shall meet the requirements of Section 206G.



Figure 2-7: O2 District Dimensional Standards

S. I1 – Light Industrial

1. Purpose

The purpose of the I1 zoning district is to allow a range of lower-intensity industrial uses. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Employment Mix and Manufacturing & Warehouse.

2. Standards

Table 2-18: I1 Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq ft)	0
B	Lot width (ft)	50
C	Lot depth (ft)	0
Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	0
F	Side interior (ft)	0
Height (maximum)		
	Height (ft)	45

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	§204DD
Height Measurements and Exceptions	§204EE
Table of Uses	§205B
Use Definitions and Use-Specific Standards	§205C
Landscaping	§206A
Screening	§206C
Vehicle Parking and Loading	§206E

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

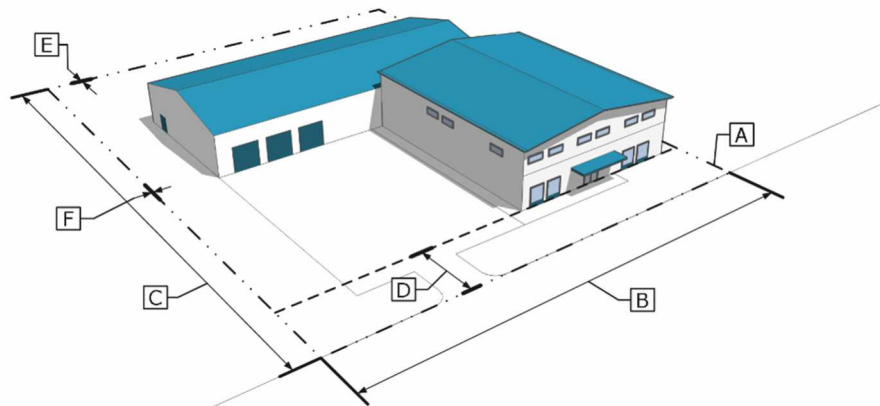


Figure 2-8: I1 District Dimensional Standards

T. I2 – Heavy Industrial

1. Purpose

The purpose of the I2 zoning district is to allow the widest permitted range of more intense industrial uses. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Manufacturing & Warehouse.

2. Standards

Table 2-19: I2 Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq ft)	0
B	Lot width (ft)	50
C	Lot depth (ft)	0
Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	0
F	Side interior (ft)	0
Height (maximum)		
	Height (ft)	55

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

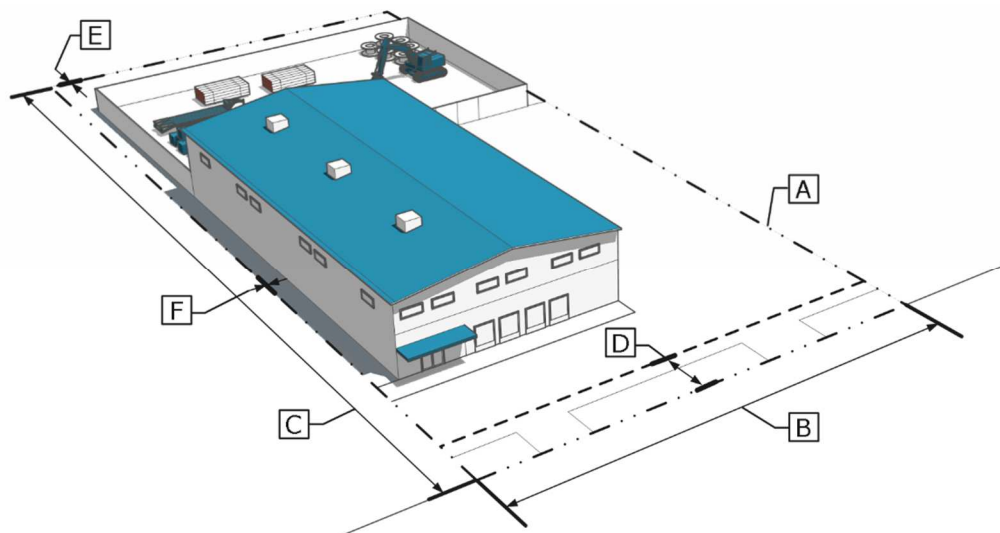


Figure 2-16: I2 District Dimensional Standards

U. GC – Government Complex

1. Purpose

The purpose of the GC zoning district is to provide standards that are conducive to the construction of public and government facilities that contribute to the provision of public services. This district is generally appropriate within all placetypes in the ONE McKinney 2040 Comprehensive Plan.

2. Standards

Table 2-20: GC Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq. ft.)	N/A
B	Lot width (ft)	N/A
C	Lot depth (ft)	N/A
Setbacks (minimum)		
D	Front (ft)	N/A
E	Rear (ft)	N/A
F	Side interior (ft)	N/A
Height (maximum)		
	Height (ft)	N/A

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

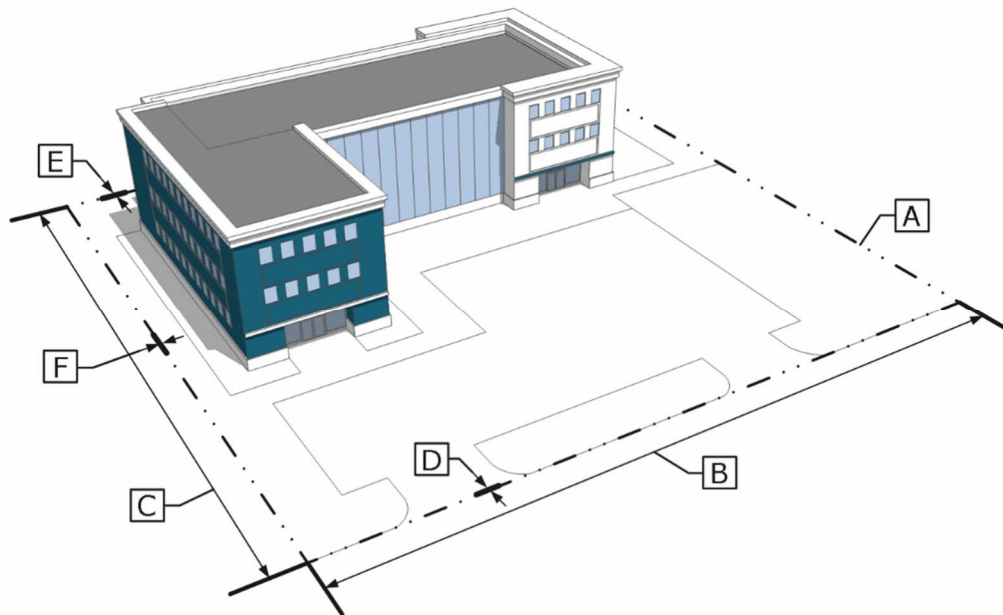


Figure 2-9: GC District Dimensional Standards

V. AG – Agriculture

1. Purpose

The purpose of the AG zoning district is to allow for rural and agricultural uses. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Rural Living and Estate Residential.

2. Standards

Table 2-21: AG Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq ft)	5 acres
B	Lot width (ft)	100
C	Lot depth (ft)	0
Setbacks (minimum)		
D	Front (ft)	35
E	Rear (ft)	35
F	Side interior (ft)	20
	Side corner lot (ft)	25
Height (maximum)		
	Height (ft)	35

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

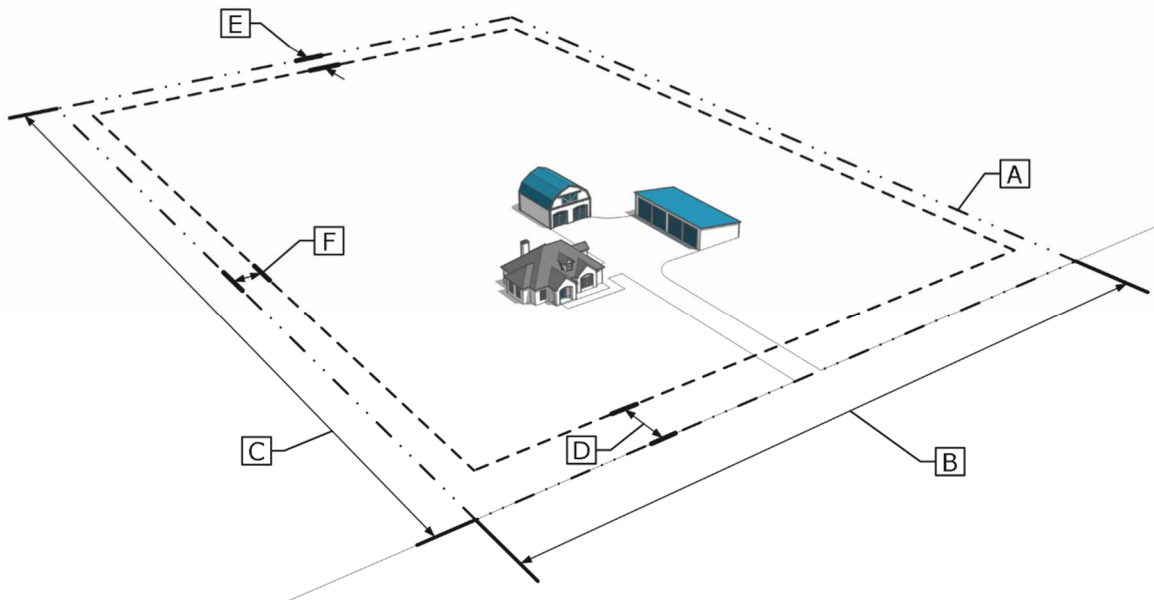


Figure 2-10: AG District Dimensional Standards

W. AP – Airport

1. Purpose

The purpose of the AP zoning district is to provide for air transportation and associated uses. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Aviation. The following provision will be applied only to the extent that they are compatible with the provisions set out in Chapter 118, “Airport Height, Hazard, and Land Use Regulations,” of the McKinney Code. In the event of any conflict between the provisions of this subsection W and any provision in Chapter 118 of the McKinney Code the provisions and requirements of Chapter 118 of the McKinney Code shall control.

2. Standards

Table 2-22: AP Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq ft)	0
B	Lot width (ft)	0
C	Lot depth (ft)	0
Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	0
F	Side interior (ft)	0
Height (maximum)		
	Height (ft)	45

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

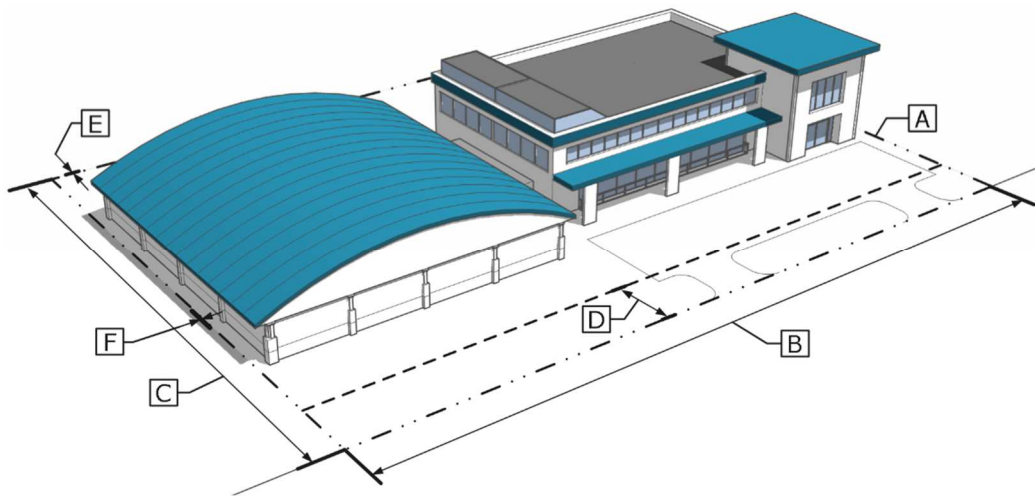


Figure 2-11: AP District Dimensional Standards

X. PD – Planned Development District

1. Purpose

The purpose of the PD zoning district is to accommodate new and imaginative concepts in urban design and land development that require unique development standards not permitted by the standard zoning districts in this Article. PD districts offer flexibility in design in exchange for substantial added benefit to the City, which may include provisions of open space; preservation of natural, environmental, or scenic features of a site.. PDs may also be requested to address challenges presented by specific site conditions.

2. Administration

An approved PD Ordinance shall:

- a. Be considered an amendment to this Code and to the zoning map; and
- b. Include standards for use and development in every PD ordinance; where specific standards are not stated in the PD ordinance, the standards of the zoning ordinance shall prevail, and as amended.

Y. MTC – McKinney Town Center

See Appendix 2B: McKinney Town Center MTC.

Z. H – Historic Overlay

1. Purpose

The purpose of the H - Historic Overlay district is to protect, enhance, and perpetuate districts and landmarks of historical and cultural importance and significance to promote the economic, cultural, educational, and general welfare of the public. It is intended as supplemental regulation, used in conjunction with the base zoning districts established in §204D through §204Y. Historic districts and landmarks within the city represent the unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural, and cultural resources that constitute their heritage; and, therefore, the H Overlay district is intended to:

- a. Foster civic pride in the accomplishments of the past;
- b. Protect and enhance the city's attractiveness to visitors and the economic benefits derived therefrom;
- c. Ensure that development, redevelopment, and renovations within the historic districts are consistent with the historic character of the City;
- d. Ensure the harmonious, orderly, and efficient growth and development of the city;
- e. Promote the economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the city; and
- f. Stabilize and improve the values of such properties.

2. Origination

The H – Historic Overlay has been created for ease of use and is a combination of the H – Historic Preservation Overlay and HCD – Historic Commercial District Overlay districts. Combining the overlay districts does not repeal or replace the ordinances that established the H – Historic Preservation Overlay and HCD – Historic Commercial District Overlay.

3. Overlay Boundary Map

The H – Historic Overlay district boundaries map shall be shown on the Official Zoning Map and as pictured below.



4. Applicability

The standards in this Section apply to all properties located within the boundaries of the Historic Overlay district, as shown in Figure 2-20: H - Historic Overlay District Boundary Map.

5. Regulations

- a. A Certificate of Appropriateness (COA) is required to be approved prior to the commencement of any work or issuance of any permit for properties within the Historic Overlay district for the following:
 - I. Construction of a new building or structure, including an accessory dwelling unit.
 - II. Reconstruction, alteration, change, restoration, expansion, or demolition of any building or structure and any exterior architectural features on an existing building or structure that is visible from a public right-of-way, including the material and basic texture of all exterior building materials, windows, doors, lights, signs, fences, sidewalks, and other exterior fixtures.
 - III. Change the paint color on a building's exterior or to within the Commercial Area of the Historic Overlay District.
 - IV. Obtain a demolition permit to demolish any property, structure, or portion thereof within the Historic Overlay district, or for a historic landmark, including for demolition of secondary buildings or landscape features.
 - V. No building permit may be issued for such proposed work until a certificate of appropriateness has been issued by the HPO, or upon appeal, to the Historic Preservation Advisory Board and/or City Council pursuant to this section, §203E.6 *Certificate of Appropriateness*. The certificate of appropriateness required by this section shall be in addition to not in lieu of any building permit that may be required by other city ordinances.
 - VI. Prior to the Building and Standards Commission taking action on a building recommended for demolition, the commission must first receive a recommendation regarding a COA for demotion from the HPO on any building that would require a COA.
- b. The HPO, with a recommendation by the HPAB and approval of the City Council, may establish guidelines to issue a certificate of appropriateness for exterior restorations and renovations.

6. Exceptions

- a. **Within the H – Historic Overlay District:**
 - I. Routine maintenance and repair of any exterior architectural feature of a landmark or any property within the H – Historic Overlay district, when such maintenance does not involve a change in design, material, or outward appearance. Routine maintenance includes in-kind replacement or repair; or
 - II. Repainting the exterior of the building the same color as it currently is does not require approval of a COA.
- b. **Additional exceptions within the Residential Area of the H – Historic Overlay District:**
 - I. Painting of existing properties;
 - II. Sidewalks and paving; or
 - III. Any addition or removal of landscape materials or landscape design elements.

7. Demolition by Neglect

No owner or person with an interest in real property designated as a landmark or included within the Historic Overlay district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the HPO, produce a detrimental effect upon the character of the Historic Overlay district as a whole or the life and character of the property itself. Examples of such deterioration include, but are not limited to:

- a. Deterioration of exterior walls or other vertical supports;
- b. Deterioration of roofs or other horizontal members;
- c. Deterioration of exterior chimneys;
- d. Deterioration or crumbling of exterior stucco or mortar;

- e. Ineffective waterproofing of exterior walls, roofs, or foundations, including broken windows or doors; and
- f. Deterioration of any feature so as to create a hazardous condition, which could lead to the claim that demolition is necessary for public safety.

8. Conformance and Enforcement

All work performed pursuant to the issuance of a certificate of appropriateness, building permit, or demolition permit issued under this section or sections 203.E.5 and/or 203.E.6 shall conform to any requirements included in each of such sections. It shall be the duty of the Administrative Official to periodically inspect such work to ensure compliance. In the event work is found that is not being performed in accordance with the certificate of appropriateness, the Administrative Official shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. The certificate of appropriateness may be reinstated upon assurance that compliance will henceforth exist.

9. Penalties

For penalties or violations of this section and/or sections §203E.6 *Certificate of Appropriateness* see section §108D *Violations and Penalties*.

10. No Vested Interest

No developer or property owner shall acquire any vested interest in this section or specific regulations contained herein.

AA. HC – Highway Commercial Overlay

1. Purpose

The Highway Commercial (HC) Overlay district is designed to allow some non-residential buildings along important highway corridors to be of greater height than the base zoning district would otherwise allow. It is intended as supplemental regulation, used in conjunction with the property's underlying zoning district. The HC Overlay district standards recognize the importance of major regional highways as an economic development engine supporting efforts to leverage a diverse and sustainable non-residential tax base for the City. These taller buildings will generally be located along the major regional highways passing through the City:

- a. University Drive (U.S. Highway 380);
- b. Central Expressway and Sam Johnson Highway (U.S. Highway 75); and
- c. Sam Rayburn Tollway (State Highway 121).

2. Applicability

- a. All development regulations of the underlying base zoning district shall apply, unless otherwise specified in this subsection.
- b. Where there is a conflict between the HC Overlay district standards, and those of the underlying base zoning district, the more permissive standard shall control, with the exception of properties in the Suburban Subzone. Those properties shall be subject to the more restrictive applicable regulations.
- c. Properties with PD – Planned Development zoning district are subject to all applicable regulations of the PD and any conditions of approval, unless those regulations or conditions conflict with the provisions of this Section. Then the provisions of this section shall control.
- d. Pursuant to the applicability of TLGC §218.102, these standards shall apply to mixed-use residential and multi-family buildings.

3. District Boundary Map

The official boundaries of the HC Overlay district and its four subzones are shown on the official boundary map.

4. District Subzones

The HC Overlay district contains four subzones, as described below.

a. Suburban Subzone

- I. The intent of this subzone is to protect and maintain the residential character of the area by limiting building height to that prescribed in the base zoning district.
- II. Properties in this subzone are not permitted any increase in height over that prescribed in the base zoning district.

b. Low-Rise Subzone

- I. The intent of this subzone is to permit minimal increases to the building height allowed by the underlying base zoning district.
- II. The maximum height of non-residential buildings in the low-rise subzone is three stories.

c. Mid-Rise Subzone

- I. The intent of this subzone is to permit moderate increases to the building height allowed by the underlying base zoning district.
- II. Pursuant to [§203G.1, Design Exception](#), the maximum height of non-residential buildings in the mid-rise subzone may be increased to six stories.

d. High-Rise Subzone

- I. The intent of this subzone is to permit substantial increases to the building height allowed by the underlying base zoning district.

Article 2: Zoning Regulations

204 Zoning Districts

AA HC – Highway Commercial Overlay

- II. The maximum height of non-residential buildings in the high-rise subzone is 12 stories.

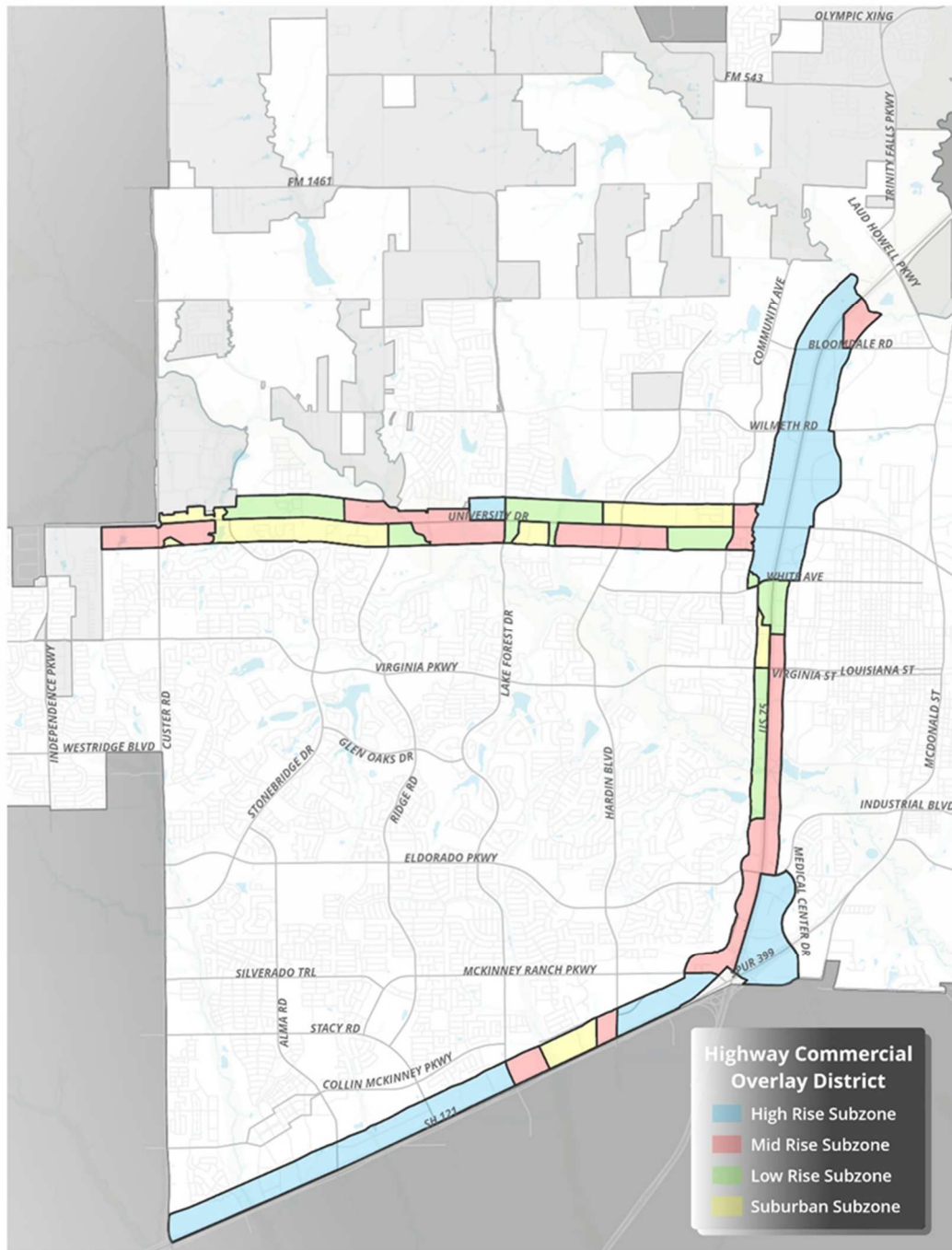


Figure 2-21: HC Overlay Boundary Map

BB. TMN – Traditional McKinney Neighborhood Overlay

1. Purpose

The intent of the Traditional McKinney Neighborhood (TMN) Overlay district is to allow modifications to the standards of the underlying base zoning district to help facilitate redevelopment. The overlay district is intended as supplemental regulation, used in conjunction with the property's underlying zoning district.

2. Applicability

The provisions of this section apply only to those uses and lots specifically identified herein.

3. District Boundary Map

The official boundaries of the TMN Overlay district are shown in Figure 2-12: TMN Overlay Boundary Map.

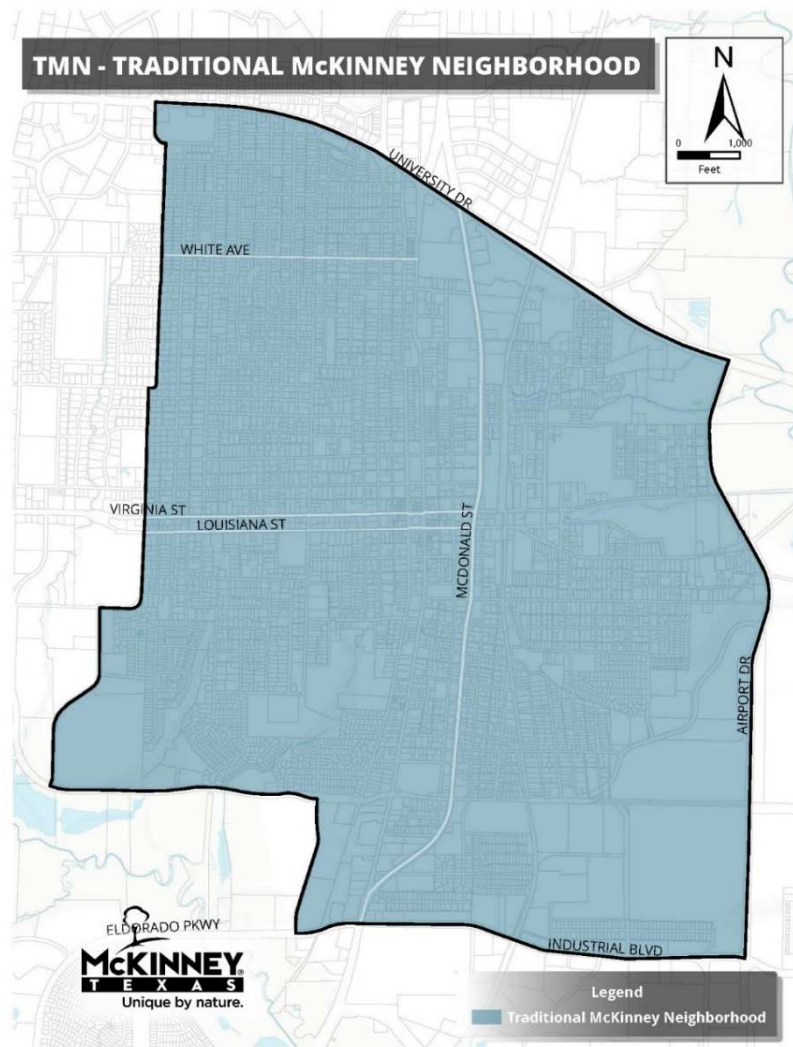


Figure 2-12: TMN Overlay Boundary Map

4. District Standards

a. Single-Family Residential Uses and Structures

The following space limits shall apply to single-family residential lots and structures in the TMN Overlay district:

Table 2-23: TMN Dimensional Standards	
Lot Dimensions (minimum, as percent of underlying base district)	
Lot area (sq ft)	80%
Lot width (ft)	90%
Lot depth (ft)	90%
Building Setbacks (minimum, as percent of underlying base district)	
Front (ft)	80%
Rear (ft)	80%
Side interior (ft)	Same as required in underlying base district
Side corner lot (ft)	80%
Coverage (maximum)	
Lot coverage	95%

b. Lots zoned BN – Neighborhood Business or BG – General Business Zoning Districts

Pursuant to §203G.1, Design Exception, the following zoning district requirements may be eligible for a Design Exception:

- I. Residential Adjacency: Residential adjacency setbacks may be reduced to a setback that is no less than the associated standard building setback of the base zoning district. For mixed-use residential and multi-family residential uses with a building height that exceeds 35 feet tall are not able to apply for this design exception.

CC. Summary Tables of Lot and Building Standards

1. Residential Districts

Table 2-24: Residential Zoning Districts

Zoning District	§ reference	Lot Standards			Building Setbacks [5]				Max. Height [6]	Max. Density
		Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front (ft)	Rear (ft)	Side Interior (ft)	Side at Corner (ft)	Building Height (ft)	Density (du/acre)
Single-Family Residential Districts										
R43	204D	43,560	150	150	35	35	20	35	45	n/a
R12	204E	12,000	80	120	25	20	10	20	35	n/a
R8	204F	8,000	60	100	20	15	5	15	35	n/a
R6	204G	6,000	50	90	20	10	5 [1]	15	35	n/a
R5	204H	5,000	40 [2]	80	20	10	5 [1]	15	35	n/a
R3 [7]	204I	3,000	30 [2]	75	15	10 [8]	5 [1]	15 [8]	35	n/a
TR1.8 [4]	204I	1,800 [3]	22 [2][3]	80 [3]	20	5 [8]	5 [1]	15 [8]	35	24
Multi-Family Residential Districts										
MR	204K	Varies by use – see district standards								
MF36	204L	N/A	60	100	25	20	20	N/A	45	36
MHR	204M	4,500	40	95	20	20	20	N/A	45	36
MTC	See Appendix 2B: McKinney Town Center MTC									

[1] Setback may be reduced to zero feet, so long as, a minimum building separation of ten feet is maintained between buildings. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.

[2] Lots less than 50 feet in width shall be accessed via alleys abutting the rear of the lot, as required by the Engineering Design Manual

[3] This district allows for meeting two of three minimum lot standards: area, width, or depth.

[4] If detached single-family residential uses are constructed within these zoning districts, these uses shall adhere to the dimensional standards governing the "R5" Single-Family Residential district.

[5] For platted lots over 4,000 square feet, a minimum driveway length of 20 feet shall be provided from the garage door to the street or alley right-of-way line, as required by the Engineering Design Manual. The driveway length may be reduced if a variance is granted by the Director of Engineering and the number of required spaces is provided in an offsite common area or approved on-street parking per Table 2-9: Minimum Vehicle Parking and Stacking Requirements.

[5] See §204DD, *Special Setback Requirements and Encroachments*.

[6] See §204EE, *Height Measurements and Exceptions*.

[7] Any lot in a single-family residential district may use the dimensional standards of the R3 zoning district, provided that the lot is platted with the intent to accommodate a small-lot single-family product, that it is platted as a "small lot" with dimensions allowed under TLGC §211.052, and that this information is indicated on a setback exhibit associated with an approved plat.

[8] For platted lots 4,000 square feet or under, at least one 9-foot by 20-foot parking space shall be provided on-site, positioned to be perpendicular to the alleyway by which it is accessed. This requirement shall apply to small-lot single-family uses as defined by TLGC §211.052.

2. Non-Residential Zoning Districts

Table 2-25: Non-Residential Zoning Districts

Zoning District	§ reference	Lot Standards			Building Setbacks				Max. Height [2]
		Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front (ft)	Rear (ft)	Side Interior (ft)	Side at Corner (ft)	Building Height (ft)
C1	204N	0	0	0	20	0	0	[1]	35[3]
C2	204O	0	0	0	20	0	0	[1]	45[3]
C3	204P	0	0	0	20	0	0	[1]	55[3]
O1	204Q	0	0	0	20	0	0	[1]	35[3]
O2	204R	0	0	0	20	0	0	[1]	75[3]
AG	204V	5 acres	100	0	35	35	20	25	35
AP	204W	0	0	0	20	0	0	[1]	45
I1	204S	0	50	0	20	0	0	[1]	45
I2	204T	0	50	0	20	0	0	[1]	55
GC	See §204U								
MTC	See Appendix 2B: McKinney Town Center MTC								

[1] Non-residential corner parcels must meet front setbacks on both street-facing frontages.

[2] See §204EE, *Height Measurements and Exceptions*.

[3] For minimum and maximum height requirements for mixed-use residential and multi-family residential buildings in non-residential districts, see §206G, *Multi-Family Residential and Mixed-Use Residential Site Design*.

DD. Special Setback Requirements and Encroachments for Residential Lots

1. Purpose

The purpose of this subsection is to provide uniform methods of measurement for interpretation and enforcement of the lot and building standards of this Code.

2. Setbacks**a. Setbacks on Plats**

- I. Where a setback has been established by a filed plat, that setback shall prevail over any setback prescribed by the governing zoning.

b. Front Setbacks

- I. Where a block is divided by two or more zoning districts, all lots shall comply with the requirements of the most restrictive front setback for the entire frontage.
- II. Where existing lots front and back to a street:
 - a. A front yard shall be provided along both streets.
 - b. Buildings shall be oriented in a manner that creates a consistent block face, unless noted on the associated plat.
- III. Where any legally existing lot or parcel has no access to a public or private street, and where the lot or parcel fronts on an existing alley, a front setback of not less than one-half the required front setback shall be observed.

c. Corner Lots

- I. Corner lots shall be required to provide a front setback for all property frontages adjacent to a street, except where the corner lot is on a block face with no lots fronting on that street. In such cases, the frontage facing the block face with no other lots shall be treated as a side at corner established by the zoning district.
- II. Corner lots shall orient the building façade in the same direction as the interior lots within the same block. For purposes of this requirement, an interior lot is one which adjoins a street (public or private) on only one side.
- III. Where none of these conditions establish a specific lot frontage, during the initial development of a property, a property owner may choose which frontage shall serve as the lot frontage of the property. Once determined, the chosen lot frontage shall not be reduced below the requirements of the zoning district in which the property is located.

3. Encroachments**a. Generally**

- I. Encroachments not specifically listed in this section are not permitted.
- II. The placement of sidewalks and/or steps leading to a porch, patio or similar structure shall not be considered an encroachment.

b. Front Yard Encroachments

- I. Paving with concrete, asphaltic concrete, or other similar smooth surfacing material in order to provide necessary pedestrian or vehicular access shall be permitted within the front yard, subject to the following limitations:
 - a. Total pavement area shall not exceed 75 percent of the required front yard.
 - b. Pavement for vehicle maneuvering and parking shall not be permitted between the front door and front property line save and except when a J-swing drive or circle drive is provided.
- II. Subsurface structures, platforms, or slabs may not project beyond the front setback to a height greater than 20 inches above the average grade of the yard.
- III. Eaves and roof extensions may project into the required front yard for a distance no more than four feet.

- IV.** Within the R6 and R5 residential districts, a ten-foot encroachment zone shall be permitted between the front setback and the front property line within which porches, patios, and similar structures may be constructed. For the purposes of this section, porches and patios shall mean covered, open air recreation spaces which may or may not feature railings and/or low walls (approximately 30 to 40 inches in height as measured from the finished floor level of the space) to create a sense of enclosure. Covered, open air spaces that feature floor to ceiling walls with or without windows or other openings (example: sun rooms, sun porch, solarium, greenhouse) shall not constitute a porch or patio.

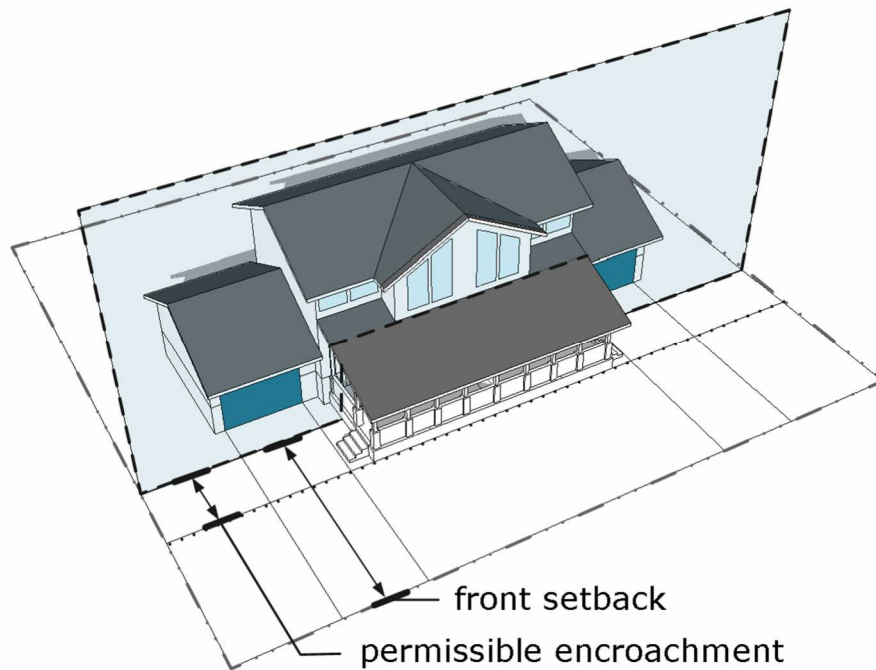


Figure 2-13: Front Yard Encroachment

c. Side Yard Encroachments

- I.** Every part of the required side yard shall be open and unobstructed from ground to sky, except for permitted accessory buildings or structures, and the ordinary projections of windowsills, belt courses, and other architectural features, that may project up to 12 inches into the required side yard, and roof eaves that may project up to 24 inches into the required side yard.

EE. Height Measurements and Exceptions

1. Building Height

a. Measuring Building Height

Building height shall be measured as the vertical distance between the average of the highest and lowest points of grade of the lot to the highest point of the structure. For buildings with roofs that have a slope of 5:12 or greater, the height shall be measured to the midpoint of the roof.

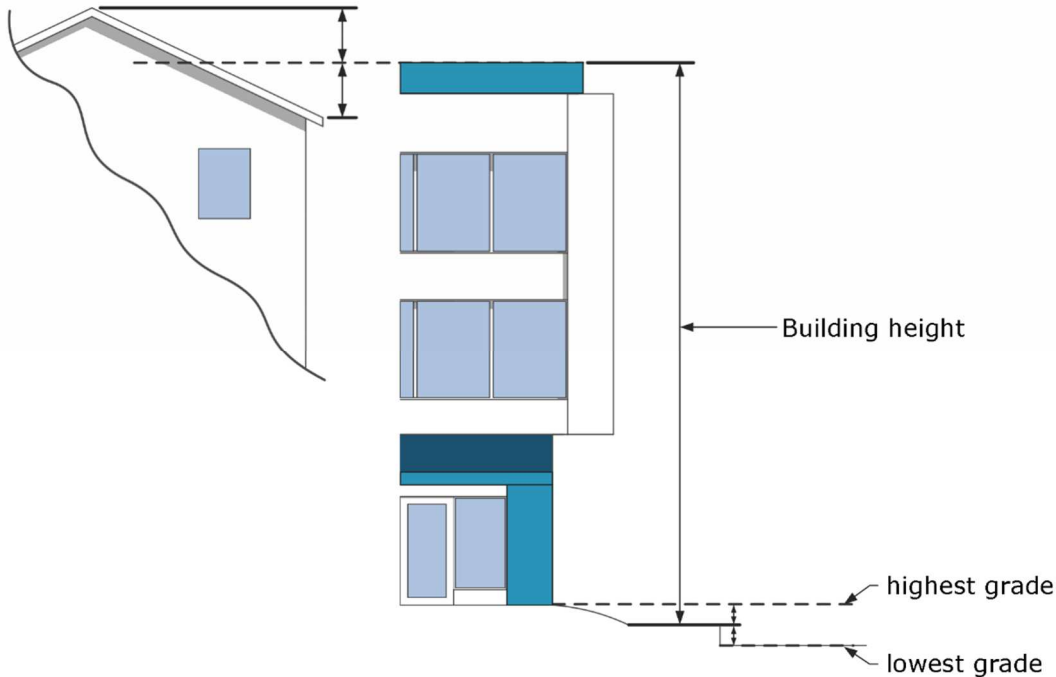


Figure 2-14: Building Height

b. Exceptions

- I. Cooling towers, chimneys, and vent stacks may extend no more than 5 feet above the maximum height allowed by the governing district. Water standpipes and tanks, church steeples, domes, spires, school buildings, and institutional buildings may be erected to exceed three stories in height; provided that one additional foot shall be added to the width and depth of the front, side, and rear yards for each foot that such structures exceed the maximum building height. This provision shall not apply to the MTC - McKinney Town Center zoning district.
- II. No structure may be erected to a height that exceeds the heights permitted by the Federal Aviation Administration (FAA) regulations and [Chapter 118 of the Code of Ordinances](#). If there is a conflict between the maximum height allowed by the zoning district or this section and the FAA's regulations, the FAA's height regulations shall prevail. If there is a conflict between the maximum height allowed by the zoning district or this section and [Chapter 118 of the Code of Ordinances](#), Chapter 118's height regulations shall prevail.
- III. In any district (except the MTC - McKinney Town Center zoning district) where religious assemblies are allowed, the maximum height of the primary structure may exceed the standard maximum height of the district, provided that:
 - a. The maximum height of the primary structure shall be 75 feet;

Article 2: Zoning Regulations

204 Zoning Districts

EE Height Measurements and Exceptions

- b. The standard minimum setback for the district for the religious assembly property shall be increased by three feet for each additional one foot of building height in excess of the standard maximum height of the district;
- c. The minimum setback shall be 50 feet; and
- d. The first 25 feet from all property lines shall be reserved as a landscape buffer, with evergreen trees planted a minimum of every 40 feet.

205 Use Regulations

A. Purpose

This section identifies the land uses allowed in McKinney's zoning districts and establishes standards that apply to certain uses with unique characteristics or impacts.

B. Table of Uses

1. Explanation of Use Permission Abbreviations

a. Uses Permitted By-Right

"P" in a cell indicates that the use is permitted by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of the Code.

b. Uses Permitted By-Right, in Compliance with Use-Specific Criteria

"C" in a cell indicates that the use is permitted by right in the respective zoning district, provided that it meets the additional use-specific criteria that are described in this section of this Code.

c. Uses Permitted by Specific Use Permit

"S" in a cell indicates that the use is permitted in the respective zoning district only if a Specific Use approval is granted pursuant to the procedure described in §203C.3, *Specific Use Permit*. Approved specific uses continue to be subject to all other applicable regulations of this Code.

d. Prohibited Uses

A blank cell indicates that the use is prohibited in the respective zoning district.

e. Accessory Uses

"A" in a cell indicates that the use is only permitted in the respective zoning district as an accessory use.

f. Temporary Uses

"T" in a cell indicates that the use is only permitted in the respective zoning district as a temporary use.

2. Table Organization

In Table 2-26: Table of Uses, land uses and activities are classified into general use categories and specific use types based on common functional or physical characteristics. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within each use category.

3. Use for Other Purposes Prohibited

All uses not specifically listed are prohibited and shall be unlawful unless the Director of Planning has determined an appropriate use type for the unlisted use pursuant to the procedure in §205B.4 below.

4. Classification of New and Unlisted Uses

New types of land uses will develop over time and such uses may seek to locate within the City. The following procedure shall apply if an application is submitted for a use type that is not specifically listed in Table 2-26: Table of Uses. Submission and approval of such an application shall be required prior to approval of any other permit or development approval associated with the use.

a. Review and Approval Process

- I. The Director of Planning shall review the new and unlisted use to determine if it is materially similar to a listed use type by considering characteristics including the following: whether it includes dwellings, sales, processing, or storage; employment and operational characteristics; potential nuisances; requirements for public utilities; and transportation requirements.
- II. If the Director determines that the new and unlisted use is materially similar to a listed use type, the new and unlisted use type shall be treated as being the same as the listed use type to which it is materially similar.
- III. If the Director determines that the new and unlisted use is not materially similar to any listed use type, the application shall be forwarded to the Planning and Zoning Commission for

recommendation and to the City Council for a decision. The referral from the Director shall include recommendations regarding the following:

- a. The zoning district(s) in which the use type should be allowed;
 - b. The parking ratio, existing or new, that should be applied to the use type;
 - c. The definition for the proposed use type; and
 - d. Any other conditions or standards that should be adopted to ensure the proper development of the use type.
- IV.** New and unlisted uses which are approved by the City Council shall be adopted by resolution until the approved new and unlisted use can be formally incorporated into this Article through the procedure outlined in §203C.1, *Code Text Amendment*.

5. Table of Uses

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	R3	TR1.8	MR	MF36	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP	
	Single-family detached	P	P	P	P	P	P	P	P												P	
	Single-family attached						P	P	P													
	Small-lot single-family, attached							C	C													
	Small-lot single-family, detached	C	C	C	C	C	C	C														
	Duplex							P	P													
	Triplex							P	P													
	Quadplex							P	P													
	Manufactured home										C											
Multi-family, cottage								P	P		C	C		C								
Multi-family, traditional								P	P				C		C							
Mixed-use Residential											C	C	C	C	C							
Independent living								P	P		S	S	S	S	S							
Group Living																						
Assisted living facility							S	P	P		P	P	P	P	S	S						
Community care home	C	C	C	C	C	C	C	C	C	C												
Community care facility											S	P	P				P	P				
Community transition facility																	S	P				

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			SINGLE-FAMILY RESIDENTIAL								MULTI-FAMILY RESIDENTIAL			NON-RESIDENTIAL						INDUS-TRIAL		OTHER		
	Standards & Use Definition	R43	R12	R8	R6	R5	R3	TR1.8	MR	MF36	MHR	C1	C2	C3	Q1	Q2	I1	I2	GC	AG	AP			
Non-Residential Uses																								
Agricultural and ranching, private or wholesale	205F.1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Agricultural and ranching, retail	205F.2													S			P	P		S				
Airport, heliport, landing field, and aircraft hangar	205F.3																	S			P			
Airport terminal	205F.4																				P			
Amenity center, neighborhood	205F.5	P	P	P	P	P	P	P	P	P	P													
Animal care and services, indoor only	205F.6											P	P	P	P		P	P		P				
Animal care and services, outdoor area	205F.7											S	S	P			P	P		P				
Animal care and services, outdoor boarding	205F.8													S			P	P		S				
Arts or cultural center	205F.9	S	S	S	S	S	S	S	S	P		P	P	P	P		P	P	P	S	S			
Auto, motorcycle, truck, or boat, rental or sales	205F.10													S			S	P						
Banks and financial services	205F.11											P	P	P	P		P	P						
Batch plant	205F.12																							
Body art studio	205F.13													C			P	P						

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			SINGLE-FAMILY RESIDENTIAL								MULTI-FAMILY RESIDENTIAL			NON-RESIDENTIAL						INDUS-TRIAL		OTHER		
	Standards & Use Definition	R43	R12	R8	R6	R5	R3	TR1.8	MR	MF36	MHR	C1	C2	C3	Q1	Q2	I1	I2	GC	AG	AP			
	205F.14											S	C	C			P	P						
Cemetery	205F.15																	S		S				
Civic club or fraternal organization	205F.16								P	P		S	P	P	S	P	P	P						
Clinic, medical or dental	205F.17											P	P	P	P	P	P	P						
College or university	205F.18								P	P			P	P	P	P	P	P	P	S	P			
Commercial entertainment, indoor	205F.19											S	P	P		P	P	P	P					
Commercial entertainment, outdoor	205F.20									S			S	S		S	P	P	P	S				
Commercial laundry	205F.21																P	P						
Community garden	205F.22	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				
Contractor's yard	205F.23																S	P						
Cottage industrial	205F.24												C	C			C	C						
Country club	205F.25	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C		C				
Craft Consumables	205F.26												C	P			P	P		S				
Data center	205F.27													S		P	P	P	P					
Day care center	205F.28										C	C	C	C	C	C	C	C			C			
Dirt or topsoil extraction, sand or gravel mining or storage	205F.29																S	P		S				
Dispatch office	205F.30												C	C	C		C	C	C		C			
Electric vehicle charging facility	205F.31												C	C		C	C	C	C		C			
Fairgrounds or rodeo grounds	205F.32															C	P	P		S				

Table 2-26: Table of Uses																						
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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	R3	TR1.8	MR	MF36	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP	
Farmers' market, permanent	205F.33											S	P	P			P	P	P	P		
Food and beverage processing	205F.34																P	P				
Fuel sales, passenger vehicles	205F.35											S	C	C		S	C	C				
Fuel sales, truck	205F.36																S	S				
Funeral home or mortuary	205F.37									S				P			P	P		S		
Government facilities (city, excluding airport uses)	205F.38	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Government or public facility (non-city)	205F.39											C	C		C	C	C	C	C	C	C	
Greenhouse or plant nursery	205F.40												P	P			P	P		P		
Gun range, indoor	205F.41											C	C	P			P	P	P	S		
Gun range, outdoor	205F.42																	S	S			
Gym or fitness studio	205F.43											C	P	P	C	P	P	P				
Heavy machinery, rental, sales, and storage	205F.44													S			S	P				
Hospital	205F.45									P		S	P	P	S	P	P	P				
Hotel or motel	205F.46												P	P	P	P	P	P		P		
Impound lot or yard	205F.47																P	P				
Junk or salvage yard	205F.48																	S				
Livestock auction	205F.49																P	P		P		
Manufacturing, heavy	205F.50																	P				

Table 2-26: Table of Uses																						
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		R43	R12	R8	R6	R5	R3	TR1.8	MR	MF36	MHR	C1	C2	C3	Q1	Q2	I1	I2	GC	AG	AP	
Manufacturing, light	205F.51																P	P				
Motor freight terminal	205F.52																P	P				
Office showroom/warehouse	205F.53																P	P				
Office	205F.54											P	P	P	P	P	P	P		P	P	
Parking garage or lot, paid or private	205F.55									P		S	P	P	S	P	P	P			P	
Pawn shop	205F.56																P	P				
Personal service	205F.57											P	P	P	P	P	P	P			P	
Power plant or electrical generating station	205F.58																P	P				
Radio or TV broadcast station	205F.59											C	C	P	C	P	P	P				
Railroad freight terminal	205F.60																P	P				
Reception or event center, indoor	205F.61												P	P	P	P	P	P		S		
Reception or event center outdoor	205F.62											S	C			S	P	P		S		
Recreation area, private	205F.63	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		
Recreational vehicles, rental or sales	205F.64												S				S	P				
Recycling facility	205F.65																C	P				
Refining or storage of petroleum, natural gas, butane, or propane	205F.66																	P				
Religious assembly	205F.67	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	
Restaurant, brew pub	205F.68											C	C	C	C	C	C	C			C	

Table 2-26: Table of Uses																							
NOTE: See Appendix 2B: MTC – McKinney Town Center for MTC use table.																							
	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL								MULTI-FAMILY RESIDENTIAL			NON-RESIDENTIAL						INDUS-TRIAL		OTHER		
		R43	R12	R8	R6	R5	R3	TR1.8	MR	MF36	MHR	C1	C2	C3	Q1	Q2	I1	I2	GC	AG	AP		
P = Permitted use C = Addtl' use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use																							
Restaurant, carry out and delivery only	205F.69																P	P					
Restaurant, dine-in	205F.70																						
Restaurant, drive-in or drive-through	205F.71																						
Retail sales	205F.72																						
Sanitary landfill	205F.73																						
School, business or trade	205F.74																						
School, public, private or parochial	205F.75	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Self-storage	205F.76																P	P					
Solar farm	205F.77																P	P		P			
Stable, commercial	205F.78																						
Stockyard or slaughterhouse	205F.79																						
Storage, automobile	205F.80																P	P					
Storage, boat, truck, or recreational vehicle	205F.81																P	P					
Traders' village	205F.82																						
Transportation station	205F.83																						
Truck stop	205F.84																						
Utility substation	205F.85	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Vehicle repair, major	205F.86																P	P					
Vehicle repair, minor	205F.87																P	P					

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	R3	TR1.8	MR	MF36	MHR	C1	C2	C3	Q1	Q2	I1	I2	GC	AG	AP	
																			P	P		
Warehouse	205F.88																					
Water or wastewater treatment plant	205F.89																	P	P			
Accessory Uses																						
Note: for all allowed accessory uses, specific requirements shall apply; see section 205G.																						
Accessory building, detached	205G.2.a	A	A	A	A	A	A	A	A	A	A	A								A		
Accessory dwelling unit	205G.2.b	A	A	A	A	A	A	A												A		
Accessory structure	205G.2.c	A	A	A	A	A	A	A	A	A										A		
Caretaker's or watchman's quarters	205G.2.d																A	A		A		
Drone delivery	205G.2.e													A	A		A	A				
Electric vehicle charging station	205G.2.f	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	
Helistop	205G.2.g														A	A	A	A	A	A	A	
Home occupation	205G.2.h	A	A	A	A	A	A	A	A	A										A		
Outdoor storage	205G.2.i												A	A	A	A	A	A	A	A	A	
Swimming pool	205G.2.j	A	A	A	A	A	A	A	A	A	A	A								A		
Temporary Uses																						
Note: for all allowed Temporary uses, specific requirements shall apply; see section 205H.																						
Batch plant (outdoor), temporary	205H.3.a	I	I	I	I	I	I	I	I	I							I	I	I	I	I	
Construction field office	205H.3.b	I	I	I	I	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	
Model home	205H.3.c	I	I	I	I	I	I	I	I	I												
Portable storage container	205H.3.d	I	I	I	I	I	I	I	I	I	I									I		

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	R3	TR1.8	MR	MF36	MHR	C1	C2	C3	Q1	Q2	I1	I2	GC	AG	AP		
		I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I		
		I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	
Special Uses																							
Bed & breakfast	205I.1	S	S	S	S	S														S			
Donation collection container	205I.2											A	A	A	A	A	A	A					
Food truck courts	205I.3									S	S	S	S	S	S	S	C	C	C	S			
Food truck operation sites	205I.4									C	C	C	C	C	C	C	C	C	C	C	C		
Oil and natural gas well drilling and operations	205I.5																	P					
Private club	205I.6											S	S			S	S	S		S	S		
Sexually-oriented business	205I.7																	C					
Telecommunication Structure, High Rise	205I.8										S		S	S	S	S	S	S	S		S		
Telecommunication Structure, Low Rise	205I.9	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Telecommunication Structure, Stealth	205I.10	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Wind energy conversion system (WECS)	205I.11									C	C		C	C	C	C	C	C	C	C	C		

C. Use Definitions and Use-Specific Standards

1. The use-specific standards listed in this section apply to those uses listed on the same line of the Table of Allowed Uses in §205B.5, regardless of their respective level of permission.
2. Use-specific standards in this section apply to all zoning districts unless otherwise stated.
3. Should any use-specific standards conflict with the standards in §206, *Development Standards*, these use-specific standards apply unless otherwise stated.

D. Residential Uses

1. Single-Family Detached [\(back to table\)](#)

A dwelling unit designed and constructed for occupancy by one household and located on a single lot or tract that has no physical connection to a building located on any other lot or tract.

2. Single-Family Attached [\(back to table\)](#)

A dwelling unit that is joined to another dwelling at one or more sides by a party wall or abutting separate wall, which is designed for occupancy by one household and located on a separately platted lot, delineated by front, side and rear lot lines and served by separate utility connections and meters as a single-family dwelling.

3. Small Lot Single-Family Attached

A dwelling unit situated on a lot that is 4,000 square feet or less and that is joined to another dwelling at one or more sides by a party wall or abutting separate wall, which is designed for occupancy by one household and located on a separately platted lot, delineated by front, side and rear lot lines and served by separate utility connections and meters as a single-family dwelling.

a. Where Table 2-26: Table of Uses, indicates "C":

- I. The use is permitted by operation of law pursuant to Chapter 211, Supchapter D of TLGC and shall only be allowed on tracts that meet the applicability requirements outlined in §211.052 of the TLGC;
- II. An exception for lots platted over 4,000 square feet may be considered "small lot" single-family and an exception for lots on cul-de-sacs, corners, etc. may be allowed provided that each abutting lot on its sides is also a "small lot" with dimensions allowed under TLGC §211.052, or if the lot is part of a block that has a majority of its lots platted using those aforementioned dimensional standards;
- III. Lots with this use shall add a note indicating the use on the face of an approved plat and a setback exhibit associated with that approved plat;
- IV. Lots with this use shall be required to meet the minimum standards of R3 – Residential; and
- V. Except where specifically noted otherwise, the use shall be considered a single-family attached use for all other relevant sections of this code.

4. Small Lot Single-Family Detached

A dwelling unit situated on a lot that is 4,000 square feet or less, designed and constructed for occupancy by one household and located on a single lot or tract that has no physical connection to a building located on any other lot or tract.

a. Where Table 2-26: Table of Uses, indicates "C":

- I. The use is permitted by operation of law pursuant to Chapter 211, Supchapter D of TLGC and shall only be allowed on lots that meet the applicability requirements outlined in §211.052 of the TLGC;
- II. An exception for lots platted over 4,000 square feet may be considered "small lot" single-family and an exception for lots on cul-de-sacs, corners, etc. may be allowed provided that each abutting lot on its sides is also a "small lot" with dimensions allowed under TLGC §211.052, or if the lot is part of a block that has a majority of its lots platted using those aforementioned dimensional standards;
- III. Lots with this use shall add a note indicating the use on the face of an approved plat and a setback exhibit associated with that approved plat;
- IV. Lots with this use shall be required to meet the minimum standards of R3 – Residential; and

- V. Except where specifically noted otherwise, the use shall be considered a single-family detached use for all other relevant sections of this code.

5. Duplex ([back to table](#))

A single structure designed and constructed with two dwelling units under a single roof for occupancy by two households on a single lot or tract.

6. Triplex ([back to table](#))

A single structure designed and constructed with three dwelling units under a single roof for occupancy by three households on a single lot or tract.

7. Quadplex ([back to table](#))

8. A single structure designed and constructed with four dwelling units under a single roof for occupancy by four households on a single lot or tract.Manufactured Home ([back to table](#))

A structure built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title of the Housing and Community Development Act of 1974. A dwelling unit that is designed and built in a factory, which bears a seal certifying that it was built in compliance with the standards of the United States Department of Housing and Urban Development applicable to such structures. This definition shall also include manufactured housing as described in Chapter 138, Article III, of the City's Code of Ordinances.

- a. Where Table 2-26: Table of Uses indicates an "C":

- I. The use shall comply with the standards in [Chapter 138, Article III, Mobile Homes, Manufactured Homes, and Recreational Vehicles](#).

9. Multi-Family, Cottage ([back to table](#))

A single lot containing three or more dwelling units. Each individual building shall contain no more than eight dwelling units and may be built as single-unit, duplex, triplex, quadplex, or rowhouse-style buildings.

- a. Where Table 2-26: Table of Uses indicates an "C":

- I. The use is permitted by operation of law pursuant to TLGC §218; and
- II. Development of the site shall comply with the applicable requirements in [§206G.6, Design Standards](#).

10. Multi-Family, Traditional ([back to table](#))

A single lot containing five or more dwelling units. No less than five dwelling units shall be provided within each individual building. An apartment is one of the individual units within the multi-family building(s).

- a. Where Table 2-26: Table of Uses indicates an "C":

- I. The use is permitted by operation of law pursuant to TLGC §218; and
- II. Development of the site shall comply with the applicable requirements in [§206G.6, Design Standards](#).

11. Mixed-Use Residential ([back to table](#))

A single lot containing five or more dwelling units and other non-residential uses permitted in the zoning district within the same building.

- a. Where Table 2-26: Table of Uses indicates an "C":

- I. The use is permitted by operation of law pursuant to TLGC §218 and subject to the applicability requirements in TLGC 218.101; and
- II. Development of the site shall comply with the applicable requirements in [§206G.6, Design Standards](#).

12. Independent Living ([back to table](#))

A private age-restricted facility, also known as a retirement community, that provides its residents community dining with on-site meal preparation and service and transportation services, and may also include light housekeeping and/or recreational/enrichment/socialization activities. These facilities do not provide any on-site health supervision or related care for residents. Senior Independent Living shall follow the multi-family development standards.

- a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

E. Group Living

1. Assisted Living Facility [\(back to table\)](#)

A building (s) designed to provide housing for persons who need assistance with the activities of daily living, such as bathing, dressing, medication management, meal preparation, or other functions. This type of facility may also provide meals, housekeeping, transportation, and community facilities, including central dining rooms and activity rooms for persons who reside in the facility. This definition also includes nursing homes, convalescent homes, and rest homes.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

2. Community Care Home [\(back to table\)](#)

A community-based residential home as defined and regulated by Chapter 123 of the Human Resources Code for persons with disabilities (limited to no more than 6 persons with disabilities plus 2 staff in the home at the same time).

a. Where Table 2-26: Table of Uses, indicates "C":

- I. This use shall be limited to no more than six residents and two staff members; and
- II. No new community care home shall be established within a half-mile of any other use in the Group Living category.

3. Community Care Facility [\(back to table\)](#)

Housing for persons who need assistance with the activities of daily living, such as bathing, dressing, medication management, meal preparation, or other functions. This type of facility may also provide meals, housekeeping, transportation, and community facilities, including central dining rooms and activity rooms for persons who reside in the facility. This definition also includes nursing homes, convalescent homes, rest homes, and other facilities that may serve people with a variety of medical needs, including treatment for drug or alcohol addiction.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

4. Community Transition Facility [\(back to table\)](#)

A facility that provides housing and support for people who are preparing to reintegrate into society after incarceration. Support services may be provided at this type of facility, including employment and education support, food, and clothing.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

5. Crisis Support Home [\(back to table\)](#)

A temporary residence which provides special care for survivors of domestic violence or emotional or mental abuse.

a. Where Table 2-26: Table of Uses, indicates "C":

- I. This use shall be limited to no more than 6 persons plus two staff members; and
- II. No new crisis support home shall be established within a half-mile of any other use in the Group Living category.

6. Crisis Support Facility ([back to table](#))

A temporary residence which provides special care for survivors of domestic violence or emotional or mental abuse, except in the C2 zoning district.

a. Where Table 2-26: Table of Uses, indicates “C”:

- I. This use shall be limited to no more than 12 residents at the same time. The maximum number of allowable residents may be increased with the approval of a Specific Use Permit.

7. Displacement Shelter ([back to table](#))

A supervised private facility that provides temporary living accommodations for homeless persons. Such shelters are temporary housing for individuals and families experiencing homelessness.

a. Where Table 2-26: Table of Uses indicates an “S”:

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

F. Non-Residential Uses

1. Agriculture and Ranching, Private or Wholesale ([back to table](#))

A form of agriculture focused on raising animals or crops. Animal agriculture focuses on the breeding, raising, and sheltering large or small livestock or poultry for sale or use, or for the sale or use of their products or byproducts. Animal agriculture includes ranching, dairy farming, grazing, and pasturing, but does not include operation of a commercial feedlot, slaughterhouse, creamery, or animal rendering. Crop agriculture focuses on planting and harvesting fruit, vegetables, grain, and timber or trees for sale or use. Uses classified as agriculture and ranching, private or wholesale, are not open to the general public.

2. Agriculture and Ranching, Retail ([back to table](#))

A form of agriculture focused on raising animals or crops. Animal agriculture focuses on the breeding, raising, and sheltering large or small livestock or poultry for sale or use, or for the sale or use of their products or byproducts. Crop agriculture focuses on planting and harvesting fruit, vegetables, grain, and timber or trees for sale or use. Agriculture and ranching, retail uses are open to the general public, with produce, animal products, and byproducts sold directly to consumers. These establishments may offer on-site tastings, or offer activities including hayrides, horse rides, or allowing customers to pick their own produce.

a. Where Table 2-26: Table of Uses indicates an “S”:

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

3. Airport, Heliport, Landing Field, and Aircraft Hangar ([back to table](#))

A landing area, runway, or other facility designed, used, or intended to be used for air transportation, including all necessary taxiways, control towers, aircraft storage and tie-down areas, hangars, and other necessary buildings, facilities, and open spaces. Auxiliary facilities may include parking, waiting rooms, fueling, and maintenance equipment.

a. Where Table 2-26: Table of Uses indicates an “S”:

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*, together with any applicable requirements set out in Chapter 30 - Aviation and Chapter 118 – Airport Height, Hazard, and Land Use Regulations of the McKinney Code.

4. Airport Terminal ([back to table](#))

A building that serves as an arrival and departure facility for aircraft service, and that offers passenger-serving uses that include, but are not limited to, duty-free and general retail, restaurants, and personal services.

5. Amenity Center, Neighborhood ([back to table](#))

Recreational facilities as part of a private residential development including clubhouses, swimming pools, or play areas, operated for the exclusive use of private residents or neighborhood groups and their guests, but

not accessible to the general public. A neighborhood amenity center may serve any type of residential development.

6. Animal Care and Services, Indoor Only ([back to table](#))

A commercial facility where dogs, cats, or other domestic animals are housed, groomed, bred, trained, sold, or boarded during the day or overnight, or a facility where such animals receive medical care. This type of facility does not include an outdoor component, such as an outdoor play area or run.

7. Animal Care and Services, Outdoor Area ([back to table](#))

A commercial facility where dogs, cats, or other domestic animals are housed, groomed, bred, trained, sold, or boarded during the day or overnight, or a facility where such animals receive medical care. This type of facility includes an outdoor component, such as an outdoor play area or run, but does not include outdoor pens or kennels for boarding.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

8. Animal Care and Services, Outdoor Boarding ([back to table](#))

A commercial facility where dogs, cats, or other domestic animals are housed, groomed, bred, trained, sold, or boarded during the day or overnight, or a facility where such animals receive medical care. This type of facility includes outdoor pens or kennels for boarding and may also include an outdoor play area or run.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

9. Arts or Cultural Center ([back to table](#))

A public, private, or non-profit institution with the purpose of preserving and displaying objects with cultural significance. This use includes museums, art galleries, libraries, and performing arts centers.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

10. Auto, Motorcycle, Truck, or Boat, Rental or Sales ([back to table](#))

A business involved in the sale, leasing, and rental, of new or used automobiles, commercial vans, trucks, semi-trailer trucks, motorcycles, or boats. Ancillary uses such as service, repair, and washing, may take place on-site in conjunction with this use.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

11. Banks and Financial Services ([back to table](#))

An establishment that provides retail banking services, mortgage lending, or similar financial services to individuals and businesses. This classification includes credit unions, savings institutions, and Automated Teller Machines (ATMs) located within a fully enclosed space or building, or along an exterior building wall intended to serve walk-up customers only.

12. Batch Plant ([back to table](#))

A permanent facility that produces concrete or asphalt, where its ingredients or products are ground up, mixed, or otherwise prepared for use on-site or for transportation to another construction site. Requests for operation of a temporary batch plant shall be reviewed and approved by the Director of Engineering.

13. Body Art Studio ([back to table](#))

An establishment offering tattooing and/or body piercing services. Tattooing shall mean the permanent placement of designs, letters, figures, symbols, or other marks upon or under the skin by means of the use of needles or other instruments designed to contact or puncture the skin. Body piercing shall mean the creation of an opening in an individual's body to insert jewelry or other decoration. For the purposes of

zoning, jewelry store or other retail facilities that provide piercing as an incidental and accessory use shall not be classified as body art studios.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Body art studios shall not be located within 500 feet of any residential use or zone, or within 1,000 feet of any other body art studio.

14. Car Wash [\(back to table\)](#)

A self-service or full-service facility for washing, cleaning and drying vehicles including automobiles, motorcycles, buses, or recreational vehicles. This definition excludes facilities that serve semi-trailer trucks with at least 3 axles that are designed to tow trailers.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. This use may not be located within ½ mile of another car wash.
 - II. All buildings, vacuums, outdoor speakers, air and water dispensers, and other structures in conjunction with a car wash use shall be located a minimum of 200 feet away from any residential use or zoning district. This provision shall not apply to a car wash use within 200 feet of a residential use or zoning district that is separated from the residential use or zone by an existing street.
 - III. The provisions above may be modified or eliminated with approval of a Specific Use Permit.
- b. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
 - II. The extent to which the proposed request aligns with the "C" standards for this use.

15. Cemetery [\(back to table\)](#)

Land dedicated or designated for the burial of human remains or pet animal remains. Cemeteries may include columbaria and mausoleums, when operated in conjunction with and within the boundaries of cemetery grounds.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

16. Civic Club or Fraternal Organization [\(back to table\)](#)

A nonprofit membership organization that holds regular meetings and pursues a common interest, usually cultural, civic, religious, or social, and has formal written membership rules along with the requirement for members to pay dues. A "club or lodge" may, subject to other regulations controlling such uses, maintain dining facilities; engage professional entertainment for the enjoyment of members and their guests; or store, sell, possess, or serve any alcoholic beverage permitted by the law of the State of Texas. This definition does not include any form of sleeping accommodations.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

17. Clinic, Medical or Dental [\(back to table\)](#)

An establishment where patients receive consultation, diagnosis, and treatment by doctors, dentists, or similar practitioners. This use includes medical services offered exclusively on an outpatient basis, including emergency services such as urgent care centers, and licensed facilities offering substance abuse treatment, blood banks, and plasma centers. A medical clinic may offer permanent makeup services, as long as such services are in conjunction with the medical clinic, and are generally for cosmetic or reconstructive purposes.

18. College or University [\(back to table\)](#)

An institute of higher education authorized by the State to award associate, baccalaureate, or higher degrees, which may include on-site student, faculty, and/or employee housing facilities.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

19. Commercial Entertainment, Indoor ([back to table](#))

An amusement or recreation enterprise wholly enclosed in a building that is treated acoustically to reduce the transmission of sound from the indoor activities. Commercial amusement facilities include indoor recreation area, bowling alley, indoor theatre, skating rink, sports courts, and enclosed trampoline parks.

- a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

20. Commercial Entertainment, Outdoor ([back to table](#))

An amusement or recreation enterprise offering entertainment or games of skill where any portion of the activity takes place in the open including outdoor recreation area, golf driving range and golf course, archery range, axe-throwing, outdoor theatre, performance venue, miniature golf course, stadiums, and sports courts.

- a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

21. Commercial Laundry ([back to table](#))

An industrial facility that cleans clothing, carpeting, drapes, and other cloth or synthetic fiber materials using a chemical process. Commercial laundry facilities typically serve commercial or institutional customers, but may provide service to individuals as well.

22. Community Garden ([back to table](#))

An area with a lot size of less than 3 acres used to cultivate goods including fruits, vegetables, flowers, and herbs.

- a. Where Table 2-26: Table of Uses indicates "C":

- I. The use shall not engage in the retail sale of any goods.

23. Contractor's Yard ([back to table](#))

A lot or portion of a lot or parcel used to store and maintain construction equipment and other materials and facilities customarily required in the building trade by a construction contractor. This definition includes a contractor's office on the same lot or parcel.

- a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

24. Cottage Industrial ([back to table](#))

An establishment or business where the primary purpose is small-scale and individualized (i.e., not mass-produced) assembly and light manufacturing of commodities and is characterized by low to no external impact. This use includes workshops and studios for cottage industries such as pottery, glassblowing, metal-working and fabrication, weapon bluing, and furniture-making. Cottage industrial enterprises may include direct sales to consumers and repair or rehabilitation of household goods, appliances, or furnishings. This use does not include any maintenance or repair work done on automobiles.

- a. Where Table 2-26: Table of Uses, indicates "C":

- I. All operations shall occur within a fully enclosed building.
- II. The maximum square footage allowed for artisanal manufacturing operations is 20,000 square feet.

25. Country Club ([back to table](#))

A privately owned club, with restricted membership. Such a club may include a golf course, swimming pool, cabanas, tennis courts and facilities for dining, entertainment, and other recreational uses.

- a. Where Table 2-26: Table of Uses, indicates "C":

- I. A minimum area of 25 acres is required.

26. Craft Consumables [\(back to table\)](#)

A small-scale commercial operation engaged in the production and distribution of any variety of nonalcoholic beverages, alcoholic beverages, and/or food in conjunction with a restaurant or with retail sales for on-site or off-premises consumption, and may offer limited off-site distribution. A Craft Consumables establishment that is less than 20,000 square feet in area shall not be required to have a retail or restaurant component.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. A Craft Consumables establishment shall not exceed 20,000 square feet.
 - II. A Craft Consumables establishment 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. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, Specific Use Permit; and
 - II. The extent to which the proposed request aligns with the "C" standards for this use.

27. Data Center [\(back to table\)](#)

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 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. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

28. Day Care Center [\(back to table\)](#)

A facility where children, or elderly and/or people with special needs, receive care from a provider for a period of less than 24 hours per day. The term "Day Care Center" includes the following: nursery schools, childcare centers, Montessori schools, private pre-kindergartens, and play groups. Day care center 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 2-26: Table of Uses, indicates "C":
 - 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.
 - 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.
 - IV. The provisions above may be modified or eliminated with approval of a Specific Use Permit.

29. Dirt or Topsoil Extraction, Sand or Gravel Mining or Storage [\(back to table\)](#)

An area where sand, gravel, or other rocks and minerals are removed from the ground and prepared for sale, along with any structures for containing or storing extracted materials prior to sale.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

30. Dispatch Office [\(back to table\)](#)

An office with the primary purpose of dispatching services to customers off-site. Examples of services provided from such offices include plumbing, heating and air conditioning, extermination, and landscape maintenance. Minor repairs may take place on-site, but the dispatching office shall not serve as a repair shop/workshop. Company vehicles may be stored on-site overnight.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Storage of service vehicles shall be screened from adjacent public right-of-way and adjacent residential zones or uses.

31. Electric Vehicle Charging Facility [\(back to table\)](#)

A property that is primarily devoted to charging electric vehicles for free or for a charge. An Electric Vehicle Charging Facility may include structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Electric vehicle charging parking spaces shall maintain a minimum width of 10 feet.
 - II. EVCS may be de-energized or otherwise restricted after normal business hours of the use(s) it serves.
 - III. Cords shall be retractable or have a place to hang the connector and cord sufficiently above the pedestrian surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.

32. Fairgrounds or Rodeo Grounds [\(back to table\)](#)

An open area for holding fairs, exhibitions, rodeos, circuses, or other large gatherings, and that contains a combination of indoor display/exhibition areas and outdoor display/staging areas.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

33. Farmers' Market, Permanent [\(back to table\)](#)

An area where space is rented to individual vendors who sell agricultural or horticultural goods. Vendors may also include specialty food producers selling baked goods, candies, jams, jellies, spices, condiments, cheeses, eggs, milk, honey, meats, fish, and pasta, but this definition does not include the sale of arts and crafts products, or any other item not specifically allowed per this ordinance.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

34. Food and Beverage Processing [\(back to table\)](#)

A facility which produces food and/or beverages for human consumption in its final form, such as candy, baked goods, dairy products, canned fruit or vegetables, and other items, and the food is distributed to retailers or wholesalers for off-premises resale. Beverages may be alcoholic or non-alcoholic, and may be bottled or canned on-site. This use does not include commercial feedlots, meatpacking, poultry dressing, stockyards, or the processing or storing of green hides or skins.

35. Fuel Sales, Passenger Vehicles [\(back to table\)](#)

A facility for the retail dispensing and sale of vehicle fuels, including gasoline, gas/oil mixtures, diesel fuel, ethanol, electricity, or compressed natural gas through fixed dispensing equipment, operated by customers or employees. Accessory uses may include the sale of convenience items, food, lubricants, batteries, inspection of vehicles for state registration, car wash tunnels, and similar accessory uses.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Fuel pump islands shall be located at least 250 feet from a property line of a single family, duplex, triplex, and quadplex residential zone or use.

- II. No more than two fueling stations may be allowed at any roadway intersection.
- III. In the C2 zoning district only, a maximum of 16 pumps per site may be allowed.
- IV. The provisions above may be modified or eliminated with approval of a Specific Use Permit.

b. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*;
- II. The proposed number of fueling pumps is appropriate for the area and the surrounding land uses; and
- III. The extent to which the proposed request aligns with the "C" standards for this use.

36. Fuel Sales, Truck ([back to table](#))

A facility for the retail dispensing and sale of fuel to motor vehicles and semi-trailer trucks with at least three axles that are designed to tow trailers, limited to no more than one fueling pump per semi-trailer truck fueling bay. The truck fueling station may be attended or automated and include accessory truck scales/weight stations. Only trucks awaiting access to fueling pumps may remain on-site.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*;
- II. In addition to the evaluation criteria listed in §203C.3, *Specific Use Permit*, the following criteria shall also be considered:
 - a. Whether the number of fueling pumps is appropriate for the area.

37. Funeral Home or Mortuary ([back to table](#))

A place for the storage of human bodies prior to their interment (burial, cremation, aquamation, or other similar preparation), or a building used for the preparation of the deceased for burial and the display of the deceased and associated ceremonies prior to interment.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

38. Government Facilities (city, excluding airport uses) ([back to table](#))

Any building, structure, facility, site feature, or property owned, leased, or operated by the City of McKinney, including but not limited to a municipal complex, public safety building, fire station, fleet maintenance facility, equipment and material storage yard, government office, public infrastructure, golf course, library, arts or cultural center, park or playground, playfield or stadium, recreation center, or swimming pool.

39. Government or Public Facilities (non-city) ([back to table](#))

Any non-municipal public or governmental building, structure, facility, site feature, or property owned, leased, or operated by a public or governmental agency including but not limited to a public building, fleet maintenance facility, equipment and material storage yard, government office, public infrastructure, arts or cultural center, park, or playfield or stadium.

a. Where Table 2-26: Table of Uses indicates "C":

- I. The outdoor storage of materials and the equipment and vehicle repair and storage areas shall adhere to all applicable screening requirements for these uses; and
- II. Where the outdoor storage of materials and equipment and vehicle repair or storage is proposed adjacent to a residential zone or use, a specific use permit shall be required pursuant to §203C.3, *Specific Use Permit*.

40. Greenhouse or Plant Nursery ([back to table](#))

An establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or outside an enclosed building.

41. Gun Range, Indoor ([back to table](#))

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.

- a. Where Table 2-26: Table of Uses, indicates “C” standards for this use include:
 - I. Gun ranges shall not be located within 500 feet of any residential use or zone.
- b. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
 - II. The extent to which the proposed request aligns with the “C” standards for this use.

42. Gun Range, Outdoor ([back to table](#))

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

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

43. Gym or Fitness Studio ([back to table](#))

Any facility where members or nonmembers use equipment or space or receive instruction for the purpose of physical exercise, fitness, flexibility, and/or weight control. Facilities may include amenities such as whirlpools, saunas, and massage rooms, as well as locker rooms, and showers. Gyms and fitness studios may also cater to children with instruction classes and lessons, as well as free play areas.

- a. Where Table 2-26: Table of Uses, indicates “C”:
 - I. Gyms and fitness studios shall not include an outdoor component.

44. Heavy Machinery, Rental, Sales, and Storage ([back to table](#))

A business involved in the sale of large machinery and heavy-duty vehicles designed for executing construction or farming tasks, often ones involving earthwork operations. Ancillary uses, such as service, repair, and washing, may take place on-site in conjunction with this use.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

45. Hospital ([back to table](#))

An institution providing medical and surgical care to the sick or injured, including surgical facilities and beds for patients to remain overnight. Hospitals may include facilities such as helipads, operating rooms, laboratories, outpatient facilities, and training facilities as licensed by the State of Texas.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

46. Hotel or Motel ([back to table](#))

A non-residential building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing short-term occupancy. Services including daily housekeeping and upkeep of furnishings must be provided. Meeting rooms, fitness facilities, indoor and outdoor pools, recreational facilities, and dining services shall be permitted as accessory uses. This definition shall not include bed-and-breakfasts, or other dwelling units as defined by this Code.

47. Impound Lot or Yard ([back to table](#))

A garage, parking lot, or other facility where operable or temporarily inoperable towed vehicles are kept pending retrieval by the owner. Such facilities may include related towing, recovery, and repossession

services. This definition shall not include a wrecking and salvage facility, where vehicles may be stored for more than 90 days, or surface parking lots or parking garages where the primary use is for short term (under 48 hours) parking of vehicles.

48. Junk or Salvage Yard ([back to table](#))

A lot upon which waste or scrap materials are bought, sold, exchanged, stored, packed, disassembled, or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A "junkyard" includes an automobile wrecking yard and automobile parts yard, where such activities are not conducted entirely within an enclosed building.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
- II. All junkyards, salvage yards or wrecking yards shall be fenced on all sides and shall be screened from view from the public right-of-way and from adjacent residential property.

49. Livestock Auction ([back to table](#))

Premises with barns, pens, and sheds for the temporary holding of livestock that are to be offered for sale.

50. Manufacturing, Heavy ([back to table](#))

Establishments engaged in the fabrication, assembly, processing, or manufacturing of goods and materials that have the potential to create negative impacts on surrounding areas due to the types of materials used, byproducts created, hours of operations, volumes of heavy truck or rail traffic, noxious odors produced, outdoor processing and storage areas, or other factors. Such uses include the processing or production of petroleum products, heavy machinery manufacture, chemicals manufacturing, leather tanning, steel and other metal manufacture, fertilizer production, paper/pulp production, animal reduction or fat rendering, and the smelting of ores or metals.

51. Manufacturing, Light ([back to table](#))

Establishments for the assembly, fabrication, processing and packaging of goods and materials using processes that allow impacts to be contained within the building and that do not create nuisances to surrounding properties. Such uses include fabrication of apparel, drugs and pharmaceuticals, medical and dental equipment, electronics, plastic, or similar products manufacture. This use may also include a machine shop where tools are used for making, finishing, or repairing machines or machine parts; metalwork, forging and welding; and printing plants, including related large-scale storage and shipment.

52. Motor Freight Terminal ([back to table](#))

An area or building where trucks, including tractor-trailer units, load and unload cargo on a regular basis, and where this cargo may temporarily be stored prior to or following transport.

53. Office Showroom/Warehouse ([back to table](#))

An establishment that primarily consists of sales offices and display areas for products and/or services delivered or performed off-premises. Catalog and telephones sales facilities are examples of this use. Incidental retail sales is permitted. Warehousing facilities shall be incidental to the primary use and shall not exceed 50 percent of the total floor area. This designation does not include service contractor.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

54. Office ([back to table](#))

A building or suite used to provide professional services; or provide individual services related to personal needs directly to customers at the site of the business; or receive goods from and return goods to the customer, after those goods have been treated or processed at that location or another location. Sale of merchandise is not considered an office use, except as incidental to a permitted primary use. Ancillary uses include on-site cafeterias or other amenities primarily for the use of employees in the firm or building. The definition of office use excludes medical and dental office uses.

55. Parking Garage or Lot, Paid or Private ([back to table](#))

A paved area or structure where individuals park personal vehicles, and where this is the primary purpose of the lot or structure. This use does not include overnight storage of vehicles.

a. Where Table 2-26: Table of Uses indicates an “S”:

- I.** Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

56. Pawn Shop ([back to table](#))

An establishment where money is loaned on the security of personal goods pledged in the keeping of the owner or proprietor of the shop. A pawn shop also includes the retail sale of pledged items.

57. Personal Service ([back to table](#))

Establishments primarily engaged in providing personal care services, including barber shops, beauty salons, spas, laundromat, businesses offering classes for small groups or individuals, and dry cleaners. A beauty salon may offer permanent makeup services, as long as such services are in conjunction with the beauty salon and are limited to parts of the body above the neck and are generally for cosmetic or reconstructive purposes.

58. Power Plant or Electrical Generating Station ([back to table](#))

An industrial facility for the generation and distribution of electric power.

59. Radio or TV Broadcast Station ([back to table](#))

A building or portion of a building used as a place to record and broadcast music, videos, and other media.

a. Where Table 2-26: Table of Uses, indicates “C”:

- I.** The maximum height of the tower as measured from finished grade to the tower’s highest point shall be equal to or less than the setback distance to the nearest residential zone or use.
- II.** No radio or television broadcast tower shall be closer to any residential district boundary line or residential use than a distance equal to twice the height of the support structure. Setback distance shall be measured as the shortest possible distance from the structure to the closest point of a residential district boundary line, or residential use property line.

60. Railroad Freight Terminal ([back to table](#))

An area or building where railroad cars load and unload cargo on a regular basis, and where this cargo may temporarily be stored prior to or following transport.

61. Reception or Event Center, Indoor ([back to table](#))

A commercial or non-profit facility entirely enclosed within a building that can be rented to accommodate large groups of people for entertainment, conferences, weddings, and similar activities.

a. Where Table 2-26: Table of Uses indicates an “S”:

- I.** Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

62. Reception or Event Center, Outdoor ([back to table](#))

A commercial or non-profit facility that may have an indoor component, in combination with an outdoor space, that can be rented to accommodate large groups of people for entertainment, weddings, and similar activities.

a. Where Table 2-26: Table of Uses, indicates “C”:

- I.** No outdoor facilities shall be permitted within 500 feet of residential zones or uses; however, a reduction in this distance may be permitted with approval of a Specific Use Permit.

b. Where Table 2-26: Table of Uses indicates an “S”:

- I.** Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
- II.** The extent to which the proposed request aligns with the “C” standards for this use.

63. Recreation Area, Private ([back to table](#))

A privately owned park, garden, courtyard, or open space maintained by a community club, property owners' association or similar organization.

64. Recreational Vehicles, Rental or Sales ([back to table](#))

a. A business involved in the sale or rental of recreational vehicles (RVs) or similar wheeled vehicles primarily used for temporary lodging during travel. RVs do not meet the specifications for permanent habitability required of mobile or manufactured homes. Ancillary uses may include service or repair. Generally, a recreational vehicle is:

- I. Built on a single chassis;
- II. 400 square feet in area or less when measured at the largest horizontal projection;
- III. Designed to be self-propelled or permanently towable by a light duty truck; and
- IV. Designed primarily as temporary living quarters for recreational, camping, travel, or seasonal use, rather than for use as a permanent dwelling.

b. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

65. Recycling Facility ([back to table](#))

A facility for the collection and/or processing of recyclable materials, primarily household and communal waste. Processing of recyclable materials for shipment may entail baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing, and shredding, or other similar means. A recycling facility does not include "Junk or Salvage" establishments and does not include the washing of equipment.

a. Where Table 2-26: Table of Uses, indicates "C":

- I. All storage and recycling activities shall be conducted within a fully enclosed building.

66. Refining or Storage of Petroleum, Natural Gas, Butane, or Propane ([back to table](#))

A production facility where raw materials are converted into products of value, typically as a result of chemical or materials engineering processes. Refining facilities may also include the storage tanks where finished materials are held prior to transshipment.

67. Religious Assembly ([back to table](#))

Any structure dedicated to worship and religious training, that may also include on-site housing for religious personnel. Religious assembly uses may also include preschools or day cares in compliance with applicable regulations, and/or temporary free overnight lodging sponsored and operated by the religious entity as a part of its goals, mission, or ministry, provided to individuals or families having no regular home or residential address.

a. Standards for any religious assembly providing temporary overnight lodging include:

- I. The provision of temporary free overnight lodging is limited to a maximum of 30 nights per calendar year.
- II. Facilities shall provide housing for no more than 14 guests per night.
- III. Provision of temporary lodging requires an annual permit for such accessory use issued by the Chief Building Official.

68. Restaurant, Brew Pub ([back to table](#))

An eating/drinking establishment that is open to the public, where food and beverages are prepared, served, and consumed within the primary building or in an outdoor seating area on the premise. This use also 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. Outdoor patios ancillary to an indoor restaurant use shall be permitted subject to the following standards:

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. The outdoor patio shall not exceed 30 percent of the overall floor area of the restaurant, or 3,000 square feet, whichever is less.
 - a. 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.
 - b. 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 2-26: Table of Uses.
 - c. The outdoor patio shall not include any fixed stage or performance area.
 - II. Outdoor performances shall only be permitted within a confined patio.
 - III. No outdoor performances shall be permitted within 500 feet of a residential property line or zoning district, without the approval of a Specific Use Permit.

69. Restaurant, Carry-Out and Delivery Only ([back to table](#))

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

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Carry-out restaurants shall be no greater than 4,000 square feet in floor area.

70. Restaurant, Dine-In ([back to table](#))

An eating/drinking establishment that is open to the public, where food and beverages are prepared, served, and primarily consumed within the primary 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. Where Table 2-26: Table of Uses, indicates "C":
 - I. The outdoor patio shall not exceed 30 percent of the overall floor area of the restaurant, or 3,000 square feet, whichever is less.
 - a. 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.
 - b. 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 2-26: Table of Uses.
 - c. The outdoor patio shall not include any fixed stage or performance area.
 - II. Outdoor performances shall only be permitted within a confined patio.
 - III. No outdoor performances shall be permitted within 500 feet of a residential property line or zoning district, without the approval of a Specific Use Permit.

71. Restaurant, Drive-In or Drive-Through ([back to table](#))

An eating/drinking establishment that is open to the public, where food and beverages are prepared and served to customers in motor vehicles. Food or drink may also be served for off-premises consumption as carry-out orders at drive-in or drive-through points of service. Outdoor patios ancillary to an indoor restaurant use shall be permitted subject to the following standards:

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. All buildings and speaker boxes shall be more than 200 feet from any single-family residential zone or use.

- a. This minimum distance may be decreased to 150 feet if a public right-of-way separates the building or speaker box and the use or zone.
 - b. This distance requirement may be reduced or eliminated by approval of a Specific Use Permit.
- II. Speaker boxes shall be placed at least 20 feet from any other residential zone or use not included above.
- III. The outdoor patio shall not exceed 30 percent of the overall floor area of the restaurant, or 3,000 square feet, whichever is less.
 - a. 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, character, and context of the restaurant and surrounding area.
 - b. Unless otherwise approved in *above*, outdoor patios that are larger than 3,000 square feet shall be classified as Commercial Entertainment, Outdoor, and shall only be permitted as indicated in Table 2-26: Table of Uses.
 - c. The outdoor patio shall not include any fixed stage or performance area.
- IV. Outdoor performances shall only be permitted within a confined patio.
- V. No outdoor performances shall be permitted within 500 feet of a residential property line or zoning district, without the approval of a Specific Use Permit.
- b. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*;
 - II. Restaurants may not exceed 5,000 square feet;
 - III. Location of drive-through lane is beside or behind the building, and not adjacent to the public right-of-way; and
 - IV. Dumpster location and speaker box location will be a minimum of 30 feet from the nearest adjacent property line and will not have an adverse impact on adjacent residential uses.

72. Retail Sales ([back to table](#))

Establishments engaged in selling goods, commodities, or merchandise to the general public for personal, household, or business consumption or use.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. For those retail sales establishments with an outdoor display component, the following standards shall apply:
 - a. Occasional sidewalk sales of merchandise normally sold within the retail establishment are permitted.
 - b. Outdoor display shall occur within 100 feet from a customer entrance and no further than 25 feet in depth from the front façade of the primary building.
 - c. Outdoor display shall not impede pedestrian walkways or vehicular access aisles.
 - d. Goods shall not be displayed in required parking areas.
 - e. Goods that are completely surrounded by an approved screening device as described in Table 2-35: *Site Feature Screening Requirements* shall not be considered to be an outdoor display.
 - f. Occasional sidewalk sales of merchandise normally sold within the retail establishment are permitted for up to 16 hours per day. All sale items and display structures shall be brought indoors outside of store operating hours.
- b. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and

- II. The extent to which the proposed request aligns with the “C” standards for this use.

73. Sanitary Landfill ([back to table](#))

A publicly or privately owned solid waste disposal facility designed to accommodate and dispose of certain types of solid waste, not to include hazardous waste substances. A sanitary landfill must be certified and licensed by the state department of health (TDH) and the Texas Commission on Environmental Quality (TCEQ).

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
 - II. The subject property is a minimum of 100 acres. This land area requirement may be reduced in size as part of a Site Plan approval process, subject to discretionary approval by the City Council.

74. School, Business or Trade ([back to table](#))

A business operating for profit and offering instruction and training in a service or art such as automotive mechanics, barbering, cosmetology, information technology, or commercial art school. Such establishments may also include on-site faculty or employee housing.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

75. School, Public, Private, or Parochial ([back to table](#))

A school under the sponsorship of a public or religious agency providing a curriculum generally equivalent to public elementary or secondary schools, but not including trade or business schools. Such establishments may also include on-site housing for faculty, students, and employees.

76. Self-Storage ([back to table](#))

A building containing separate, individual, compartmentalized storage units that can only be rented or leased for the storage of customers' household goods. Conducting sales, business, or any other activity shall be prohibited within any individual self-storage unit. This use is also commonly referred to as mini-warehouse.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*;

77. Solar Farm ([back to table](#))

Land with the necessary equipment for the commercial production of solar energy as the primary land use.

78. Stable, Commercial ([back to table](#))

A structure where horses are quartered, along with accompanying pasture, other than for the property owner's personal use, on a fee basis.

- a. Where Table 2-26: Table of Uses, indicates “C”:
 - I. No horses or other livestock shall be stabled or corralled within 100 feet of any bounding property line.
- b. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
 - II. The extent to which the proposed request aligns with the “C” standards for this use.

79. Stockyard or Slaughterhouse ([back to table](#))

A facility for the slaughtering and processing of animals and the refining of their byproducts, where the slaughter or processing is not conducted by the owner of the animal, and the processed meat is not intended for sale by the owner of the animal.

80. Storage, Automobile ([back to table](#))

A lot or tract on which operable motor vehicles are held for the purpose of sale, lease, distribution, or storage. This use shall not include vehicles or equipment awaiting repair, or inoperable vehicles or equipment.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

81. Storage, Boat, Truck, or Recreational Vehicle ([back to table](#))

An area or structure designed for the short- or long-term storage of recreational vehicles, boats, vehicles with 3 or more axles, or equipment. This use shall not include vehicles or equipment awaiting repair, or inoperable vehicles or equipment.

82. Traders' Village ([back to table](#))

A site where space is rented to multiple vendors on a short-term basis for the sale of merchandise. Items for sale may include new and used household goods, personal effects, tools, artwork, small household appliances, and other similar merchandise, objects, or equipment in small quantities. Traders' villages shall not include wholesale sales establishments or rental services establishments, but may include personal service, food service, retail sales, and auction establishments.

83. Transportation Station ([back to table](#))

Indoor and outdoor facilities for the storage and parking of motor-driven buses, trains, light rail, or other transit vehicles, as well as the loading and unloading of passengers. A single bus stop would not constitute a transportation station.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

84. Truck Stop ([back to table](#))

An establishment engaged primarily in the fueling, servicing, repair or parking of tractor trucks and similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles. A truck stop may also include overnight accommodations, showers, waste disposal or storage, and restaurant facilities mainly for the use of truck drivers and passengers.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

85. Utility Substation ([back to table](#))

A facility used to convert electric power, natural gas, and telephone or television signals for transmission through a regional interconnecting grid system for distribution. This use may include a distribution and/or dedicated substation.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

86. Vehicle Repair, Major ([back to table](#))

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

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

87. Vehicle Repair, Minor ([back to table](#))

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.

- a. Where Table 2-26: Table of Uses indicates an “S”:

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

88. Warehouse ([back to table](#))

An establishment where the primary activity is the storage of commercial, industrial, or other goods, including inventory and/or finished products, and where no such goods are sold either at wholesale or at retail. Commercial warehouse includes wholesale distribution, which involves the storage of products, supplies, and equipment offered for sale to retailers, commercial, institutional, or professional business users, but not the general public. Accessory uses may include offices, truck fleet parking, and maintenance areas. Commercial warehouse may entail open, on-site storage, but does not include storage for personal and household goods.

89. Water or Wastewater Treatment Plant ([back to table](#))

A water treatment plant is a facility for the treatment of water from a defined service area before the treated water is released back into local waterways. A wastewater treatment plant is a facility for the primary, secondary, and tertiary treatment of wastewater.

G. Accessory Uses, Buildings, and Structures

1. Purpose

- a. The purpose of this section is to establish minimum standards for accessory uses and structures that are incidental and subordinate to primary uses. These standards are intended to minimize adverse impacts on surrounding properties and the community.
- b. Accessory uses and structures are intended to allow property owners the full use of their property while maintaining the integrity and character of the area. To accomplish these goals, accessory uses and buildings shall be erected and used only for purposes that are clearly secondary and incidental to the primary use of the property and shall be located on the same lot with the primary use. Accessory uses and structures are subject to the standards in this section as well as any applicable standards for the associated primary use pursuant to §205C, *Use Definitions and Use-Specific Standards*.

2. Accessory Uses Definitions and Standards

- a. **Accessory Building, Detached** ([back to table](#))

A building on the same lot with, and of a size and nature customarily subordinate to, a primary residential building. In residential districts, this may include, but is not limited to, storage sheds and garages. Accessory buildings attached to the primary building are considered an extension of the primary building and shall be subject to the regulations that apply to the primary building. Accessory buildings are permitted in the zoning districts as listed in Table 2-26: Table of Uses. See Table 2-27: *Standards for Detached Accessory Buildings and Structures*.

- b. **Accessory Dwelling Unit** ([back to table](#))

A residential dwelling unit that is subordinate to and detached from the primary dwelling unit but located on the same lot. An accessory dwelling unit may also be referred to as a backyard cottage.

- I. Standards for this use include:

- a. No more than one accessory dwelling unit may be located on any conforming lot as identified in the summary for residential district standards, Table 2-24: Residential Zoning Districts.
 - b. Accessory dwelling units shall not be permitted on a small lot single-family detached or small lot single-family attached lot.

- c. An accessory dwelling unit shall not exceed 50 percent of the total square footage of the primary dwelling. If the primary dwelling is 1,200 square feet or less, the ADU shall not exceed 75 percent of the total square footage of the primary dwelling.
 - d. An accessory dwelling unit shall observe the same building height and setbacks as the primary dwelling and shall be set behind the front face of the primary building.
 - e. An accessory dwelling unit shall be constructed in a similar or complementary architectural style as the primary dwelling and constructed with exterior materials complementary to those of the primary dwelling when located within the Historically Significant Area or the primary dwelling is a Significantly Important Building.
 - f. An accessory dwelling unit must be under the same ownership as the primary dwelling.
 - g. An accessory dwelling unit shall not have a separate electric meter.
 - h. An accessory dwelling unit shall contain facilities for its own cooking, sleeping, eating, living, and sanitation accommodations.
- c. Accessory structure** [\(back to table\)](#)
- A structure built vertically above ground level, that is open on at least two sides unless stated otherwise herein. Examples include, but are not limited to, gazebos, pergolas, arbors, decks, shade structures, and geothermal equipment. Accessory structures attached to the primary building shall be considered an extension of the primary structure and shall be subject to the regulations that apply to the primary building. See Table 2-27: *Standards for Detached Accessory Buildings and Structures* for standards.

Table 2-27: Standards for Detached Accessory Buildings and Structures		
	Detached Accessory Building	Detached Accessory Structure
Maximum Height	As permitted in applicable zoning district	12 feet
Setbacks	If 100 sq. ft. or less: Front yard: Not permitted Corner: Follow zoning district Rear yard: 1 foot Side yard: 1 foot	If 100 sq. ft. or less: Front yard: Not permitted Corner: Follow zoning district Rear yard: 1 foot Side yard: 1 foot
	If 101 to 300 sq. ft.: Front yard: Not permitted Corner: Follow zoning district Rear yard: 3 feet Side yard: 3 feet	If 101 to 300 sq. ft.: Front yard: Not permitted Corner: Follow zoning district Rear yard: 3 feet Side yard: 3 feet
	If 301 to 500 sq. ft.: Front yard: Not permitted Corner: Follow zoning district Rear yard: 5 feet Side yard: 5 feet	If 301 to 500 sq. ft.: Front yard: Not permitted Corner: Follow zoning district Rear yard: 5 feet Side yard: 5 feet
	If greater than 500 sq. ft.: Front yard: Not permitted Per applicable zoning district setbacks	If greater than 500 sq. ft.: Front yard: Not permitted Per applicable zoning district setbacks
	If greater than or equal to 2 stories:	If greater than or equal to 2 stories:

	Per applicable zoning district setbacks	Not applicable
Limitations	<ul style="list-style-type: none"> • Shall be located behind the front face of the primary building. • Shall not be used for commercial purposes unless approved and permitted as home occupation. • Shall not be located in any easement. • Shall not be rented or leased. • Shall not be constructed or installed prior to or independent of a primary use or building. 	<ul style="list-style-type: none"> • Shall be located behind the front face of the primary building. • Shall not be used for commercial purposes unless approved and permitted as home occupation. • Shall not be located in any easement. • Shall not be rented or leased. • Shall not be constructed or installed prior to or independent of a primary use or building.

d. Caretaker's or Watchman's Quarters [\(back to table\)](#)

An accessory residential dwelling unit located on a lot with a separate principal use, intended for the occupancy of a caretaker, security guard, or other person charged with oversight or protection of the primary buildings and uses.

e. Drone Delivery [\(back to table\)](#)

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.

I. Standards for this use include:

- Shall be located a minimum of 200 feet away from any residential use or zoning district. This shall not apply a drone delivery use within 200 feet of a residential use or zoning district that is separated from the residential use or zone by an existing street.
- Shall not be located within any required setbacks.
- Shall not be located within any required landscape buffers.
- Shall not be more than 10 percent of the lot area if the area is not located on the roof of the primary structure or located within the primary structure.
- Enclosures shall be located behind the front of the primary building.
- Storage buildings, if provided, shall be constructed using similar materials and color as the exterior walls of the primary structure.
- The provisions above may be modified or eliminated with approval of a Specific Use Permit.

f. Electric Vehicle Charging Station [\(back to table\)](#)

Electric charging-ready parking spaces made available as an accessory use, incidental to a primary use.

I. Standards for this use in Non-Residential and Multi-family Districts include:

- Electric vehicle charging parking spaces shall maintain a minimum width of 10 feet.
- As an accessory use, the EVCS must be operational during the normal business hours of the use(s) that it serves. EVCS may be de-energized or otherwise restricted after normal business hours of the use(s) it serves.
- Cords shall be retractable or have a place to hang the connector and cord sufficiently above the pedestrian surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.

II. Standards for this use in Single-Family Residential Districts include:

- Individual dwellings may have electric vehicle charging units that are not subject to these regulations.
- If electric vehicle charging-ready spaces are provided in a common or shared parking area, they shall observe the requirements for non-residential districts.

g. Helistop ([back to table](#))

A designated, marked area on the ground or the top of a building or structure where helicopters may land, load and takeoff subject to the owner or operator having previously obtained an FAA letter of airspace determination and an FAA statement of no objection to the proposed approach and departure routes plus compliance with all other applicable local, state, and federal rules, laws, and requirements. This accessory use does not include the fueling or storage of aircrafts.

h. Home Occupation ([back to table](#))

A no-impact home-based business, occupation, or profession conducted within a residential dwelling unit by the resident thereof.

I. Standards for this use include:

- a. The home occupation shall maintain the residential character of the neighborhood.
- b. The home occupation shall be clearly incidental and secondary to the primary residential use of the premises.
- c. The home occupation shall be conducted entirely within the enclosed primary structure, or entirely within an enclosed accessory structure.
- d. Home occupations are not permitted in accessory dwelling units.
- e. The proprietor or operator of the home occupation shall be a resident of the dwelling unit from which it is conducted. More than one home occupation may be conducted from a dwelling unit, provided each proprietor or operator resides in the dwelling.
- f. Home occupations conducted from within garages may not occupy parking spaces required to meet the minimum off-street parking requirements.
- g. Home occupations shall not produce any alteration or change to the residence or the environment which is inconsistent with the typical appearance of a residential dwelling.
- h. The home occupation shall not have a separate entrance.
- i. The proprietor shall provide adequate off-street parking for employee and patron vehicles.
- j. A maximum of one commercial vehicle may be used or parked on the property in connection with the home occupation. The commercial vehicle shall not be loaded or unloaded, parked, or idled in the street. Additional standards for commercial vehicles are provided in Chapter 70 of the McKinney Code of Ordinances.
- k. The home occupation shall not require regular or frequent deliveries by large delivery trucks or vehicles in excess of 1½ tons.
- l. The home occupation shall not display advertising or signs or other visual or audio devices which call attention to the business use.
- m. The address of the home occupation shall not be listed in any advertisement.
- n. Retail sale of commodities is not permitted, except items produced by the home occupation, sales incidental to a service, or orders previously made by telephone, internet or at a sales party.
- o. The home occupation shall not accept clients or customers before 7:00 a.m. or after 10:00 p.m. This limitation does not apply to in-home day cares, which are permitted to operate between 6 a.m. and 12 a.m.
- p. Uses allowed as home occupations shall include the following:

Article 2: Zoning Regulations

205 Use Regulations

G Accessory Uses, Buildings, and Structures

- i. Office of an accountant, architect, attorney, engineer, realtor, minister, rabbi, clergyman, or similar profession;
 - ii. Office of a salesperson or manufacturer's representative, provided that no retail or wholesale transactions or provision of services may be personally and physically made on remises, except as otherwise expressly permitted by this chapter;
 - iii. Author, artist, or sculptor;
 - iv. Dressmaker, seamstress, tailor, or milliner;
 - v. Music/dance teacher, tutoring, or similar instruction, provided that no more than three pupils may be present at any one time;
 - vi. Swimming lessons or water safety instruction, provided that a maximum of six pupils may be present at any one time;
 - vii. Home craft such as weaving, model-making, etc.;
 - viii. Repair shop for small electrical appliances, cameras, watches, or other small items, provided that items can be carried by one person with no special equipment, and provided that no internal combustion engine repair is allowed;
 - ix. Food preparation such as cake decorating, catering, etc., is allowed, provided that no on-premises consumption by customers is allowed, and provided that the business is in full compliance with health regulations;
 - x. Day care in a registered family home in compliance with state law, with a maximum of six children permitted at any one time;
 - xi. Barbershop, beauty salon, or manicure studio, provided that no more than one customer is served at any one time;
 - xii. Community home and other residential care facility that qualifies as a community home under the Community Homes for Disabled Persons Location Act, Chapter 123, of the Texas Human Resources Code; and
 - xiii. Any use classified as a "no-impact home-based business" as defined by TLGC Section 229.902.
- q. The following uses are specifically prohibited as home occupations:

- i. Animal hospital, commercial stable, kennel;
 - ii. Bed and breakfast;
 - iii. Restaurant or on-premises food/beverage consumption of any kind;
 - iv. Automobile, boat or trailer repair, small engine or motorcycle repair, large appliance repair, repair of any items with internal combustion engine;
 - v. Cabinetry, metal work, or welding shop;
 - vi. On-premises retail or wholesale sales of any kind, except as permitted in item 205G.2.g.i.o of this section, and garage sales as provided for in Chapter 54, Article II of the Code of Ordinances.
 - vii. Commercial clothing laundering or cleaning;
 - viii. Mortuary or funeral home;
 - ix. Trailer, vehicle, tool, or equipment rental;
 - x. Any use defined by the building code as assembly, factory/industrial, hazardous, institutional, or mercantile occupancy;
 - xi. Any use that would allow a number of patrons and employees in excess of the building's occupancy limit; and/or
 - xii. Any use that is not a "no-impact home-based business" as defined by TLGC Section 229.902.
 - r. If there is a concern about the suitability of a proposed home occupation occurring in residential setting, the Director of Planning shall determine whether the proposed home occupation is appropriate and may proceed. The Director of Planning shall evaluate the proposed home occupation in terms of its impact on neighboring property, its similarity to other allowed and prohibited uses, and its conformance with the regulations of this section. If the applicant disagrees with the determination of the Director of Planning, the applicant may request that the use be evaluated by the City Council.
 - s. Any home occupation that was legally in existence as of the effective date of the ordinance from which this chapter is derived and that is not in full conformity with these provisions shall be deemed a legal nonconforming use.
- i. Outdoor Storage** ([back to table](#))
- Storage of goods or products, including vehicle storage, on a lot in the open air or within a structure that has no roof. Outdoor storage does not include a wreckage, junk, or salvage yard.
- I. Standards for this use include:**
- a. Outdoor storage is permitted as an accessory use only. It may not be the primary or only use on a parcel.
 - b. Outdoor storage areas must be screened on all sides from public view using an approved screening device as described in Table 2-35: *Site Feature Screening Requirements*.
 - c. No materials shall be stacked higher than the top of a required screening device.
 - d. Wall openings shall not exceed 26 feet in width, and shall have a gate or door that provides an opaque screen.
 - e. Prohibited Areas
 - i. Outdoor storage shall not be located in front of the main building or within any required setback;
 - ii. Outdoor storage shall not be located within any drainage or other type of easement;
 - iii. Outdoor storage shall not be located within any required parking areas, parking spaces, loading areas, fire lanes, vehicular travel aisles, or customer pick-up lanes.
 - f. Size Limitations

- i. In industrial and airport districts, outdoor storage shall have no size limits.
 - ii. In non-residential and agricultural districts, outdoor storage shall not occupy an area exceeding 25 percent of the gross floor area of the primary use building on the site, or more than 10 percent of the lot area, whichever is less.
 - iii. The Director of Planning may approve, as part of a Site Plan process, an outdoor storage area that exceeds 25 percent of the gross floor area of the primary use building on the site, or more than 10 percent of the lot area, if it is determined that the size of the outdoor storage area would not adversely impact the surrounding area. The decision of the Director of Planning may be appealed in accordance with §203F, Appeal Procedures.
- j. **Swimming Pool** ([back to table](#))
A pool or spa constructed or installed below or above ground, located on private residential property, under the control of the property owner.
 - I. Standards for this use include:
 - a. All swimming pools shall be located behind the front yard setback or front face of the primary building, whichever is greater. In no case shall the pool proper be constructed closer than five feet to any property line of the lot or tract on which it is situated.

H. Temporary Uses and Structures

1. Purpose

The purpose of this section is to describe certain uses and structures which are permitted for a limited duration of time, subject to specified conditions. This section is intended to ensure that such uses or structures do not negatively impact surrounding properties and are discontinued upon the expiration of a set time period.

2. General Standards for All Temporary Uses and Structures

The following standards apply to all temporary uses and structures.

- a. Applications for temporary uses or structures shall be submitted to the Chief Building Official, unless otherwise specified herein. No temporary use or structure shall be permitted unless approved by the appropriate Administrative Official;
- b. Temporary uses or structures shall not occupy, impede, or block required pedestrian or vehicular circulation patterns, handicapped parking areas, designated walkways or sidewalk areas, bicycle lanes or bicycle parking areas, loading areas, drive aisles, fire lanes, or public rights-of-way;
- c. A temporary use or structure shall not impede compliance with or violate any use-specific standards or conditions of approval applicable to a principal use on the site;
- d. Temporary uses or structures shall not be located within a floodplain, nor may they disturb any sensitive or protected resources, or interfere with required site landscaping;
- e. Any temporary signs associated with a temporary use or structure shall be removed when the temporary use concludes or when the permit expires, whichever occurs first; and
- f. When a temporary use concludes, all disturbed areas shall be restored to a condition equivalent to or improved from that which existed prior to the temporary use.

3. Temporary Uses and Structures Definitions and Standards

Temporary uses are time-limited or episodic land uses established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

a. **Batch Plant (outdoor), Temporary** ([back to table](#))

A temporary facility for the production of concrete or asphalt, where its ingredients or products are ground up, mixed, or otherwise prepared for use on-site.

I. Standards for this use include:

- a. Requests for operation of a temporary batch plant shall include all necessary permitting by TCEQ and be reviewed by the Director of Engineering; and

- b. The Director of Engineering shall be responsible for determining the period of time which a temporary batch plant may operate.

b. Construction Field Office ([back to table](#))

A mobile trailer or any other temporary structure used by a construction contractor for office/headquarters purposes at the site of and for the duration of the construction of a structure or building project. This use also includes equipment storage, portable lavatories permitted on or adjacent to the construction site, or on lots or parcels owned or controlled by the owner of the lot or parcel on which the construction is taking place. Standards for this use include:

I. Standards for this use include:

- a. Construction field offices may only be approved for licensed contractors working on construction projects for which any required permits have been obtained.
- b. No structure may encroach into any public right-of-way or easement.
- c. The field office shall be required to comply with adopted Building Code.
- d. The use may only occur up to 14 days before construction activity commences.
- e. All temporary facilities shall be removed within 30 days after issuance of a certificate of occupancy, upon completion of construction.
- f. No structure may contain sleeping or cooking facilities.
- g. Portable lavatories shall be located on-site and serviced regularly to minimize impacts to adjacent residential uses.
- h. Upon failure to comply with these or any other applicable regulations, the Building Official may order the construction activities to be discontinued, until such time as adequate compliance is demonstrated.

c. Model Home ([back to table](#))

A single-family dwelling in a developing subdivision located on a legal lot that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision. This temporary use may exist as long as the subdivision is still developing.

d. Portable Storage Container ([back to table](#))

Any container, storage unit, pod, or other portable structure used for the storage of personal property of any kind, which is temporarily located on the same property as the primary building.

I. Standards for this use include:

- a. No more than one portable storage container may be stored on a lot or parcel with a residential use, except for multi-family and mobile home, at a time.
- b. The portable storage container shall be placed only on a paved surface and shall not encroach into the public right-of-way.
- c. A portable storage container may be located on a lot or parcel for a period not exceeding ten consecutive days, from the time of delivery to the time of removal.
- d. A portable storage container shall not be located on the same lot or parcel more than one time in any given 30-calendar-day period for each owner or tenant. Each day that a portable storage container remains after the removal date shall constitute a violation.
- e. It is the obligation of the owner or user of the portable storage container to secure it in a manner that assures the safety of persons or property in the vicinity of the container.
- f. Portable storage containers may be allowed on multi-family residential properties as long as the minimum required parking is maintained.

e. Religious or Philanthropic Uses ([back to table](#))

Uses of a religious or philanthropic nature by those organizations not normally conducting business-for-profit may be allowed for the period of their actual duration up to a maximum of 30 days, with the

exception that 2 extensions of up to 30 days may be possible, upon application and approval by the Chief Building Official.

f. Seasonal Sales ([back to table](#))

A location temporarily used for the sale of goods or products associated with a seasonal or cultural event, such as the sale of Christmas trees, pumpkins, snow cones and shaved ice, firewood, plants, or seasonal produce. This use may also include a temporary farmers' market. Such sales are limited in duration and typically take place in locations not devoted to such sales for the remainder of the year.

I. Standards for this use include:

- a. Temporary use permits issued for seasonal sales shall be valid for a maximum of 30 consecutive days, with the possibility of three extensions, of up to 30 days each, not to exceed 120 days over a 12-month period.
- b. No more than three unique temporary use permits shall be issued for a single lot in a calendar year.
- c. Temporary tents, structures, or stands used for seasonal sales shall not exceed 150 square feet.
- d. Temporary seasonal sales shall not be located within 300 feet of any residential structure.

g. Warming Station ([back to table](#))

A facility in which temporary shelter for the homeless may be provided during periods of inclement or freezing weather.

I. Standards for this use include:

- a. A warming station must be operated by a religious institution or philanthropic organization.
- b. Operation is permitted only during inclement weather, when temperatures are forecast to drop below 32 degrees Fahrenheit.
- c. Hours of operation are 6:00 pm to 8:00 am.
- d. Maximum length of operation is 45 days, with the possibility of one 30-day renewal.
- e. No more than 40 warming station guests may be in the facility at one time.
- f. The operating entity must have the ability to provide security if this is deemed necessary by the Chief of Police.
- g. A temporary use permit to operate a warming station must be renewed annually through the Chief Building Official.
- h. Operation may occur for no more than 120 calendar days per year.
- i. Bathroom access for clients shall be provided.
- j. A warming station shall not provide permanent sleeping accommodations.
- k. No evidence of the warming station shall be visible from the outside of the structure containing the temporary use.

II. Modifications:

- a. Temporary Use Permits that require a modification to any of the operational standards b-e, above, shall require City Council approval following a public hearing. Mailed notice for the public hearing shall be provided in accordance with §203A.4, *Public Notice*.

I. Special Uses

1. Bed & Breakfast ([back to table](#))

A lodging facility where paying guests can rent one or more bedrooms in an owner-occupied private home that offers lodging and serves breakfast to guests.

a. Standards for this use include:

- I. Bed and breakfasts may be established only in single-family or duplex structures.**

- II. All bed and breakfast facilities shall be owner-occupied and managed at all times.
- III. Meals may be served to paying overnight guests. No cooking facilities shall be permitted in any of the bedrooms.
- IV. Only one sign shall be permitted on the premises which shall not exceed four square feet in area, and may not include the word "hotel" or "motel."
- V. Off-street parking shall be provided equal to one parking space per guest bedroom and shall be screened from all streets. No parking shall be permitted in the front yard area.
- VI. The facilities shall meet all of the minimum requirements of the city-county health department and shall conform in all respects to the requirements of the fire code, building code, electrical code, and plumbing code.
- VII. All such facilities shall be responsible for the collection of the city hotel/motel tax.
- VIII. All City health officers, building inspectors, the Fire Marshal, and other code enforcement officials of the City shall have the right to go on any premises for which a Specific Use Permit for a bed and breakfast facility has been issued during normal business hours for the purpose of verifying compliance with this Article and all other applicable ordinances of the City.

b. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

2. Donation Collection Container ([back to table](#))

A box, bin, container, receptacle, trailer, mobile vehicle, or similar facility where individuals may drop off reusable clothing, household goods, furniture, and other items of personal property for resale, reuse, or repurposing, typically by a charitable organization. This definition does not include residential book exchange receptacles and food/hygiene exchange receptacles.

a. Standards for this use include:

I. Purpose

These performance standards are intended to ensure the operation of donation containers in a manner that prevents blight and the accumulation of debris and excess items outside the collection containers, eliminates poor maintenance of the containers, and minimizes visual clutter from their proliferation.

II. Size

a. Small Container

A small donation container is one that occupies up to and not more than 175 cubic feet. It may not be taller than 7 feet above finished grade.

b. Large Container

A large donation container is one that is larger than 175 cubic feet. It may not be taller than 14 feet above finished grade.

III. Location

- a. No donation container shall be located within 300 feet of any other donation container.
- b. Donation containers are only permitted in non-residential zoning districts.
- c. No donation container shall be located on or within 300 feet of a property zoned or used for residential purposes.
- d. From dusk until dawn, donation containers must be located within 25 feet of a light source such as street lighting, parking lot lighting, or a building wall pack, in order to discourage theft or vandalism of the container.
- e. No donation container shall be located on or within:

- i. A required landscaping area;
 - ii. A parking space, loading space or driveway area that is required to satisfy applicable regulations for the principal use on the site;
 - iii. A public right-of-way or easement, unless approved by the City Council as part of a license agreement; and
 - iv. No large container shall be located within any zoning district's building setback.
- f. No donation container shall be placed in a manner that blocks, limits, or impedes the function of, access to, or maintenance of any of the following:
 - i. Required parking, loading or driveway areas;
 - ii. Pedestrian, wheelchair and/or bicycle routes or trails;
 - iii. Building ingress and egress;
 - iv. Required disabled access routes;
 - v. Required easements;
 - vi. Garbage and/or recycling enclosure areas or access to garbage and/or recycling bins or enclosures; or
 - vii. Exhaust, ventilation, mechanical, electrical or fire suppression systems, including, but not limited to, fire department connections or fire hydrants.
- g. No more than one collection container shall be located on any parcel or tract of land, except as otherwise permitted herein.

IV. Materials

All donation containers shall:

- a. Be fabricated of durable and waterproof materials;
- b. Be placed on ground that is paved with durable cement;
- c. Have a tamper-resistant locking mechanism for all collection openings;
- d. Not be electrically, mechanically, or hydraulically powered or otherwise mechanized.

V. Restrictions on Operations**a. In General**

- i. Collection containers cannot be used for the collection of refuse, solid waste and/or any hazardous materials.
- ii. Donation containers are not considered a fixture of the site or an improvement to real property.

b. For All Containers

All donation containers shall have the following information prominently visible on the container, in type of at least two inches or larger:

- i. The name, an active email address, and if available, the website of the operator of the container and the agent or representative of the property owner;
- ii. A 24-hour contact telephone number with recording capability for the public to register complaints;
- iii. The type of material that may be deposited into the donation container; and
- iv. A notice stating that no material shall be left outside the donation container.

c. For Large Containers

Large containers shall have an attendant present at the container at all times that items are being received, and the container shall display have the additional notification that no items may be left for collection except when the attendant is on duty.

VI. Maintenance

- a. Drop-off materials are not allowed to accumulate outside of the donation container; and no overflow collection items, litter, debris or dumped materials shall be allowed to accumulate within 20 feet of the container;
- b. The donation containers shall remain free of graffiti and blight, rust, peeling paint, and all signs and notifications shall be maintained in legible condition.
- c. The donation container shall be in good working order, with functional collection operating mechanisms.
- d. The collection containers shall be maintained in sanitary conditions;
- e. The collection containers may not be placed without the approval of property owners; and
- f. Contact information shall remain readily visible on the container so that the operators can be contacted if there are any blight-related questions or concerns.
- g. Donation containers shall be serviced not less than weekly between 7:00 a.m. and 7:00 p.m. on weekdays, and 10:00 a.m. and 6:00 p.m. on weekends. In addition to removal of collected materials, this servicing is to include maintenance of the container, and the removal of any graffiti, litter, or other nuisance conditions.
- h. Any condition that constitutes a violation of the requirements of this section shall be remedied or abated within 48 hours of being reported to the operator or property owner.

VII. Permit Required

An annually renewable permit from the Director of Code Services is required for the operation of a donation container.

3. Food Truck Courts ([back to table](#))

A property used or developed to accommodate one or more food trucks as the primary use of the property while possibly accommodating areas on the property for entertainment or recreational opportunities. Food truck courts must have a valid certificate of occupancy in addition to all other applicable permits and inspections.

a. Where Table 2-26: Table of Uses, indicates "C":

- I.** A permanent building with restrooms is required to be located on the site;
- II.** No portable or temporary restrooms shall be allowed on the site;
- III.** Food trucks shall meet the requirements of the section 206I Food Trucks, Food Truck Operation Sites, and Food Truck Courts and Chapter 46 Food Establishment Regulations; and
- IV.** Location requirements:
 - a. No food truck operations including, but not limited to food preparation, sales or consumption shall be permitted within 100 feet of any door, window or outdoor dining area of any existing restaurant(s) or food service establishment(s). Food trucks shall be exempted from this requirement with the express written permission of the restaurants' or food service establishments' owner or authorized representative;
 - b. Food trucks shall not engage in sales operations within 100 feet of any property used for single-family residential purposes. This distance may be eliminated if unanimous written consent from each property owner located within the 100-foot buffer is provided;
 - c. Food trucks and their customers shall be prohibited from utilizing public rights-of-ways for food sales, preparation and/or consumption;
 - d. All portions of a food truck and its associated operations shall be located within 150 feet, as determined by the Fire Marshal, of a dedicated fire lane easement or a public street;
 - e. Food trucks must be parked, situated and operated in a manner that does not restrict orderly and/or safe vehicular and/or pedestrian movements; and
 - f. Food trucks may not occupy required off-street parking or loading spaces.

- b. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*;
 - II. In addition to the evaluation criteria listed in §203C.3, *Specific Use Permit*, the following criteria shall also be considered:
 - a. The nature of the proposed use;
 - b. Proximity to other food truck courts and food truck operation sites;
 - c. Proximity to existing "brick and mortar" restaurants;
 - d. The number of food trucks allowed within the food truck court at a single time;
 - e. Existing uses in surrounding areas;
 - f. Noise, dust, light, and traffic generated;
 - g. Health and sanitary conditions; and
 - h. Compliance with other regulations of the Code of Ordinances; and
 - i. The extent to which the proposed request aligns with the "C" standards for this use.

4. Food Truck Operation Sites [\(back to table\)](#)

The geographic area, not located within a food truck court, within which the food truck will park, prepare, and sell food and/or associated non-alcoholic beverages. This also includes areas where the food truck's customers go to park and consume food and/or non-alcoholic beverages sold from the food truck. The sale of merchandise other than food and non-alcoholic beverages shall not be permitted at food truck operation sites.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Operation sites must have a valid food truck temporary site permit in addition to all other applicable permits and inspections.
 - II. Food trucks shall meet the requirements of the section 206I Food Trucks, Food Truck Operation Sites, and Food Truck Courts and Chapter 46 Food Establishment Regulations.
 - III. A maximum of one food truck shall be permitted for every one acre of land area. There shall be a maximum of six food trucks on an individual tract of land.
 - IV. Operation sites must meet the following location requirements:
 - a. No food truck operations including, but not limited to food preparation, sales or consumption shall be permitted within 100 feet of any door, window or outdoor dining area of any existing restaurant(s) or food service establishment(s). Food trucks shall be exempted from this requirement with the express written permission of the restaurants' or food service establishments' owner or authorized representative.
 - b. Food trucks shall not engage in sales operations within 100 feet of any property used for single-family residential purposes. This distance may be eliminated if unanimous written consent from each property owner located within the 100-foot buffer is provided.
 - c. All portions of a food truck and its associated operation site shall be located within 150 feet, as determined by the fire marshal, of a dedicated fire lane easement or a public street.
 - d. Food trucks and their customers shall be prohibited from utilizing public rights-of-ways for food sales, preparation, and/or consumption.
 - e. Food trucks must be parked, situated and operated in a manner that does not restrict orderly and/or safe vehicular and/or pedestrian movements.
 - f. Food trucks and operation sites may not occupy required off-street parking or loading spaces.

5. Oil and Natural Gas Well Drilling and Operations [\(back to table\)](#)

A site where any process with the objective of extracting natural materials from the location of their natural occurrence takes place, and involves the transportation of extracted materials off-site for processing. See

[Chapter 138, Article VI, Oil and Natural Gas Well Drilling and Operations](#), of the Code of Ordinances for standards for this use.

6. Private Club [\(back to table\)](#)

An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of, that portion of V.T.C.A., Alcoholic Beverage Code §32.01 et seq., as it pertains to the operation of private clubs.

a. Specific Use Permit

I. Where Table 2-26: Table of Uses indicates an "S":

- a. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.
- b. The City Council may deny a Specific Use Permit for the operation of a private club if it should affirmatively determine that the issuance of the same would be detrimental or offensive to the neighborhood or otherwise be contrary to the health, safety, or general welfare of the City and its inhabitants.

b. Standards for this use include:

I. Location

- a. A private club may only be located in permitted districts as shown in Table 2-26: Table of Uses, pursuant to Specific Use Permit approval, as described in §203C.3X, *Specific Use Permit*, of this Code.
- b. Private clubs must comply with the regulations in [Chapter 14 – Alcoholic Beverages](#), including the distance requirements found in [Section 14-54 – Development Standards](#).
- c. No signs advertising the sale of alcoholic beverages shall be permitted other than those authorized under the state alcoholic beverage code and the City sign ordinance.

II. Operational Regulations

- a. The service of alcoholic beverages without food is prohibited in dining areas and is restricted to a bar or lounge area as described in this article.
- b. Such establishments shall contain a minimum of 50 dining seats with a minimum of 600 square feet of dining area. Calculation of the square feet of dining area shall exclude kitchen and storage areas, bar and lounge areas, and cashier and reception areas.
- c. A private club with a bar or lounge area shall be designed so that patrons can enter only from an area within the primary use, e.g., the dining or reception area of a restaurant, hotel or motel. Emergency exits direct to the outside are permitted.
- d. No signs advertising the sale of alcoholic beverages shall be permitted other than those authorized under the state alcoholic beverage code and the city sign ordinance.
- e. Such establishments shall comply with all of the provisions of the state alcoholic beverage code and receive a private club permit from the state within one year from the date of issuance of the special use permit by the city, each such limitation in time being subject to extension by the city council.

III. Noncompliance and Remedies

- a. City Council may revoke a Specific Use Permit if it finds that any condition imposed at the time of granting the permit is not met, or thereafter ceases to exist.
- b. City Council may revoke a Specific Use Permit upon finding that any of the operational requirements imposed at the time of granting the permit are not met or thereafter cease to exist. A Specific Use Permit shall be subject to review based on recommendation from the Police Department that the public safety has been or is being jeopardized.
- c. The City Manager and the Police Department are specifically authorized to receive, accept, and investigate complaints regarding operation of private clubs from any source. The Specific Use

Permit associated with the club's operation is subject to City Council review when the Police Department asserts that the public safety has been or is being jeopardized.

- d. Pursuant to a public hearing, the City Council may revoke a Specific Use Permit upon finding that any of the operational requirements associated with the permit are not being met. The purpose of the public hearing is to make a determination on the validity of apparent non-compliance with the requirements of this Article.
- e. The permittee shall be given at least 10 days' written notice of the date, time and place of the public hearing, and the Specific Use Permit shall remain in full effect pending the outcome of the public hearing.
- f. The permit holder, or the permit holder's designated attorney or representative, may appear at the public hearing to offer testimony and evidence regarding the assertion of noncompliance, and shall further have the right to cross examine witnesses testifying at the hearing.
- g. Upon hearing all evidence with regard to the matter, the City Council shall enter an order finding compliance or noncompliance on the part of the permit holder. If the order finds compliance, the matter shall be concluded for that audit year. If the order finds noncompliance, the City Council shall further provide for:
 - i. Immediate suspension of the operation of the private club, and immediate action to revoke or delete the Specific Use Permit for a private club from the zoning of the permit holder's property; or
 - ii. Establishing a probationary period of up to one year to allow the permit holder to continue to operate the private club while coming back into compliance with those requirements found to be noncompliant at the public hearing.
 - iii. If the cause of noncompliance is the result of an audit regarding receipt requirement as described in item III. of this subsection, the permit holder shall demonstrate achieving the required percentage of food sales for not less than 50 percent of the months of the probationary period. At the behest of the City Manager, this evidence may be provided through an additional audit at the permit holder's expense, performed by an accountant selected by the City Manager.
 - iv. The results of this audit shall be scheduled for consideration at a City Council meeting, with advance notification and participation of the permit holder conducted as described in provisions d. and e. above in this subsection.
 - v. If the City Council enters an order finding compliance, the probationary period(s) shall be ended and the permit holder's operations under the Specific Use Permit may be continued.
 - vi. If the City Council enters an order finding noncompliance, the Council shall order immediate suspension of the operation of the private club, and immediate action to revoke or delete the Specific Use Permit for a private club from the zoning of the permit holder's property.
- h. A Specific Use Permit for the operation of a private club shall not be issued for a period of one year for an establishment that has had a Specific Use Permit revoked pursuant to the procedures described above in this section.

7. Sexually Oriented Business [\(back to table\)](#)

A sexually oriented business is an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. The use shall comply with the standards in [Chapter 138, Article V, Sexually Oriented Businesses](#).

8. Telecommunication Structure, High Rise ([back to table](#))

A support structure that exceeds 40 feet in height in which commercial broadcasting or telecommunication antennae are mounted. This definition also includes any ancillary ground equipment needed to facilitate communication or broadcasting activities. This definition shall also include a satellite dish exceeding twelve (12) feet in diameter and a microwave-transmitting tower. All radiating equipment must comply with Federal Communications Commission (FCC), Environmental Protection Agency (EPA), Occupational Health and Safety Administration (OSHA), and all other applicable State and Federal regulatory agency requirements and guidelines for human safety, as they exist or may be amended.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
 - II. The extent to which the proposed antenna complies with the provisions of §206.H, Communication Antennas, Support Structures and Satellite Dishes of this Article;

9. Telecommunication Structure, Low Rise ([back to table](#))

A support structure that does not exceed 40 feet in height in which commercial broadcasting or telecommunication antennae are mounted. This definition also includes any ancillary ground equipment needed to facilitate communication or broadcasting activities. All radiating equipment must comply with Federal Communications Commission (FCC), Environmental Protection Agency (EPA), Occupational Health and Safety Administration (OSHA), and all other applicable State and Federal regulatory agency requirements and guidelines for human safety, as they exist or may be amended.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Shall be subject to the provisions of this section.
 - II. The maximum height of the structure may extend above the allowable height of the governing zoning district, not to exceed 40 feet even if an applicable overlay district allows a taller height. Heights greater than 40 feet may be approved by the City Council via the Specific Use Permit Process.

10. Telecommunication Structure, Stealth ([back to table](#))

A structure that is designed to accommodate commercial communication or broadcasting antennae that is concealed or camouflaged in a manner that any antennae appear to a casual observer to be something other than a telecommunications facility.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Shall be subject to the provisions of this section;
 - II. Shall be designed and constructed in such a manner to be consistent with the existing landscape, streetscape, or development pattern of the area;
 - III. Stealth Telecommunication Structures shall only include:
 - a. A commercial antenna placed wholly within any permitted building or structure;
 - b. A structure without any visible antennae that is designed to resemble something other than a telecommunication device including, but not limited to a development identification monument, flagpole, clock tower, or athletic field light pole;
 - c. A commercial antenna attached to a utility structure (e.g., electrical transmission/distribution tower, elevated water storage tank, etc.) regardless of the height of said structure;
 - d. A commercial antenna on the roof of a building in a non-residential zoning district that is not visible from an adjacent property or right-of-way;
 - e. A commercial antenna mounted flush to the exterior of a building/structure in a non-residential zoning district that is painted and/or disguised to integrate into the overall architectural design and is not readily visible/identifiable as an antenna from public roadways or neighboring residential properties; or
 - f. Another type of stealth telecommunication structure that has been approved by the City Council via the Specific Use Permit Process.

- IV. The maximum height of the structure may extend 25 percent above the allowable height of the governing zoning district, not to exceed 75 feet even if an applicable overlay district allows a taller height. Heights greater than 25 percent or 75 feet may be approved by the City Council via the Specific Use Permit Process.
- V. Structures that exceed the height allowances of this section shall be treated as high-rise telecommunication structures.

11. Wind Energy Conversion System [\(back to table\)](#)

An area of land with equipment used for the commercial production of wind energy. This may include devices such as a wind charger, windmill, turbine, or other similar device and its associated mechanical and electrical equipment, typically mounted on a tower or pole and designed to convert wind energy to a usable form. Standards for this use include:

a. Specific Use Permit

Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

b. General Regulations

- I. No WECS shall be erected without first obtaining a WECS (wind turbine) permit from the Chief Building Official. The permit's application shall be submitted with the required numbers and types of plans as deemed necessary by the Chief Building Official to adequately review the proposal.
- II. All WECS shall meet or exceed current standards and regulations of the Federal Aviation Administration (FAA) and any other governmental agency with the authority to regulate such systems.
- III. No WECS shall exceed the height limitations imposed by virtue of aircraft approach and turning zone height restrictions.
- IV. No grid-interconnected WECS shall be installed until evidence has been provided to the City that the appropriate electric power provider has approved the customer's intent to install a grid-connected customer-owned WECS and that the customer's system meets the utility's approved specifications for interconnection.
- V. WECS shall only be permitted as an accessory use to a separate, primary use, except WECS may be permitted as the primary use on industrially zoned properties that are 50 acres or larger.
- VI. All WECS shall be located behind the front face of the primary building unless the property is industrial zoned and there is no primary building.
- VII. Any mechanical, electrical, or other equipment associated with the tower or other support structure shall comply with the accessory structure setbacks as specified in §205G.2.c of this Article.
- VIII. Building-mounted WECS' blade arc spheres shall have a minimum 5-foot clearance from any structure, tree or any other impediment. Free-standing WECS' blade arc spheres shall have a minimum 30-foot clearance from any structure, tree or any other impediment.
- IX. No free-standing WECS shall include a ladder or any other tower climbing apparatus within 12 feet of the ground.
- X. All commercial signs, flags, lights, and attachments shall be prohibited on a WECS, unless required for communications operations, structural stability, or as required for flight visibility by the FAA.
- XI. All WECS shall be filtered, shielded, or otherwise designed and constructed so as not to cause electrical, radio frequency, television, and other communication signal interference.
- XII. All WECS shall be painted a neutral or earth tone color. The paint type shall be a dull or matte finish so as to reduce the possibility of any glares or reflections and to minimize the visual obtrusiveness of the WECS.
- XIII. All WECS shall be constructed in a monopole design of tubular steel and shall be self-supporting without the use of guy wires or other similar features.

- XIV.** All WECS shall be equipped with a manual and/or an automatic braking device capable of stopping the WECS operation in high winds.
- XV.** All WECS shall be grounded and shielded to protect against natural lightning strikes and stray voltage, including the blades, in accordance with the National Electric Code.
- XVI.** All WECS shall be designed to withstand loads including, but not limited to ice and wind, as detailed in the International Building Code.
- XVII.** All WECS shall be adequately designed structurally, electrically, and in all other respects to accommodate the safety and general wellbeing of the public. All WECS shall be required to meet all applicable regulations specified in the International Building Code, National Electric Code, and any other applicable regulatory documents.
- XVIII.** All WECS shall be maintained at all times according to the manufacturer's specifications and all other applicable regulations including, but not limited to the International Building Code and the National Electric Code.

c. District-Specific Regulations

I. Single Family Residential Zoning Districts

WECS shall not be permitted.

II. Multi-Family Residential Zoning Districts

WECS are only permitted for multi-family residential uses and are subject to the following:

a. Maximum Height

The maximum height for a WECS shall be the maximum height allowed in the governing zoning district plus 10 feet.

b. Setbacks From a Property Line

WECS shall be set back a distance equal to half the height of the WECS, unless adjacent to a single-family district or a residential use, except multi-family and mobile home, when the setback shall be a distance equal to the height of the WECS.

III. Industrial Districts

WECS are permitted only as follows:

a. Maximum Number of Allowable WECS

1 WECS shall be permitted on each lot. The allowable number of WECS may be increased beyond a maximum of 3 WECS with approval of a Specific Use Permit.

b. Maximum Height

150 feet.

c. Setbacks from a Property Line

WECS shall be set back a distance equal to half the height of the WECS, unless adjacent to a single-family district or a residential use, except multi-family and mobile home, when the setback shall be a distance equal to the height of the WECS.

IV. Historic Districts

In the H – Historic Overlay, MTC -- McKinney Town Center, or PDs encompassing historic districts, WECS are permitted only as follows:

- a.** WECS shall be allowed within the historic districts with approval of a Specific Use Permit, provided they are designed and located to blend with and conform to the historic district design standards and character in order to preserve the historic integrity of the district and are approved through the normal historic district design review process for each historic district, subject to the approval of the Director of Planning.
- b.** All proposed WECS shall require a Certificate of Appropriateness issued by the Director of Planning, prior to the approval of a Specific Use Permit.

V. Non-Residential Zoning Districts

Except as otherwise specified in subsections II. and IV. above, WECS are permitted in non-residential zoning districts, including the Government Complex District, only as follows:

a. Maximum Number of Allowable WECS

One WECS shall be permitted on each lot however the allowable number of WECS may be increased to a maximum of 3 WECS with the Planning and Zoning Commission's approval of a proposed site plan. The allowable number of WECS on each lot may be increased beyond a maximum of 3 WECS with approval of a Specific Use Permit.

b. Maximum Height

The maximum height for a WECS shall be the maximum height allowed in the governing zoning district plus 10 feet. The height of a WECS may be increased to a maximum of 125 feet with approval of a Specific Use Permit.

c. Setbacks from a Property Line

WECS shall be set back a distance equal to half the height of the WECS, unless adjacent to a single-family district or a residential use, except multi-family and mobile home, when the setback shall be a distance equal to the height of the WECS.

d. Abandoned Systems

Any WECS which is not used in operation for 12 consecutive months shall be deemed abandoned and shall be removed by the owner of the property where the WECS is located. The city shall notify the WECS property owner of the issue and the WECS property owner shall have 60 days to take down the WECS. An extension of 30 days may be granted by the Chief Building Official.

e. Systems in Disrepair

A WECS that has become unstable, leans so as to be no longer perpendicular with the ground, or that poses a danger of collapse shall be removed or brought into repair within 60 days following notice by the city to the owner of the lot upon which the WECS is located. The City may order immediate repairs in the event of imminent collapse.

206 Development Standards

A. Landscaping

1. Purpose

Landscaping is accepted as adding value to property and is in the interest of the general welfare of the city. Accordingly, this section requires the provision of landscaping with development to:

- a. Protect and enhance the visual appeal of the City of McKinney;
- b. Contribute to high-quality development;
- c. Improve air quality;
- d. Buffer potentially incompatible neighboring land uses;
- e. Protect and enhance residential and commercial property values; and
- f. Mitigate the environmental and visual impacts of surface parking areas.

2. Applicability

Information required to demonstrate compliance with this section shall be shown on a Landscape Plan pursuant to the procedure outlined in §203E.2, *Landscape Plan*.

a. New Development

Landscaping is required as provided in this section for all new development.

b. Redevelopment and Changes in Use

Landscaping is required as provided in this section for:

- I. Any expansion or alteration of any existing parking lot, with the exception of re-striping; and
- II. Any change of use that requires the expansion of the parking area shall result in a requirement for landscaping adjacent to the expansion being brought into conformance with the requirements of this section.

c. Exceptions

I. MTC -- McKinney Town Center

Uses within the MTC – McKinney Town Center zoning district shall be exempt from the landscape requirements set forth in this section, unless it is determined by the Director of Planning that compliance with any of these standards is achievable and would contribute to the purpose and intent of the MTC – McKinney Town Center zoning district. See Appendix 2B: McKinney Town Center MTC, of this Code for any additional landscaping requirements that may be specifically applicable to the MTC – McKinney Town Center zoning district.

II. Airfields

Airfields (commonly known as the "air side" of an airport's perimeter boundary fence or wall) which accommodate fixed-wing aircrafts on a concrete runway with a length of at least 5,000 feet and allow for the operation of rotary-wing aircrafts shall be exempt from the landscape requirements of §206A.5.c, *Non-Residential Development*, of this section.

III. Parks

City-owned neighborhood parks as defined in the Parks Master Plan, as amended, that are developed, redeveloped, or expanded shall be exempt from the requirements of this section.

3. Site Landscape Standards for All Uses

a. Generally

The following standards shall apply to all properties regardless of the land use or zoning district.

- I. Required landscaped areas shall be completely covered with living plant material, unless otherwise noted herein.
- II. Required landscaped areas shall be protected by a monolithic curb.

- III. Sidewalks and driveways crossing the street buffer by the shortest distance possible shall be allowed. Meandering sidewalks and shared use trails shall be allowed within the street buffer, so long as required tree plantings are not affected.
- IV. All trees shall be provided with a permeable surface that does not impede the absorption of water, extending a minimum two-foot, six-inch radius from the trunk of the tree.
- V. Earthen berms shall not have side slopes that exceed 4:1 (four feet of horizontal distance for each one foot of height), if applicable.
- VI. Detention and retention easements shall not be located in a required street or adjacency buffer, unless otherwise approved by the Directors of Engineering and Planning. In no case shall the detention and retention easement encroach on more than 50 percent of the required street or adjacency buffer. If a portion of the required street or adjacency buffer is used for a detention and retention easement the slope within the landscape or perimeter buffer shall not exceed 6:1 (six feet of horizontal distance for each one foot of height).
- VII. Artificial turf is prohibited in the front yard and corner side yard of single-family residential properties. Artificial turf is prohibited in required landscaping areas on non-residential and multi-family residential properties.
- VIII. All required landscape areas shall be irrigated. When provided, all automatic underground irrigation systems shall:
 - a. Be equipped with rain and freeze sensors, or a weather-aware internet device;
 - b. Be designed by a qualified professional, and installed by a licensed irrigator after receiving a permit, as may be required under the construction code; and
 - c. Comply with the City's [water conservation ordinance](#) as it exists or may be amended.
- IX. Required plant materials shall conform to the standards of the approved plant lists for the City, provided in Appendix 2A: Approved Plant List. The Director of Planning may approve plants for use that are not on the approved plant lists so long as they meet the following criteria:
 - a. A specification sheet is provided to show that the proposed plant is compatible with the area and is not vulnerable to major diseases or pests.

4. Planting Requirements

a. Minimum Plant Material Dimensions

Required plant materials shall conform to the minimum dimensions in Table 2-28: Minimum Landscape Measurements and Standards.

Table 2-28: Minimum Landscape Measurements and Standards		
	At Time of Planting (All Apply)	At Maturity
Canopy trees	Caliper: 4 inches [1] Height: 12 feet	Capable of attaining a crown spread of at least 25 feet.
Ornamental trees	Caliper: 2 inches [1] Height: 8 feet	Capable of attaining a crown spread of 15 feet. [2]
Tall Evergreen Shrubs	Height: 3 feet Spacing: No further apart than 3 feet on center	Screening shall form a continuous, unbroken, solid visual screen 6 feet in height within 2 years after time of planting, unless otherwise approved by the Director of Planning.
Low Evergreen Shrubs	Height: 2 feet Spacing: No further apart than 3 feet on center	Shrubs shall be maintained at 3 feet in height within 2 years after time of planting.
Evergreen Vines	May be used in conjunction with fences, screens, or walls to meet landscape screening and/or buffering requirements, as approved by the Director of Planning.	

Table 2-28: Minimum Landscape Measurements and Standards

	At Time of Planting (All Apply)	At Maturity
Grass Areas	<p>Shall be sodded, plugged, sprigged, hydro-mulched, or seeded, except that solid sod shall be used in swales, or when necessary to prevent erosion.</p> <p>Shall be established with 100 percent coverage and 70 percent density with an approved perennial grass prior to the issuance of a certificate of occupancy.</p> <p>Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pest and insects.</p> <p>Ground covers used in-lieu-of grass shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one year of planting.</p>	

[1] Caliper measurement of the trunk shall be taken 6 inches above the ground for new plantings.

[2] Ornamental trees with a crown spread of less than 15 feet at maturity may be grouped to create the equivalent of a 15-foot crown width.

b. Tree Placement and Clearances

- I. If a required canopy tree is proposed within 12 feet of a building foundation, an alternate planting location on-site may be approved by the Director of Planning.
- II. No tree shall be planted closer than four feet to a right-of-way line, nor closer than eight feet to any public water line, wastewater line, fire protection connection, or drainage line, nor within any detention pond, unless approved by the Director of Engineering.
- III. A landscape area in which trees are to be provided shall not overlap or otherwise infringe upon a utility easement, unless no alternative is available.
- IV. No tree that has a mature height of 25 feet or greater shall be planted within ten feet of an existing or proposed overhead utility line. Where canopy trees are required adjacent to or underneath overhead utility lines, ornamental trees shall be provided instead of the required canopy trees at a ratio of two ornamental trees per every one required canopy tree.

c. Tree Preservation Credit

Any trees preserved on a site that meet the specifications below may be used to satisfy the tree requirements of §206A.4, *Planting Requirements*. Trees preserved for landscape requirements cannot be used to offset mitigation.

- I. Quality trees shall receive credit.
- II. Existing non-quality trees may receive credit, subject to the approval of the Director of Planning.
- III. In a non-residential context, tree preservation credits shall only apply to the buffer or parking area where the tree is preserved.
- IV. Any trees proposed for tree preservation credit shall be designated on the Landscape Plan, with description of the species, size, and exact location.
- V. Trees that are diseased, compromised, or nearing the end of their viable lifespan shall not be eligible for credit, as determined by the Director of Planning.
- VI. All existing trees eligible for tree preservation credit shall be subject to the provisions of §206B, *Tree Preservation*.

Table 2-29: Tree Preservation Credits

DBH [1] of Existing Tree	Credit against Tree Requirement
Trees 6" or greater located in required landscape buffers adjacent to residential zones or uses	1 tree
6 to 8 inches	2 trees
9 to 15 inches	3 trees
16 to 30 inches	4 trees
31 to 46 inches	5 trees
47 or more inches	8 trees

[1] DBH means diameter at breast height.

d. Sight Distance and Visibility

- I. Compliance with these landscaping requirements shall not be permitted to cause visibility obstructions and/or blind corners at intersections. Whenever an intersection of two or more streets, streets and driveways (other than residential), and two fully-on-site non-residential driveways occur, a triangular visibility area shall be maintained.
- II. Landscaping within the visibility triangle shall be designed to provide unobstructed cross-visibility between two and seven feet in height, or as otherwise specified in the Engineering Design Manual. At the discretion of the Director of Engineering, trees may be permitted in this area provided they are trimmed in such a manner that no limbs or foliage extend into the cross-visibility area.
- III. Sight visibility triangles shall remain unobstructed from all other impediments.

e. Delayed Landscape Installation

When special circumstances exist, the installation of required landscaping may be delayed up to six (6) months by the Director of Planning. However, when the installation of required landscaping is delayed during stage 3 or stage 4 drought conditions, the required landscaping may be delayed until the drought restrictions are lifted. Once the drought restrictions are lifted, the required landscaping must be installed within three (3) months. Prior to delaying any landscaping required by this article, the developer shall provide the city with an escrow payment, or some other financial assurance deemed acceptable to the Director of Planning, equal to all cost of installing the landscaping, plus an additional 20 percent (collectively the "financial assurance"). During periods where landscaping has been temporarily delayed, temporary certificates of occupancies may be issued by the city. If the required landscaping is not installed within the prescribed timeframes, the development shall be deemed to be in violation of this section and no additional permits, temporary certificates of occupancy, certificates of occupancy, or certificates of completion will be issued. The financial assurance provided by the developer shall not be returned until all required landscaping has been installed and approved by the city. The provision of such financial assurance shall not limit the city's right to pursue civil penalties therefrom under Chapter 54 of the TLGC if developer fails or refuses to timely install the required landscaping. The requirement to establish permanent vegetation to address erosion control may not be delayed using this section.

5. Site-Specific Landscape Standards

a. Single-Family Residential Uses

I. Required Trees

In single-family residential zoning districts, tree planting requirements as shown in Table 2-30: *Tree Requirements by*, must be met before obtaining a certificate of completion.

Table 2-30: Tree Requirements by Lot Size

Lot Size (square feet)	Minimum Number of Canopy Trees per Residential Lot [1]
≥43,000	6
12,000 – 42,999	4
4,001-11,999	2
≤4,000	1

[1] A minimum of one tree or half the required trees for any lot, whichever is greater, must be planted in the front yard.

[2] For PD and MR zoning districts, multi-family uses shall follow the multi-family landscaping standards in 206.A.5.b and single-family residential uses use the standards provided by this table.

II. Street Trees in Lieu of Trees per Lot

Residential developments in the R6, R5, R3, and TR1.8 zoning districts may provide street trees in lieu of the canopy trees required in Table 2-. Street trees shall be provided in compliance with the standards of the Engineering Design Manual. Street trees shall:

Article 2: Zoning Regulations

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A Landscaping

- a. Be shown on a Screening and Buffering Plan submitted as part of a Development Permit and Final Plat; and
- b. Be provided in accordance with Appendix 2A: Approved Plant List.

b. Mixed-Use Residential and Multi-Family Residential Development

In multi-family residential zoning districts and for mixed-use residential and multi-family residential uses in non-residential zoning districts, the following shall apply:

I. Site Standards

- a. A minimum of 10 percent of the site area shall be living landscaping, including grass, ground cover, plants, shrubs, or trees.
- b. To achieve species diversity on a site, no single species may account for more than 25 percent of the total required trees to be planted on a site.

II. Specific Requirements

- a. Single-family residential uses that develop in a multi-family residential zoning district shall follow the single-family residential landscape standards provided in Section 206A.5.a.
- b. The landscaping requirements shown in Table 2- and Figure 2-15 shall apply to all mixed-use residential and multi-family residential development.

Table 2-31: Mixed-Use Residential and Multi-Family Landscaping Requirements

Landscape Buffer Requirements

A	Street Buffer [1]	Minimum 20 feet in width parallel to front property line, unless the existing or planned adjacent right-of-way exceeds 200 feet in width, then a 25-foot landscape buffer shall be provided.
B	Adjacency Buffer	Minimum 20 feet in width parallel to side and rear property lines. [4]

Tree Requirements [2]

C	Street Buffer trees	1 canopy tree per 30 linear feet or portion thereof shall be planted within the associated Street Buffer; Trees may be clustered to facilitate site design.
D	Adjacency Buffer trees	1 canopy tree per 30 linear feet or portion thereof shall be planted within the associated Adjacency Buffer; trees may not be clustered.

Parking Area Requirements

	Landscaping Required	Canopy trees shall be required at a rate of 1 tree for every 7 surface parking spaces (based on the total number of parking spaces). Every surface parking space shall be located within 65 feet of a tree.
	Circulation	All parking, loading, maneuvering, and circulation areas shall be well-defined by a curb, unless a drainage condition exists where curb cuts would be approved by the Director of Engineering. Landscape areas are required at the end of every parking row. Landscaping, except required grass and low ground cover, shall not be located any closer than 3 feet to a parking space, drive aisle, or fire lane.
	Landscape Areas	Minimum width: 6 feet [3] Minimum width with tree: 9 feet Up to 50 percent of each landscape area located at the end of a parking row may be finished with non-living materials.

[1] Necessary driveways from the public right-of-way and shared drives shall be allowed to intersect perpendicularly with required landscaping areas in accordance with City regulations, as long as it does not overly degrade the function of the required landscape areas.

[2] Where unavoidable utility conflicts exist, trees may be planted adjacent to the required buffer.

[3] Additional width may be required to accommodate fire access, utilities, and equipment required by the fire department.

[4] Mixed-use residential and multi-family residential uses in non-residential zoning districts shall provide an adjacency buffer that is 10 feet in width parallel to side and rear property lines that are adjacent to a single-family district or a residential use.

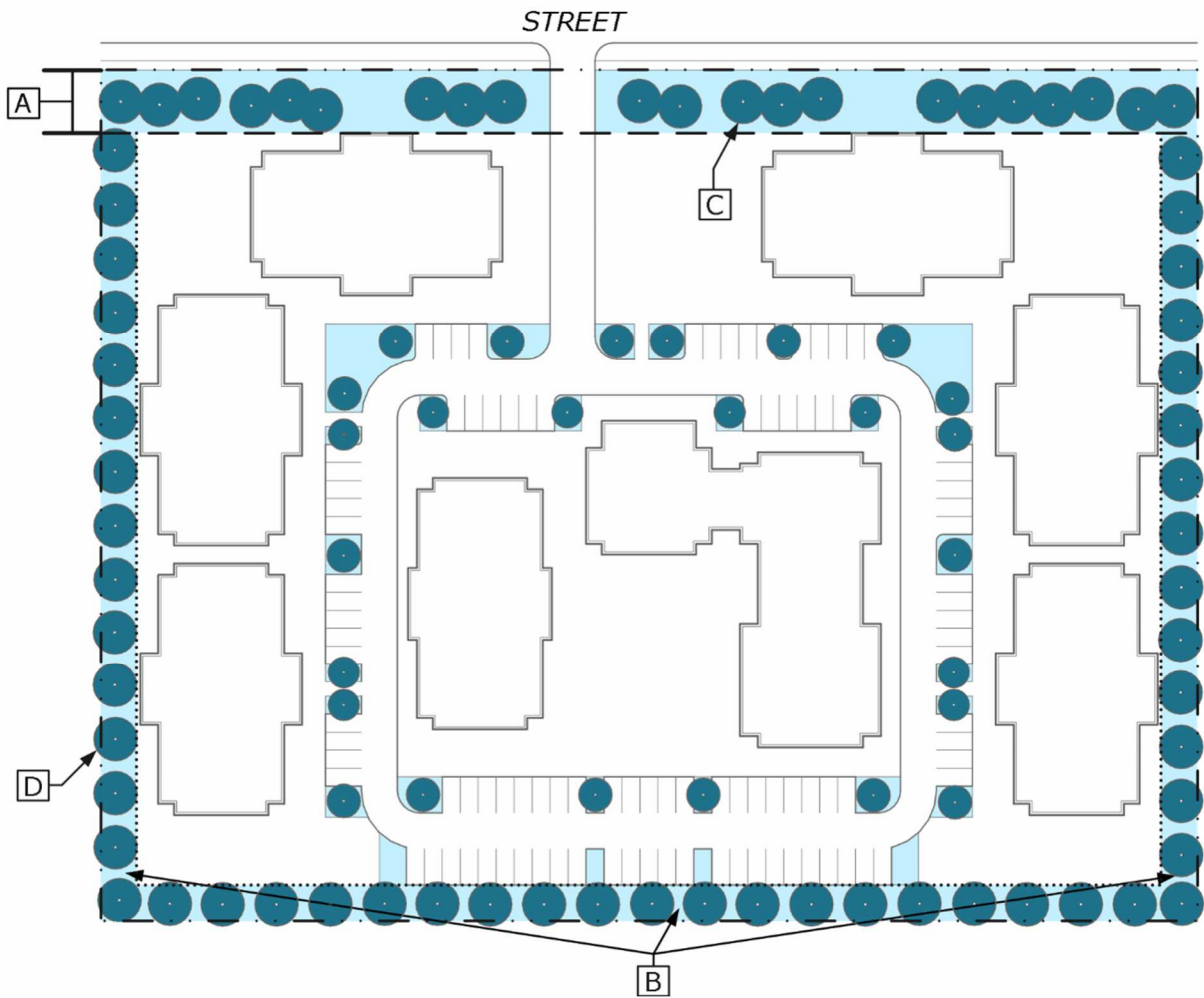


Figure 2-15: Multi-Family Landscaping Requirements

c. Non-Residential Uses

I. Site Standards

- a. A minimum of 10 percent of the site area shall be living landscaping, including grass, ground cover, plants, shrubs, or trees.
- b. To achieve species diversity on a site, no single species may account for more than 25 percent of the total required trees to be planted on a site.

II. Specific Requirements

The landscaping requirements shown in Table 2- and Figure 2-16 shall apply to all non-residential development.

Table 2-32: Non-Residential Landscaping Requirements

Landscape Buffer Requirements				
A	Street Buffer [1] [2]	Based on Adjacent Right-of-Way Width		
	ROW width	0-59 ft	60-199 ft	200+ ft
	Required Buffer Width	10 ft	20 ft	25 ft
		100 percent of the street buffer shall be living landscaping.		
B	Adjacency Buffer	10 feet in width parallel to side and rear property lines that are adjacent to a single-family district or a residential use, except multi-family and mobile home.		
C	Vehicular Use Buffer	Minimum 5 feet wide landscape area where parking or drive aisles abut a property line, except when a mutual access easement (shared drive aisle) is located on a property line.		
Tree Requirements [6]				
D	Street Buffer Trees [4]	1 canopy tree per 40 linear feet or portion thereof shall be planted within the associated Street Buffer; Trees may be clustered to facilitate site design.		
E	Adjacency Buffer Trees [3]	1 canopy tree per 40 linear feet or portion thereof shall be planted within the associated Adjacency Buffer. Trees may not be clustered.		
Parking Area Requirements				
	Landscaping Required	Canopy trees shall be required at a rate of 1 tree for every 7 surface parking spaces (based on the total number of parking spaces) Every surface parking space shall be located within 65 feet of a tree. [7]		
	Circulation	All parking, loading, maneuvering, and circulation areas shall be well-defined by a curb, unless a drainage condition exists where curb cuts would be approved by the Director of Engineering. Landscape areas are required at the end of every parking row. Landscaping, except required grass and low ground cover, shall not be located any closer than 3 feet to a parking space, drive aisle, or fire lane.		
	Landscape Area	Minimum width: 6 feet [5] Minimum width with tree: 9 feet Up to 50 percent of each landscape area located at the end of a parking row may be finished with non-living materials.		

[1] For lots with multiple frontages, all frontages shall observe the greatest minimum street buffer width.

[2] Necessary driveways from the public right-of-way and shared drives shall be allowed to intersect perpendicularly with required landscaping areas in accordance with city regulations, as long as it does not overly degrade the function of the required landscape areas.

[3] When the side or rear property line of a lot is located in or directly adjacent to a floodplain, existing trees within that lot may be used to meet the requirement for Adjacency Buffer Trees, regardless of tree species or type.

[4] Trees located within a floodplain area on an applicable lot may be used to meet the requirement for Street Buffer Trees along a public right-of-way, subject to the approval of the Director of Planning.

[5] Additional width may be required to accommodate access and utilities required by the fire department.

[6] Where unavoidable utility conflicts exist, trees may be planted adjacent to the required buffer.

[7] Areas designated vehicle display parking associated with an auto, motorcycle, truck, or boat, rental or sales, are exempt from this requirement. However, the required trees for vehicle display parking areas shall not be clustered.

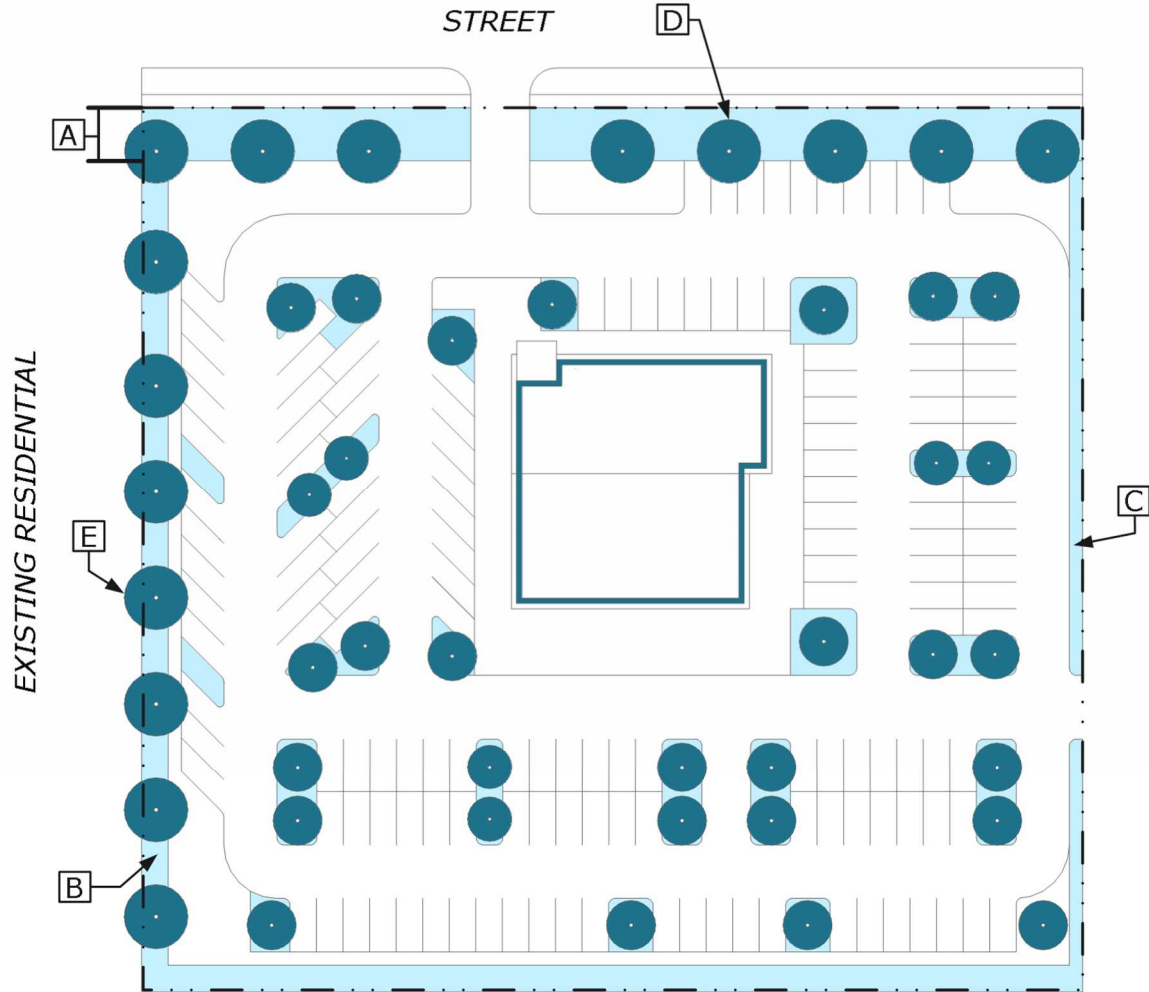


Figure 2-16: Non-Residential Landscaping Requirements

6. Design Exceptions

Pursuant to §203G.1, *Design Exception*, the following landscape requirements may be eligible for a Design Exception:

- a. **Street Buffer.** The Street Buffer width may be reduced to no less than 10 feet in accordance with the approval criteria in §203G.1 and with the following additional criteria:
 - I. The reduction establishes a consistent street buffer with adjacent developed properties, which are not separated by a street or an alley, and
 - II. The reduction will create a unified landscape design along the street frontage.
- b. **Tree Plantings.** The required tree ratio requirements may be reduced in accordance with §203G.1, *Design Exception*.
- c. **Parking Area.** The materials used or the percentage of non-living materials in a landscape area at the end of a parking row may be modified in accordance with §203G.1, *Design Exception*.

B. Reserved**C. Screening****1. Purpose**

The purpose of this section is to minimize potential conflicts between adjacent land uses, protect the privacy and value of adjacent land uses, and provide minimum standards for the provision of screening devices.

2. Applicability

Information required to demonstrate compliance with this section shall be shown on a Site Plan and Landscape Plan pursuant to the procedures outlined in §203E.1, *Site Plan*, and §203E.2, *Landscape Plan*.

- a. Parks owned by the City of McKinney shall not be required to meet the requirements of this Section.

3. Screening Requirements**a. Screening of Uses Required**

Table 2-33: Screening of Uses				
Use	Requirements	Minimum Height	Maximum Height	
		All districts	Non-industrial districts	Industrial districts
Single-family residential [1]	Screen along all side and rear property lines where adjacent to non-residential uses or zoning districts, and along adjacent thoroughfares as required in 206C.3.c.	6 feet	8 feet, 4 inches	N/A
Multi-family residential and manufactured housing [1]	Screen along all side and rear property lines with a solid masonry screening device.	6 feet	8 feet, 4 inches	10 feet
Non-residential [1]	Screen along all side and rear property lines where adjacent to existing residential uses or zoning districts	6 feet	8 feet, 4 inches	10 feet
Contractor's Yard, Impound Lot or Yard, and Salvage Yard	Shall be enclosed with a screening device except associated offices and customer parking. Machinery and equipment may extend beyond the height of the required screening device.	7 feet	8 feet, 4 inches	10 feet
MTC – McKinney Town Center Zoning District	See Appendix 2B: <i>McKinney Town Center MTC</i>			

[1] See subsection b. for Exceptions.

b. Exceptions

Screening devices for screening of uses in Table 2-33 shall not be required in the following conditions:

- I. If a street is located between the uses.
- II. If an approved screening device already exists along the property line;
- III. The portion of the subject property to be screened contains a wooded area that shall be maintained for the life of the project and a tree survey indicates that a majority of the trees in the wooded area

on the subject property are found to be "quality trees," as defined in Appendix 2A: Approved Plant List; or

- IV. The portion of the subject property to be screened is adjacent to a floodplain, as defined in Section 805A, containing existing trees that provide natural screening.
- V. For neighborhood amenity centers, as defined in 205F.5, built within residential neighborhoods.
- VI. For mixed-use residential and multifamily residential uses in C3 – Regional Commercial and O2 – Regional Office districts, screening is not required adjacent to non-residential, mixed-use residential or multi-family residential uses.

c. Screening of Residential Developments from Thoroughfares

- I. Residential developments with lots that back or side to a thoroughfare, including those lots that may not be immediately adjacent to a public thoroughfare, shall utilize one of the screening options in Table 2- to screen the residential developments.
- II. All required screening improvements within residential developments, including walls and any other improvements, shall be located within a landscape buffer that has been designated as a common area(s) that is owned and maintained by the homeowners' association or property owners' association.
- III. The plan shall provide for a consistent landscaping and fencing design and materials along both the backing and siding lots to create an overall desirable effect.

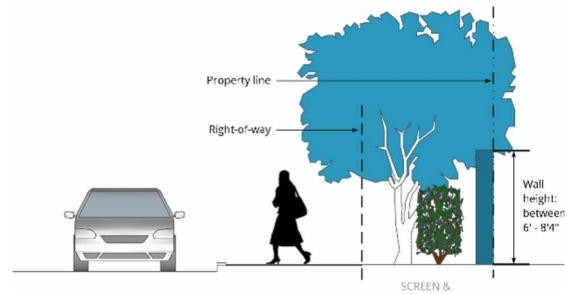
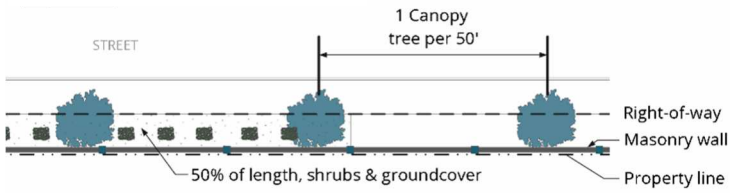
Table 2-34: Screening Options

Option	Requirements
A	<ul style="list-style-type: none"> • Continuous masonry wall between 6 feet and 8 feet four inches in height; [1] • Minimum one 4-inch caliper canopy tree per 50 linear feet of frontage; and • Minimum 50% of length of screening to have bed of shrubs & groundcover.
B	<ul style="list-style-type: none"> • 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 and 6-foot tall evergreen shrubs; [1][2] • Minimum one 4-inch caliper canopy tree per 50 linear feet of frontage; and • Minimum 50% of length of screening to have bed of groundcover.
C	<ul style="list-style-type: none"> • Continuous 6-foot height evergreen shrubs, the center shall be planted 6 feet from the property line; [2] • Minimum one 4-inch caliper canopy tree per 50 linear feet of frontage; • Minimum two 2-inch caliper ornamental tree per 50 linear feet of frontage; and • Minimum 50% of length of screening to have bed of groundcover.

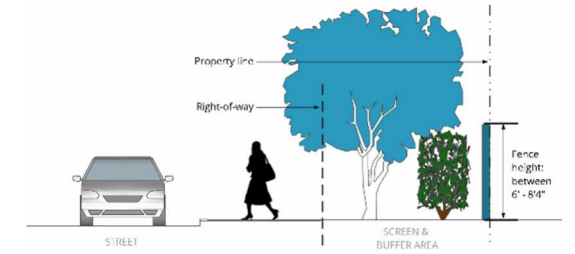
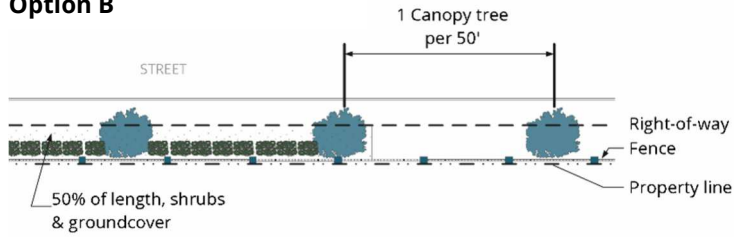
[1] Wall/Fence offsets shall be provided for all walls/fences with 1,000 feet or greater distance between openings. The offsets shall be between 1 to 3 feet in depth and between 100 to 300 feet in length.

[2] Shrubs must reach required height within two full growing seasons or 18 months, whichever is less.

Option A



Option B



Option C

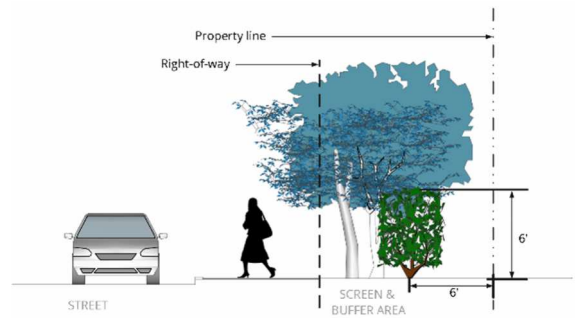
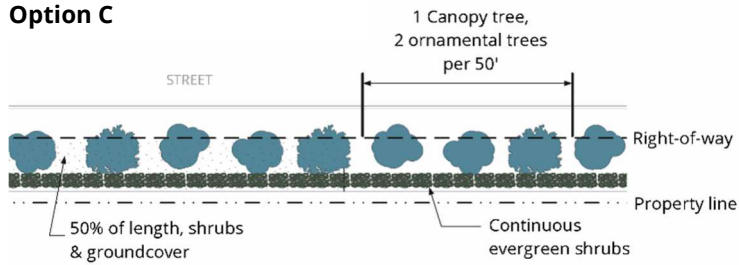


Figure 2-17: Screening Options

d. Site Feature Screening Required

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
Outdoor Storage	<ul style="list-style-type: none"> Screen from public view and from adjacent single-family residential use or zone. No materials 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
Parking Lots	<ul style="list-style-type: none"> At least 75 percent of the frontage of parking lots adjacent to a public right-of-way shall be screened from public streets with low evergreen shrubs (meeting the planting requirements in Table 2-), earthen berm, a low masonry wall, or a combination of the above within the street yard. All parking spaces within mixed-use residential or multi-family residential developments adjacent to a single-family use or zone shall be screened with low evergreen shrubs (meeting the planting requirements in Table 2-). 	3 feet	3 feet	3 feet
Vehicle Storage	<ul style="list-style-type: none"> Vehicle storage shall be screened from public view and from adjacent single-family residential use or zone. 	6 feet	8 feet, 4 inches	10 feet
Loading Docks and Loading Bays	Loading docks and loading bays shall be: <ul style="list-style-type: none"> Oriented away from single-family residential use or zone. Screened with a door that is primarily opaque when closed. Loading docks and loading bays facing a public ROW shall provide street frontage canopy trees at an increased ratio of 1 tree per 30 linear feet of frontage within the landscape buffer adjacent to the public right-of-way. 			

Table 2-35: Site Feature Screening Requirements

Site Feature	Requirements	Minimum Height	Maximum Height	
Bays for Auto or Equipment Servicing	<ul style="list-style-type: none"> Bays shall be oriented away from single-family residential use or zone, unless no other option is available. Bays shall be screened with a door that is finished with glass and shall be constructed to appear as a window when closed. Bays facing a public ROW shall provide street frontage canopy trees at an increased ratio of 1 tree per 30 linear feet of frontage within the landscape buffer adjacent to the public right-of-way. Bays facing Residential Uses or Zoning Districts shall provide adjacency buffer trees at an increased ratio of 1 tree per 30 linear feet within the entire landscape buffer adjacent to the property line. 			
Mechanical, Heating, and Air Conditioning Equipment (Non-residential, mixed-use residential, and multi-family residential uses only)[1]	Roof-Mounted Equipment shall be: <ul style="list-style-type: none"> Screened from public view and adjacent residential property. 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
	Ground-Level Equipment shall be: <ul style="list-style-type: none"> Screened from public view and from adjacent residential property. Screened with materials that are opaque and of an architecturally finished material; or that create a screening effect using evergreen shrubs for screening purposes, which shall be considered acceptable if provided in accordance with §206A, Landscaping. 	Equal to height of the equipment	8 feet, 4 inches	10 feet
	Equipment Flush with Building shall be: <ul style="list-style-type: none"> Completely contained within the footprint of the exterior walls of a building. Integrated into the overall exterior of the building. Not readily visible or identifiable as mechanical, heating, and air conditioning equipment. 			
Commercial Garbage/Recycling Containers	<ul style="list-style-type: none"> See §206D, Commercial Garbage/Recycling Sanitation Containers and Enclosures. Design Exception is not allowed. 	7 feet	8 feet, 4 inches	10 feet
Service Vehicles	<ul style="list-style-type: none"> Service vehicles shall be screened from adjacent public rights-of-way and adjacent residential uses or zones. 	7 feet	8 feet, 4 inches	10 feet

[1] No screening shall be required if a sight line exhibit demonstrates that the mechanical, heating, and air conditioning equipment or drone delivery storage will not be visible from any adjacent residential property or public view.

e. Screening Device Standards**I. Minimum Requirements for All Screening Devices**

- a. All required screening devices must be equally finished on both sides.
- b. All openings in the surface for passage shall be equipped with gates equal in height and screening characteristics specified, but need not be of the same material as the main fence or wall.
- c. A minimum five-foot (5') wide wall maintenance easement, dedicated to the HOA (if applicable), shall be provided on all lots abutting the required screening along the full length of the required screening wall or fence, unless separated by an alley. Such easement shall be shown on the Preliminary and Final Plats.

II. Materials

Screening device materials shall consist of the materials specified in Table 2-.

Table 2-36: Screening Device Materials

Material	Standards
Masonry	Brick, stone, or other architectural masonry finish (excludes stucco)
Metal with Masonry Columns and Landscaping	Primed and painted tubular steel, or wrought iron with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every 10 feet. Plus, evergreen landscaping at least 3 feet in height at planting and spaced 3 feet apart on center, to create a solid screening effect
Living Screening	<p>A living screen meeting the requirements for Tall Evergreen Shrubs identified in Table 2-28: Minimum Landscape Measurements and Standards may be permitted under the following conditions:</p> <ul style="list-style-type: none"> • Use of a living plant screen would result in preservation of existing trees in a wooded area as compared to another type of screening device; or • When screening heating, ventilation, and air conditioning (HVAC) equipment from the right-of-way. <p>All living screens shall consist of evergreen shrubs identified as acceptable for screening at least 6 feet in height or greater in Appendix 2A: Approved Plant List and shall meet the standards identified in Table 2-28: <i>Minimum Landscape Measurements and Standards</i></p>
Architectural Metal	An architecturally finished metal material, not including corrugated metal, which positively contributes to the design of the building. Architectural metal shall only be an allowable screening material for roof-mounted mechanical, heating, and air conditioning equipment, unless otherwise approved as part of a Design Exception.
Alternate Screening Device	Another screening device material approved as part of a Design Exception.

f. Design Exception

Pursuant to §203G.1, *Design Exception*, the following screening requirements may be eligible for a Design Exception:

- I. Screening Device Material: A Design Exception to utilize an alternate screening device material may be requested pursuant to §203G.1, *Design Exception*, except a Design Exception for commercial garbage/recycling container screening shall not be allowed.

D. Commercial Garbage/Recycling Containers and Enclosures

1. Purpose

The purpose of this section is to provide minimum standards for the provision of commercial garbage/recycling containers and enclosures.

2. Applicability

Information required to demonstrate compliance with this section for all non-residential and multi-family residential uses shall be shown on a Site Plan and Landscape Plan pursuant to the procedures outlined in §203E.1, *Site Plan*, and §203E.2, *Landscape Plan*. All commercial garbage/recycling containers and enclosures shall be subject to the review and approval of the Environmental Services Division of the Public Works Department.

3. Violations and Penalties

Violations and penalties shall be as described in Chapter 86, *Solid Waste*, of the McKinney Code.

4. Container Requirements

- a. A minimum of one commercial garbage container is required for non-residential and multi-family residential uses or as otherwise prescribed in the Public Works Department's Solid Waste Reference Manual. Sufficient capacity must always be provided to maintain compliance with all applicable codes.
- b. Any deviation from these standards shall require review and approval of the Environmental Services Division.

5. Enclosure Requirements**a. Location, Access, and Maneuverability Requirements**

Commercial garbage/recycling containers and enclosures shall meet the following requirements:

- I. Enclosures shall be located behind the front of the main building unless no other option is available.
- II. Enclosures shall provide a minimum of 40 feet of straight back-up distance, as measured from the front gates of the enclosure, to accommodate a sanitation truck's maneuverability. If special circumstances prevent the provision of straight back-up distance, the Environmental Services Division shall have the authority to approve angled or alternative backing movements.
- III. Enclosures shall provide a 24-foot vertical clear zone, including trees and other natural obstructions.
- IV. Enclosures shall be located to facilitate pickup by garbage/recycling collection agencies, even during business hours.
- V. Enclosures shall not be located in a designated landscape buffer, parking space, or loading area.
- VI. Reinforced concrete pavement shall be provided for commercial garbage/recycling enclosure approaches for loading and unloading.
- VII. Only commercial garbage/recycling container shall be stored within the enclosures. Separate storage with full screening shall be provided for other items including but not limited to: barrels for oil or grease, non-functioning equipment, linens, pallets, or other items associated with the business.

b. Design Requirements

- I. All containers and barrels shall be fully screened on all sides by an enclosure. A solid metal gate shall be provided and is to be kept closed except when in use for access. Enclosure gates or doors shall not swing into a fire lane, drive aisle, or obstruct vehicular visibility at any time.
- II. Enclosures shall be constructed using masonry and a similar color as the exterior walls of the primary structure.
- III. Garbage/recycling containers shall meet the screening requirements defined in §206C, *Screening*.

c. Enclosure Size Requirements

All enclosures for commercial garbage/recycling containers shall comply with the size requirements in Table 2-8 below.

Table 2-8: Minimum Non-Residential, Mixed-Use Residential, and Multi-Family Enclosure Size Requirements

Container Type	Width (inside wall measurement)	Depth (inside wall measurement)
Single Container	12 feet	14 feet
Double Container	25.5 feet	14 feet
Single Compactor, Self-contained	14 feet	34 feet
Single Compactor, Stationary	14 feet	40 feet
Double Trash Compactor	28 feet	40 feet

6. Residential Adjacency for Refuse Container Enclosures

Garbage/recycling container enclosures required for non-residential mixed-use residential, and multi-family residential uses shall not be located within 20 feet of an adjacent single-family residential use or zone, unless no alternative location is available, as determined by the Director of Planning.

E. Vehicle Parking and Loading

1. Purpose

The purpose of this section is to establish the minimum parking and loading standards to ensure that the parking and loading of vehicles will not interfere with traffic flow or block roadways and/or fire lanes.

2. Applicability

Information required to demonstrate compliance with this section shall be shown on a Site Plan and Landscape Plan pursuant to the procedures outlined in §203E.1, *Site Plan*, and §203E.2, *Landscape Plan*.

a. New Development

The standards in this section shall apply when a new primary structure is constructed; or

b. Expansion or Enlargement

For any expansion or enlargement that results in a greater amount of floor area, number of dwelling units, seating capacity, or otherwise creates a need for an increase in the number of existing parking spaces required by Table 2-9: *Minimum Vehicle Parking and Stacking Requirements*, such parking spaces shall be provided on the basis of the expansion or enlargement.

c. Change in Use

Except as otherwise specified in §206E.3.c below regarding multiple tenants or occupants on a site, on-site parking shall be provided in compliance with the schedule described in Table 2-9: *Minimum Vehicle Parking and Stacking Requirements*, for any change in use that increases the minimum number of required vehicle parking spaces above those that currently exist on the site or on permitted off-site locations.

d. Change of Parking Area Requires Approval

At no time after initial approval of the parking area layout can changes be made to the location or number of provided spaces, unless approved through the Site Plan process, or through the processes described in §206E.4, *Parking Modifications and Reductions*.

e. MTC – McKinney Town Center Requirements

Refer to Appendix 2B: McKinney Town Center MTC of this Code for parking requirements specifically applicable to properties located in the MTC -- McKinney Town Center zoning district.

3. Parking Calculations

a. Generally

- I. All parking and requirements that are based on square footage shall be calculated based on gross floor area of the subject use, including patio area, unless otherwise specified.
- II. Parking spaces intended for storage of business vehicles, such as fleet vehicles, delivery vehicles, or vehicles on display associated with sales or rental shall not be included in the calculation of vehicle parking requirements unless otherwise stated.

b. Fractions of Calculated Parking Spaces

- I. When measurements of the number of required vehicle parking spaces result in a fractional number, any fraction of 0.5 or larger shall be rounded up to the next higher whole number.
- II. When calculating parking requirements for a combination of uses or a shared parking arrangement, individual fractional numbers are not subject to rounding. Only the cumulative total of the combined uses is subject to rounding.

c. Parking for Multiple Uses

Lots containing more than one use shall provide parking spaces equal to the sum of the requirements of the various uses computed separately or based on the shared parking calculations in Table 2-10: *Shared Parking*.

d. ADA Accessible Parking

ADA accessible parking spaces shall be provided according to State of Texas Program for the Elimination of Architectural Barriers and shall conform to the Americans with Disability Act (ADA) of 1991, as amended, accessibility guidelines (ANSI Standards).

e. Unlisted Uses

For uses not expressly listed in Table 2-9, the Director of Planning shall have the authority to make the following determinations, in conjunction with a Site Plan consideration:

- I. Apply the minimum on-site parking space requirement specified in Table 2-9 for the listed use that is deemed most similar to the proposed use; or
- II. Establish the minimum on-site parking space requirement by reference to standards in parking resources published by the National Parking Association, American Planning Association, Institute of Traffic Engineers (ITE) or other acceptable sources of parking data.

f. Minimum Required On-Site Parking

- I. Unless otherwise specified by this Ordinance, each development or land use listed in Table 2-26: *Table of Uses*, in the City of McKinney shall provide the minimum required on-site parking and stacking spaces in compliance with the schedule specified in Table 2-9: *Minimum Vehicle Parking and Stacking Requirements*. Where different requirements apply to one or more zoning districts, those requirements are noted after the general requirement.
- II. Under no circumstances shall a required parking space be used for any purpose other than parking except as otherwise permitted herein.
- III. No required parking or loading area shall be used for storage of inventory, materials, display, sanitation containers, supplies, or for any other use, except in the following circumstances:
 - a. Uses as described by the use-specific standards in §205C, Use Definitions and Use-Specific Standards; or
 - b. Use of the parking or loading area as approved through the Site Plan process described in §203E.1 or through the issuance of a temporary use permit.

Table 2-9: Minimum Vehicle Parking and Stacking Requirements

Abbreviations: DU = dwelling unit

Sq. ft. = square feet

Note: All requirements refer to gross floor area, unless otherwise specified.

Use	Use Definition	Parking Requirement
Residential Uses		
Single-family detached [1]	205D.1	4 spaces per DU, 2 of which must be enclosed and on-site. Up to 2 required spaces may be provided off-site within a common area owned and maintained by the HOA. Any off-site parking shall be located within 500 feet of the lot it serves.
Single-family attached [1]	205D.2	H overlay: 2 spaces per DU NOTE: If a dwelling is constructed under a program for affordable housing sponsored by the City or sponsored by a non-profit corporation approved by the City, 2 parking spaces must be provided for each unit, including a minimum of 1 covered or enclosed space.
Small-lot single-family, attached	205D.3	1 space per DU
Small-lot single-family, detached	205D.4	
Duplex	205D.5	4 spaces per lot
Triplex	205D.6	1 space per DU; parking shall be accessed from a shared rear alley and covered. Enclosed parking may be provided in lieu of covered spaces
Quadplex	205D.7	1 space per DU; parking shall be accessed from a shared rear alley and covered. Enclosed parking may be provided in lieu of covered spaces.

Table 2-9: Minimum Vehicle Parking and Stacking Requirements**Abbreviations: DU = dwelling unit****Sq. ft. = square feet****Note: All requirements refer to gross floor area, unless otherwise specified.**

Use	Use Definition	Parking Requirement
Manufactured home	205D.8	1 space per DU
Multi-family, cottage	205D.9	1 space per DU, of which, a minimum 30% of the spaces shall be covered; may be reduced to no less than 20% covered pursuant to §206.E.4.d. Enclosed parking may be provided in lieu of covered spaces. Non-residential zoning districts: 1 space per DU, of which, a minimum 75% of the spaces shall be covered. Enclosed parking may be provided in lieu of covered spaces.
Multi-family, traditional	205D.10	1 space per DU, of which, a minimum 30% of the spaces shall be covered; may be reduced to no less than 20% covered pursuant to §206.E.4.d. Enclosed parking may be provided in lieu of covered spaces. Non-residential zoning districts: 1 space per DU, of which, a minimum 75% of the spaces shall be covered. Enclosed parking may be provided in lieu of covered spaces.
Mixed-use residential	205D.11	Residential uses: 1 space per DU, of which, a minimum 75% of the spaces shall be covered. Enclosed parking may be provided in lieu of covered spaces. Non-residential uses: Spaces as required by proposed land use
Independent Living	205D.12	1.5 spaces per DU
Group Living		
Assisted living facility	205E.1	1 space per 5 beds
Community care home	205E.2	4 spaces per home, 2 of which must be enclosed
Community care facility	205E.3	1 space per 5 beds
Community transition facility	205E.4	1 space per 5 beds
Crisis support home	205E.5	4 spaces per home, 2 of which must be enclosed
Crisis support facility	205E.6	1 space per 5 beds
Displacement shelter	205E.7	1 space per 10 beds
Non-Residential Uses		
Agricultural and ranching, private or wholesale	205F.1	None required
Agricultural and ranching, retail	205F.2	3 spaces per acre of lot area
Airport, heliport, landing field, and aircraft hangar	205F.3	None required
Airport terminal	205F.4	None required
Amenity center, neighborhood	205F.5	None required
Animal care and services, indoor only	205F.6	1 space per 500 sq. ft.
Animal care and services, outdoor area	205F.7	1 space per 500 sq. ft.
Animal care and services, outdoor boarding	205F.8	1 space per 500 sq. ft.

Table 2-9: Minimum Vehicle Parking and Stacking Requirements

Abbreviations: DU = dwelling unit

Sq. ft. = square feet

Note: All requirements refer to gross floor area, unless otherwise specified.

Use	Use Definition	Parking Requirement
Arts or cultural center	205F.9	1 space per 300 sq. ft. If an auditorium is included as a part of the building, its floor area shall be deducted from the total, with parking for the auditorium provided at a rate of 1 space for each 4 seats.
Auto, motorcycle, truck, or boat, rental and sales	205F.10	1 space per 750 sq. ft.
Banks and financial services	205F.11	1 space per 500 sq. ft., plus 3 stacking spaces per drive-through teller or ATM station Speaker boxes shall be placed no closer than 20 feet from any residential zone or use Free-standing ATM stations are not required to provide parking or stacking spaces
Batch plant	205F.12	1 space per 1,000 sq. ft. up to 20,000 sq. ft. of lot area, plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Body art studio	205F.13	1 space per 500 sq. ft.
Car wash	205F.14	4 stacking spaces per automated wash tunnel, plus 1 space per 500 sq. ft. of indoor floor area (not including wash tunnel)
Cemetery	205F.15	None required
Civic club or fraternal organization	205F.16	1 space per 200 sq. ft.
Clinic, medical or dental	205F.17	1 space per 300 sq. ft.
College or university	205F.18	10 spaces per classroom, plus 1 space per 500 sq. ft. for buildings and facilities other than classrooms
Commercial entertainment, indoor	205F.19	1 space per 150 sq. ft. for uses not otherwise listed below Bowling, miniature golf, axe-throwing or similar use: 2 spaces per lane or hole Theaters, auditoriums, stadiums, gymnasiums, or similar uses: 1 space per 4 seats in assembly areas or 1 space per 8 linear feet of seating Sports courts: 4 spaces per court
Commercial entertainment, outdoor	205F.20	Stadiums, outdoor theaters, or similar uses: 1 space per 4 seats in assembly areas or 1 space per 8 linear feet of seating Playing fields: 40 spaces per field. If fixed seating is provided the ratio shall be 1 space per 4 seats or 1 space per 8 linear feet of seating Golf course: 5 spaces per hole Miniature golf or driving range: 3 spaces per hole; or 1.5 spaces per driving bay Sports courts: 4 spaces per court; or if fixed seating is provided the ratio shall be 1 space per 4 seats or 1 space per 8 linear feet of seating
Commercial laundry	205F.21	1 space per 1,000 sq. ft. up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.

Table 2-9: Minimum Vehicle Parking and Stacking Requirements

Abbreviations: DU = dwelling unit

Sq. ft. = square feet

Note: All requirements refer to gross floor area, unless otherwise specified.

Use	Use Definition	Parking Requirement
Community garden	205F.22	None required
Contractor's yard	205F.23	1 space per 5,000 sq. ft. of lot area, with a minimum of 5 spaces required
Cottage industrial	205F.24	1 space per 4,000 sq. ft.
Country club	205F.25	1 space per 200 sq. ft.
Craft Consumables Establishment	205F.26	1 space per 300 sq. ft.
Data center	205F.287	1 space per 2,000 sq. ft.
Day care center	205F.298	3 spaces per classroom, plus 3 stacking spaces per drive-through/pick-up lane if provided
Dirt or topsoil extraction, sand or gravel mining, or storage	205F.3029	1 space per 1,000 sq. ft. up to 20,000 sq. ft. of lot area plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft. of lot area
Dispatch office	205F.310	1 space per 400 sq. ft.
Electric vehicle charging facility	205F.321	1 space per 250 sq. ft.
Fairgrounds or rodeo grounds	205F.332	1 space per 1,000 sq. ft. of lot area up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Farmers' market, permanent	205F.343	1 space per 500 sq. ft. of market area
Food and beverage processing	205F.354	1 space per 1,000 sq. ft. up to 20,000 sq. ft. plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Fuel sales, passenger vehicles	205F.365	1 space per 250 sq. ft.
Fuel sales, trucks	205F.376	1 space per 250 sq. ft.
Funeral home or mortuary	205F.387	1 space per 250 sq. ft.
Government facilities (city, excluding airport uses)	205F.398	Spaces as required by most similar land use, unless otherwise approved by the City Council as part of a site plan.
Government or public facilities (non-city)	205F.4039	1 space per 20,000 sq. ft. of lot area
Greenhouse or plant nursery	205F.410	1 space per 250 sq. ft.
Gun range, indoor	205F.421	2 spaces per firing lane; plus 1 space per 200 sq. ft. of retail, classroom, or office area
Gun range, outdoor	205F.432	2 spaces per firing lane; plus 1 space per 200 sq. ft. of retail, classroom, or office area
Gym or Fitness Studio	205F.443	1 space per 200 sq. ft.
Heavy machinery, rental, sales, and storage	205F.454	1 space per 2,000 sq. ft.
Hospital	205F.465	1 space per patient bed
Hotel or motel	205F.476	1 space per guestroom; plus 1 space per 200 sq. ft. of restaurant, retail, conference, or office area
Impound lot or yard	205F.47	1 space per 10,000 sq. ft. of lot area
Industrial Flex Center	902, Definitions	1 space per 1,000 sq. ft. up to 40,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 40,000 sq. ft.
Junk or salvage yard	205F.498	1 space per 10,000 sq. ft. of lot area
Livestock auction	205F.5049	1 space per 1,000 sq. ft.
Manufacturing, heavy	205F.510	1 space per 1,000 sq. ft. up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.

Table 2-9: Minimum Vehicle Parking and Stacking Requirements

Abbreviations: DU = dwelling unit

Sq. ft. = square feet

Note: All requirements refer to gross floor area, unless otherwise specified.

Use	Use Definition	Parking Requirement
Manufacturing, light	05F.51	1 space per 1,000 sq. ft. up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Motor freight terminal	205F.52	1 space per 2,000 sq. ft. of lot area
Office showroom/warehouse	205F.53	1 space per 750 sq. ft.
Office	205F.54	1 space per 400 sq. ft.
Parking garage or lot, paid or private	205F.55	None required
Pawn shop	205F.56	1 space per 250 sq. ft.
Personal service	205F.57	1 space per 250 sq. ft.
Power plant or electrical generating station	205F.58	None required
Radio or TV broadcast station	205F.59	1 space per 400 sq. ft.
Railroad freight terminal	205F.60	1 space per 2,000 sq. ft.
Reception or event center, indoor	205F.61	1 space per 150 sq. ft.
Reception or event center, outdoor	205F.62	1 space per 150 sq. ft. of indoor space; plus 1 space per 10,000 sq. ft. outdoor event area
Recreation area, private	205F.63	None required
Recreational vehicles, rental and sales	205F.64	1 space per 500 sq. ft. of indoor sales/leasing area
Recycling facility	205F.65	1 space per 4,000 sq. ft.
Refining or storage of petroleum, natural gas, butane, propane	205F.66	1 space per 1,000 sq. ft. of lot area up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. of lot area over 20,000 sq. ft.
Religious assembly	205F.67	1 space per 50 sq. ft. of gross floor area of the main sanctuary or auditorium
Restaurant, brew pub	205F.68	1 space per 150 sq. ft.
Restaurant, carry out	205F.69	1 space per 250 sq. ft.
Restaurant, dine-in	205F.70	1 space per 150 sq. ft.
Restaurant, drive-in or drive-through	205F.71	1 space per 150 sq. ft., plus 6 stacking spaces from the point where the order is placed and 3 stacking spaces for mobile order windows
Retail sales	205F.72	1 space per 250 sq. ft.
Sanitary landfill	205F.73	1 space per 400 sq. ft. of office area
School, business or trade	205F.74	1 space per 500 sq. ft. of office, workshop, and library area, plus 1 space per 200 sq. ft. of assembly areas and classrooms
School, public, private, or parochial	205F.75	Elementary, junior high, and middle schools: 2.5 spaces per classroom, plus 1 pick-up/drop-off lane with a minimum of 10 stacking spaces High school: 8 spaces per classroom, plus 1 pick-up/drop-off lane with a minimum of 10 stacking spaces
Self-storage	205F.76	4 spaces required, plus a 12-foot wide loading zone in front of all access areas for each unit. Loading zone shall not conflict with required fire lanes. A single loading zone may accommodate units on both sides of fire lane.

Table 2-9: Minimum Vehicle Parking and Stacking Requirements

Abbreviations: DU = dwelling unit

Sq. ft. = square feet

Note: All requirements refer to gross floor area, unless otherwise specified.

Use	Use Definition	Parking Requirement
Shopping center	902, Definitions	1 space per 250 sq. ft. up to 50,000 sq. ft., plus 1 space per 350 sq. ft. over 50,000 sq. ft.
Solar farm	205F.77	None required
Stable, commercial	205F.78	1 space per 2 stalls
Stockyard or slaughterhouse	205F.79	1 space per 1,000 sq. ft. of lot area up to 20,000 sq. ft. plus 1 space for each 2,000 sq. ft. of lot area over 20,000 sq. ft.
Storage, automobile	205F.80	4 spaces for customers
Storage, boat, truck, or recreational vehicle	205F.81	4 spaces for customers
Traders' village	205F.82	1 space per 500 sq. ft. of market area
Transportation station	205F.83	None required
Truck stop	205F.84	1 space per 300 sq. ft. of site area
Utility substation	205F.85	None required
Vehicle repair, major	205F.86	1 space per 750 sq. ft., plus 3 stacking spaces per service lane, plus facilities shall have a designated on-site area for overnight storage of vehicles awaiting repair
Vehicle repair, minor	205F.87	1 space per 750 sq. ft., plus 3 stacking spaces per service lane, plus facilities shall have a designated on-site area for overnight storage of vehicles awaiting repair
Warehouse	205F.88	1 space per 4,000 sq. ft.
Water or wastewater treatment Plant	205F.89	None required
Accessory Uses		
Accessory building, detached	205G.2.a	None required
Accessory dwelling unit	205G.2.b	1 space if at least 4 spaces are not already provided on-site; or H Overlay: 1 space if at least 3 spaces are not already provided on-site
Accessory structure	205G.2.c	None required
Caretaker's or watchman's quarters	205G.2.d	1 space
Drone delivery	205G.2.e	None required
Electric vehicle charging station	205G.2.f	None required
Helistop	205G.2.g	None required
Home occupation	205G.2.h	No additional spaces beyond those required for the dwelling
Outdoor storage	205G.2.i	None required
Swimming pool	205G.2.j	None required
Temporary Uses		
Batch plant (outdoor), temporary	205H.3.a	None required
Construction field office	205H.3.b	None required
Model home	205H.3.c	None required
Portable storage container	205H.3.d	None required

Table 2-9: Minimum Vehicle Parking and Stacking Requirements

Abbreviations: DU = dwelling unit

Sq. ft. = square feet

Note: All requirements refer to gross floor area, unless otherwise specified.

Use	Use Definition	Parking Requirement
Religious or philanthropic uses	205H.3.e	No additional spaces beyond those required for the primary use
Seasonal sales	205H.3.f	1 space per 500 sq. ft. of sales area
Warming station	205H.3.g	None required
Special Uses		
Bed & breakfast	205I.1	1 space per guest room in addition to the requirements for the residential use
Donation collection container	205I.2	None required
Food Trucks Courts	205I.3	1 space per 150 sq. ft. of dining area
Food Truck Operation Sites	205I.4	1 space per table provided. If no tables are provided, no off-street parking shall be required. Food truck parking may not also be used to satisfy the minimum parking requirements of another land use.
Oil and natural gas well drilling and operations	205I.5	1 space per 1,000 sq. ft. of lot area up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. of lot area over 20,000 sq. ft.
Private club	205I.6	1 space per 150 sq. ft.
Sexually oriented business	205I.7	1 space per 250 sq. ft.
Telecommunications Structure, High, Low, or Stealth	205I.8	None required
Wind energy conversion system farm	205I.11	None required

[1] No parking or loading area required to satisfy the minimum parking or loading requirements shall be used for storage of inventory, materials, display, sanitation containers, supplies, or for any other use, except for uses as described by the use-specific standards in §205C, *Use Definitions and Use-Specific Standards*, or as approved through the Site Plan process described in §203E.1 or through the issuance of a temporary use permit. Under no circumstances shall a required parking space be used for any purpose other than parking except as otherwise permitted herein.

[2] ADA accessible parking spaces shall be provided according to State of Texas Program for the Elimination of Architectural Barriers and shall conform to the Americans with Disability Act (ADA) of 1991, as amended, accessibility guidelines (ANSI Standards).

4. Parking Modifications and Reductions

a. Parking Reduction Limitations

Except for a parking study reduction approved as part of the Design Exception process, if 1 of the parking reductions in this section is utilized, the overall parking reduction shall not exceed 10 percent of the sum of the total required parking for the development. If 2 or more of the parking reductions in this section are utilized, excluding shopping and industrial flex centers, the overall parking reduction shall not exceed 15 percent of the sum of the total required parking for the development.

b. Shopping Centers and Industrial Flex Centers

Developments that utilize the shopping center parking ratio or the industrial flex center parking ratio shall not be required to update parking based on changes in the use of tenant spaces over time. However, if these parking ratios are utilized for the development, use of additional parking reductions shall not be permitted.

c. Shared Parking

- I. Under specific circumstances listed below, some off-street parking spaces may be shared between different uses and properties. The Director of Planning may approve a proposed shared parking arrangement during the Site Plan process for up to 50 percent of the parking spaces required, as

shown below in Table 2-10. This section does not apply to mixed-use residential or multi-family residential uses.

Table 2-10: Shared Parking

Option	Requirements
Off-Peak Shared Parking	Parking spaces may be shared if the peak business hours do not overlap for the businesses that propose to share. Businesses sharing parking shall be within 500 feet of one another.
Surplus Shared Parking	Parking spaces may be shared if they exceed a use's minimum parking requirements and are located on a non-residential property within 500 feet of the other use to share parking.
Public Parking in the McKinney Town Center (MTC)	Public off-street parking spaces and striped public on-street parking spaces may be used to satisfy up to 100 percent of the use's parking requirements so long as these public parking spaces are located within 200 feet of the use's property. In these cases, no shared parking agreement shall be required.

- II. For any shared parking arrangement or off-site parking arrangement described above, a written parking agreement ensuring retention of parking spaces for such purposes, shall be properly drawn and executed by the parties concerned, approved as to form by the city attorney and shall be filed with the County as part of the Site Plan approval process. The agreement shall meet the following:
 - a. A permanent easement for shared or off-site parking facilities shall be dedicated and recorded as a condition of such use.
 - b. The City shall be made a party to any shared parking agreement necessary for meeting parking requirements.

d. Multi-Family Residential Covered or Enclosed Parking Reduction

- I. This section does not apply to mixed-use residential or multi-family residential uses in non-residential zoning districts.
- II. As part of the Site Plan approval process, covered or enclosed parking space requirement for multi-family residential uses may be reduced from 30 percent of the spaces being a covered or enclosed parking space to no less than 20 percent of the spaces being a covered or enclosed parking space, if the proposed project satisfies the following:
 - a. Provide trees at a ratio of one tree per 20 feet in the street and adjacency buffers; and
 - b. provide one additional amenity from the required amenity list.

e. Tree Preservation Reduction

The total required parking for a development may be reduced as shown in Table 2- if quality trees of the specified diameter are preserved when those trees otherwise could have been removed with no mitigation obligation.

Table 2-40: Diameter of Preserved Tree(s)

Tree Size (DBH) [1]	Parking Space Reduction
6 to 8 inches	2 parking spaces
9 to 15 inches	3 parking spaces
16 to 30 inches	4 parking spaces
31 to 41 inches	5 parking spaces

[1] DBH shall be rounded to the nearest whole number.

f. Food Truck Court Parking Reduction

The minimum number of required customer parking spaces for a food truck court or operation site may be reduced by the Planning and Zoning Commission as part of the Site Plan approval process should the commission find that the full provision of required parking may not be necessary.

g. Parking Study Reduction

A reduction in the number of required parking spaces may be requested by submitting a parking study pursuant to §203G.1, *Design Exception*, and the following additional criteria:

- I. A reduction in the number of required spaces may be requested for the uses listed in Table 2-9, *Minimum Vehicle Parking and Stacking Requirements*. The following are not eligible for parking study reductions:
 - a. Shopping centers and industrial flex centers.
 - b. Stacking spaces.
 - c. Triplex, quadplex, mixed-use residential and multi-family residential uses.
- II. The parking study shall be prepared by a licensed Professional Engineer.
- III. The Planning and Zoning Commission may approve a reduction in the number of required parking spaces, if it meets the following criteria is satisfied:
 - a. The parking study demonstrates that the proposed use is unique and therefore requires a modified parking standard;
 - b. The parking study demonstrates that the parking demand for the site is less than the requirement found in Table 2-9, *Minimum Vehicle Parking and Stacking Requirements*;
 - c. The parking study demonstrates that the proposed alternative will not exacerbate an existing deficiency in parking; and
 - d. The parking study demonstrates that the proposed alternative will not result in parking spillover into adjacent neighborhoods.
- IV. Developments that utilize a parking study to determine the on-site parking required shall not be eligible for any other parking reduction.

5. On-Site Parking Design and Pavement

All on-site parking facilities required by this section shall comply with the minimum requirements for parking and maneuvering space specified in this section, as well as the requirements specified in §206A.3, *Site Landscape Standards for All Uses*. Where on-street parking is allowed within the MTC, Planned Development zonings, or as approved by the Director of Planning, it shall meet the requirements of the Engineering Design Manual.

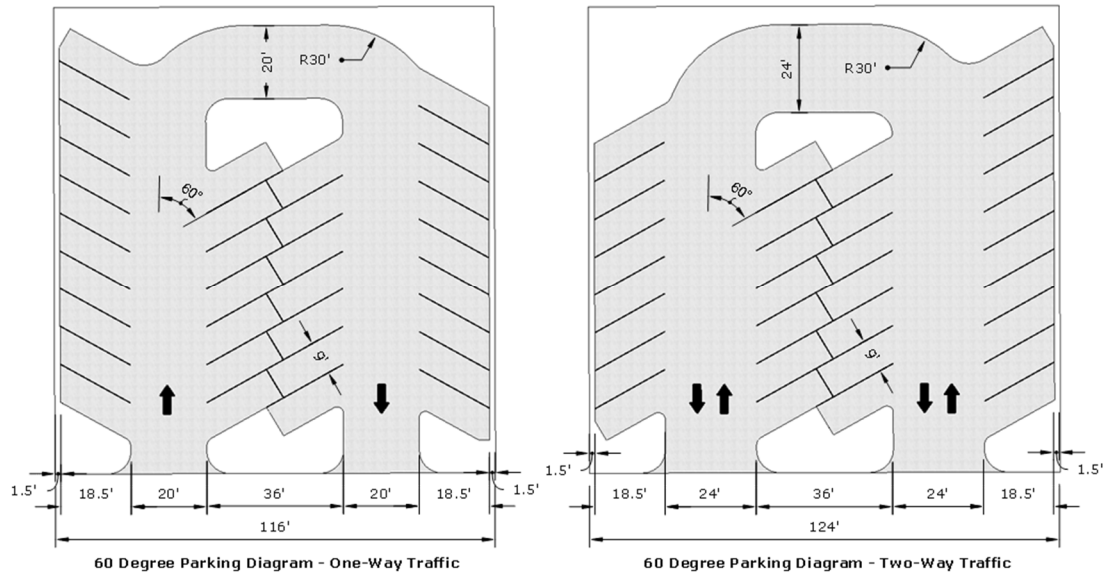
a. On-Site Parking Dimensions and Markings

- I. The minimum dimensions for on-site parking shall be provided as follows:
 - a. Standard space: 9 feet by 18 feet
 - b. Parallel space: 8 feet by 22 feet
 - c. Stacking space: 10 feet by 20 feet
- II. Any on-site angled parking, the parking shall be provided using the minimum standards illustrated in the following options:
 - a. 60-degree parking:

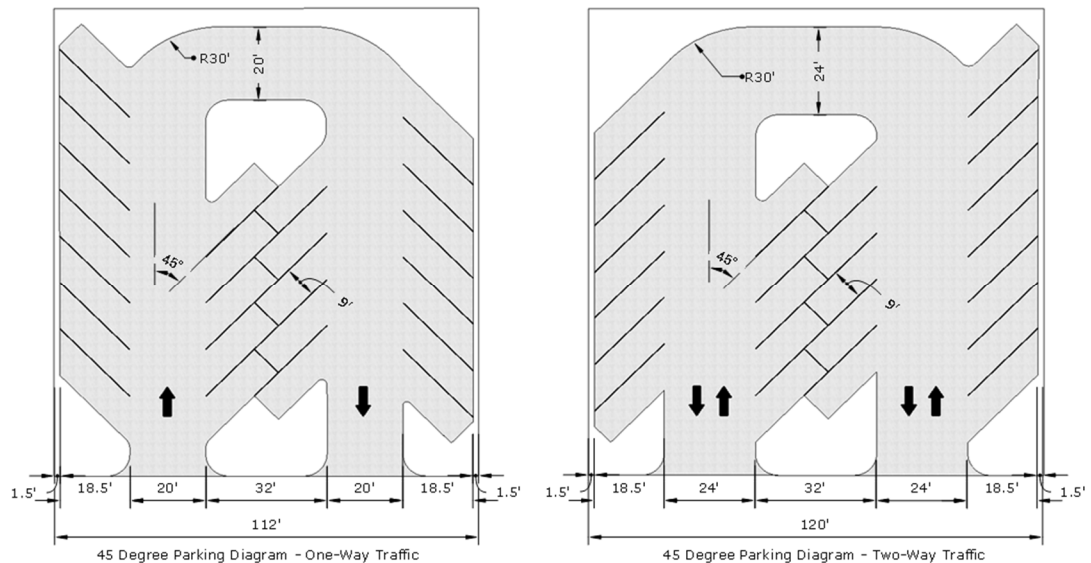
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E Vehicle Parking and Loading



b. 45-degree parking:



III. Parking spaces shall be clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods.

b. Encroachments

- I. No encroachments shall be permitted into any required parking or stacking space, fire lane, drive aisle, or required landscape area. Encroachments include both horizontal and vertical obstructions and shall include wheel stops.
- II. If an encroachment into a required parking space is necessary, the required parking space shall be resized to ensure that minimum dimensions for on-site parking are provided.

c. Drive Aisles

- I. Stacking spaces shall not overlap or conflict with drive aisles.
- II. The minimum dimensions for drive aisles shall be as follows:
 - a. Two-way drive aisles: 24 feet wide
 - b. One-way drive aisles with angled parking spaces: 20 feet wide

- c. One-way drive aisles or drive-through lane (when not provided in conjunction with parking spaces): 12 feet wide
- d. **Fire Lanes**
 - I. Fire lanes (also known as fire apparatus access roads) shall be provided as required by the Fire Code.
 - II. Parking, queuing, stacking, and drive-through lanes shall not or otherwise conflict with fire lanes or emergency access.
- e. **Residential Adjacency for Off-Street Parking**

Parking areas for non-residential, mixed-use residential, and multi-family residential shall not be located closer than 20 feet to an adjacent single-family residential use or zone.
- f. **Electric Vehicle Charging Spaces**
 - I. The minimum width of electric vehicle parking spaces shall be 10 feet.
 - II. Charging cords shall be retractable or have a place to hang the connector and cord sufficiently above the pedestrian surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading areas.
 - III. An Electric Vehicle (EV) charging space may count towards required parking of any use other than an Electric Vehicle Charging Facility, if the EV spaces are not limited to a specific vehicle manufacturer.

6. Vehicle Maneuvering

- a. Vehicular access and circulation for the proposed development shall extend internal public roadways, alleyways, and rights-of-way to the boundaries of the development site to ensure that:
 - I. There are at least two vehicular access points, as defined in the Engineering Design Manual and/or currently adopted Fire Code;
 - II. Emergency services have convenient and efficient access to the development, as approved by the Fire Marshal;
 - III. Vehicles providing other public services have convenient and efficient access to the development; and
 - IV. Upon future development of any abutting vacant parcels, there are connection points for extending the public roadways system.
- b. All maneuvering of vehicles shall take place on-site or within a mutual access easement. No public right-of-way shall be used for backing or maneuvering into or from a parking space, or for circulation within a parking lot, except as described in provision III. below as it relates to public alleys.
- c. When on-site parking facilities are located adjacent to a public alley, the width of said alley may be assumed to be a portion of the maneuvering space requirement. Additional pavement width may be required to satisfy the drive aisle width requirements for the parking facility.
- d. In the MTC – McKinney Town Center zoning district, the Director of Engineering and/or Fire Marshal shall be permitted to allow deviations to the maneuvering standards for on-site parking as needed on a case-by-case basis while ensuring adequate vehicle access, emergency access, sight visibility, and other related engineering design or life safety principles.
- e. For safety and firefighting purposes, cross-access between parking areas of adjacent non-residential parcels shall be provided as required by the Fire Marshal and/or the Director of Engineering.
- f. Vehicle maneuvering shall not occur within the minimum required throat length as specified in the Engineering Design Manual.
- g. Vehicle maneuvering areas shall be well defined by curbs or other approved methods.

7. Driveway and Parking Surfacing Material

- a. **Residential Uses (Except Multi-Family Residential)**
 - I. Parking shall only be permitted on an improved, dust-free surface unless the non-dust-free parking surface was in place prior to December 15, 1981.

- II. Any time a new residential driveway is constructed, the pavement surface shall be as follows:

Table 2-11: Residential Driveway and Surface Parking

Adjacent Street Surface	New Driveway and Parking Surface
Concrete	Concrete
Surface other than concrete	Asphalt or concrete
NOTE: This table shall not apply to the AG and R43 zoning districts.	

- III. Any time a residential driveway is reconstructed or replaced, the pavement surface shall be as follows:

Table 2-12: Reconstruction or Replacement of Residential Driveway and Parking Surface

Existing Surface	New Surface
Dirt or gravel	Gravel, asphalt, or concrete
Asphalt	Asphalt or concrete
Concrete	Concrete

NOTE: If a dwelling unit is reconstructed or rehabilitated and construction of a new driveway would otherwise be required, lots platted prior to the effective date of Ordinance No. 1270 (December 15, 1981), shall not be required to construct a new driveway.

- IV. All existing paved parking surfaces shall be maintained in a serviceable condition. Deteriorated paving materials and surfaces shall be replaced or reconstructed using materials as described in Table 2-12 above.

b. Non-Residential and Multi-Family Residential Uses

- I. All required on-site parking, maneuvering, and loading areas shall be paved with concrete, unless otherwise specified herein. No parking shall be allowed on unpaved surfaces.
- II. Decomposed granite and pervious parking areas, including those comprised of loose aggregate materials, shall be permitted for trailheads at public parks and public parks which allow overnight camping. Other surface materials may also be approved through the Site Plan process for rural and agricultural uses, City parkland, and special loading/unloading operations such as storage or use of tracked equipment.

8. On-Site Loading Minimum Requirements

Any non-residential building or site which provides on-site loading spaces shall be subject to the minimum requirements of this section.

- a. Each loading space shall meet the following minimum size requirements:
 - I. Industrial or warehouse uses: 12 feet by 60 feet
 - II. Commercial and institutional uses: 12 feet by 35 feet
 - III. Minimum vertical clearance: 14 feet
- b. Access and maneuvering areas shall be provided on the same building lot as the principal use for which the loading space is intended, unless an access easement is provided on a recorded plat.
- c. Bays for auto or equipment servicing in non-industrial districts shall not be oriented toward any adjacent residential zones or uses, unless no other option is available.
- d. Loading docks and loading bays shall be:
 - I. Set back a minimum distance of 200 feet from any adjacent residential use or zoning district; and
 - II. Set back a minimum distance of 75 feet from any public street or front property line; and
 - III. Oriented away from any adjacent residential use or zoning district.

- e. Any loading spaces not associated with a loading dock or loading bay shall be set back a minimum distance of 50 feet from any adjacent residential use or zoning district. There shall be no minimum setback if the subject property abuts a non-residential use or lot line.
- f. In instances where a property has more than one street frontage, the bay doors shall be oriented away from the street frontage with the greatest width. If the streets are the same width, then the bay doors shall be oriented away from the property's front lot line.

9. Design Exception

Pursuant to §203G.1, *Design Exception*, the following vehicle parking and loading requirements may be eligible for a Design Exception:

- a. Residential Adjacency for Off-Street Parking. The Residential Adjacency distance for off-street parking may be reduced to no less than 10 feet in accordance with the approval criteria in §203G.1 and with the following additional criteria:
 - I. The reduction establishes a consistent adjacency buffer with adjacent developed properties, and
 - II. The reduction will create a unified landscape design along the property line.
- b. On-Site Loading Orientation. The orientation of loading docks and loading bays may be modified in accordance with §203G.1, *Design Exception*.
- c. On-Site Loading Distance. The minimum distance of loading docks and loading bays to the property line may be modified in accordance with §203G.1, *Design Exception*.

F. Architectural Standards

1. Purpose

This section establishes minimum standards for the appearance of multi-family residential, attached single-family residential (townhome), and non-residential buildings and corresponding site elements which are recognized as enhancing property values and are in the interest of the general welfare of the City. These standards are not intended to prohibit architectural innovation, nor are they intended to mandate specific architectural styles and concepts.

2. Authority

The requirements of this section are enacted pursuant to the powers granted and limitations imposed by the laws of the State of Texas, including the statutory authority granted in Texas Government Code Chapter 3000 and all other relevant laws of the state.

3. Applicability

Information required to demonstrate compliance with this section shall be shown on a Façade Plan pursuant to the procedures outlined in §203E.3, *Facade Plan*. The provisions of this section shall only apply to properties within the city limits.

a. Plan and Permit Required

- I. The provisions of this section shall be shown on a façade plan as required, pursuant to the procedures outlined in §203E.1, *Site Plan*.
- II. The Façade Plan shall be approved prior to issuance of a building permit.

b. New Development and Significant Buildings

The standards in this section shall apply to all new development and Significantly Important Buildings in all zoning districts and for all uses within the Historically Significant Area (HSA) constructed after the effective date of this section.

c. Redevelopment

For the rehabilitation, maintenance, and expansion of existing buildings and Significantly Important Buildings located in all zoning districts, or for all uses within the Historically Significant Area (HSA), the proposed exterior colors and finishing materials shall be of equal or greater quality than the existing building.

d. Illustrations

The illustrations in this section are intended to serve as visual representations of how the associated standards could be satisfied and not how they must be satisfied. The development community is encouraged to seek out new and innovative ways to implement the standards contained in this section that will result in a significant positive contribution to the visual character of the area and the city as a whole.

e. Additional Standards

Additional allowances, modifications, or limitations to the Architectural Standards contained in this section may exist for properties located in the following zoning districts or zoning overlays;

- I. MTC -- McKinney Town Center, see Appendix 2B: McKinney Town Center MTC of this Code;
- II. H – Historic Overlay District, see §204Z.
- III. HC – Highway Commercial Overlay District, see §204AA; and
- IV. REC – Regional Employment Center Overlay District, see Appendix 2C: Regional Employment Center (REC).

f. Exemptions

This section shall not apply to the following:

- I. Portable or temporary buildings for non-profit places of worship or private schools that are screened from the view of adjacent properties and public rights-of-way via a building and/or a minimum 6-foot-tall opaque screening device with canopy trees planted every 30 linear feet of visible exposure.
- II. Portable buildings or temporary buildings for public schools.
- III. Temporary uses defined under §205H.3.
- IV. Buildings located within the Airport (AP) zoning district.
- V. Buildings for which a Site Plan for the project was approved prior to the effective date of this section, provided:
 - a. The Site Plan has not expired;
 - b. A building permit has been issued; and
 - c. Construction is underway prior to the expiration of two years from the effective date of the ordinance from which this section is derived.

4. Standards for Residential Development

a. Multi-Family Residential Development

I. Roof Treatment

- a. A pitched roof of any style, including hipped, gabled, or shed roofs shall be acceptable. The roof must cover 100 percent of the total roof area, excluding porches and porte-cocheres. No flat roof line shall be visible from public view.
- b. A parapet wall shall be acceptable if constructed so that no flat roof shall be visible from public view.
- c. Standing seam metal roofs, which meet all the criteria of this section shall be acceptable.
- d. No more than one color shall be used for visible roof surfaces, however, if more than one type of roofing material is used, the materials shall be varying hues of the same color.

II. Exterior Finishing Materials

- a. All building elevations shall be finished with at least 50 percent masonry. Acceptable masonry finishing materials are brick, stone and/or synthetic stone materials including slate, flagstone, granite, limestone, and marble. The area of exterior finish shall be calculated exclusive of doors and windows.
- b. The balance of any exterior finishing materials shall be masonry, stucco, EIFS, architecturally finished concrete masonry units (CMU), lap siding (excluding vinyl siding), and/or glass curtain wall systems. Sheet siding fabricated to look like wood lap siding is prohibited. Architecturally finished metal materials, not including corrugated metal, shall be allowed on no more than 20 percent of each elevation. Architectural wood accents shall be allowed on no more than 10 percent of each elevation.

III. Exterior Color

- a. One hundred percent of total exterior building surfaces (exclusive of glass) shall be neutrals, creams, pastels, or deep, rich, non-reflective natural or earth-tone colors (including approved finishing materials).
- b. No more than 6 colors shall be used; however, natural, unaltered materials such as brick or stone used on the building shall not be counted toward the maximum number of colors allowed.

IV. Building Massing

- a. Each wall plane shall be segmented into horizontal lengths of 30 feet or less by a structural or ornamental minor facade offset (recess or projection) that is a minimum five feet deep and ten feet wide.

- b. The height of such offsets shall be equal to the building's height at the location of the offset.
- c. Exterior stairways shall be covered with a roof, roof overhang, or porch and shall be incorporated into the architectural design of the building rather than appearing as an appendage to the building.

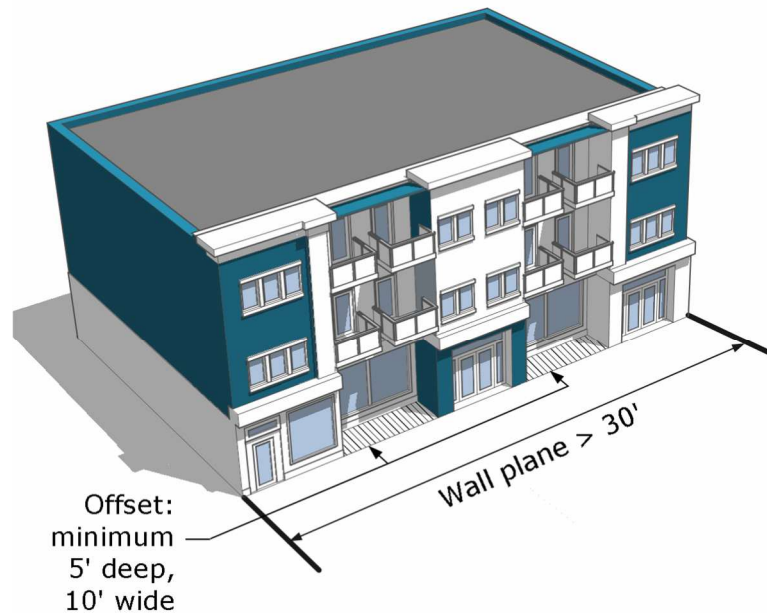


Figure 2-18: Multi-Family Building Massing

V. Building Enhancements

All buildings or developments shall be required to provide at least four of the following elements:

- a. All exterior building elevations shall be finished with 100 percent masonry. Elevations within internal courtyards and/or elevations that are not visible from adjacent rights-of-way or properties zoned or used for residential purposes shall not be required to satisfy this requirement;
- b. All building elevations that are visible from the right-of-way or property zoned or used for residential purposes shall contain two types of complementary masonry finishing materials, and each of the materials is used on at least 25 percent of the elevation;
- c. A minimum of 15 percent of each elevation of any building which is visible from the right-of-way or property zoned or used for residential purposes shall feature patterned brickwork (not including running bond or stacked pattern);
- d. At least one dormer is provided for each roof plane over 1,000 square feet in area that faces a public street. The dormer must be appropriately scaled for the roof plane and shall not be wider than the windows on the building elevation below;
- e. All chimneys are finished on all sides with 100 percent masonry finishing materials;
- f. All windows feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window;
- g. All windows are emphasized through the use of molding around the windows, plant ledges, sills, shaped frames, awnings, or another similarly related architectural element;

- h. Downspouts associated with gutters are internally incorporated into the building's construction rather than attached to the building after construction of the façade is complete; and/or
 - i. Another building enhancement as approved by the Director of Planning as part of the Façade Plan approval process that is comparable to the significance of the other elements listed herein may count as two of the required elements.
- b. Single-Family Attached Residential Development**
- I. Exterior Finishing Materials:**
 - a. The exterior finish on each elevation of every townhome unit shall be a minimum of 85 percent brick, stone, or synthetic stone materials. The balance of any exterior finishing materials shall be masonry, stucco, EIFS, architecturally finished concrete masonry units (CMU), lap siding (excluding vinyl siding), and/or glass curtain wall systems.
 - b. Sheet siding fabricated to look like wood lap siding is prohibited.
 - c. Architecturally finished metal materials, which does not include corrugated metal, shall be allowed on no more than 20 percent of each elevation.
 - d. Architectural wood accents shall be allowed on no more than 10 percent of each elevation.
 - e. The area of exterior finish shall be calculated exclusive of doors and windows.

5. Standards for Non-Residential Development

a. Industrial Uses in Industrial Districts

I. Exterior Finishing Materials

- a. One hundred percent of each building elevation facing a public right-of-way shall be finished with brick, stone, synthetic stone, stucco, EIFS, architecturally finished CMU, or architecturally finished concrete tilt-wall.
- b. Other exterior walls may be finished with metal or any other building material that is allowed by the International Building Code.
- c. The exterior wall area shall be calculated exclusive of doors and windows.

b. Non-Industrial Uses in Industrial Districts

Buildings shall conform to the provisions of §206F.5.d, *Other Non-Residential Uses in Non-Industrial Districts*, described below.

c. Uses in the Airport District

- I.** A minimum of 80 percent of all building elevations shall be finished with complementary neutral, cream, or deep, rich, non-reflective earth tone colors.
- II.** No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to, window and door frames, moldings, cornices, canopies, and awnings.

d. Other Non-Residential Uses in Non-Industrial Districts

I. Exterior Finishing Materials

- a. All elevations for buildings that are 3 stories or less in height shall be finished with at least 50 percent masonry finishing materials. All elevations for buildings that are taller than 3 stories in height shall feature a minimum of 25 percent masonry finishing materials.
- b. Acceptable exterior finishing materials for the remainder of the building include:

- i. Masonry (brick, stone, synthetic stone which includes, but is not limited to, limestone, granite, and slate);
 - ii. Stucco;
 - iii. EIFS;
 - iv. Architecturally finished CMU;
 - v. Glass curtain wall systems;
 - vi. Architecturally finished metal panels (does not include corrugated metal);
 - vii. Lap siding (lap siding may include but not be limited to, wood or cementitious fiber lap siding, but does not include vinyl lap siding or sheet siding fabricated to look like wood lap siding; such sheet siding is prohibited);
 - viii. Architectural wood accents that are not to exceed more than 20 percent of any elevation; and
 - ix. Another material that is visually and physically indistinguishable from one of the aforementioned exterior finishing materials, subject to review and approval by the Director of Planning.
- c. Percentages shall be calculated excluding doors, windows, and trim.

II. Exterior Colors

- a. A minimum of 80 percent of all building elevations shall be finished with complementary neutral, cream, or deep, rich, non-reflective earth tone colors.
- b. No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to, window and door frames, moldings, cornices, canopies, and awnings.
- c. These percentages may be modified by up to 10 percent by the Director of Planning in special cases, if the building's elevations maintain sufficient visual continuity.

III. Building Massing

- a. All buildings shall utilize façade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted walls or elevations. See Figure 2-19.

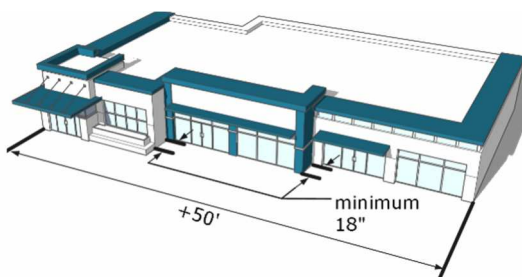


Figure 2-19: Non-Residential Building Massing

- b. At a minimum, elevations that are 50 feet or longer in horizontal length shall be interrupted by at least two offsets (projection or recess) from the primary facade plane of at least 18 inches in depth. This requirement may be suspended or reduced in limited cases by the Director of Planning if a proposed building features have sufficient architectural interest and composition to make this requirement unnecessary.



Figure 2-20: Examples of Appropriate Building Massing

IV. Windows

- a. Windows shall be utilized and scaled appropriately to remain proportionate to the wall plane within which they are located.
- b. Mirrored glass shall be prohibited.

V. Roof Treatment

- a. Long uninterrupted roof lines and planes that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall be broken into smaller segments using appropriately scaled gables and/or dormers, changes in height, changes in roof form, type or planes which typically correspond to offsets in the building's facade, or other appropriate architectural elements. This requirement may be suspended or reduced in limited cases by the Director of Planning if a proposed building features have sufficient architectural interest and composition to make this requirement unnecessary. See Figure 2-21.
- b. Parapet roof lines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation.



Figure 2-21: Examples of Appropriate Roof Treatments

VI. Additional Requirements

- a. Buildings constructed on a pad site within a larger shopping center or non-residential development shall be designed to be architecturally consistent with the other buildings within the development.
- b. Additions to existing buildings shall be designed to match the architectural design features and finishing materials of the existing building to the extent possible.
- c. The primary entrance for all buildings shall feature a protected entry using a recessed entry, porte-cochere, awning, canopy, or similar architectural feature that serves the same purpose. The covering shall be no smaller than 3 feet in depth when measured from the face of the

adjoining facade. Awnings shall be properly maintained by the building owner over time and shall be replaced if they became faded, tattered or otherwise visibly worn. See Figure 2-22.

- d. All building elevations that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall share the same architectural features and design as the front building elevation.
- e. All buildings and/or their corresponding sites shall provide at least one of the following:



Figure 2-22: Examples of Appropriate Entry Treatment

- i. The building achieves a LEED certification or other green building certifications as approved by the Director of Planning.
- ii. All building elevations feature 100 percent masonry finishing materials.
- iii. All building elevations that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes feature at least 3 types of complementary masonry finishing materials.
- iv. All building elevations that are visible from a public right-of-way or are oriented toward properties zoned or used for residential purposes shall feature at least 2 facade offsets (recess or projection) of at least 5 feet in depth for every 50 feet of horizontal length.
- v. All building elevations that are visible from the public right-of-way or are oriented toward properties zoned or used for residential purposes feature at least 3 distinct roof lines.

- vi. All primary and secondary building entrances, excluding emergency exits and service doors, feature a recessed entry, canopy, awning, or similar sheltering feature of at least 50 square feet.
- vii. At least 75 percent of the building's required off-street parking is provided within a structured parking facility.
- viii. The building is designed with a strong base, distinctive middle section, and a well-defined cornice feature (tripartite building composition) to create a visual sense of organization. See Figure 2-23.
- ix. The building features at least 3 distinctly different significant architectural design concepts that are not already mandated by these requirements which add to the visual interest of the building, subject to review and approval by the Director of Planning.



Figure 2-23: Examples of Tripartite Design

6. Parking Facilities

Structured and detached parking facilities shall have architecturally finished facades and shall be architecturally consistent with the surrounding buildings, as determined by the Director of Planning.

7. Design Exception

The requirements of this section may be modified or waived pursuant to §203G.1, *Design Exception*.

G. Multi-Family and Mixed-Use Residential Site Design

1. Purpose

This section establishes minimum standards for site elements that are recognized as enhancing property values and that are in the interest of the general welfare of the City.

2. Applicability

The standards in this section shall apply to all residential development in multi-family and mixed-use residential uses within the City, unless the property is located within the MTC – McKinney Town Center, in which case it shall be exempt from these requirements.

3. Plan and Permit Required

- The provisions of this section shall be shown on a Site Plan pursuant to the procedures outlined in §203E.1, *Site Plan*.
- The Site Plan shall be approved prior to issuance of a building permit.

4. Amenities

Amenities conforming to the regulations in this section shall be provided in all new mixed-use residential and multi-family development.

a. Number of Required Amenities

The number of required amenities shall be based on the number of units within the development as set forth in Table 2-13 below:

Table 2-13: Required Amenities for Mixed-Use Residential and Multi-Family Development

Number of Dwelling Units	Amenities Required	Additional Outdoor Amenities Required [1]
< 20	1	2
20-99	2	3
100-179	3	4
180-259	4	5
260-519	5	6
520-999	7	7
1000+	10	8

[1] The number of additional outdoor amenities are required for mixed-use residential and multi-family residential uses developed in non-residential districts. These required amenities are in addition to the required amenity amount.

b. Acceptable Amenities

Table 2-14 lists acceptable indoor, outdoor and other amenities for purposes of meeting the minimum requirements of this section. Providing two or more of the same amenity shall not count as multiple required amenities unless specifically stated.

Table 2-14: Acceptable Amenities

Type of Amenity	Minimum Size/Capacity	Other Requirements/Notes
Indoor Amenities		
Fitness center and/or weight room	500 sq. ft.	
Indoor jogging trail	1/8 mile minimum	
Library and/or business center	500 sq. ft.	
Movie theater room	Seating for minimum 20 people	

Table 2-14: Acceptable Amenities

Type of Amenity	Minimum Size/Capacity	Other Requirements/Notes
Storage (for residents)	1 enclosed storage space for a minimum of 25 percent of the number of dwelling units in the community	<ul style="list-style-type: none"> At least one enclosed 5-foot by 5-foot storage space shall be provided for a minimum of one quarter of the dwelling units within the community. <p>The provided storage units may be available for rent by any dwelling unit and need not be reserved for any specific unit within the community.</p>
Outdoor Amenities		
Barbecue grills with shaded seating area	4 grills; seating for 16 people	
Dog park	4,000 sq. ft.	<ul style="list-style-type: none"> Shall be enclosed by a minimum 5-foot-tall fence and shall meet the fence standards provided in section 704. No side of the enclosure shall be shorter than 50 feet in length. One dog waste station which shall include a bag dispenser and waste receptacle to be installed along the perimeter of the enclosure for every 2,500 square feet of the associated dog park. <p>One 25 square foot animal washing bay (with associated plumbing) shall be provided in conjunction with the dog park.</p>
Electric vehicle charging stations	3 spaces	Charging stations for at least 3 electric vehicles shall be provided in a centralized location on-site for residents.
Enhanced adjacency buffer	30-foot adjacency buffer	<ul style="list-style-type: none"> Shall qualify as 2 required amenities. An additional 30-foot shall be added to the required adjacency buffer and shall be provided on the property lines adjacent to single-family residential uses or zones. A minimum six-foot wide, walking trail is provided within the proposed buffer
Fireplace with seating area	Minimum 250 sq. ft.; seating for 4 people	
Gazebo(s), arbor(s), and/or shade structure(s)	Covering at least 2,000 sq. ft. of programmed recreation space	
Guest parking	0.75 parking spaces per unit	<ul style="list-style-type: none"> Shall qualify as 2 required amenities. Additional parking spaces at a rate of 0.75 spaces per dwelling unit shall be provided. These spaces are not required to be covered or enclosed. All proposed guest parking shall be accessible to the public.
Jacuzzi, hot tub, or sauna area	Minimum 8-person capacity	
Open space, centralized internal	One acre with no side being less than 50 feet in length	<ul style="list-style-type: none"> Shall qualify as 2 required amenities. The shape of the centralized internal open space shall be rectangular insofar as practicable. A 5-foot-wide handicap accessible concrete sidewalk shall be provided adjacent to the entire perimeter of the open space. One seating area which is a minimum of 6 feet long shall be provided along each side of the open space. One canopy tree shall be planted every 30 linear feet adjacent to the perimeter of the open space. The centralized internal open space shall be completely covered with grass, unless otherwise specified herein, and

Table 2-14: Acceptable Amenities

Type of Amenity	Minimum Size/Capacity	Other Requirements/Notes
		<ul style="list-style-type: none"> shall be provided with an automatic underground irrigation system as specified in §206A.3.a.VIII. Other amenities as required herein shall not be located within the centralized internal open space. The centralized open space shall be free of any drainage facilities and/or related easements, floodplain, erosion hazard setbacks, or other related facilities.
Outdoor amphitheater	Seating for minimum 20 people	<ul style="list-style-type: none"> If individual seats are not provided, then 150 linear feet of seating shall be provided.
Outdoor jogging trail	1/4 mile minimum for outdoor	<ul style="list-style-type: none"> Shall be a minimum of 5 feet with demarcated lanes and constructed of a dust-free surface. An indoor jogging trail shall qualify as two amenities.
Playing court (volleyball, basketball, tennis, or similar)	Regulation-size	<ul style="list-style-type: none"> Each court shall count as an amenity up to a limit of two.
Playground	4,000 sq. ft.	
Splash pad	1,000 sq. ft.	
Swimming pool	1,000 sq. ft. surface area	<ul style="list-style-type: none"> Cooling deck required; minimum 10 ft wide in all areas. Counts as one amenity.
Swimming pool, centralized	3,000 sq. ft. surface area	<ul style="list-style-type: none"> Cooling deck required; minimum 20 ft wide in all areas. Counts as 2 amenities.
Swimming pool, centralized	5,000 sq. ft. surface area	<ul style="list-style-type: none"> Cooling deck required; minimum 20 ft wide in all areas. Counts as 3 amenities.
Other Amenities		
Other indoor or outdoor amenity		<ul style="list-style-type: none"> As approved by the Planning and Zoning Commission as part of the Site Plan approval process.

5. Site Enhancements

At least one of the following shall be provided for all residential developments in multi-family districts and at least two of the following shall be provided for all mixed-use residential and multi-family residential developments in non-residential zoning districts:

- a. A landscaped median which separates entering and exiting traffic at all entrances. The median shall meet the following standards:
 - I. The landscaped median shall be enclosed by a minimum 6-inch-tall vertical curb and shall be at least 8 feet wide and at least 50 feet long (measured from back of curb to back of curb). The median and its plantings shall not interfere with necessary sight visibility lines.
 - II. At least 1 canopy tree shall be provided for every 50 linear feet of median.
 - III. At least 2 ornamental trees shall be provided for every 50 linear feet of median.
 - IV. The required median shall be completely covered with living plant materials and shall be provided with an automatic underground irrigation system as specified in §206A.3.a.VIII, *Site Landscape Standards*.
 - V. The Director of Engineering and/or Fire Marshal may allow deviations to these standards on a case-by-case basis to facilitate proper vehicular access, emergency access, sight visibility, and other related engineering design or life safety principles.
- b. Each unit is provided a private balcony or porch that is at least 50 square feet in area. Balconies shall be designed so that visual and auditory intrusions on private outdoor space of other units or adjacent developments are minimized;

- c. A structured parking garage (at least two levels) is provided and wrapped with or screened from the view of right-of-way by the multi-family residential building(s) it serves; or
- d. Each ground-floor residential unit shall have an exterior oriented entrance that fronts onto:
 - I. A public right-of-way;
 - II. A major internal drive aisle designed to function as a public right-of-way or boulevard;
 - III. A centralized internal open space, if provided as part of the required amenities; or
 - IV. Another similar community gathering space (excluding units that front onto parking fields, multi-level structured parking facilities, minor drive aisles, or other similar vehicular use areas).
- e. As part of the Site Plan approval process, the Planning and Zoning Commission may approve alternative major site enhancement(s) that are comparable to the significance of the other elements listed above in provisions a. through d. of this subsection.

6. Design Standards

The following standards shall apply to all mixed-use residential and multi-family residential uses developed in non-residential zoning districts.

a. Dimensional Standards

Table 2-15: Non-Residential Zoning Districts

Zoning District	§ reference	Lot Standards			Building Setbacks				Min. Height [4]	Max. Height [1]	Max. Density
		Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front (ft)[2]	Rear (ft)	Side Interior (ft)	Residential Adjacency [3]	Building Height (stories)	Building Height (ft)	Density (du/acre)
C1	204N	0	0	0	20	0	0	25	2 stories	45	36
C2	204O	0	0	0	20	0	0	25	2 stories	45	36
C3	204P	0	0	0	20	0	0	25	4 stories	55	36
O1	204Q	0	0	0	20	0	0	25	2 stories	45	36
O2	204R	0	0	0	20	0	0	25	5 stories	75	36

[1] See §204EE, *Height Measurements and Exceptions*.

[2] Parcels with multiple street frontages must meet front setbacks on all street-facing frontages.

[3] When a mixed-use residential or multi-family residential use shares a property line(s) with a single-family residential use or zone, a residential adjacency building setback of 25 feet shall apply along the shared property line(s).

[4] Shall not apply to accessory buildings or structures.

b. Building Massing and Site Design

- I. In C1 – Neighborhood Commercial and O1 - Office zoning districts, buildings shall not exceed 200 feet in length.
- II. All residential units shall be accessed through corridors internal to the building unless 206G.5.d is selected as a site enhancement above.
- III. Balconies are prohibited on building facades facing properties used or zoned for single-family residential. The following exceptions shall be allowed:
 - a. Multi-family, cottage uses that are not taller than 2 stories.
 - b. Facades that are over 500 feet away from single-family residential uses or zoning districts.
- IV. Ground floor shall be a minimum of 14 feet and shall be constructed to commercial ready standards.
- V. For multi-family, traditional or mixed-use residential uses, each wall plane shall be segmented into horizontal lengths of 30 feet or less by a facade offset (recess or projection) that is a minimum five feet deep and ten feet wide. The height of such offsets shall be equal to the building's height at the location of the offset. For facades 150 feet or greater, the horizontal lengths may be 50 feet or less.
- VI. Parking shall be located internally within clusters of buildings, except for guest parking provided as an amenity.

Article 2: Zoning Regulations

206 Development Standards

G Multi-Family and Mixed-Use Residential Site Design

H. Communication Antennas, Support Structures, and Satellite Dishes

1. Purpose

The purpose of this section is to regulate the installation of communications antennas, satellite dishes and support structures in order to:

- a. Encourage joint use of (collocation) of new and existing structures;
- b. Minimize the total number of structures throughout the community;
- c. Encourage the use of stealth structures;
- d. Protect the character and integrity of McKinney neighborhoods and districts, including the historic district; and
- e. Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.

2. Applicability

Information required to demonstrate compliance with this section shall be shown on a Site Plan and Landscape Plan pursuant to the procedures outlined in §203E.1, *Site Plan*, and §203E.2, *Landscape Plan*.

a. Exceptions

- I. Small cell node support poles, transport facilities, and network nodes, as they are defined by [Chapter 90, Article V](#) of the McKinney Code of Ordinances and TLGC Ch. 284, within the rights-of-way in the City shall not be subject to this section but shall be subject to the provisions of [Chapter 90, Article V](#) of the McKinney Code of Ordinances.
- II. Regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.

3. Site Standards for All Commercial Antennas and Antenna Support Structures/Towers

a. Collocation Required

- I. Collocation of antennas on telecommunication structures shall be required. No new antennas or telecommunication structures shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the city that the service provider is experiencing a significant gap in service for which no existing telecommunication structure can accommodate the applicant's proposed antennae. Evidence submitted to demonstrate the factors shall consist of a propagation map and corresponding data that identifies the following:
 - a. That a large number of the service provider's subscribers are unable to connect or maintain a connection to the national telephone network through applicant's wireless telecommunications network;
 - b. That no existing telecommunication structures, including elevated storage tanks, are located within the geographic service area which meet the applicant's engineering requirements;
 - c. That existing telecommunication structures are not of sufficient height or structural strength to meet the applicant's engineering requirements; and
 - d. That there are other limiting factors that render existing telecommunication structures unsuitable.
- II. A "dead spot" or small area within a service area where the field strength is lower than the minimum level for reliable service, does not constitute a significant gap in service.

b. Minimum Distance Between Structures Required

- I. When new telecommunication structures are proposed, the following separation between structures must be maintained:

	Antenna and/or Antenna Support Structure, High Rise	Antenna and/or Antenna Support Structure, Low Rise	Stealth
Antenna and/or Antenna Support Structure, High Rise	1,500 ft	750 ft	n/a
Antenna and/or Antenna Support Structure, Low Rise	750 ft	750 ft	n/a
Stealth	n/a	n/a	n/a

- II. Separation distances may be reduced with the approval of a Specific Use Permit, in accordance with §203C.3.

c. Design Standards for All Commercial Antennas and Telecommunication Structures

- I. Telecommunication structures (high-rise and low-rise) shall be of a monopole design with all associated antennae fully encased within the structure.
- II. Unless otherwise permitted herein, all commercial signs, lights, and attachments shall be prohibited on any antennae or telecommunication structure, unless required for communications operations, structural stability, or as required for flight visibility by the FCC and the Federal Aviation Administration (FAA).
- III. Any proposed telecommunications structure shall be designed in all respects to accommodate both the applicant's antennae and comparable antennae as follows:

Height of Proposed Tower/Structure	Additional User Accommodation Required
40' to 100'	2
Greater than 100'	3

- IV. Telecommunication structures must be designed to allow for future rearrangements of antennae upon the tower and to accept antennas mounted at varying heights.
- V. A minimum 6-ft tall masonry screening wall with Low Evergreen Shrubs shall be provided around all associated ground equipment and/or materials. The maximum height of the masonry screening wall shall not exceed the maximum allowable screening device height of the governing zoning district.

d. Heights and Setbacks

- I. Notwithstanding any height restrictions and exceptions within this section, antenna and telecommunication structures (low-rise and high-rise):
- shall not exceed 125' if located in a non-residential district;
 - shall not exceed a height of 175' if located in an industrial district; and
 - shall not exceed height limitations imposed by virtue of aircraft approach and turning zone height restrictions.

- II. Telecommunication structures (low-rise and high-rise) shall be setback from all property lines a distance equal to the height of the telecommunication structure. This setback may be reduced with the approval of a Specific Use Permit.

4. Satellite dishes, parabolic antennas, and other similar antennas.

Satellite dishes, parabolic antennas, and other similar antennas shall also comply with the following:

- a. In residential districts, the following regulations shall apply:
 - I. All (any size) satellite dishes, parabolic antennas, and other similar antennas shall be prohibited within the front yard and side yard at corner setback areas.
 - II. Satellite dishes, parabolic antennas, and other similar antennas greater than three feet shall not exceed 12 feet in diameter, shall be allowed only in the rear half of a lot, shall observe accessory building setbacks, and shall be required to receive a permit from the chief building official.
 - III. Satellite dishes shall be permitted on the roof of a building, provided they do not exceed three feet in diameter and do not extend more than ten feet above the roof of the building, except satellite dishes shall be prohibited upon roofs of residential uses within the H overlay district if visible from a public right-of-way.
 - IV. Satellite dishes, parabolic antennas, and other similar antennas greater than three feet in diameter within the H historic overlay district shall be so located and screened within the rear half of the lot so as to blend with and conform to the historic district's design standards and/or character in order to preserve the historic integrity of the district. Design approval shall be through the normal historic district design review process prior to submitting a permit application to the chief building official.
 - V. Only one satellite dish, parabolic antenna, or other similar antenna shall be permitted per dwelling unit.
- b. In all zoning districts except residential districts, the following regulations shall apply:
 - I. All (any size) satellite dishes, parabolic antennas, and other similar antennas shall be allowed only in the rear half of a lot, and shall observe accessory building setbacks.
 - II. Satellite dishes, parabolic antennas, and other similar antennas shall be permitted on the roof of a building, provided they do not exceed three feet in diameter and do not extend more than ten feet above the roof of the building, except satellite dishes shall be prohibited upon roofs of residential uses within the H overlay district if visible from a public right-of-way.
 - III. Satellite dishes over three feet in diameter, but not exceeding 12 feet in diameter, may be mounted on the roof of a structure, provided a letter affirming its structural stability is written by a registered architect or engineer and submitted to the chief building official. Roof-mounted satellite dishes may not extend more than 12 feet above the roof of the building. Roof-mounted satellite dishes that comply with the above do not require additional yard setbacks or setbacks from residential areas or dwellings.
 - IV. Satellite dishes greater than three feet in diameter within the H-Overlay, MTC, and PD districts shall be so located and screened within the rear half of a lot as to blend with and conform to the historic district's design standards and character in order to preserve the historic integrity of the district. Design approval shall be through the normal historic district design review process prior to submitting a permit application to the chief building official.
 - V. Only one satellite dish, parabolic antenna, or other similar antenna shall be permitted per primary structure, unless specifically required for business needs and approved through the site plan process.

I. Food Trucks, Food Truck Operations Sites, and Food Truck Courts

1. Purpose

The purpose of this section is to establish regulations governing food trucks, food truck operation sites, and food truck courts. These regulations are intended to promote the health, safety, and welfare of the public, and to protect the property rights of the owners of land located adjacent to and within the vicinity of properties containing a food truck or an operation site.

2. Applicability

Compliance with the standards in this section is required for all food trucks, food truck operation sites, and food truck courts within the city limits. Property owners shall be responsible for ensuring that any food truck which operates as part of a food truck court or operation site obtains all necessary permits prior to operation and conforms to all applicable city, county, state and federal regulations.

a. Plan and Permit Required

Food trucks shall be responsible for identifying and obtaining all applicable permits and shall be responsible for conforming to all applicable city, county, state and federal regulations, including:

- I. Food truck vendor permit; and
- II. Health permit.

b. Exemptions

These regulations shall not apply to food trucks that operate:

- I. At a special event that is properly licensed pursuant to a special event permit issued by the city, provided that the food truck is identified in the special event permit application as a participating concessionaire or caterer; or
- II. As a vendor at a properly permitted farmers' market for which the food truck has rented space from the farmers' market and/or its organizer(s); or
- III. On public property including, but not limited to a public park, public library, recreation or aquatics center, or performing art center at the request of and with the express written permission of the property owner.

3. General Standards (applicable to all)

a. Inspections

Food truck courts, food truck operation sites, and food trucks may be inspected from time to time by appropriate city personnel. Food truck courts, food truck operation sites, and food trucks shall immediately be made available for inspection upon request of such city personnel.

b. Safety

The Chief Building Official, Fire Marshal and/or the Director of Code Services shall have the authority to require that additional safety measures be provided at a food truck court, food truck operation site, or food truck to ensure the health, safety, and welfare of the general public. These additional safety measures may include, but are not limited to, limitations governing the provision of utilities (water, wastewater, electricity, gas, etc.) to the food truck, providing fire extinguisher(s), and adding limitations to the use of deep fat fryers or flat top grills in specific instances.

c. Refuse, recycling, litter, and food preparation byproducts.

- I. Food truck courts, food truck operation sites, and/or food trucks shall provide, on or within 20 feet of each food truck, containers of sufficient size and number for the disposal of refuse and recyclables resulting from the food truck's operation and sales. The containers shall be identified as being for the disposal of refuse and/or recyclables.
- II. City-provided refuse and recycling containers shall not be used to satisfy provision c.I. above, unless written authorization has first been obtained from the city for such use.
- III. Any refuse, recycling and/or litter on the ground at the food truck court or operation site shall be immediately picked up and discarded appropriately by the food truck operator or the food truck

- court's on-site manager. Refuse and/or recycling must be removed from the operation site or food truck court at least daily or more frequently as needed to remove excess refuse and/or recycling from the property thereby avoiding the creation of an unsanitary or unhealthy condition or nuisance.
- IV. Greases, oils, vapors and other similar food preparation byproducts shall be kept inside the food truck at all times. Dumping, or the improper disposal, of food preparation byproducts onto the ground, pavement or other surface or into a stormwater collection system or other system not designed for that specific use is strictly prohibited and may result in the immediate revocation of all permits and licenses of the food truck, food truck court, and/or food truck operation site in addition to the performance of any necessary remediation and the issuance of citations and fines.
 - V. Sewage, liquid wastes and food preparation byproducts shall be removed from a food truck at an approved waste servicing area in such a way that a public health hazard or nuisance is not created.

4. Standards for Food Trucks

a. Operation Requirements.

- I. All food trucks shall remain fully mobile and operational, unless a commissary is provided on a food court site and said food trucks are authorized to utilize the on-site commissary.
- II. Food trucks shall report to their designated commissary at least once per day for food, supplies, cleaning and servicing.
- III. Food truck parking must be of sufficient size to park and operate and be finished with a compacted gravel base, concrete, or asphaltic surface materials.
- IV. Customer parking must be finished with concrete or asphaltic surface materials.

b. Food truck Log

Each food truck operator shall maintain a log that contains each date of servicing and the signature of the commissary operator certifying that servicing occurred at the commissary. In lieu of a log, receipts showing the type of purchases, date and time of purchases, and the location of the commissary where purchases were made may be accepted in lieu of a food truck log. The food truck log or receipts shall be made available to city personnel for inspection upon request.

c. Hours of operation.

Food trucks shall only be able to operate within the following hours for each of the following land uses:

- I. Food truck courts: 7:00 am to 12:00 am
- II. Food truck operation sites: 8:00 am and 10:00 pm.

d. Noise.

- I. Food trucks shall be subject to the noise requirements of [chapter 70, Article V \(noise\)](#) of the Code of Ordinances.
- II. No amplified sound shall be permitted after 10:00 p.m.

e. Signage.

All signage pertaining to or advertising a food truck and/or its menu shall be attached to the food truck. There shall be no limit to the amount of signage that is allowed on a food truck while the food truck is parked at a food truck court or operation site. A food truck shall not be outfitted with a "changeable electronic variable message sign" or any manner of "prohibited signage" as defined and/or set forth in Article 5: *Signs*.

5. Additional Standards for Food Truck Operation Sites

a. Food truck temporary site permit (for an operation site)

- I. The owner or the owner's authorized representative of a property containing an operation site where a food truck may be located from time to time must apply for a food truck temporary site permit from the building inspections department prior to allowing a food truck to operate on their property. The permit application, which shall be verified in the same manner as required for a deed,

- shall include information that details where the food truck will be located on the property along with the location of any refuse receptacle(s), vehicle parking, dining area(s), and any other pertinent information regarding the operation of the food truck on and about the operation site. As part of the permit application, any necessary authorization letters from adjacent property owners and businesses shall be provided. Consent and authorization letters that limit the allowance of food trucks to a specific type or style of food will not be accepted. Any additional information as may be deemed necessary by the chief building official to thoroughly review the request shall also be submitted as part of the permit application.
- II. A food truck temporary site permit for an operation site issued by the building inspections department shall only remain valid for a maximum of 12 months and regardless of the date of issuance shall expire on December 31 of such calendar year.
 - III. A food truck temporary site permit may accommodate any licensed food truck vendor that the property owner/temporary site permit holder deems acceptable for an operation site.
 - IV. The chief building official, in approving or denying such application shall consider the nature of the use; existing uses in surrounding areas; noise, dust, light, and traffic generated; availability of parking and satisfaction of all minimum parking requirements; health and sanitary conditions; and compliance with other regulations of this chapter. The chief building official shall have the right, upon finding that a hazard or nuisance shall exist by continuing such use, to revoke any temporary use at any time or to deny any request. After which revocation, such temporary use shall immediately cease and all temporary structures shall be removed within ten days of notification of such finding.

6. Additional Standards for Food Truck Courts

a. Required permits, plans, and inspections

I. Specific Use Permit

When required by Table 2-26: Table of Uses, a Specific Use Permit shall be required to be submitted and approved by the City Council prior to the issuance of any permits for a food truck court.

II. Site plan

A Site Plan shall be required to be submitted and approved as specified in 203E.1, *Site Plan*, prior to the issuance of any permits for a food truck court.

III. Certificate of occupancy

Each food truck court shall be required to receive a certificate of occupancy from the chief building official or their designee subsequent to the approval of a specific use permit and corresponding site plan. As part of the request for a certificate of occupancy, the following information, at a minimum, shall be provided:

- a. The name and address of the owner and/or operator;
- b. A description of the owner and/or operator;
- c. If the applicant represents a corporation, association, partnership or any other business entity, the names and addresses of the officers, partners or principals;
- d. The address and name under which the food truck court will be operated; and
- e. Any other information reasonably required by the chief building official to document the use and operation of the food truck court.

b. Restrooms required.

Restrooms for each sex, or a gender-neutral restroom(s), located within a permanent building that has been issued a valid certificate of occupancy shall be provided for the use of the food truck's customers, operators, and employees. Such restroom(s) must remain open and available for use at all times during which the food truck is in operation.

c. Utility services required at food truck courts.

Each site at the food truck court on which a food truck will be located and operated shall be provided hookups for electricity and potable water. Each individual food truck is not permitted to operate a generator at the site unless emergency circumstances necessitate the need for the use of a generator on a temporary basis not to exceed two hours within any given six-hour period of time.

Appendix 2A: Approved Plant List

A. Plants Approved for Meeting Landscaping Requirements

The following lists of plant materials are allowed to satisfy the landscape requirements and tree preservation ordinance of this ordinance. Drought tolerant plants are encouraged and listed below in **bold**. Trees not specifically listed, including cultivars, may be utilized to meet landscaping requirements with approval from the Director of Planning. Alternate plant species may be approved if the Director of Planning finds that they are not prone to major diseases or pests, will be compatible with the local climate, and are appropriate for the McKinney area. Artificial plants or turf are expressly prohibited.

1. CANOPY TREES

Size standard: 4" caliper and 12' height

Common Name	Botanical Name
Southern Sugar Maple	<i>Acer barbatum</i>
Trident Maple	<i>Acer buergerianum</i>
Bigtooth Maple	<i>Acer grandidentatum</i>
October Glory Maple	<i>Acer rubrum</i> 'October Glory'
Sugar Maple	<i>Acer saccharum</i>
Caddo Maple	<i>Acer saccharum</i> 'Caddo'
Autumn Blaze Maple	<i>Acer x freemanii</i> 'Autumn Blaze'
Texas Buckeye	<i>Aesculus glabra</i>
Pecan	<i>Carya illinoensis</i>
Shagbark Hickory	<i>Carya ovata</i>
Texas Hickory (Black Hickory)	<i>Carya texana</i>
Deodar Cedar	<i>Cedrus deodara</i>
Leylandii Cypress	<i>Cupressocyparis</i> 'Leylandii'
Autumn Gold Ginkgo	<i>Ginkgo biloba</i> 'Autumn Gold'
Princeton Sentry	<i>Ginkgo biloba</i> 'Princeton Sentry'
Thornless Honey Locust	<i>Gleditsia triacanthos</i> form <i>inermis</i>
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Black Walnut	<i>Juglans nigra</i>
Rotundiloba Sweetgum	<i>Liquidambar styraciflua</i> 'Rotundiloba'
Southern Magnolia	<i>Magnolia grandiflora</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Mexican Sycamore	<i>Platanus mexicana</i>
Sycamore	<i>Platanus occidentalis</i>
Sawtooth Oak	<i>Quercus acutissima</i>
Bluff Oak	<i>Quercus austrina</i>
Texas Red Oak	<i>Quercus buckleyi</i>
Canby Oak	<i>Quercus canbyi</i>
Lacey Oak	<i>Quercus laceyi</i>
Overcup Oak	<i>Quercus lyrata</i>
Bur Oak	<i>Quercus macrocarpa</i>
Swamp Chestnut Oak	<i>Quercus michauxii</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Mexican White Oak	<i>Quercus polymorpha</i>
English Oak	<i>Quercus robur</i>
Shumard Oak	<i>Quercus shumardii</i>

Article 2: Zoning Regulations

Appendix 2A: Approved Plant List
A Plants Approved for Meeting Landscaping Requirements

Common Name	Botanical Name
Durand Oak	<i>Quercus sinuate</i>
Bigelow Oak	<i>Quercus sinuate var. breviloba</i>
Texas Live Oak	<i>Quercus fusiformis</i>
Live Oak	<i>Quercus virginiana</i>
Princeton Upright Scholartree	<i>Sophora japonica 'Princeton Upright'</i>
Pond Cypress	<i>Taxodium ascendens</i>
Bald Cypress	<i>Taxodium distichum</i>
Winged Elm	<i>Ulmus alata</i>
Jefferson Elm	<i>Ulmus americana 'Jefferson'</i>
Princeton Elm	<i>Ulmus americana 'Princeton'</i>
Valley Forge Elm	<i>Ulmus americana 'Valley Forge'</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Japanese Zelkova	<i>Zelkova serata</i>

2. STREET TREES (applicable when using *Street Trees in Lieu of Trees per Lot* section)

Size standard: 4" caliper and 12' height

Common Name	Botanical Name
Southern Sugar Maple	<i>Acer barbatum</i>
Pecan	<i>Carya illinoensis</i>
Princeton Sentry	<i>Ginkgo biloba 'Princeton Sentry'</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Mexican Sycamore	<i>Platanus mexicana</i>
Sycamore	<i>Platanus occidentalis</i>
Bluff Oak	<i>Quercus austrina</i>
Canby Oak	<i>Quercus canbyi</i>
Lacey Oak	<i>Quercus laceyi</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Mexican White Oak	<i>Quercus polymorpha</i>
English Oak	<i>Quercus robur</i>
Shumard Oak	<i>Quercus shumardii</i>
Princeton Upright Scholartree	<i>Sophora japonica 'Princeton Upright'</i>
Bald Cypress	<i>Taxodium distichum</i>
Winged Elm	<i>Ulmus alata</i>
Princeton Elm	<i>Ulmus americana 'Princeton'</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Japanese Zelkova	<i>Zelkova serata</i>

Article 2: Zoning Regulations

Appendix 2A: Approved Plant List
A Plants Approved for Meeting Landscaping Requirements

3. ORNAMENTAL TREES

Size standard: 2" caliper and 8' height

Common Name	Botanical Name
Japanese Maple	<i>Acer palmatum</i>
Shantung Maple	<i>Acer truncatum</i>
Texas Madrone	<i>Arbutus texana</i>
River Birch	<i>Betula nigra</i>
Redbud	<i>Cercis spp.</i>
Desert Willow	<i>Chilopsis linearis</i>
Chinese Fringe Tree	<i>Chionanthus virginica</i>
Roughleaf Dogwood	<i>Cornus drummondii</i>
American Smoketree	<i>Cotinus obovatus</i>
Native Hawthorn	<i>Crataegus mollis</i>
Washington Hawthorn	<i>Crataegus phaenopyrm</i>
Arizona Cypress	<i>Cupressus arizonica</i>
Texas Persimmon	<i>Diospros texana</i>
Common Persimmon	<i>Diospyros virginiana</i>
Possumhaw Holly	<i>Ilex deciaua</i>
Nellie R. Stevens	<i>Ilex x 'NRS'</i>
Foster Holly	<i>Ilex opaca 'Foster'</i>
Savannah Holly	<i>Ilex opaca (x attenuate) 'Savannah'</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Mountain Cedar	<i>Juniperus ashei</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Golden Raintree	<i>Koelreuteria paniculata</i>
Crape Myrtle (Tree Form)	<i>Lagerstroemia indica</i>
Goldenball Leadtree	<i>Leucaena retusa</i>
Star Magnolia	<i>Magnolia stellate</i>
Saucer magnolia	<i>Magnolia soulangiana</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Wax Myrtle (Tree form)	<i>Myrica cerifera</i>
Eldarica Pine	<i>Pinus eldarica</i>
Mesquite	<i>Prosopis glandulosa</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Mexican Plum	<i>Prunus mexicana</i>
Lacey Oak	<i>Quercus laceyi or glaucoides</i>
Carolinia Buckthorn	<i>Rhamnus caroliniana</i>
Aromatic Sumac	<i>Rhus aromatic</i>
Smooth Sumac	<i>Rhus glabra</i>
Prairie Flameleaf Sumac	<i>Rhus lanceolata</i>
Eve's Necklace	<i>Sophora affinis</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Mexican Buckeye	<i>Ungnadia speciosa</i>
Rusty Blackhaw	<i>Viburnum rufidulum</i>
Vitex	<i>Vitex agnus-castus</i>

4. TREES APPROVED UNDER OVERHEAD UTILITIES

Size Standard: 2" caliper and 8' height

Note: These species were selected due to their relatively small mature size and growth characteristics. Trees planted in these areas shall be planted at a ratio of 2 trees for every 1 tree required.

Common Name	Botanical Name
Shantung Maple	<i>Acer truncatum</i>
Redbuds/Whitebuds	<i>Cercis spp.</i>
Desert Willow	<i>Chilopsis linearis</i>
Wax Myrtle	<i>Myrica cerifera</i>
Mexican Plum	<i>Prunus mexicana</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Vitex	<i>Vitex agnus-castus</i>

5. LOW EVERGREEN SHRUBS

Acceptable screening 5' or less

Planting size: 24" height

Common Name	Botanical Name
Dwarf Glossy Abelia	<i>Abelia grandiflora</i>
Dwarf Elaeagnus or Silverberry	<i>Elaeagnus pungens</i>
Dwarf Burford Holly	<i>Ilex cornuta 'Dwarf Burfordii'</i>
Texas Sage	<i>Leucophyllum frutescens</i>
Dwarf Wax Myrtle	<i>Myrica pusilla</i>

6. TALL EVERGREEN SHRUBS

Acceptable screening 6' or greater

Planting size: 36" height

Common Name	Botanical Name
Foster Holly	<i>Ilex x attenuate 'Foster'</i>
Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Wayleaf Ligustrum	<i>Ligustrum japonicum</i>
Little Gem Magnolia	<i>Magnolia 'Little Gem'</i>
Wax Myrtle (Tree form)	<i>Myrica cerifera</i>
Holly Podocarpus	<i>Podocarpus macrophyllus</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Cleyera	<i>Ternstroemia japonica</i>
Sweet Viburnum	<i>Viburnum ordoatissimu</i>

Article 2: Zoning Regulations

Appendix 2A: Approved Plant List
A Plants Approved for Meeting Landscaping Requirements

7. SHRUBS

Common Name	Botanical Name
Glossy Abelia	<i>Abelia grandiflora</i>
Barberry	<i>Berberis thunbergii</i> spp.
Horizontal Cotoneaster	<i>Cotoneaster horizontalis</i>
Dwarf Elaeagnus or Silverberry	<i>Eleagnus pungens</i>
Aralia	<i>Fatsia japonica</i>
Red Yucca	<i>Hesperaloe parviflora</i>
St. John's Wort	<i>Hypericum</i> spp.
Holly	<i>Ilex</i> spp.
Juniper	<i>Juniper</i> spp.
Dwarf Crape Myrtle	<i>Lagerstroemia indica</i> 'Dwarf'
Texas Sage	<i>Leucophyllum frutescens</i>
Chinese Fringe Flower	<i>Loropetalum chinensis</i>
Leatherleaf Mahonia	<i>Mahonia bealei</i>
Agarito	<i>Mahonia trifoliata</i>
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Nandina	<i>Nandina</i> spp.
Prickly Pear	<i>Opuntia</i> spp.
Indian Hawthorn	<i>Raphiolepis indica</i>
Rose	<i>Rosa</i> spp.
Autumn sage	<i>Salvia greggii</i>
Spirea	<i>Spirea</i> spp.
Coralberry	<i>Symphoricarpos orbiculatus</i>

8. GROUNDCOVER/VINES

Common Name	Botanical Name
Ajuga	<i>Ajuga reptans</i>
Crossvine	<i>Bignonia capreolata</i>
Trumpet Vine	<i>Campsis radicans</i>
Purple Wintercreeper	<i>Euonymus fortunei</i> 'Coloratus'
Carolina Jessamine	<i>Gelesmium sempervirens</i>
Liriope	<i>Liriope muscari</i>
Winter Honeysuckle	<i>Lonicera albiflora</i>
Honeysuckle	<i>Lonicera japonica</i>
Coral Honeysuckle	<i>Lonicera sempervirens</i>
Monkey Grass	<i>Ophiopogon japonicus</i>
Boston Ivy	<i>Parthenocissus tricuspidata</i> 'Lowii'
Climbing Rose	<i>Rosa</i>
Sedum	<i>Sedum</i> spp.
Asian Jasmine	<i>Trachelospermum asiaticum</i>
Wysteria	<i>Wisteria sinensis</i>

Article 2: Zoning Regulations

Appendix 2A: Approved Plant List
A Plants Approved for Meeting Landscaping Requirements

9. ORNAMENTAL GRASSES

Common Name	Botanical Name
Bluestem	<i>Andropogon spp.</i>
Grama Grass	<i>Bouteloua spp.</i>
Feather Reed Grass, Karl Foerster	<i>Calamagrostis acutiflora 'Karl Foerster'</i>
Pampas Grass	<i>Cortaderia selloana</i>
Dwarf Pampas Grass	<i>Cortaderia selloana pumila</i>
Lovegrass	<i>Eragrostis spp.</i>
Spangletop	<i>Leptochloa spp.</i>
Dwarf Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>
Maiden Grass	<i>Miscanthus sinensis 'Gracellimus'</i>
Morning Light Maiden Grass	<i>Miscanthus sinensis 'Morning Light'</i>
Variegated Japanese Silver Grass	<i>Miscanthus sinensis 'Variegatus'</i>
Zebra Grass	<i>Miscanthus sinensis 'Zebrinus'</i>
Muhly Grass	<i>Muhlenbergia spp.</i>
Fountain Grass	<i>Pennisetum alopecuroides</i>
Hameln's Fountain Grass	<i>Pennisetum a. 'Hameln'</i>
Indian Grass	<i>Sorghasun nutans</i>
Mexican Feathergrass	<i>Stipa tenuissima</i>

10. GRASSES

Common Name	Botanical Name
Blue Grama	<i>Bouteloua gracilis</i>
Buffalograss	<i>Buchloe dactyloides</i>
Bermuda grass	<i>Cynodon dactylon</i>
St. Augustine	<i>Stenotaphrum secundatum</i>

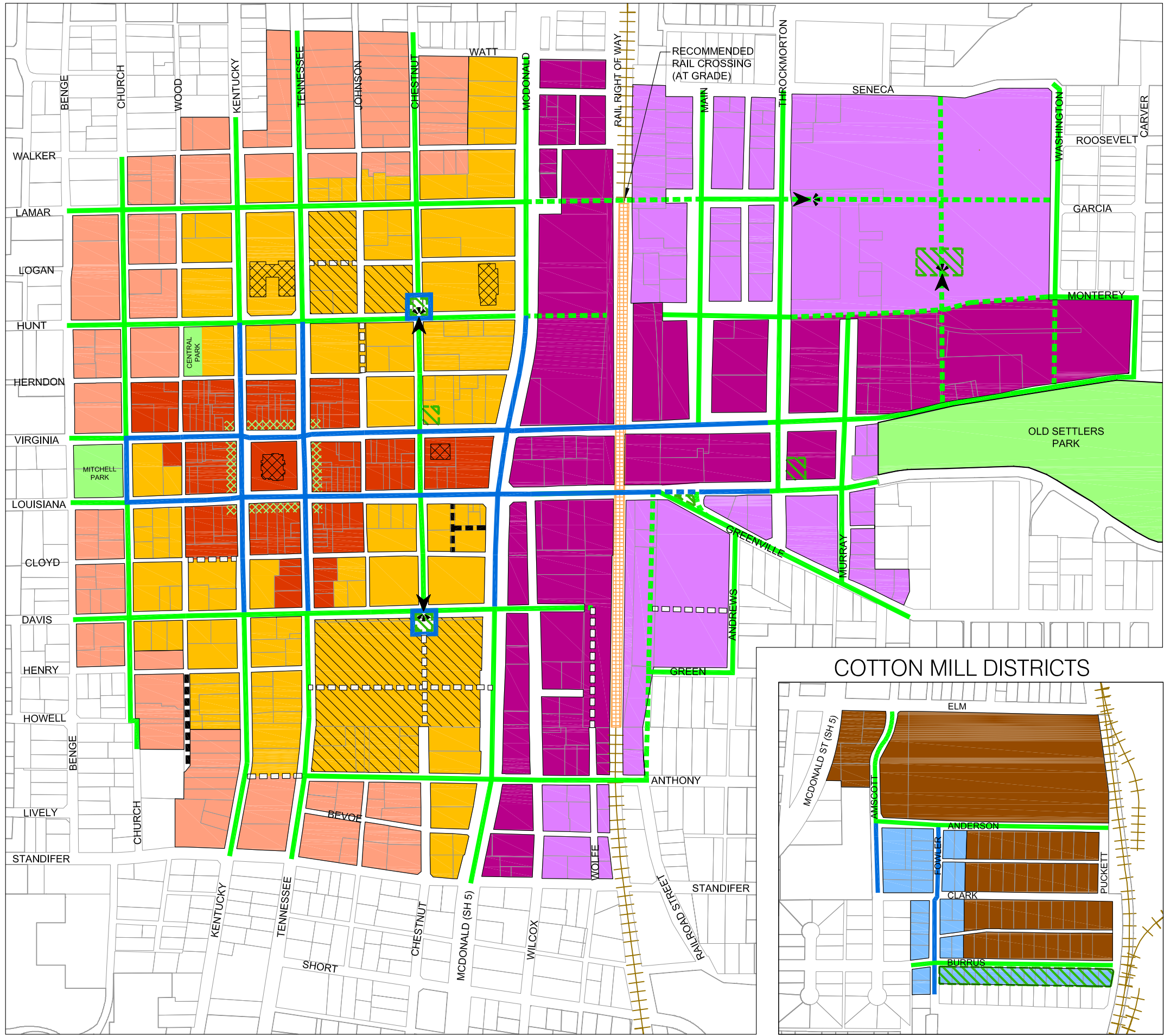
B. Reserved

C. Do Not Plant List

The following plants are not approved for use in required landscape areas.

Common Name	Botanical Name
Silver Maple	<i>Acer saccharinum</i>
Mimosa	<i>Albizia julibissin</i>
Catalpa	<i>Catalpa bignonioides</i>
Hackberry	<i>Celtis occidentalis</i>
Ash Species	<i>Fraxinus spp.</i>
Bois d' Arc	<i>Maclura pomifera</i>
Mulberry	<i>Morus alba</i>
Cottonwood	<i>Populus deltoids</i>
Silver Poplar	<i>Populus deltoids</i>
Lombardy Poplar	<i>Populus nigra italic</i>
Aristocrat Pear	<i>Pyrus calleryana 'Aristocrat'</i>
Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>
Siberian Elm	<i>Ulmus pumila</i>

Appendix 2B: McKinney Town Center MTC



CHARACTER DISTRICTS

Historic Core	Transit Village Edge
Downtown Core	Cotton Mill Core
Downtown Edge	Cotton Mill Edge
Transit Village Core	

STREET DESIGNATIONS

Pedestrian Priority 'A'	Recommended Priority 'A'
Pedestrian Priority 'B'	Recommended Priority 'B'
	Recommended Service Street
	Recommended Street Vacation

Note: Streets with no designation are service street

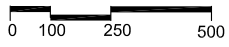
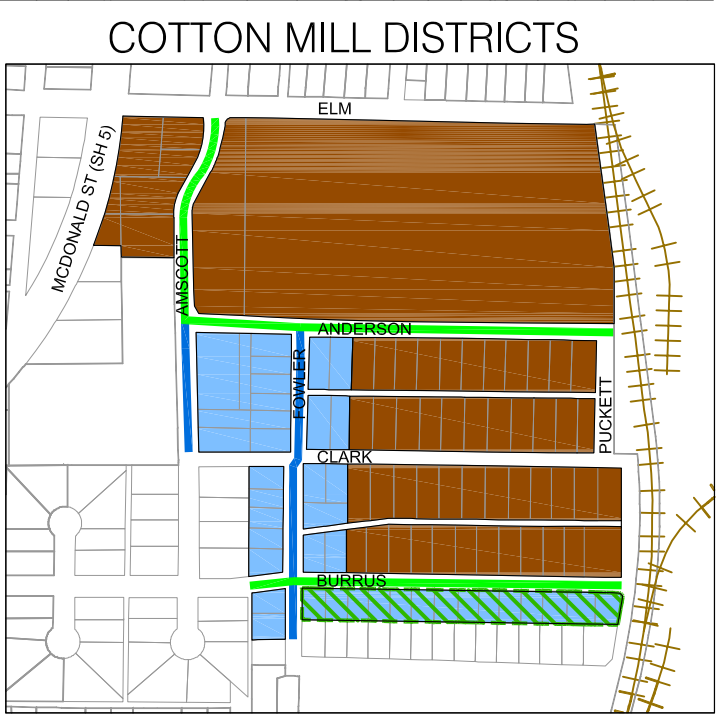
SPECIAL REQUIREMENT

Required Commercial Frontage	
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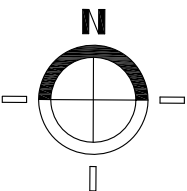
OTHER

Existing Civic Building	Recommended Civic Building Site
Existing Civic/Open Space	Recommended Civic/Open Space
	Recommended Passenger Rail Station & Platform
	Recommended Vista Terminus

LOCATOR MAP



APPENDIX G, SECTION G-1



“MTC” -- MCKINNEY TOWN CENTER ZONING DISTRICT

1. Purpose and Intent
2. Components
3. Regulating Plan
4. Definitions
5. Administration
6. Schedule of Permitted Uses
7. Building Form and Site Development Standards
8. Building Design Standards
- 9. Open Space Standards**

1. PURPOSE AND INTENT

The “MTC” -- McKinney Town Center zoning district is intended to implement the Town Center Study Phase 1 Report and associated illustrative vision (known together as the “Town Center Master Plan”) adopted by City Council in March 2008. It facilitates pedestrian oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services.

This is achieved by promoting an efficient, compact and walkable development pattern; encouraging pedestrian activity; reducing the reliance on private automobiles; positioning the historic Town Center as a viable transit-oriented development (TOD); promoting a more functional and attractive community through the use of recognized and time-tested principles of urban design; and allowing developers flexibility in land use and site design. A high level of attention to site and building design is required to promote an attractive and functional Town Center as envisioned in the Master Plan.

While revitalization of the historic Town Center area is a high priority, it must be accomplished in a manner that preserves and perpetuates the history and heritage of this community. It is the City’s goal to enhance the significance of the City’s authentic core to residents, tourists and visitors and serve as a support and stimulus to business and industry.

The McKinney Town Center zoning district is created to support economic development, sustainable tax base, and job creation/retention by: (a) providing a streamlined and simplified zoning process, (b) establishing adjacency predictability in the built environment, (c) offering flexibility to address changing market conditions, (d) reducing risk to private investment/development, (e) synchronizing private investment/development with public capital investment policies, and (f) calibrating zoning regulations with the existing physical context and character of the downtown core area of McKinney.

2. COMPONENTS

2.1 The “MTC” -- McKinney Town Center zoning district shall apply to the geographical boundaries as established in the McKinney Town Center Regulating Plan.

2.2 The Regulating Plan shall be the official Zoning Map for the McKinney Town Center. It shall establish the development standards for all properties within the McKinney Town Center including:

2.2.1 Character Districts: The McKinney Town Center is further distinguished by “Character Districts.” A Character District is intended to preserve and/or create an urban form that is distinct from other Character Districts. Each Character District shall establish use and building standards including but not limited to building placement, height, parking, service access, and other functional design standards for all properties within that Character District. The Regulating Plan classifies all properties within the Town Center into one of seven Character Districts (Historic Core; Downtown Core; Downtown Edge; Transit Village Core; Transit Village Edge; Cotton Mill Core; and Cotton Mill Edge). The different Character Districts are based on historic and regional architectural traditions and development intended to create a built environment that is consistent with the adopted Town Center Master Plan.

- 2.2.2 Street Designations: The Regulating Plan shall identify existing streets within the McKinney Town Center as Pedestrian Priority “A” Streets, Pedestrian Priority “B” Streets, or Service Streets. In addition, it shall identify the location and the level of pedestrian priority for recommended new streets as well as the location of streets recommended for vacation.
- 2.2.3 Special Requirement: The Regulating Plan shall identify the location of Required Commercial Frontage.
- 2.2.4 Other: The Regulating Plan shall identify existing civic building sites and existing civic/open spaces and shall recommend the location of future civic building sites, civic/open spaces, passenger rail station/platform, and vista termini within the McKinney Town Center.
- 2.3 McKinney Town Center zoning district text: The McKinney Town Center zoning district text (i.e., this document) shall enumerate the use and development standards with text and graphics including but not limited to Definitions, Administration, Permitted Uses, Building Form and Site Development Standards, Building Design Standards, and Open Space Standards relating to the regulation of private development within the McKinney Town Center.
- 2.4 The zoning regulations of general application, which apply across zoning districts, within the City of McKinney Zoning Regulations (Article 2), as amended, shall not apply to the “MTC” -- McKinney Town Center Zoning District except as specifically referenced herein or unless the subject matter of any such zoning regulation of general application is not specifically addressed in this document and such zoning regulation is not otherwise in conflict with the spirit and intent of the “MTC” -- McKinney Town Center Zoning District’s regulations.

3. REGULATING PLAN

The Regulating Plan is hereby adopted as the official Zoning Map for the McKinney Town Center zoning district. The development standards in the McKinney Town Center zoning district shall apply mandatorily to all properties within the geographical boundaries of the McKinney Town Center Regulating Plan (see Appendix 2B-1 of the City of McKinney Zoning Regulations (Article 2)).

- 3.1 Character Districts Established: The following Character Districts are established, and the boundaries of the specific Character Districts are established in the Regulating Plan. Per the standards for minor modifications in Section 5.5, the McKinney Town Center Development Coordinator shall have the authority to make minor adjustments to internal boundaries of the Character Districts as established in the Regulating Plan.

- 3.1.1 **Historic Core:** The Historic Core District is intended to preserve and enhance the existing National Register Commercial Historic District in and around the Historic Square. Development standards in this district require new buildings and additions to existing buildings to be consistent with the historic form and architectural traditions of the area.

- 3.1.2 **Downtown Core:** The Downtown Core District is intended to encourage compatible infill and redevelopment of the area immediately surrounding the

Historic Core. Development standards in this district emphasize a pedestrian orientation and street walls along Virginia, Louisiana, Hunt, Lamar, Davis, Anthony, Church, Kentucky, Tennessee, Chestnut, and McDonald Streets.

3.1.3 Downtown Edge: The Downtown Edge District is intended to provide for a range of relatively smaller scale commercial (retail, office, and live-work) and residential transitions between the Downtown Core and the adjacent neighborhoods to the north, south, and west. Development standards emphasize keeping a smaller scale for residential uses and limiting non-residential building forms to be compatible with the adjacent residential neighborhoods.

3.1.4 Transit Village Core: The Transit Village Core District is intended to provide the highest intensity of residential and commercial infill and redevelopment around the future passenger rail transit station. Development standards emphasize pedestrian frontages along Virginia, Louisiana, and McDonald Streets.

3.1.5 Transit Village Edge: The Transit Village Edge District is intended to provide for a range of commercial (retail, office, cottage industrial and live-work) uses and sensitive building scale transitions between the Transit Village Core and the adjacent residential neighborhoods. Development standards emphasize transitioning the area from existing heavier industrial uses to buildings, uses, forms, and/or scales that are more compatible with adjacent residential neighborhoods and are more complementary to the Transit Village Core.

3.1.6 Cotton Mill Core: The Cotton Mill Core District is intended to provide for adaptive reuse/redevelopment of the historic Cotton Mill building complex as well as for development of compatible new buildings with a flexible range of commercial, institutional, or residential uses based on specific market conditions. The mix of uses and development standards are based on the McKinney Economic Development Alliance's (MEDA) 2010-11 economic development study specifically identifying the Cotton Mill area as an opportunity for a technology business development center (i.e. "Entrepreneurial Village") to foster a unique, inspiring, and collaborative built environment that incubates emerging entrepreneurs and technologists.

3.1.7 Cotton Mill Edge: The Cotton Mill Edge District is intended to provide for a range of commercial (retail, office, cottage industrial and live-work) uses and sensitive building scale transitions between the Cotton Mill Core and the adjacent residential neighborhoods. Development standards emphasize buildings, uses, forms, and/or scales that are more compatible with adjacent residential neighborhoods and are more complementary to the Cotton Mill Core.

3.2 Street Designations Established: The Regulating Plan establishes the following Street Designations for existing streets.

3.2.1 Pedestrian Priority "A" Streets: Pedestrian Priority "A" Streets are intended to be the primary pedestrian streets, and building frontages along Pedestrian Priority "A" Streets shall be held to the highest standard of pedestrian-oriented design. Any requirement for Pedestrian Priority "A" Streets fronting on Recommended Civic/Open Space shall be dependent on the actual location of the Civic/Open Space recommended.

3.2.2 Pedestrian Priority “B” Streets: Pedestrian Priority “B” Streets are intended to balance pedestrian orientation with automobile orientation. Building frontages along Pedestrian Priority “B” Streets may be permitted to accommodate some service and auto-related functions.

3.2.3 Service Streets: Service Streets are intended to provide service and auto-related functions such as loading/unloading and trash pick-up. Building frontages and lot frontages along Service Streets may be designed based on utility and functionality over pedestrian orientation. Service Streets may include existing or future alleys.

3.2.4 Street Vacations: The Street Vacation designation indicates the location of streets recommended for vacation by the City of McKinney and for reclamation by private development.

3.3 Street Designations Recommended: The Regulating Plan indicates the location and the level of pedestrian priority for recommended new streets intended to implement the Town Center Master Plan.

3.4 Special Requirement: The Regulating Plan indicates the location of Required Commercial Frontage along all streets fronting on the Historic Square. Ground floors of all buildings with this requirement shall not be occupied by residential units and/or lodging rooms in hotels to a minimum depth of 25 feet as measured from the front building facade line.

3.5 Other:

3.5.1 Existing Civic Building Sites: The Existing Civic Building Sites designation indicates the location of existing civic buildings (public and community buildings).

3.5.2 Existing Civic/Open Space: The Existing Civic/Open Space designation indicates the location of existing civic/open spaces (including parks, plazas, greens, and squares).

3.5.3 Recommended Civic Building Sites: The Recommended Civic Building Sites designation indicates the recommended location of future civic buildings (public and community buildings) intended to implement the Town Center Master Plan.

3.5.4 Recommended Civic/Open Space: The Recommended Civic/Open Space designation indicates the recommended location of future civic/open spaces (including parks, plazas, greens and squares) intended to implement the Town Center Master Plan. Any requirement for Pedestrian Priority “A” Streets fronting on Recommended Civic/Open Space shall be dependent on the actual location of the Civic/Open Space recommended.

3.5.5 Recommended Passenger Rail Station/Platform: The Recommended Passenger Rail Station/Platform designation indicates the recommended location of the future passenger rail station/platform intended to implement the Town Center Master Plan.

- 3.5.6 Recommended Vista Terminus:** The Recommended Vista Terminus designation indicates the recommended location of vista termini at the end of key streets or view corridors intended to implement the Town Center Master Plan. Special attention should be given to the design of new buildings and sites to take advantage of these vista termini.

4. DEFINITIONS

In addition to Definitions in Article 2, Section 205 and in Article 9 of the Unified Development Code, the following terms shall have the corresponding interpretations for the McKinney Town Center zoning district.

Attic/Mezzanine is the interior part of a building contained within a pitched roof structure or a partial story between two main stories of a building.

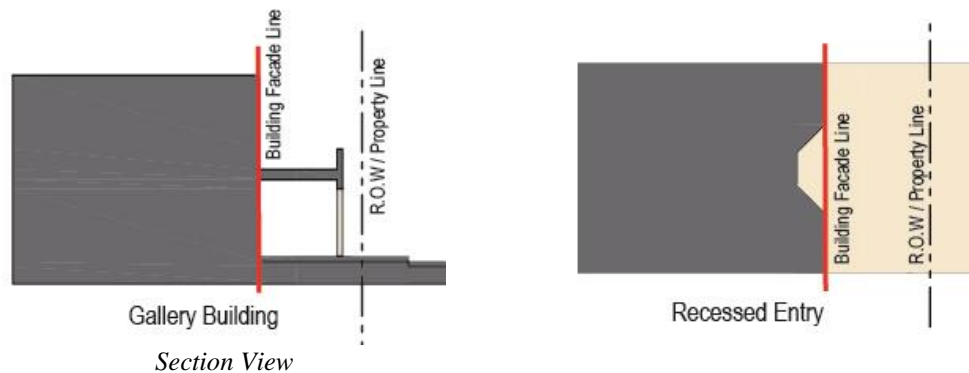
Boardinghouse or rooming house means a building, other than a hotel, where lodging with or without meals for three or more persons are provided for compensation.

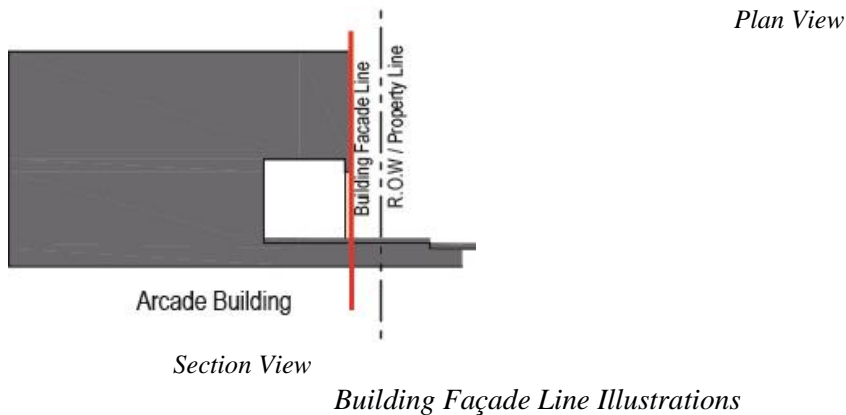
Build-to Line is the line at which the principal building's front façade shall be built.

Build-to Zone is the area between the minimum and maximum front setbacks and within which the principal building's front façade shall be built.

Building Form and Site Development Standards are the standards established for each Character District including but not limited to building placement, building height, parking, service access, and other functional design standards.

Building Façade Line means the vertical plane along a lot where the portion of the building's front façade closest to the street is actually located.





Building Frontage is the percentage of the principal building's front façade that is required to be located at the Build-to Line or within the Build-to Zone as a proportion of the lot's width along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.

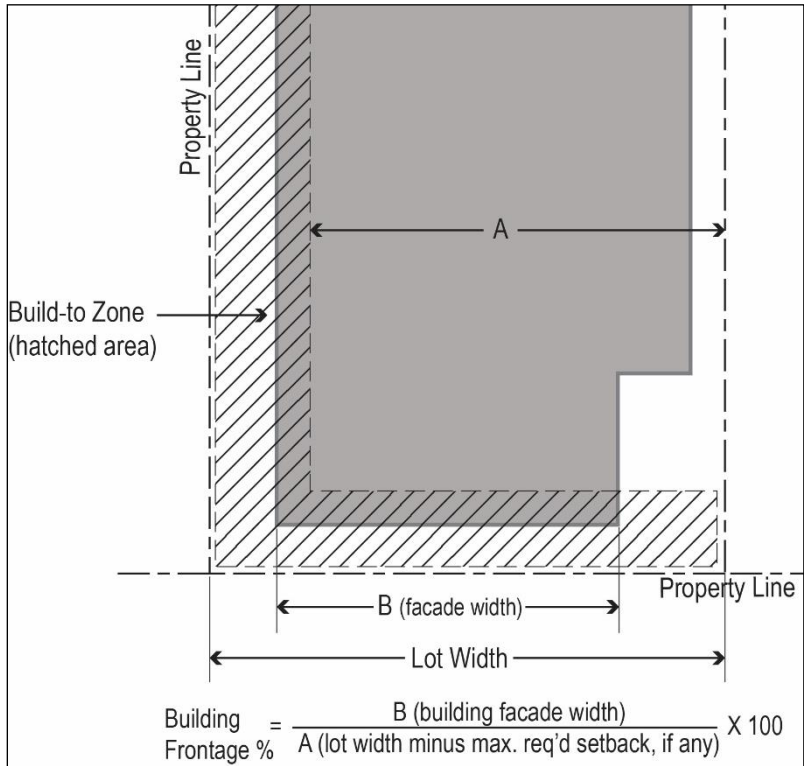


Image showing Building Frontage calculation

Character District means an area within the McKinney Town Center that is intended to preserve and/or create an urban form that is distinct from other areas within the McKinney Town Center. Character Districts are identified in the Regulating Plan.

Civic/Open Space is publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. Civic/open space may be privately or publicly owned and maintained.

Commercial or Mixed Use Building means a building in which at least the ground floor of the building is built to Commercial Ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready means space constructed at a minimum ground floor height as established in each Character District which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space, the space must comply with all building and construction codes for that use. The intent of Commercial Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Design Exception means a requested deviation from any standards in Section 7 Building Form and Site Development Standards, Section 8 Building Design Standards, and Section 9 Open Space Standards beyond minor deviations specified in the Minor Modifications provision of Section 5 Administration.

Encroachment means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public right-of-way, or above a height limit.

Live-Work Dwelling is a mixed use building type with a dwelling unit that is also used for work purposes, provided that the ‘work’ component is (1) restricted to the uses of professional office, personal service, cottage industrial, artist’s workshop, studio, or other similar uses, (2) is located on the street level and constructed to Commercial Ready standards, and (3) is constructed as separate units under a condominium regime or as a single unit. The ‘live’ component may be located on the street level (behind the work component) or any other level of the building. Live-work dwelling is distinguished from a home occupation otherwise defined by Section 205.G.2.g of the City of McKinney Zoning Regulations in that the “work” component is not required to be incidental and secondary to the “live” component. Additionally, the “work” component may employ more than one (1) individual who is not an occupant of the “live” component.

McKinney Town Center Development Coordinator is a senior City staff person (Director of Planning or designee) who is the single point of contact to facilitate development and redevelopment within the McKinney Town Center and is responsible for administering standards in the McKinney Town Center zoning district.

McKinney Town Center Master Plan: In March 2008, the Town Center Study Phase 1 Report and associated illustrative vision were unanimously approved by City Council and adopted by reference into the City of McKinney Comprehensive Plan. Known together as the Town Center Master Plan, it serves as a meaningful policy guide for City officials, City staff, property owners, private developers, and citizens when considering development/redevelopment decisions in the Town Center. The Town Center Study Phase 1 Report includes a number of preferred redevelopment concepts such as encouraging adaptive reuse of historic buildings, encouraging new mixed use and urban residential infill growth, improving pedestrian walkability and connectivity, creating compatible physical scales and transitions, and fostering long-term economic development through the concept of “place.”

The associated illustrative vision is a composite of several building scale illustrations of preferred redevelopment concepts.

McKinney Town Center Regulating Plan (Regulating Plan) is the official Zoning Map for the McKinney Town Center zoning district. The Regulating Plan graphically depicts development standards including Character Districts, Street Designations, and Special Requirement(s) applicable to properties within the McKinney Town Center geographical area.

McKinney Town Center Zoning District is the zoning designation intended to implement the Town Center Study Phase 1 Report and associated illustrative vision (known together as the Town Center Master Plan) adopted by City Council in March 2008. It facilitates pedestrian oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services. The McKinney Town Center zoning district supports economic development, sustainable tax base, and job creation/retention by: (a) providing a streamlined and simplified zoning process, (b) establishing adjacency predictability in the built environment, (c) offering flexibility to changing market conditions, (d) reducing risk to private investment/development, (e) synchronizing private investment/development with public capital investment policies, and (f) calibrating zoning regulations with the existing physical context and character of the downtown core area of McKinney.

Minor Modification means a requested deviation from MTC zoning district standards specified in the Minor Modifications provision of Section 5 Administration. The McKinney Town Center Development Coordinator shall have the authority to administratively approve a request for a Minor Modification.

Multiple family dwelling means any building or portion thereof, which is designed, built, rented, leased or let to contain three or more dwelling units or apartments on a single lot, or which is occupied as a home or place of residence by three or more families living in independent dwelling units on a single lot.

Psychic or paranormal readings means a business that utilizes, stages, or engages in or with alleged clairvoyance, psychic phenomena, or other paranormal or parapsychological disciplines.

Public, Civic, or Landmark Building means any building that houses a public or civic use that is located on a prominent site within the McKinney Town Center Zoning District. Such a building may incorporate a specialized or unique use within the building which may require alternative design and development standards per Section 5.7 of the MTC Zoning District regulations.

Residential Building means a building type that is built to accommodate only residential uses on all floors of the building such as a detached single family home, attached single family home (i.e. townhome), two family home (i.e. duplex), multiple family (3 or more) apartment building (under single ownership or under multiple owners within a condominium regime).

Special Requirement: As identified on the Regulating Plan, a special development standard called Required Commercial Frontage is applied to ground floor uses, to a minimum depth of 25 feet, along all streets fronting on historic square in the Historic Core Character District.

Street Designation: As identified on the Regulating Plan, existing streets in the McKinney Town Center are designated as Pedestrian Priority “A” Streets, Pedestrian Priority “B” Streets, or Service Streets. Each designation establishes a certain development context in order to improve walkability and pedestrian orientation within the McKinney Town Center area. The Regulating Plan also identifies the location and the level of pedestrian priority for recommended new streets as well as the location of streets recommended for vacation.

5. ADMINISTRATION

5.1 Applicability. Approval of a site plan shall be required prior to the issuance of any building permit for the construction of a new residential building, a new non-residential building, or a new mixed use building (this requirement specifically does not apply to new single family detached residential dwellings and new two-family residential dwellings); prior to the issuance of any building permit for any modification to a structure which affects its size, shape, orientation, or volume; prior to a structure’s change in use that requires modifications to existing parking configurations; or as otherwise determined by the Chief Building Official. All building permits must conform to an approved site plan. Single family detached residential dwellings shall be subject to the requirements of Chapter 122 of the City of McKinney Code of Ordinances, and as amended.

5.2 McKinney Town Center Development Coordinator. The McKinney Town Center Development Coordinator is a senior City staff person (Director of Planning or designee) who shall be the primary point of contact to facilitate development and redevelopment within the McKinney Town Center and shall be responsible for administering the McKinney Town Center zoning district regulations.

5.3 Site Plan Application. The applicant shall prepare a site plan application demonstrating compliance with the McKinney Town Center Regulating Plan and the McKinney Town Center zoning district regulations as well as with all other applicable regulations in the City of McKinney Zoning Regulations. A site plan application shall include:

5.3.1 All information described in sections 203.E.1.c of the City of McKinney Zoning Regulations;

5.3.2 The location of the subject property relative to the delineation of applicable Character District(s), Street Designation(s), Special Frontage Requirements (if any), and other recommended elements depicted on the McKinney Town Center Regulating Plan;

5.3.3 A Building Plan with architectural elevations and/or renderings of all proposed building(s) to demonstrate compliance with the Building Form and Site Development Standards as well as with the Building Design Standards of the McKinney Town Center zoning district.

5.4 Site Plan Application Approval Process. The McKinney Town Center Development Coordinator shall have the authority to approve, approve with conditions, or schedule the site plan for a Planning and Zoning Commission meeting for action according to the procedures in Section 203.E.1 of the City of McKinney Zoning Regulations. The McKinney Town Center Development Coordinator shall not have the authority to disapprove a site plan application. Unless otherwise provided for in this Code, the McKinney Town Center Development Coordinator shall forward any application which

they cannot approve to the Planning and Zoning Commission for action. The actions of the Planning and Zoning Commission may be appealed to City Council. The City Council shall be the final approval authority for site plans. Approval of a site plan application does not constitute approval of a building permit application for construction.

5.5 Minor Modifications. A Minor Modification means a requested deviation from the McKinney Town Center zoning district standards as specified below. The McKinney Town Center Development Coordinator shall have the authority to approve requests for minor modifications to the McKinney Town Center zoning district standards that:

- 5.5.1** Do not substantially change the circulation and building location on the site;
- 5.5.2** Do not increase the building area permitted under the McKinney Town Center zoning district;
- 5.5.3** Do not change the relationship between the buildings and the street;
- 5.5.4** Do not allow a use not otherwise authorized under the McKinney Town Center zoning district; or
- 5.5.5** Do not allow greater height of any building or reduction of any parking requirement established under the McKinney Town Center zoning district.

The McKinney Town Center Development Coordinator shall also have the authority to approve minor modifications outlined in Table 5.1 below, including minor adjustments to internal boundaries of the Character Districts pursuant to the criteria established below.

Table 5.1 Minor Modifications Allowed

<i>Standard</i>	<i>Minor Modification Allowed</i>	<i>Criteria</i>
Area/Boundary of Character Districts (including any recommended Civic/Open Spaces)	No more than a 15% change (increase or decrease) in the area of any Character District (aggregate or per block).	<ul style="list-style-type: none"> ▪ Shall not eliminate any Character District or any Special Frontage designation. ▪ Shall not change the overall boundary of the Regulating Plan. ▪ Modified area shall be contiguous with the corresponding Character District that is changed and shall be changed to only one of the adjacent Character Districts. ▪ Any modification of Character Districts shall include entire lots.
Location of Recommended Streets	Location shall not move more than 25' in any direction.	<ul style="list-style-type: none"> ▪ Shall maintain the connectivity intended by the Regulating Plan
Build-to Line Build-to Zone	No more than a 10% change in the build-to line or zone.	<ul style="list-style-type: none"> ▪ Changes to the build-to lines and build-to zones may only be due to any changes to the street cross-sections or changes in the width of a sidewalk. ▪ In no case shall a sidewalk be less than 6 feet in width.
Building Frontage	No more than a 10% reduction in the required Building Frontage along each block of a Pedestrian Priority "A" Street.	<ul style="list-style-type: none"> ▪ Any reduction in the required building frontage shall be to accommodate porte-cocheres for drop-off and pick-up.
Street Screening Device	Waiver of Street Screening Device requirement along a Pedestrian Priority "B" Street.	<ul style="list-style-type: none"> ▪ Requirement for a street screening device may only be waived along a Pedestrian Priority "B" Street along the frontage of any interim surface parking lot (off-street) that is planned to be in-filled with a parking structure through a phased site plan or other agreement with the city. ▪ In no case shall any portion of the surface parking have frontage along a Pedestrian Priority "A" Street without a required street screening device. ▪ In no case shall the surface parking lot (off-street) be located at a street intersection for a minimum depth of 20' along each street (regardless of the Street Type designation).
Transparency	Reduction from 65% to no less than 50% transparency on Pedestrian Priority "A" and "B" Streets	<ul style="list-style-type: none"> ▪ Shall maintain the pedestrian interaction and overall intent of the MTC Zoning District

<i>Standard</i>	<i>Minor Modification Allowed</i>	<i>Criteria</i>
Any numerical standard (other than those specifically listed in this Table) in the MTC Zoning District	Maximum of 10% change	<ul style="list-style-type: none"> ▪ Shall maintain the frontages, transitions, and overall intent of the MTC Zoning District

Any appeals of the decisions of the McKinney Town Center Development Coordinator regarding minor modifications shall be heard by the Planning and Zoning Commission for action.

5.6 Design Exceptions. A Design Exception means a requested deviation from any Building Form and Site Development Standard, Building Design Standard, or Open Space Standard beyond the minor deviations specified in the Minor Modifications provision. A Design Exception shall also mean a requested deviation from the Design Criteria of the Schedule of Permitted Uses. Requests for Design Exceptions shall be forwarded by the McKinney Town Center Development Coordinator to the Planning and Zoning Commission for action in accordance with Section 203.G.1 of the UDC; however, requests for Design Exceptions involving building height(s) shall instead be forwarded directly to the City Council for action.

5.6.1 Review Considerations. In reviewing any site plan application or site plan application with a Design Exception Request forwarded by the McKinney Town Center Development Coordinator, or when hearing appeals, the Planning and Zoning Commission and/or City Council shall use the following criteria:

- i. The goals, intent, and vision of the adopted McKinney Town Center Master Plan;
- ii. The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- iii. The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, structured and/or shared parking, and linkages to transit;
- iv. The extent to which the proposal hinders future opportunities for higher intensity Town Center development; and
- v. Considerations of health and welfare of the general public.

5.6.2 An appeal by the applicant for the denial of a Design Exception by the Planning and Zoning Commission shall be made to the City Council.

5.7 Public, Civic, or Landmark buildings. The McKinney Town Center Development Coordinator shall not have the authority to approve site plan applications for public, civic, or landmark buildings and shall forward all such applications to the Planning and Zoning Commission for action. The action of the Planning and Zoning Commission may be appealed to City Council. In reviewing such applications, the following shall be taken into consideration:

- 5.7.1** Public, Civic, or Landmark buildings should occupy prominent sites such as at the end of a terminated vista.
- 5.7.2** Major entrances and exits should be clearly marked and should front on plazas or wide sidewalks that allow pedestrians safe ingress and egress into the building.
- 5.7.3** Major entrances and key street intersections, including locations recommended for vista terminations, shall be emphasized with vertical elements that create a unique identity to the civic building.
- 5.7.4** Public, Civic, or Landmark buildings may be larger in scale than commercial and mixed use buildings and thus may not necessarily be built to the sidewalk. They

should be articulated horizontally and vertically with architectural elements to break the mass of the structure down.

5.7.5 Major street frontages shall not be blank walls. Windows, changing building materials, arcades, building articulation, and other architectural elements shall be used to add interest at the street level.

5.7.6 Building materials used should convey the impression of permanence and stability and to the extent possible, masonry (brick, stone, stucco using the three step process, marble, or granite) should be used for a majority of the exterior building facades.

5.8 Nonconforming Uses and Structures. Nonconforming Uses and Structures in the McKinney Town Center zoning district shall be regulated pursuant to Section 201.C Legal Nonconformities of the City of McKinney Zoning Regulations.

5.9 Plat Approval. All land subdivision, plat approval, and public improvement requirements in the McKinney Town Center zoning district shall follow the City of McKinney Subdivision Regulations (Article 3 of the UDC). Any variances to the Subdivision Regulations shall require the approval of the City Council per Section 303.B.

5.10 Vacations of Public Rights-of-Way. Right-of-way vacations in the McKinney Town Center zoning district shall follow City of McKinney Subdivision Regulations Section 306.B.

5.11 Amendments/Changes. Amendments and changes to the McKinney Town Center zoning district Regulating Plan or text not otherwise permitted by the administrative provisions stated herein shall be considered by the Planning and Zoning Commission and approved by the City Council in accordance with the procedure set out in Section 203.C.1 of the City of McKinney Zoning Regulations.

6. SCHEDULE OF PERMITTED USES

	Historic Core	Downtown Core	Downtown Edge	Transit Village Core	Transit Village Edge	Cotton Mill Core	Cotton Mill Edge
Residential Uses							
Bed & breakfast		S	S		S		
Boardinghouse or rooming house		P	P		P	P	P
Caretaker's or watchman's quarters						A	A
Duplex		P	P		P	P	P
Independent living	P	P	P	P	P	P	P
Live-work dwelling	P	P	P	P	P	P	P
Multiple family dwelling	C	C	P	C	P	P	P
Single-family attached		P	P	P	P	P	P
Single-family detached		P	P		P	P	P
Small lot single-family, attached		C	C	C	C	C	C
Small lot single-family, detached		C	C	C	C	C	C
Educational and Institutional Uses							
Assisted living facility		P		P	P	P	P
Civic club or fraternal organization	P	P	P	P	P	P	P
College or university	P	P		P	P	P	P
Community Garden	C	P	P	P	P	P	P
Day care	C	C	C	C	C	C	C
Government facilities (city, excluding airport uses)	P	P	P	P	P	P	P
Government Facilities (non-city)	P	P	P	P	P	P	P
Hospital		P		P	P	P	P
Arts or Cultural Center	P	P	P	P	P	P	P
Religious assembly	P	P	P	P	P	P	P
School, business or trade		P	P	P	P	P	P
School, public, private or parochial	P	P	P	P	P	P	P
Warming station	T	T	T	T	T	T	T
Recreational and Entertainment Uses							
Commercial entertainment, indoor	P	P	C	P	C	P	C
Commercial entertainment, outdoor	S	S	S	S	S	S	S
Gym or fitness studio	P	P		P	P	P	P
Private club	S	S	S	S	S	S	S
Reception or event center, indoor	P	P	C	P	C	P	C
Reception or event center, outdoor	S	S	S	S	S	S	S
Recreation area, private	P	P	P	P	P	P	P

Article 2: Zoning Regulations

Appendix 2B: McKinney Town Center MTC

	Historic Core	Downtown Core	Downtown Edge	Transit Village Core	Transit Village Edge	Cotton Mill Core	Cotton Mill Edge
Sexually oriented business (See Ch. 138)							

<i>Transportation, Automobile, and Related Uses</i>							
Auto, motorcycle, truck, or boat, rental or sales					S	C	
Electric Vehicle Charging Station	A	A	A	A	A	A	A
Fuel sales, passenger vehicles				C	C	C	
Parking garage or lot, paid or private	P	P	P	P	P	P	P
Transportation station		C		C		C	
Vehicle repair, major							
Vehicle repair, minor					C	C	

<i>Commercial Type, Retail, and Service Uses</i>							
Animal care and services, indoor only		P		P	P	P	
Banks and financial services (with no drive-through service facility)	P	P	P	P	P	P	
Banks and financial services (with drive-through service facility)		C		C		C	
Body art studio							
Clinic, medical or dental	P	P	P	P	P	P	P
Craft consumables	C	C	C	C	C	C	C
Dispatch office					P	P	
Farmer's market, permanent	P	P	P	P	P	P	
Construction field office	T	T	T	T	T	T	T
Food Truck Court	C	C	C	C	C	C	C
Food Truck Operation Site	C	C	C	C	C	C	C
Funeral home or mortuary		C		C	C	C	
Greenhouse or plant nursery		P	P	P	P	P	
Hotel or motel	C	C		C	C	C	
Office	P	P	P	P	P	P	P
Office showroom/warehouse				P	P	P	P
Pawn shop							
Personal service (with drive-through service facility)		C		C	C	C	C
Personal service (with no drive-through service facility)	C	P	P	P	P	P	P
Radio or TV broadcast studio					P	P	
Retail sales (no drive-through service)	P	P	C	P	C	P	C
Retail sales (with drive-through service)		C		C	C	C	
Restaurant, brew pub	P	P	C	P	C	P	C
Restaurant, carry-out and delivery only	P	P	P	P	P	P	P

	Historic Core	Downtown Core	Downtown Edge	Transit Village Core	Transit Village Edge	Cotton Mill Core	Cotton Mill Edge
Restaurant, dine-in	P	P	C	P	C	P	C
Restaurant, drive-in or drive-through		C		C	C	C	
Industrial and Manufacturing Uses							
Cottage industrial	C	C		C	C	C	
Manufacturing, light				C	C	C	
Outdoor storage							
Utility substation	S	S	S	S	S	S	S
Warehouse				C	C	C	

- All uses not specifically listed are prohibited and shall be unlawful unless the Director of Planning has determined an appropriate use type for the unlisted use pursuant to the procedure in UDC §205B.4
- The following is the legend for interpreting the schedule of uses for the “MTC” -- McKinney Town Center zoning district:

P	Use is permitted by right.
C	Use is permitted only if the design criteria in the following table are satisfied.
	Use is prohibited.
S	Use is permitted only with a Specific Use Permit under Section 203C.3.
T	Use is permitted with a Temporary Use Permit under Section 205H.2 & 205H.3.
A	Use is permitted as an Accessory Use under Section 205G.2 & MTC Section 7

Design Criteria Table

Use	Character Districts	Design Criteria
Any use with a drive-through or drive-up facility (including banks and financial services; day cares; personal service; funeral homes and mortuaries; retail sales; restaurants)	<ul style="list-style-type: none"> ▪ All 	<ul style="list-style-type: none"> ▪ Drive-through access (driveways) shall only be from Pedestrian Priority “B” Streets or from Service Streets. ▪ Drive-through lanes and/or canopies shall not have frontage along Pedestrian Priority “A” Streets.
Auto, motorcycle, truck, or boat, rental or sales	<ul style="list-style-type: none"> ▪ Transit Village Core ▪ Transit Village Edge ▪ Cotton Mill Core 	<ul style="list-style-type: none"> ▪ Sales shall not include truck or boat sales.
Auto, motorcycle, truck, or boat, rental or sales; Fuel sales, passenger vehicles	<ul style="list-style-type: none"> ▪ Transit Village Core ▪ Transit Village Edge ▪ Cotton Mill Core 	<ul style="list-style-type: none"> ▪ Service bays shall not be oriented towards Pedestrian Priority “A” Streets. ▪ Fuel pumps and canopies shall not be located with any frontage along Pedestrian Priority “A” Streets. ▪ Along Pedestrian Priority “B” Streets, service bays, fuel pumps and/or canopies shall not exceed 50% of the lot’s street frontage. ▪ No outdoor storage along any Pedestrian Priority “A” Streets.

Article 2: Zoning Regulations

Appendix 2B: McKinney Town Center MTC

Use	Character Districts	Design Criteria
		<ul style="list-style-type: none"> Outdoor storage along any Pedestrian Priority “B” or Service Streets shall be screened with a street screen as high as the items being stored.
Cottage industrial	<ul style="list-style-type: none"> Historic Core Downtown Core Transit Village Core Transit Village Edge Cotton Mill Core 	<ul style="list-style-type: none"> All operations shall occur within a fully enclosed building. Shall be located only in buildings less than 20,000 square feet.
Craft Consumables	<ul style="list-style-type: none"> All 	<ul style="list-style-type: none"> A Craft Consumables establishment shall not exceed 20,000 square feet. A Craft Consumables establishment 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.
Food truck courts; food truck operation sites	<ul style="list-style-type: none"> Historic Core Downtown Core Transit Village Core Transit Village Edge Cotton Mill Core 	<ul style="list-style-type: none"> Shall meet the requirements for the corresponding use found in Section 205I.3 or 205I.4.
Hotel or motel	<ul style="list-style-type: none"> Historic Core Downtown Core Transit Village Core Transit Village Edge Cotton Mill Core 	<ul style="list-style-type: none"> Room entrances shall be accessible only from a lobby or interior hallway.
Manufacturing, light; warehouse	<ul style="list-style-type: none"> Transit Village Core Transit Village Edge Cotton Mill Core 	<ul style="list-style-type: none"> Only machine shops and welding operations shall be permitted for light manufacturing. Shall be located only in buildings less than 20,000 square feet.
Multiple family dwelling	<ul style="list-style-type: none"> Historic Core Downtown Core Transit Village Core 	<ul style="list-style-type: none"> Along Pedestrian Priority “A” Streets, ground floors shall be built to Commercial Ready standards, including floor-to-floor height and at-grade to the sidewalk.
Personal Service	<ul style="list-style-type: none"> Historic Core 	<ul style="list-style-type: none"> Shall not include any psychic or paranormal readings as described in MTC Section 4.
Retail sales; restaurant, (dine-in); restaurant, (brew pub)	<ul style="list-style-type: none"> Downtown Edge Transit Village Edge Cotton Mill Edge 	<ul style="list-style-type: none"> Shall not exceed 20,000 square feet in area.
Small lot single-family, attached; small lot single-family, detached	<ul style="list-style-type: none"> Downtown Core Downtown Edge Transit Village Edge Transit Village Core Cotton Mill Core Cotton Mill Edge 	<ul style="list-style-type: none"> Shall meet the requirements for the corresponding use found in Section 205D . Shall meet BTZ requirements in all character districts.

7. BUILDING FORM AND SITE DEVELOPMENT STANDARDS

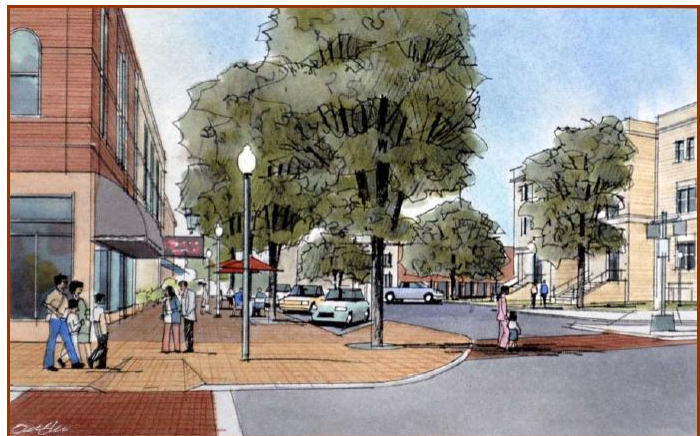
7.1 Historic Core

7.1.1 Illustrations and Intent

Note: The images and graphics on this page are provided as illustrations of intent and are advisory only without the power of law. Refer to the standards on the following pages for the specific Building Form and Site Development Standards.

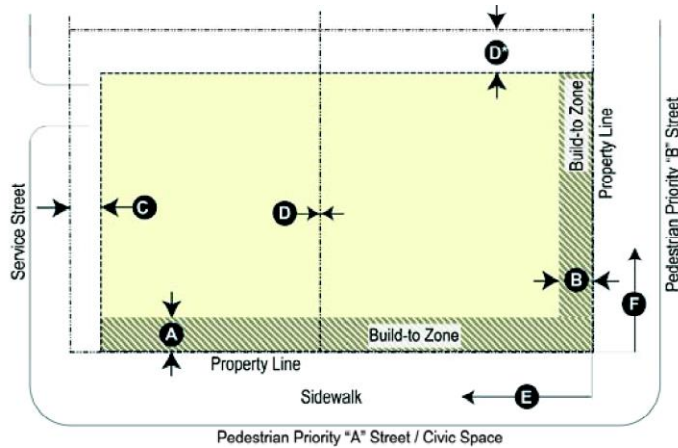
The Historic Core building form and site development standards are intended to encourage the preservation and redevelopment of the block around McKinney's historic courthouse square based on the Town Center Master Plan. Development standards will emphasize the redevelopment in keeping with the scale and historic significance of the area.

Generally, this character district may accommodate commercial or mixed use buildings in addition to requiring a minimum of 2 story building heights along the Historic Square frontage. Remodeling of existing historic buildings shall meet standards in Section 204.Z of the McKinney Zoning Regulations. The goal is to keep the blocks around the square viable for boutique and destination retail, restaurant, entertainment and civic uses that complement one another.



Images from the McKinney Town Center Master Plan illustrating the development intent and existing context in the Historic Core Character District

7.1.2 Building Placement



Legend

----- Property Line	 Build-to Zone
----- Setback Line	 Building Area

(i) Build-to Zone (BTZ) (Distance from property line to edge of the zone)

Pedestrian Priority "A" Street / Civic Space	0' (min.) - 5' (max.) (see #1)	A
Pedestrian Priority "B" Street	0' (min.) - 5' (max.)	B
Service Street	NA (see below for min. setback)	

(ii) Setbacks

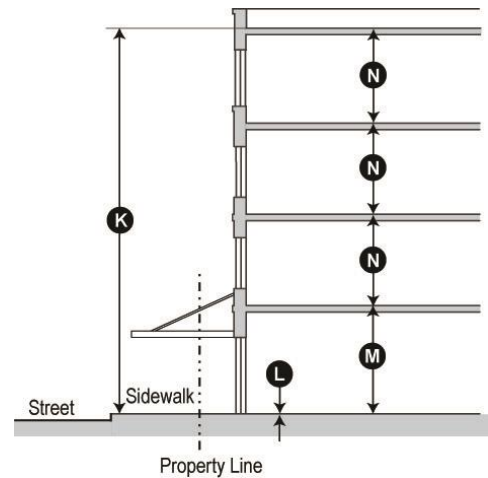
Service Street	0' min.	C
Side	0' min.; (see #2)	D
Rear	0' min. (see #2)	D*

(iii) Building Frontage

Building Frontage required along Pedestrian Priority "A" Street/Civic Space BTZ	95% (min.) (see #3 and #6)	E
Building Frontage required along Pedestrian Priority "B" BTZ	25% (min.) (see #3 and #6)	F
Building Frontage required along Service Street	None Required	

See note # 11 for frontage standards on lots with 2 or more frontages along the same street type.

7.1.3 Building Height



(i) Principal Building Standards

Building minimum	2 stories min. fronting on the Historic Square (including corners of adjacent street intersections) 1 story min. along all other street frontages	K*
Building maximum	4 stories (see #5 and #7)	K
First floor to floor height	Match adjoining historic building (if any) or no less than 14' for all commercial/mixed use buildings or for any building fronting Ped. Priority "A" Street 10' min. for any residential uses/buildings fronting on Ped. Priority "B" or Service Streets (see #4)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings or buildings fronting on Ped. "A" Priority Streets) or 18 inches (min) for residential uses/buildings fronting on Ped. Priority "B" or Service Streets (see #12)	L
Upper floor(s) to floor height	10' min.	N

(ii) Accessory Building Standards

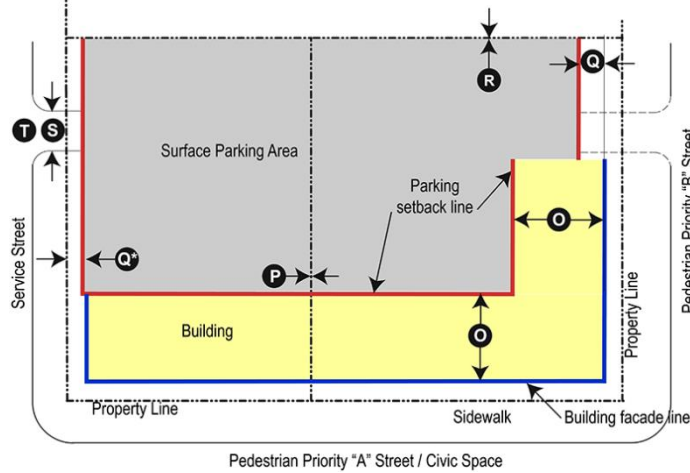
Accessory buildings shall meet the standards for Principal Building standards in the Historic Core Character District.

7.1.4 Commercial Frontage Requirements

- Ground floors of all buildings fronting on the Historic Square (including corners) shall not be occupied by residential uses and/or lodging rooms to a minimum depth of 25 feet as measured from the front building façade line.
- Ground floors of all buildings fronting on Pedestrian Priority "A" Streets shall be constructed to Commercial Ready standards including but not limited to first floor-to-second floor height, ingress and egress, and accessibility. This standard shall not apply to civic buildings.

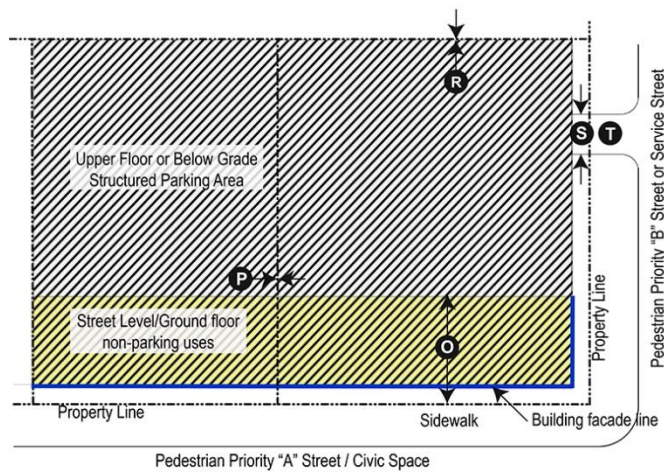
7.1.5 Parking & Service Access

(i) Surface Parking Location



Pedestrian Priority "A" Street Setback	Shall be located behind the principal building	O
Pedestrian Priority "B" Street Setback	Shall be located either behind the principal building <u>or</u> 3' (min.) behind the building façade line along that street <u>only</u> <u>or</u> 6' (min.) behind the property line (if not building along the street frontage)	O Q
Service Street Setback	Shall be located 6' (min.) behind the property line	Q*
Side and Rear setbacks	0' (see #2)	P R

(ii) Structured Parking or Below Grade Parking Location



Pedestrian Priority "A" Street Setback	Min. of 30' from the property line	O
Pedestrian Priority "B" /Service Street setback	May be built up to the building façade line <u>or</u> 6' behind the property line (if no building along the street frontage)	O
Side and rear setback	0' min. (see #2)	P R

Partially Below Grade Parking

May be built up to the building façade line or 6' behind the property line (if no building along the street frontage) along Pedestrian Priority "B" and Service Streets only.

(iii) Required Off-Street Parking Spaces

Existing buildings (non-residential and residential uses): No off-street parking is required. Conversions of non-residential uses into residential uses in existing buildings shall also not be required to provide off-street parking.

New Construction (including building additions):

- Non-residential uses shall not be required to provide any off-street parking.
- Residential uses shall provide 1 off-street parking space per dwelling unit.
- Shared parking may be provided per Section 206.E of the City of McKinney Zoning Regulations.

(iv) Driveways and Service Access

Parking driveway width	24' max. (at the throat)	S
Driveways and off-street loading and unloading shall only be located with access from or frontage along a Service Street. (see #13)		T

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "B" Street only if the property has no access to either a Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "A" Street only if the property has no access to either a Pedestrian Priority "B" or Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Shared driveways, mutual access easements or cross access easements may be required to adjoining properties when driveway and service access is off a Pedestrian Priority "A" or "B" Street.

Screening of service and loading/unloading areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

7.1.6 Encroachments

Pedestrian Priority "A" Street / Civic Space	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Pedestrian Priority "B" Street	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Service Street	Encroachments allowed over any required setbacks No encroachments permitted over the property line on to a Service Street R-O-W
Rear and side	Encroachments allowed over any required setbacks No encroachments permitted over the property line

Notes on the Historic Core Character District

#1 – Area between the building facade and property line or edge of existing sidewalk along Pedestrian Priority “A” Streets shall be such that the sidewalk width shall be a minimum of 6’ with the remainder of the setback area paved flush with the public sidewalk. Sidewalk cafes, landscaping within tree-wells or planters may be incorporated within this area.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

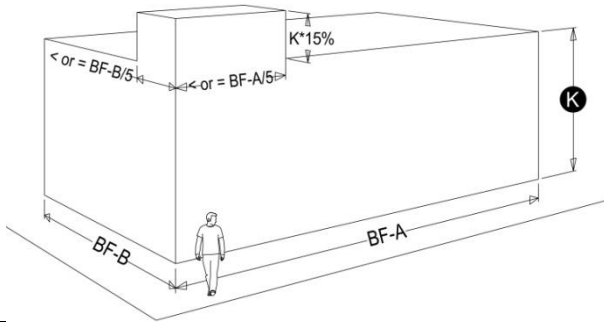
#3 – Corner building street facades along Pedestrian Priority “A” and “B” Streets shall be built to the BTZ for a minimum of 25’ from the corner along each street or the width of the corner lot, whichever is less. Nothing in this requirement shall prevent from incorporation of curved, chamfered corners of buildings or recessed entries.

#4 – First floor heights shall not apply to parking structures.

#5 – Attics and mezzanines less than 7’ (avg.) height shall not be counted as a story.

#6 – Any frontage along a Pedestrian Priority “A” or “B” Street not defined by a building or driveway within the BTZ shall be defined by a Street Screening Device (minimum of 2’ and maximum of 4’ in height). This required Street Screening Device shall be located at the front edge of the BTZ along that street. Refer to the City of McKinney Zoning Regulations Section 206.C.3.e for more specifications.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building’s frontage along each corresponding street façade.



#8 – Section 206.E.5, 6, and 7 of the City of McKinney Zoning Regulations shall apply for design of off-street parking areas.

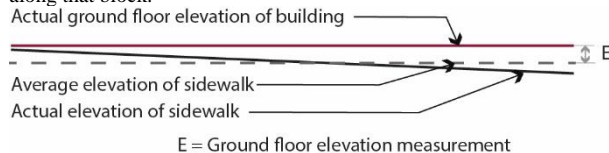
#9 – Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per standards established in this character zone as long as the vertical clearance is a minimum of 8’ from the finished sidewalk elevation. In no case shall an encroachment be located over on-street parking, a travel lane or over a side or rear property line.

#10 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the front of the façade with the recessed entry or arcade.

#11 – Building frontage requirements for lots with frontage along two or more Pedestrian Priority “A” Streets may be modified based on an administrative modification to reduce the frontage requirement along one Pedestrian Priority “A” Street frontage. In such cases, the standard for one of the “A” Streets may be replaced by the required “B” Street standard.

Building frontage requirements for lots with frontage along two or more Pedestrian Priority “B” Streets may be modified based on a minor modification to reduce the frontage requirement along one Pedestrian Priority “B” Street frontage. In such cases, the standard for one of the “B” Streets may be replaced by the required Service Street standard (See Section 5 of this code for more details).

#12 – Note on measuring finished elevation of ground floors: On blocks where grade of the sidewalk changes along the street frontage, the finished ground floor building elevation shall be measured against the average elevation of the sidewalk along that block.



#13 – Driveway requirements for lots with frontage along two or more streets may be modified so that a second point of access may be located on a Pedestrian Priority “B” Street, provided that the primary access point is located on a Service Street.

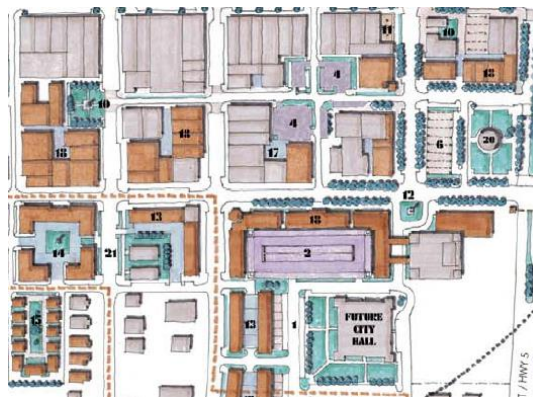
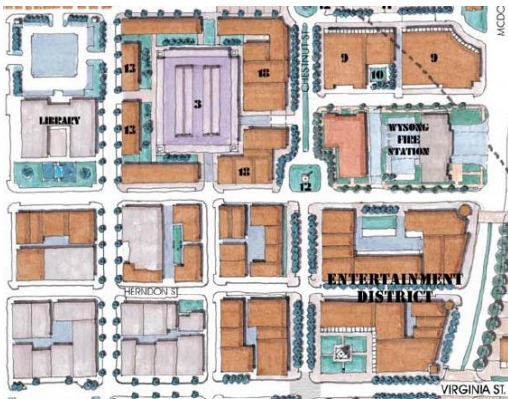
7.2 Downtown Core

7.2.1 Illustrations and Intent

Note: The images and graphics on this page are provided as illustrations of intent and are advisory only without the power of law. Refer to the standards on the following pages for the specific Building Form and Site Development Standards.

The Downtown Core building form and site development standards are intended to encourage the redevelopment of the blocks immediately surrounding the Historic Core based on the Town Center Master Plan. Development standards will emphasize the redevelopment of these blocks to support a mix of commercial and residential uses in a walkable urban form.

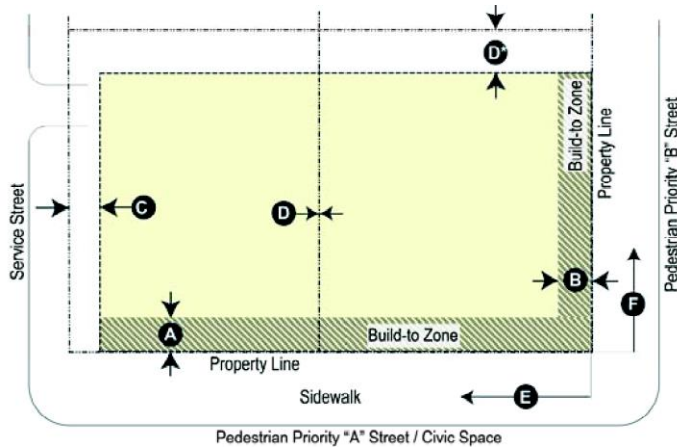
The Downtown Core blocks have the most potential for new development due to a significant amount of vacant or underutilized properties. In addition, the Master Plan shows preferred conceptual locations for parking structures and surface parking lots. These conceptual locations assume build-out of the plan as well as realization of the market economics of the build-out density. The location of parking structures should not preclude other locations. The preferred conceptual locations, however, provide guidance as to how parking structures should be scaled and sited relative to adjacent buildings and how they can provide shared parking opportunities.



Vision for the character of new development in the Downtown Core



7.2.2 Building Placement



Legend

----- Property Line	Build-to Zone
----- Setback Line	Building Area

(i) Build-to Zone (BTZ) (Distance from property line to edge of the zone)

Pedestrian Priority "A" Street / Civic Space	0' (min.) - 10' (max.) (see #1)	A
Pedestrian Priority "B" Street	0' (min.) - 10' (max.)	B
Service Street	NA (see below for min. setback)	

(ii) Setbacks

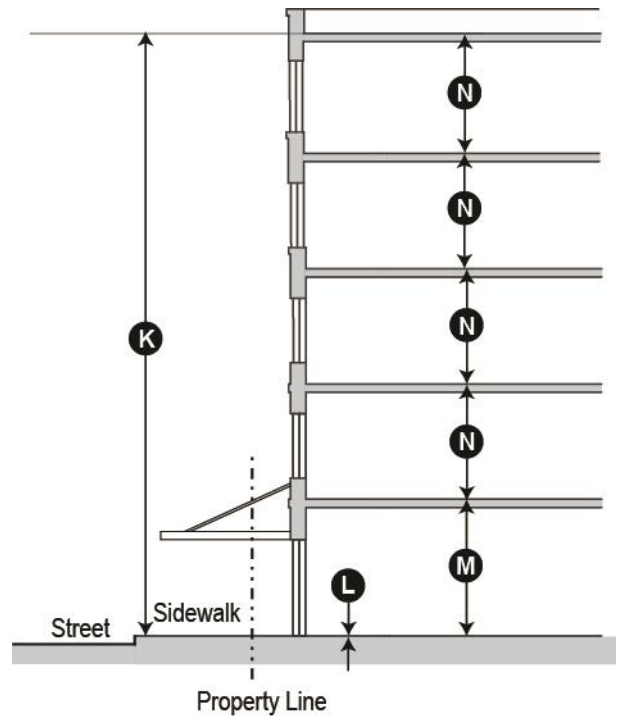
Service Street	0' min.	C
Side	0' min.; (see #2)	D
Rear	0' min. (see #2)	D*

(iii) Building Frontage

Building Frontage required along Pedestrian Priority "A" Street/Civic Space BTZ	90% (min.) (see #3 and #6)	E
Building Frontage required along Pedestrian Priority "B" BTZ	50% (min.) (see #3 and #6)	F
Building Frontage required along Service Street	None Required	

See note # 11 for frontage standards on lots with 2 or more frontages along the same street type.

7.2.3 Building Height



(i) Principal Building Standards

Building maximum	5 stories (see #5, #7, and #14)	K
First floor to floor height	12' (min.) for all commercial/mixed use buildings or any building fronting Ped. Priority "A" Street 10' (min.) for buildings fronting Ped. Priority "B" or Service Streets (see #4)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings or buildings fronting on Ped. Priority "A" Streets) 18" (min.) above sidewalk for buildings fronting Ped. Priority "B" or Service Streets (see #12)	L
Upper floor(s) to floor height	10' min.	N

(ii) Accessory Building Standards

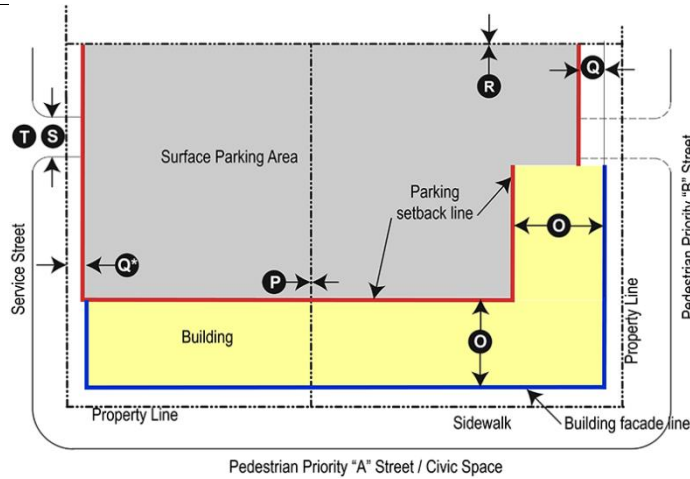
Accessory buildings shall meet the standards for Principal Building standards in the Downtown Core Character District.

7.2.4 Commercial Frontage Requirements

- Ground floors of all buildings fronting on Pedestrian Priority "A" Streets shall be constructed to Commercial Ready standards including but not limited to first floor-to-second floor height, ingress and egress, and accessibility. This standard shall not apply to civic buildings.

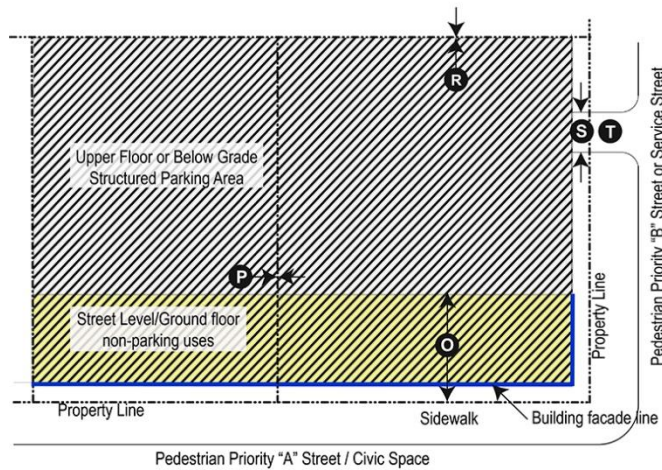
7.2.5 Parking & Service Access

(i) Surface Parking Location



Pedestrian Priority "A" Street Setback	Shall be located behind the principal building	O
Pedestrian Priority "B" Street Setback	Shall be located either behind the principal building <u>or</u> 3' (min.) behind the building façade line along that street <u>or</u> 6' (min.) behind the property line (if not building along the street frontage)	O Q
Service Street Setback	Shall be located 6' (min.) behind the property line	Q*
Side and Rear setbacks	0' (see #2)	P R

(ii) Structured Parking or Below Grade Parking Location



Pedestrian Priority "A" Street Setback	Min. of 30' from the property line	O
Pedestrian Priority "B" /Service Street setback	May be built up to the building façade line <u>or</u> 6' behind the property line (if no building along the street frontage)	O
Side and rear setback	0' min. (see #2)	P R

Partially Below Grade Parking

May be built up to the building façade line or 6' behind the property line (if no building along the street frontage) along Pedestrian Priority "B" and Service Streets only.

(iii) Required Off-Street Parking Spaces

Existing buildings (non-residential and residential uses): No off-street parking is required. Conversions of non-residential uses into residential uses in existing buildings shall also not be required to provide off-street parking.

New Construction (including building additions):

- Non-residential uses shall not be required to provide any off-street parking.
- Residential uses shall provide 1 off-street parking space per dwelling unit.
- Shared parking may be provided per Section 206.E of the City of McKinney Zoning Regulations.

(iv) Driveways and Service Access

Parking driveway width	24' max. (at the throat)	S
Driveways and off-street loading and unloading shall only be located with access from or frontage along a Service Street. (see #13)		T

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "B" Street only if the property has no access to either a Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "A" Street only if the property has no access to either a Pedestrian Priority "B" or Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Shared driveways, mutual access easements or cross access easements may be required to adjoining properties when driveway and service access is off a Pedestrian Priority "A" or "B" Street.

Screening of service and loading/unloading areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

7.2.6 Encroachments

Pedestrian Priority "A" Street / Civic Space	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Pedestrian Priority "B" Street	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Service Street	Encroachments allowed over any required setbacks No encroachments permitted over the property line on to a Service Street R-O-W
Rear and side	Encroachments allowed over any required setbacks No encroachments permitted over the property line

Notes on the Downtown Core Character District

#1 – Area between the building facade and property line or edge of existing sidewalk along Pedestrian Priority “A” Streets shall be such that the sidewalk width shall be a minimum of 6’ with the remainder of the setback area paved flush with the public sidewalk. Sidewalk cafes, landscaping within tree-wells or planters may be incorporated within this area.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

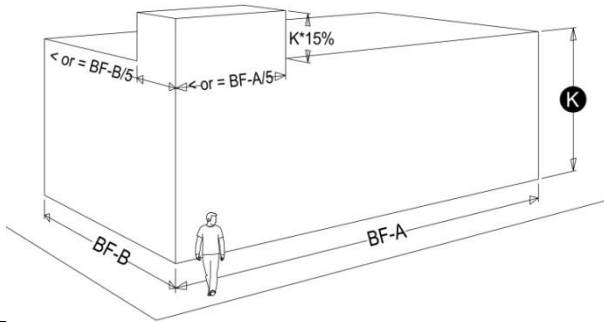
#3 – Corner building street facades along Pedestrian Priority “A” and “B” Streets shall be built to the BTZ for a minimum of 25’ from the corner along each street or the width of the corner lot, whichever is less. Nothing in this requirement shall prevent the incorporation of curved, chamfered corners of buildings or recessed entries.

#4 – First floor heights shall not apply to parking structures.

#5 – Attics and mezzanines less than 7’ (avg.) height shall not be counted as a story.

#6 – Any frontage along a Pedestrian Priority “A” or “B” Street not defined by a building or driveway within the BTZ shall be defined by a Street Screening Device (minimum of 2’ and maximum of 4’ in height). This required Street Screening Device shall be located at the front edge of the BTZ along that street. Refer to the City of McKinney Zoning Regulations Section 206.C.3.e for more specifications.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building’s frontage along each corresponding street façade.



#8 – Section 206.E.5, 6, and 7 of the City of McKinney Zoning Regulations shall apply for design of off-street parking areas.

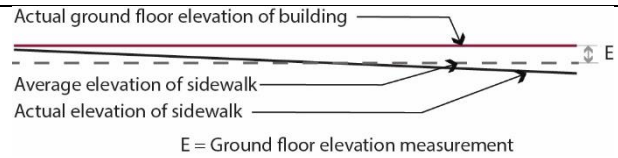
#9 – Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per standards established in this character zone as long as the vertical clearance is a minimum of 8’ from the finished sidewalk elevation. In no case shall an encroachment be located over an on-street parking, travel lane or over a side or rear property line.

#10 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the front of the façade with the recessed entry or arcade.

#11 – Building frontage requirements for lots with frontage along two or more Pedestrian Priority “A” Streets may be modified based on a minor modification to reduce the frontage requirement along one Pedestrian Priority “A” Street frontage. In such cases, the standard for one of the “A” Streets may be replaced by the required “B” Street standard.

Building frontage requirements for lots with frontage along two or more Pedestrian Priority “B” Streets may be modified based on an administrative modification to reduce the frontage requirement along one Pedestrian Priority “B” Street frontage. In such cases, the standard for one of the “B” Streets may be replaced by the required Service Street standard (See Section 5 of this code for more details).

#12 – Note on measuring finished elevation of ground floors: On blocks where grade of the sidewalk changes along the street frontage, the finished ground floor building elevation shall be measured against the average elevation of the sidewalk along that block.



#13 – Driveway requirements for lots with frontage along two or more streets may be modified so that a second point of access may be located on a Pedestrian Priority “B” Street, provided that the primary access point is located on a Service Street.

#14 – Bonus provisions to exceed the maximum building height: Building heights over 5 stories may be permitted with the following amenities with City Council approval only:

- Provision of plazas, squares, or civic open spaces based on the Town Center Master Plan
- Provision of structured parking

Building setbacks required at the 6th story level

7.3 Downtown Edge

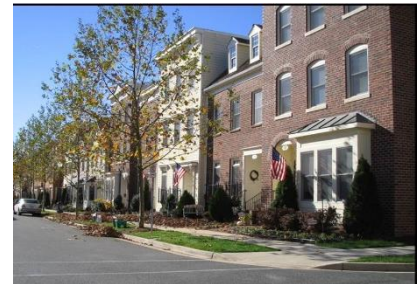
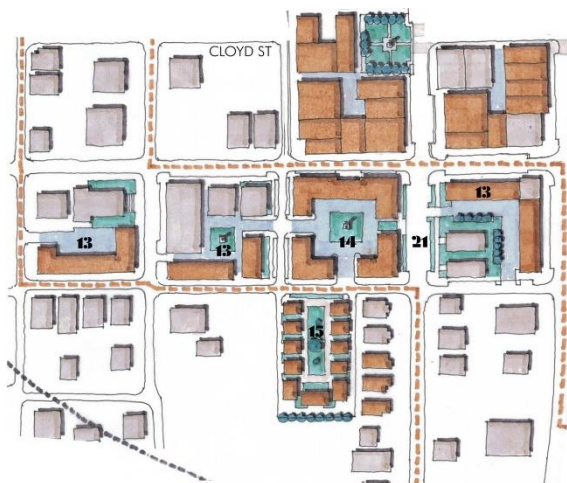
7.3.1 Illustrations and Intent

Note: The images and graphics on this page are provided as illustrations of intent and are advisory only without the power of law. Refer to the standards on the following pages for the specific Building Form and Site Development Standards.

The Downtown Edge building form and site development standards are intended to encourage the redevelopment of the blocks between the Downtown Core and existing residential neighborhoods. Development standards will emphasize the transition of these blocks from the higher intensity of the Downtown Core to the lower intensity building types of the adjoining residential neighborhoods.

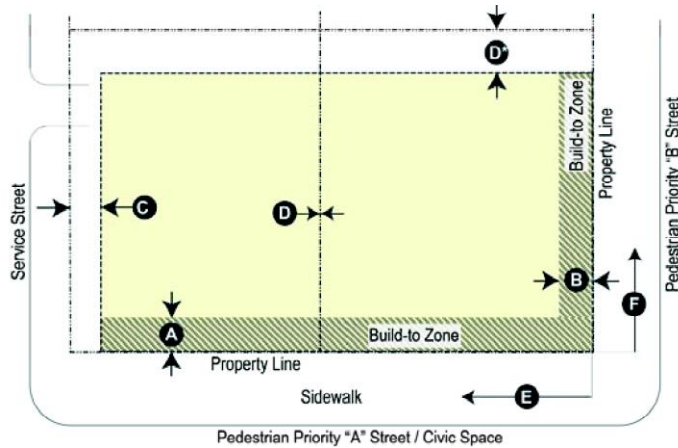
Townhomes and live-work units would be utilized within the Downtown Edge District to facilitate a transition of uses from commercial to noncommercial and a lessening of intensity in terms of residential building types. And, finally, cottages in several site configurations are depicted to complete the transition around the Downtown Core.

The Downtown Edge standards emphasize the retention of existing residential building types while allowing for limited commercial and a range of urban residential uses.




Images representing character of existing development and intended new development in Downtown Edge

7.3.2 Building Placement



Legend

----- Property Line	 Build-to Zone
----- Setback Line	 Building Area

(i) Build-to Zone (BTZ) (Distance from property line to edge of the zone)

Pedestrian Priority "A" Street / Civic Space	5' (min.) - 20' (max.) (see #1)	A
Pedestrian Priority "B" Street	5' (min.) - 20' (max.)	B
Service Street	NA (see below for min. setback)	

(ii) Setbacks

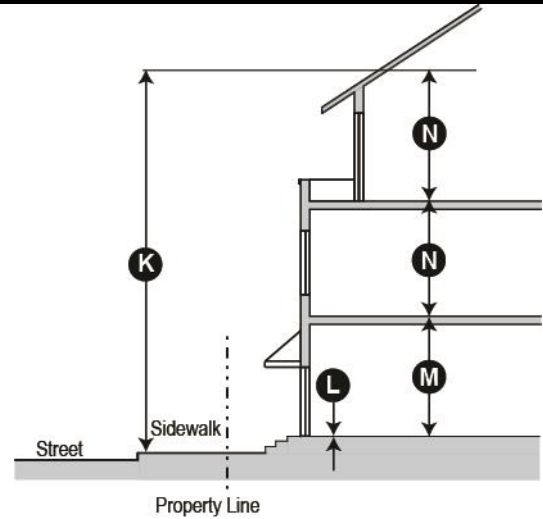
Service Street	0' min.	C
Side (for single-family attached/townhome buildings)	0' min.	D
Side (for all other detached building types)	5' min. (see #2)	
Rear	5' min. (see #2)	D*

(iii) Building Frontage

Building Frontage required along Pedestrian Priority "A" Street/Civic Space BTZ	75% (min.) (see #3 and #6)	E
Building Frontage required along Pedestrian Priority "B" BTZ	50% (min.) (see #3 and #6)	F
Building Frontage required along Service Street	None Required	

See note # 11 for frontage standards on lots with 2 or more frontages along the same street type.

7.3.3 Building Height



(i) Principal Building Standards

Building maximum	3 stories (see #5 and #7)	K
First floor to floor height	12' (min.) for all commercial/mixed use buildings	M
	10' (min.) for residential uses/buildings or buildings fronting on Ped. Priority "B" and Service Streets (see #4)	
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings)	L
	18" (min.) above sidewalk for residential uses/buildings (see # 12)	
Upper floor(s) to floor height	10' min.	N

(ii) Accessory Building Standards

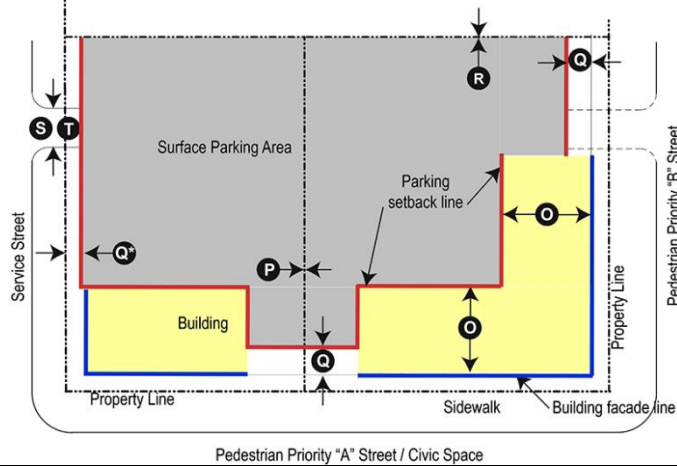
Building Height	2 stories (max.)
BTZ/Setbacks	Shall be placed behind the front façade of the principal building along Pedestrian Priority "A" Streets. If the principal building has no Pedestrian Priority "A" Street frontage, then the accessory building shall be placed behind the front façade of the building along either a Pedestrian Priority "B" or Service Street.
Building Footprint	Shall be limited to no more than 75% of the principal building footprint

7.3.4 Lot and Block Standards

Lot Width	Min. 20' for single-family attached/ townhome buildings
	Min. 35' for single-family detached and duplex buildings
Lot Depth	Min. 75'
Block Length	Max. 500'

7.3.5 Parking & Service Access

(i) Surface Parking Location



Pedestrian Priority "A" Street /Civic Space Setback	Shall be located behind the principal building	O
Pedestrian Priority "B" Street Setback	Shall be located either behind the principal building or 3' (min.) behind the building façade line along that street only or 6' (min.) behind the property line (if not building along the street frontage)	O Q
Service Street Setback	Shall be located 6' (min.) behind the property line	Q*
Side and Rear setbacks	0' (see #2)	P R

(ii) Required Off-Street Parking Spaces

Non-residential uses (existing and new construction): Shall provide 1 off-street parking space per 500 gross square feet. The first 2,000 gross square feet of every non-residential building or portion thereof may be exempt from this parking requirement.

Residential uses: All residential uses (conversions in existing buildings and new construction) shall provide 1 off-street parking space per dwelling unit.

Shared parking may be provided per Section 206.E of the City of McKinney Zoning Regulations.

(iii) Driveways and Service Access

Parking driveway width	24' max. (at the throat)	S T
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Commercial Driveways:

Driveways and off-street loading and unloading shall only be located with access from or frontage along a Service Street. (see #13)

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "B" Street only if the property has no access to either a Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "A" Street only if the property has no access to either a Pedestrian Priority "B" or Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Shared driveways, mutual access easements or cross access easements may be required to adjoining properties when driveway and service access is off a Pedestrian Priority "A" or "B" Street.

Screening of service and loading/unloading areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

Residential Driveways and Garages:

Garages for Residential Buildings shall be located on Service Streets or at the rear of residential buildings with pull-through garages where the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport.

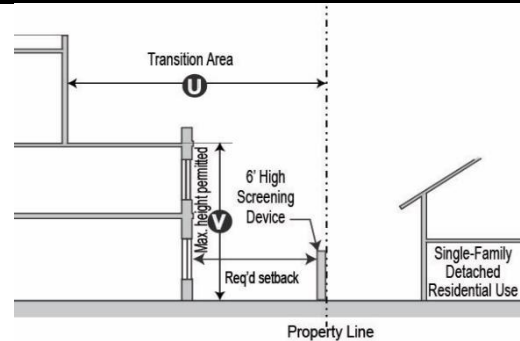
Front-loaded garages on residential lots less than 40 feet wide shall not be allowed.

Town homes and courtyard apartments shall utilize garages with access from Service Streets only.

7.3.6 Encroachments

Pedestrian Priority "A" Street / Civic Space	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Pedestrian Priority "B" Street	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Service Street	Encroachments allowed over any required setbacks No encroachments permitted over the property line on to a Service Street R-O-W
Rear and side	Encroachments allowed over any required setbacks No encroachments permitted over the property line

7.3.7 Residential Transition Standards



The following residential transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to existing single family detached residential uses but shall not apply when an improved public street or railroad right-of-way separates the new building construction from the existing single-family detached residential use.

Transition Area	25' (min.)	U
Max. Building Height within Transition Area	2 stories	V

A Residential Transition Area Screening Device (minimum 6 feet and maximum 8 feet high) shall be required when adjacent to an existing single family detached residential use and shall be optional for all other agencies. Refer to the City of McKinney Zoning Regulations Section 206C.3.e for more information.

Notes on the Downtown Edge Character District

#1 – Area between the building facade and property line or edge of existing sidewalk along Pedestrian Priority “A” Streets shall be such that the sidewalk width shall be a minimum of 6’ with the remainder of the setback area paved flush with the public sidewalk. Sidewalk cafes, landscaping within tree-wells or planters may be incorporated within this area.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

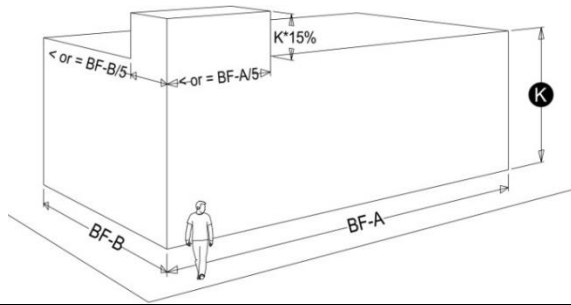
#3 – Corner building street facades along Pedestrian Priority “A” and “B” Streets shall be built to the BTZ for a minimum of 20’ from the corner along each street or the width of the corner lot, whichever is less. Nothing in this requirement shall prevent the incorporation of curved, chamfered corners of buildings or recessed entries.

#4 – First floor heights shall not apply to parking structures.

#5 – Attics and mezzanines less than 7’ (avg.) height shall not be counted as a story.

#6 – Any frontage along a Pedestrian Priority “A” or “B” Street not defined by a building or driveway within the BTZ shall be defined by a Street Screening Device (minimum of 2’ and maximum of 4’ in height). This required Street Screening Device shall be located at the front edge of the BTZ along that street. Refer to the City of McKinney Zoning Regulations Section 206.C.3.e for more specifications.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building’s frontage along each corresponding street façade.



#8 – Section 206.E.5, 6, and 7 of the City of McKinney Zoning Regulations shall apply for design of off-street parking areas.

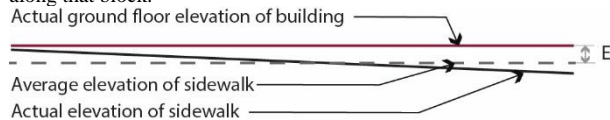
#9 – Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per standards established in this character zone as long as the vertical clearance is a minimum of 8’ from the finished sidewalk elevation. In no case shall an encroachment be located over an on-street parking, travel lane or over a side or rear property line.

#10 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the front of the façade with the recessed entry or arcade.

#11 – Building frontage requirements for lots with frontage along two or more Pedestrian Priority “A” Streets may be modified based on an administrative modification to reduce the frontage requirement along one Pedestrian Priority “A” Street frontage. In such cases, the standard for one of the “A” Streets may be replaced by the required “B” Street standard.

Building frontage requirements for lots with frontage along two or more Pedestrian Priority “B” Streets may be modified based on a minor modification to reduce the frontage requirement along one Pedestrian Priority “B” Street frontage. In such cases, the standard for one of the “B” Streets may be replaced by the required Service Street standard (See Section 5 of this code for more details).

#12 – Note on measuring finished elevation of ground floors: On blocks where grade of the sidewalk changes along the street frontage, the finished ground floor building elevation shall be measured against the average elevation of the sidewalk along that block.



E = Ground floor elevation measurement

#13 – Driveway requirements for lots with frontage along two or more streets may be modified so that a second point of access may be located on a Pedestrian Priority “B” Street, provided that the primary access point is located on a Service Street.

7.4 Transit Village Core

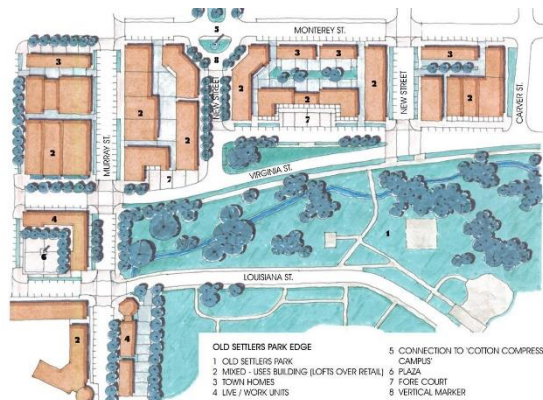
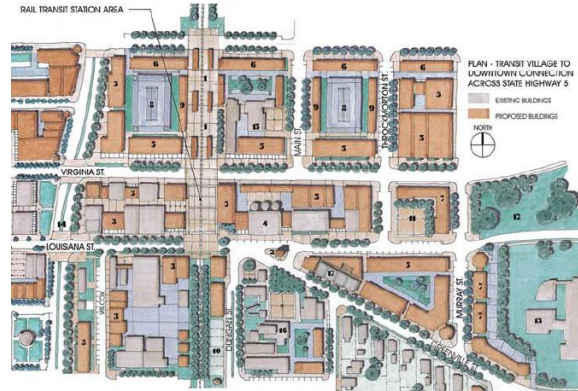
7.4.1 Illustrations and Intent

Note: The images and graphics on this page are provided as illustrations of intent and are advisory only without the power of law. Refer to the standards on the following pages for the specific Building Form and Site Development Standards.

The Town Center Master Plan illustrates several concepts for the redevelopment of the area east of SH 5 and the location of a future transit-oriented development. One key goal is to link the Historic Square with Old Settlers Park by providing a better pedestrian environment across State Highway 5.

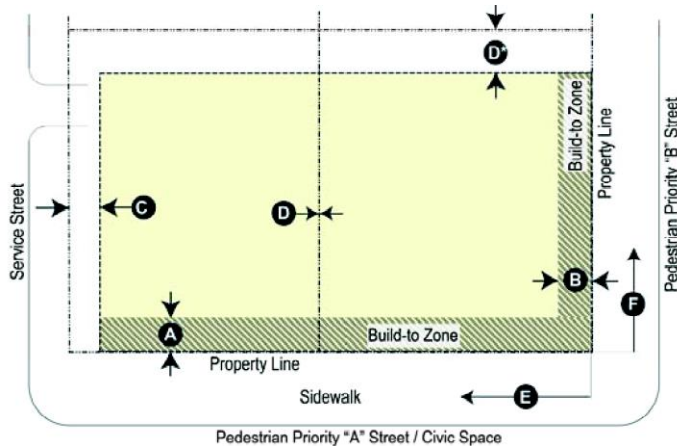
Key concepts include:

- A transit-oriented development pattern around the future transit station
- A redesign of State Highway 5 to foster a more pedestrian friendly environment
- Preservation and adaptive reuse of historic buildings
- Stronger east-west connectivity
- Infill redevelopment (mixed use and urban residential)




Images representative of the character of existing development and intended new development in the Transit Village Core Character District

7.4.2 Building Placement



Legend

----- Property Line	 Build-to Zone
----- Setback Line	 Building Area

(i) Build-to Zone (BTZ) (Distance from property line to edge of the zone)

Pedestrian Priority "A" Street / Civic Space	5' (min.) - 10' (max.) (see #1)	A
Pedestrian Priority "B" Street	5' (min.) - 10' (max.)	B
Service Street	NA (see below for min. setback)	

(ii) Setbacks

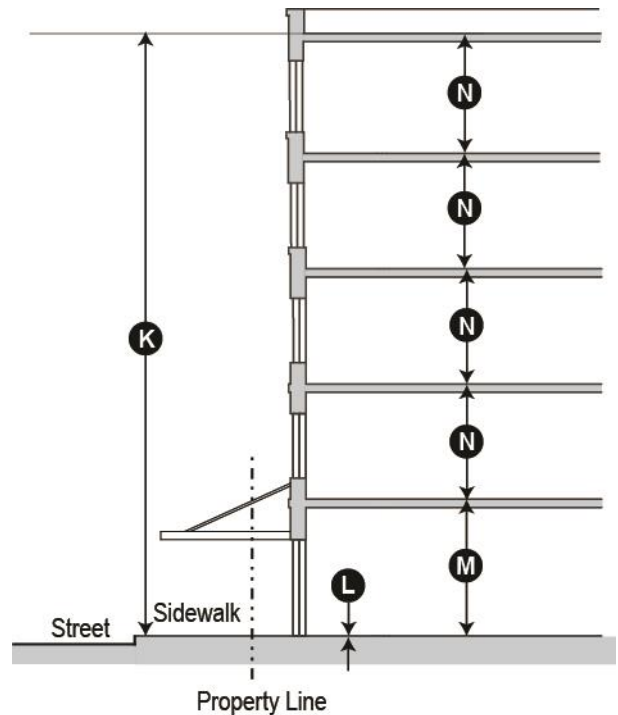
Service Street	0' min.	C
Side	0' min.; (see #2)	D
Rear	0' min. (see #2)	D*

(iii) Building Frontage

Building Frontage required along Pedestrian Priority "A" Street/Civic Space BTZ	85% (min.) (see #3 and #6)	E
Building Frontage required along Pedestrian Priority "B" BTZ	50% (min.) (see #3 and #6)	F
Building Frontage required along Service Street	None Required	

See note # 11 for frontage standards on lots with 2 or more frontages along the same street type.

7.4.3 Building Height



(i) Principal Building Standards

Building maximum	5 stories (see #5, #7, and #14)	K
First floor to floor height	12' (min.) for all commercial/mixed use buildings or any building fronting Ped. Priority "A" Street 10' (min.) for buildings fronting Ped. Priority "B" or Service Streets (see #4)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings or buildings fronting on Ped. Priority "A" Streets) 18" (min.) above sidewalk for buildings fronting Ped. Priority "B" or Service Streets (see # 12)	L
Upper floor(s) to floor height	10' min.	N

(ii) Accessory Building Standards

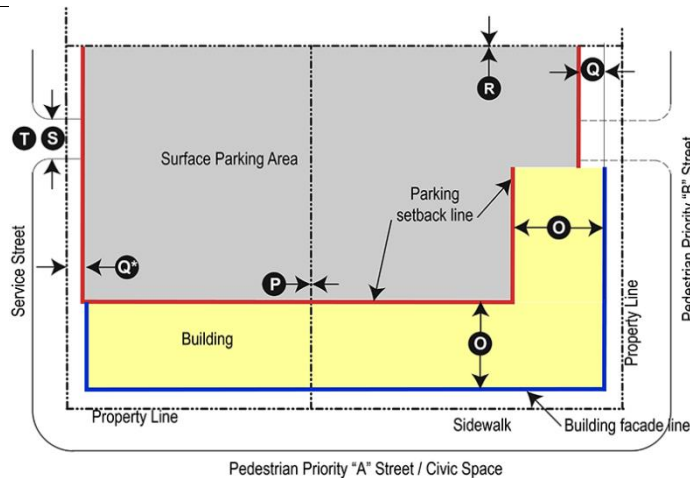
Accessory buildings shall meet the standards for Principal Building standards in the Transit Village Core Character District.

7.4.4 Commercial Frontage Requirements

- Ground floors of all buildings fronting on Pedestrian Priority "A" Streets shall be constructed to Commercial Ready standards including but not limited to first floor-to-second floor height, ingress and egress, and accessibility. This standard shall not apply to civic buildings.

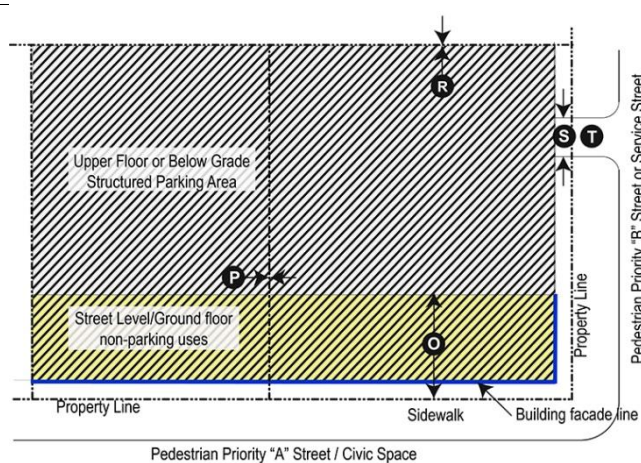
7.4.5 Parking & Service Access

(i) Surface Parking Location



Pedestrian Priority "A" Street / Civic Space		
Pedestrian Priority "A" Street Setback	Shall be located behind the principal building	O
Pedestrian Priority "B" Street Setback	Shall be located either behind the principal building <u>or</u> 3' (min.) behind the building façade line along that street only <u>or</u> 6' (min.) behind the property line (if not building along the street frontage)	O Q
Service Street Setback	Shall be located 6' (min.) behind the property line	Q*
Side and Rear setbacks	0' (see #2)	P R

(ii) Structured Parking or Below Grade Parking Location



Pedestrian Priority "A" Street / Civic Space		
Pedestrian Priority "A" Street Setback	Min. of 30' from the property line	O
Pedestrian Priority "B" /Service Street setback	May be built up to the building façade line along each street only <u>or</u> 6' (min.) behind the property line (if not building along the street frontage)	O Q
Side and rear setback	0' min. (see #2)	P R

Partially Below Grade Parking

May be built up to the building façade line only or 6' (min.) behind the property line (if not building along the street frontage) along Pedestrian Priority "B" and Service Streets only.

(iii) Required Off-Street Parking Spaces

Existing buildings (non-residential and residential uses): No off-street parking is required. Conversions of non-residential uses into residential uses in existing buildings shall also not be required to provide off-street parking.

New Construction (including building additions):

- Non-residential uses shall provide 1 off-street parking space per 500 gross square feet, with the exception of light industrial uses which shall provide 1 off-street parking space for every 1,000 square feet unless a lower parking requirement is provided per Section 206.E of the City of McKinney Zoning Regulations.

Residential uses shall provide 1 off-street parking space per dwelling unit.

Shared parking may be provided per Section 206.E of the City of McKinney Zoning Regulations.

(iv) Driveways and Service Access

Parking driveway width	24' max. (at the throat)	S
Driveways and off-street loading and unloading shall only be located with access from or frontage along a Service Street. (see #13)		T

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "B" Street only if the property has no access to either a Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "A" Street only if the property has no access to either a Pedestrian Priority "B" or Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Shared driveways, mutual access easements or cross access easements may be required to adjoining properties when driveway and service access is off a Pedestrian Priority "A" or "B" Street.

Screening of service and loading/unloading areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

Residential Driveways and Garages:

Garages for Residential Buildings shall be located on Service Streets or at the rear of residential buildings with pull-through garages where the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport.

Front-loaded garages on residential lots less than 40 feet wide shall not be allowed.

Townhomes and courtyard apartments shall utilize garages with access from Service Streets only.

7.4.6 Encroachments

Pedestrian Priority “A” Street / Civic Space	50% of the depth of the sidewalk or 10’ (whichever is less) (see #9)
Pedestrian Priority “B” Street	50% of the depth of the sidewalk or 10’ (whichever is less) (see #9)
Service Street	Encroachments allowed over any required setbacks No encroachments permitted over the property line on to a Service Street R-O-W
Rear and side	Encroachments allowed over any required setbacks No encroachments permitted over the property line

Notes on the Transit Village Core Character District

#1 – Area between the building facade and property line or edge of existing sidewalk along Pedestrian Priority “A” Streets shall be such that the sidewalk width shall be a minimum of 6’ with the remainder of the setback area paved flush with the public sidewalk. Sidewalk cafes, landscaping within tree-wells or planters may be incorporated within this area.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

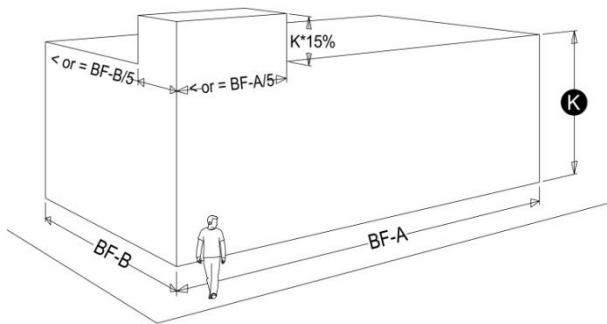
#3 – Corner building street facades along Pedestrian Priority “A” and “B” Streets shall be built to the BTZ for a minimum of 25’ from the corner along each street or the width of the corner lot, whichever is less. Nothing in this requirement shall prevent the incorporation of curved, chamfered corners of buildings or recessed entries.

#4 – First floor heights shall not apply to parking structures.

#5 – Attics and mezzanines less than 7’ (avg.) height shall not be counted as a story.

#6 – Any frontage along a Pedestrian Priority “A” or “B” Street not defined by a building or driveway within the BTZ shall be defined by a Street Screening Device (minimum of 2’ and maximum of 4’ in height). This required Street Screening Device shall be located at the front edge of the BTZ along that street. Refer to the City of McKinney Zoning Regulations Section 206.C.3.e for more specifications.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building’s frontage along each corresponding street façade.



#8 – Section 206.E.5, 6, and 7 of the City of McKinney Zoning Regulations shall apply for design of off-street parking areas.

#9 – Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per standards established in this character zone as long as the vertical clearance is a minimum of 8’ from the finished sidewalk elevation. In no case shall an encroachment be located over an on-street parking, travel lane or over a side or rear property line.

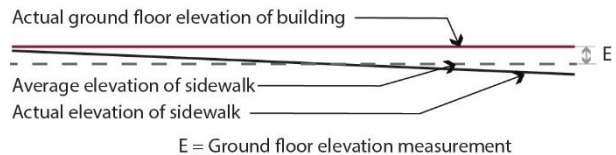
#10 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the front of the façade with the recessed entry or arcade.

#11 – Building frontage requirements for lots with frontage along two or more Pedestrian Priority “A” Streets may be modified based on a minor modification

to reduce the frontage requirement along one Pedestrian Priority “A” Street frontage. In such cases, the standard for one of the “A” Streets may be replaced by the required “B” Street standard.

Building frontage requirements for lots with frontage along two or more Pedestrian Priority “B” Streets may be modified based on a minor modification to reduce the frontage requirement along one Pedestrian Priority “B” Street frontage. In such cases, the standard for one of the “B” Streets may be replaced by the required Service Street standard (See Section 5 of this code for more details).

#12 – Note on measuring finished elevation of ground floors: On blocks where grade of the sidewalk changes along the street frontage, the finished ground floor building elevation shall be measured against the average elevation of the sidewalk along that block.



#13 – Driveway requirements for lots with frontage along two or more streets may be modified so that a second point of access may be located on a Pedestrian Priority “B” Street, provided that the primary access point is located on a Service Street.

#14 – Bonus provisions to exceed the maximum building height: Building heights over 5 stories may be permitted with the following amenities with City Council approval only:

- Provision of plazas, squares, or civic open spaces based on the Town Center Master Plan
- Provision of structured parking

Building stepbacks required at the 6th story level

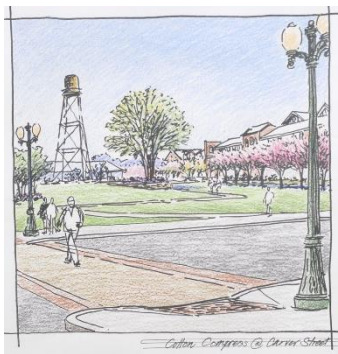
7.5 Transit Village Edge

7.5.1 Illustrations and Intent

Note: The images and graphics on this page are provided as illustrations of intent and are advisory only without the power of law. Refer to the standards on the following pages for the specific Building Form and Site Development Standards.

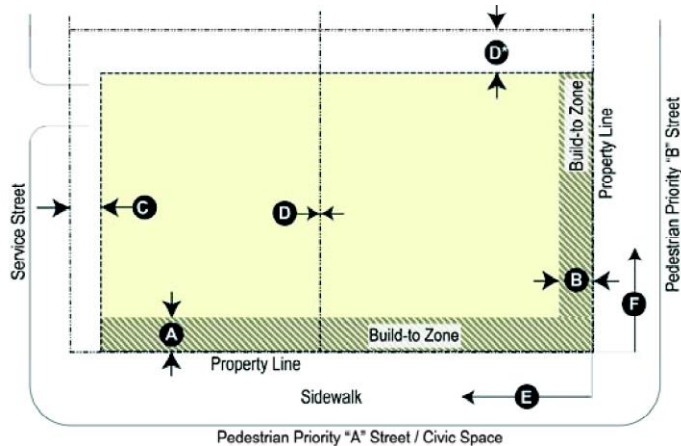
The Transit Village Edge building form and site development standards implement the recommendations of the Town Center Master Plan for the blocks around the Transit Village Core. The standards emphasize the reuse of existing buildings, re-establishing a walkable street grid, and allowing for an eclectic mix of building types and uses from residential to cottage and light industrial uses.

The Transit Village Edge acts as the transition from the higher intensity Transit Village Core to the existing residential neighborhoods north and south of the Town Center and the rail station area. One of the key concepts is the potential redevelopment of the Cotton Compress site as a cultural and educational institution.



Images showing the character of intended new development in the Transit Village Edge Character District

7.5.2 Building Placement



Legend

----- Property Line	 Build-to Zone
----- Setback Line	 Building Area

(i) Build-to Zone (BTZ) (Distance from property line to edge of the zone)

Pedestrian Priority "A" Street / Civic Space	5' (min.) - 20' (max.) (see #1)	A
Pedestrian Priority "B" Street	5' (min.) - 20' (max.)	B
Service Street	NA (see below for min. setback)	

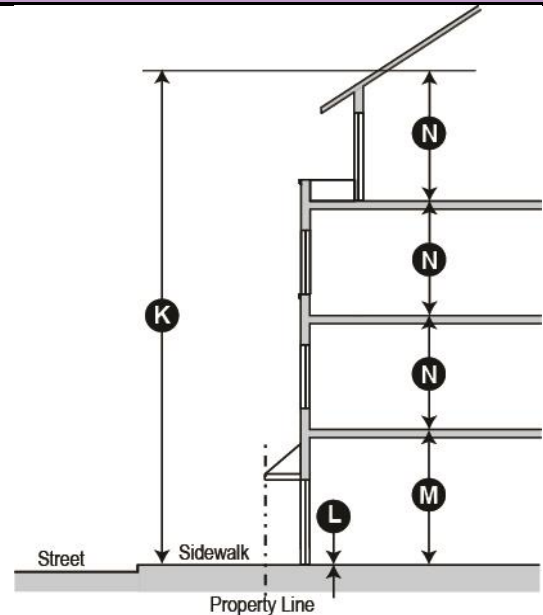
(ii) Setbacks

Service Street	0' min.	C
Side (for single-family attached/townhome buildings)	0' min.	D
Side (for all other detached building types)	5' min. (see #2)	
Rear	5' min. (see #2)	D*

(iii) Building Frontage

Building Frontage required along Pedestrian Priority "A" Street/Civic Space BTZ	70% (min.) (see #3 and #6)	E
Building Frontage required along Pedestrian Priority "B" BTZ	25% (min.) (see #3 and #6)	F
Building Frontage required along Service Street	None Required	
See note # 11 for frontage standards on lots with 2 or more frontages along the same street type.		

7.5.3 Building Height



(i) Principal Building Standards

Building maximum	4 stories (see #5 and #7)	K
First floor to floor height	12' (min.) for all commercial/mixed use buildings 10' (min.) for residential uses/buildings or buildings fronting on Service Streets (see #4)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings) 18" (min.) above sidewalk for residential uses/buildings (see # 12)	L
Upper floor(s) to floor height	10' min.	N

(ii) Accessory Building Standards

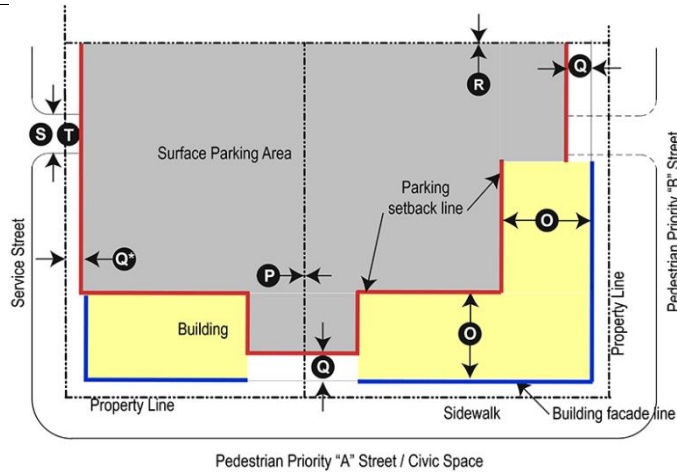
Building Height	2 stories (max.)
BTZ/Setbacks	Shall be placed behind the front façade of the principal building along Pedestrian Priority "A" Streets. If the principal building has no Pedestrian Priority "A" Street frontage, then the accessory building shall be placed behind the front façade of the building along either a Pedestrian Priority "B" or Service Street.
Building Footprint	Shall be limited to no more than 75% of the principal building footprint

7.5.4 Lot and Block Standards

Lot Width	Min. 20' for single-family attached/ townhome buildings Min. 30' for single-family detached and duplex buildings No min. for commercial, mixed use or cottage/light industrial uses
Lot Depth	No min. or max.
Block face dimensions	Max. 600'
Block Perimeter	Max. 1,600'

7.5.5 Parking & Service Access

(i) Surface Parking Location



Pedestrian Priority "A" Street /Civic Space Setback	Shall be located behind the principal building	O
Pedestrian Priority "B" Street Setback	Shall be located either behind the principal building or 3' (min.) behind the building façade line along that street only or 6' (min.) behind the property line (if not building along the street frontage)	O Q
Service Street Setback	Shall be located 6' (min.) behind the property line	Q*
Side and Rear setbacks	0' (see #2)	P R

(ii) Required Off-Street Parking Spaces

Non-residential uses (existing and new construction): Shall provide 1 off-street parking space per 500 gross square feet with the exception of light or cottage industrial uses which shall provide 1 off-street parking space for every 1,000 sq.ft. unless a lower parking requirement is provided per Section 206.E of the City of McKinney Zoning Regulations. The first 2,000 gross square feet of every non-residential use/building or portion thereof may be exempt from this parking requirement.

Residential uses: All residential uses (conversions in existing buildings and new construction) shall provide 1 off-street parking space per dwelling unit.

Shared parking may be provided per Section 206.E of the City of McKinney Zoning Regulations.

(iii) Driveways and Service Access

Parking	30' max. (at the throat) for truck access only	S
driveway width	24' max. (at the throat) for all other driveways	

Commercial Driveways:

Driveways and off-street loading and unloading shall only be located with access from or frontage along a Service Street. Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "B" Street only if the property has no access to either a Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street. (see #13)

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "A" Street only if the property has no access to either a Pedestrian Priority "B" or Service Street or shared/joint access easement

to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Shared driveways, mutual access easements or cross access easements may be required to adjoining properties when driveway and service access is off a Pedestrian Priority "A" or "B" Street.

Screening of service and loading/unloading areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

Residential Driveways and Garages:

Garages for Residential Buildings shall be located on Service Streets or at the rear of residential buildings with pull-through garages where the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport.

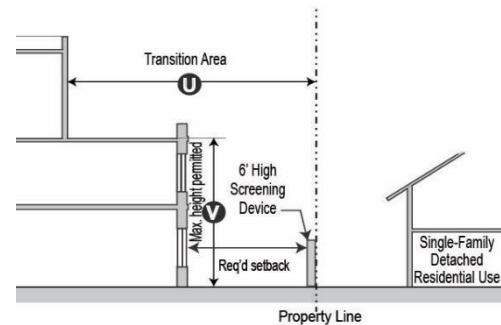
Front-loaded garages on residential lots less than 40 feet wide shall not be allowed.

Townhomes and courtyard apartments shall utilize garages with access from Service Streets only.

7.5.6 Encroachments

Pedestrian Priority "A" Street / Civic Space	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)	
Pedestrian Priority "B" Street	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)	
Service Street	Encroachments allowed over any required setbacks No encroachments permitted over the property line on to a Service Street R-O-W	
Rear and side	Encroachments allowed over any required setbacks No encroachments permitted over the property line	

7.5.7 Residential Transition Standards



The following residential transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to existing single family detached residential uses but shall not apply when an improved public street or railroad right-of-way separates the new building construction from the existing single-family detached residential use.

Transition Area	25' (min.)	U
Max. Building Height within Transition Area	2 stories	V

A Residential Transition Area Screening Device (minimum 6 feet and maximum 8 feet high) shall be required when adjacent to an existing single family detached residential use and shall be optional for all other adjacencies. Refer to the City of McKinney Zoning Regulations Section 206C.3.e for more information.

Notes on the Transit Village Edge Character District

#1 – Area between the building facade and property line or edge of existing sidewalk along Pedestrian Priority “A” Streets shall be such that the sidewalk width shall be a minimum of 6’ with the remainder of the setback area paved flush with the public sidewalk. Sidewalk cafes, landscaping within tree-wells or planters may be incorporated within this area.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

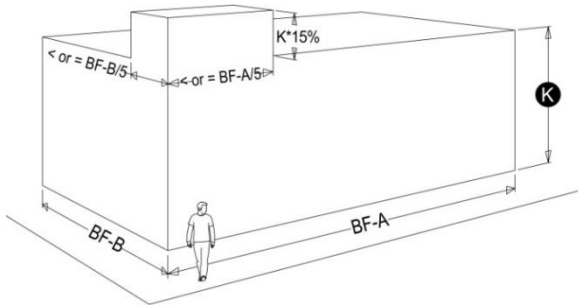
#3 – Corner building street facades along Pedestrian Priority “A” and “B” Streets shall be built to the BTZ for a minimum of 20’ from the corner along each street or the width of the corner lot, whichever is less. Nothing in this requirement shall prevent the incorporation of curved, chamfered corners of buildings or recessed entries.

#4 – First floor heights shall not apply to parking structures.

#5 – Attics and mezzanines less than 7’ (avg.) height shall not be counted as a story.

#6 – Any frontage along a Pedestrian Priority “A” or “B” Street not defined by a building or driveway within the BTZ shall be defined by a Street Screening Device (minimum of 2’ and maximum of 4’ in height). This required Street Screening Device shall be located at the front edge of the BTZ along that street. Refer to the City of McKinney Zoning Regulations Section 206.C.3.e for more specifications.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building’s frontage along each corresponding street façade.



#8 – Section 206.E.5, 6, and 7 of the City of McKinney Zoning Regulations shall apply for design of off-street parking areas.

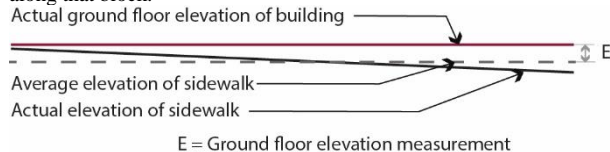
#9 – Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per standards established in this character zone as long as the vertical clearance is a minimum of 8’ from the finished sidewalk elevation. In no case shall an encroachment be located over an on-street parking, travel lane or over a side or rear property line.

#10 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the front of the façade with the recessed entry or arcade.

#11 – Building frontage requirements for lots with frontage along two or more Pedestrian Priority “A” Streets may be modified based on an administrative modification to reduce the frontage requirement along one Pedestrian Priority “A” Street frontage. In such cases, the standard for one of the “A” Streets may be replaced by the required “B” Street standard.

Building frontage requirements for lots with frontage along two or more Pedestrian Priority “B” Streets may be modified based on a minor modification to reduce the frontage requirement along one Pedestrian Priority “B” Street frontage. In such cases, the standard for one of the “B” Streets may be replaced by the required Service Street standard (See Section 5 of this code for more details).

#12 – Note on measuring finished elevation of ground floors: On blocks where grade of the sidewalk changes along the street frontage, the finished ground floor building elevation shall be measured against the average elevation of the sidewalk along that block.



#13 – Driveway requirements for lots with frontage along two or more streets may be modified so that a second point of access may be located on a Pedestrian Priority “B” Street, provided that the primary access point is located on a Service Street.

7.6 Cotton Mill Core

7.6.1 Illustrations and Intent

Note: The images and graphics on this page are provided as illustrations of intent and are advisory only without the power of law. Refer to the standards on the following pages for the specific Building Form and Site Development Standards.

The Cotton Mill Core District standards are intended to implement the recommendations for an Entrepreneurial Village at this location. It is intended to take advantage of its regional location, access to SH 5, proximity to the airport, and the historic Cotton Mill buildings.

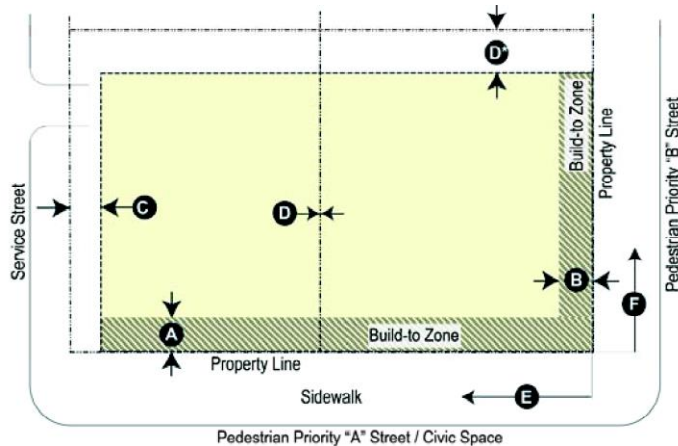
The Cotton Mill Core would anchor the area, serving as a de facto incubator for emerging technology firms. The land around the mill could be developed to house “graduates” of the Cotton Mill who need more space but want to stay in the area and in a similar space. The main goal is to preserve the historic architecture of the Cotton Mill and facilitate its adaptive reuse, while at the same time creating a modern environment suitable for high tech businesses.

The concept plan shows a walkable “campus” of general office buildings that could support some small-service retail as well as additional space that support the large events within the Cotton Mill building. Higher density residential and civic/open space should be used to buffer the campus from the residential neighborhoods.



Images representative of the character of existing development and intended new development in the Cotton Mill Core Character District

7.6.2 Building Placement



Legend

----- Property Line	 Build-to Zone
----- Setback Line	 Building Area

(i) Build-to Zone (BTZ) (Distance from property line to edge of the zone)

Pedestrian Priority "A" Street / Civic Space	5' (min.) - 45' (max.) (see #1)	A
Pedestrian Priority "B" Street	5' (min.) - 70' (max.) (see #1)	B
Service Street	NA (see below for min. setback)	

(ii) Setbacks

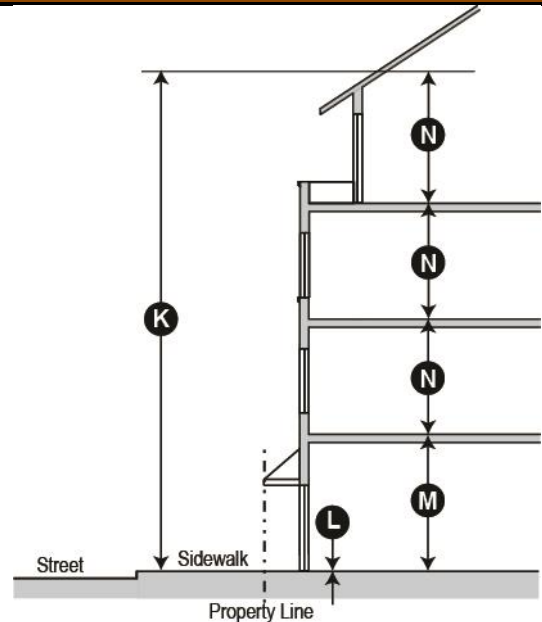
Service Street	5' min.	C
Side (for single-family attached/townhome buildings)	0' min.	D
Side (for all other detached building types)	10' min. (see #2)	
Rear	10' min. (see #2)	D*

(iii) Building Frontage

Building Frontage required along Pedestrian Priority "A" Street/Civic Space BTZ	60% (min.) (see #3 and #6)	E
Building Frontage required along Pedestrian Priority "B" BTZ	25% (min.) (see #3 and #6)	F
Building Frontage required along Service Street	None Required	

See note # 11 for frontage standards on lots with 2 or more frontages along the same street type.

7.6.3 Building Height



(i) Principal Building Standards

Building maximum	4 stories (see #5 and #7)	K
First floor to floor height	12' (min.) for all commercial/mixed use buildings or any building fronting Ped. Priority "A" Street 10' (min.) for buildings fronting Ped. Priority "B" or Service Streets (see #4)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings) 18" (min.) above sidewalk for residential buildings (see # 12)	L
Upper floor(s) to floor height	10' min.	N

(ii) Accessory Building Standards

Accessory buildings shall meet the standards for Principal Building standards in the Cotton Mill Core Character District.

7.6.4 Commercial Frontage Requirements

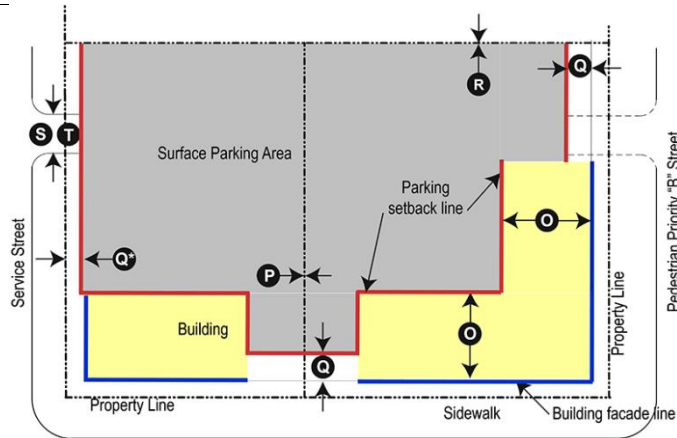
- (i) Ground floors of all buildings fronting on Pedestrian Priority "A" Streets shall be constructed to Commercial Ready standards including but not limited to first floor-to-second floor height, ingress and egress, and accessibility. This standard shall not apply to civic buildings.

7.6.5 Lot Standards








Lot Width	Min. 20' for single-family attached/ townhome buildings Min. 35' for single-family detached and duplex buildings No min. for non-residential or multi-family uses
Lot Depth	No min. or max.

7.6.6 Parking & Service Access

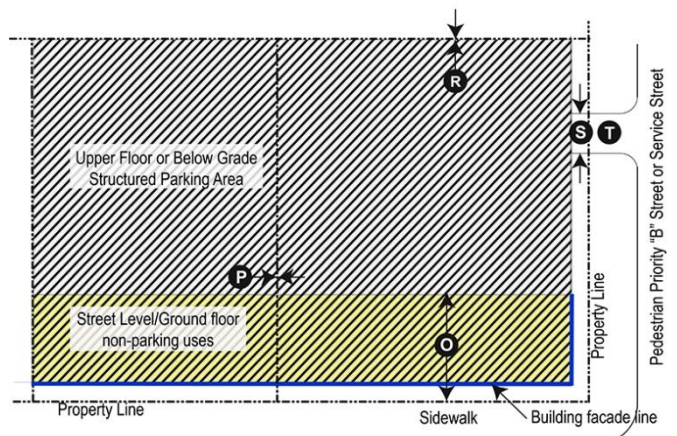
(i) Surface Parking Location



Pedestrian Priority "A" Street / Civic Space

Pedestrian Priority “A” Street Setback	Shall be located either behind the principal building <u>or</u> a min. of 3’ behind the building façade line along that street only	 
Pedestrian Priority “B” Street Setback	Shall be located either behind the principal building <u>or</u> 3’ (min.) behind the building façade line along that street only <u>or</u> 6’ (min.) behind the property line (if not building along the street frontage)	 
Service Street Setback	Shall be located 6’ (min.) behind the property line	
Side and Rear setbacks	0’ (see #2)	 

(ii) Structured Parking or Below Grade Parking Location



Pedestrian Priority "A" Street / Civic Space

Pedestrian Priority “A” Street Setback	Min. of 30’ from the property line	O
Pedestrian Priority “B” /Service Street setback	May be built up to the building façade line along each street <u>or</u> 6’ (min.) behind the property line (if not building along the street frontage)	
Side and rear setback	0’ min. (see #2)	P R

Partially Below Grade Parking

May be built up to the building façade line or 6' (min.) behind the property line (if not building along the street frontage) along Pedestrian Priority "B" and Service Streets only.

(iii) Required Off-Street Parking Spaces

Non-residential uses (existing buildings and new construction): Shall provide a quantity of off-street parking in accordance with the ratios specified in Section 206.E.3 of the City of McKinney Zoning Regulations.

Residential Uses (existing buildings and new construction): Shall provide a quantity of off-street parking in accordance with the ratios specified in Section 206.E.3 of the City of McKinney Zoning Regulations, except, for multiple family dwellings, which shall provide 1 off-street parking space for each dwelling unit.

Shared parking may be provided per Section 206.E of the City of McKinney Zoning Regulations.

(iv) Driveways and Service Access

Parking driveway width 24' max. (at the throat)

S

Driveways and off-street loading and unloading shall only be located with access from or frontage along a Service Street. (see #13)

T

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "B" Street only if the property has no access to either a Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "A" Street only if the property has no access to either a Pedestrian Priority "B" or Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Shared driveways, mutual access easements or cross access easements may be required to adjoining properties when driveway and service access is off a Pedestrian Priority "A" or "B" Street.

Screening of service and loading/unloading areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

7.6.7 Encroachments

Pedestrian Priority "A" Street / Civic Space	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Pedestrian Priority "B" Street	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Service Street	Encroachments allowed over any required setbacks No encroachments permitted over the property line on to a Service Street R-O-W
Rear and side	Encroachments allowed over any required setbacks No encroachments permitted over the property line

Notes on the Cotton Mill Core Character District

#1 – Area between the building facade and property line or edge of existing sidewalk along Pedestrian Priority “A” Streets shall be such that the sidewalk width shall be a minimum of 6’ with the remainder of the setback area paved flush with the public sidewalk. Sidewalk cafes, landscaping within tree-wells or planters may be incorporated within this area.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

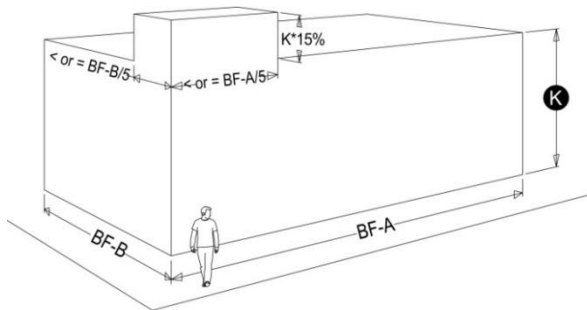
#3 – Corner building street facades along Pedestrian Priority “A” and “B” Streets shall be built to the BTZ for a minimum of 25’ from the corner along each street or the width of the corner lot, whichever is less. Nothing in this requirement shall prevent the incorporation of curved, chamfered corners of buildings or recessed entries.

#4 – First floor heights shall not apply to parking structures.

#5 – Attics and mezzanines less than 7’ (avg.) height shall not be counted as a story.

#6 – Any frontage along a Pedestrian Priority “A” or “B” Street not defined by a building or driveway within the BTZ shall be defined by a Street Screening Device (minimum of 2’ and maximum of 4’ in height). This required Street Screening Device shall be located at the front edge of the BTZ along that street. Refer to the City of McKinney Zoning Regulations Section 206.C.3.e for more specifications.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building’s frontage along each corresponding street façade.



#8 – Section 206.E.5, 6, and 7 of the City of McKinney Zoning Regulations shall apply for design of off-street parking areas.

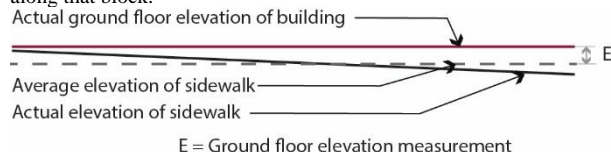
#9 – Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per standards established in this character zone as long as the vertical clearance is a minimum of 8’ from the finished sidewalk elevation. In no case shall an encroachment be located over an on-street parking, travel lane or over a side or rear property line.

#10 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the front of the façade with the recessed entry or arcade.

#11 – Building frontage requirements for lots with frontage along two or more Pedestrian Priority “A” Streets may be modified based on a minor modification to reduce the frontage requirement along one Pedestrian Priority “A” Street frontage. In such cases, the standard for one of the “A” Streets may be replaced by the required “B” Street standard.

Building frontage requirements for lots with frontage along two or more Pedestrian Priority “B” Streets may be modified based on an administrative modification to reduce the frontage requirement along one Pedestrian Priority “B” Street frontage. In such cases, the standard for one of the “B” Streets may be replaced by the required Service Street standard (See Section 5 of this code for more details).

#12 – Note on measuring finished elevation of ground floors: On blocks where grade of the sidewalk changes along the street frontage, the finished ground floor building elevation shall be measured against the average elevation of the sidewalk along that block.



#13 – Driveway requirements for lots with frontage along two or more streets may be modified so that a second point of access may be located on a Pedestrian Priority “B” Street, provided that the primary access point is located on a Service Street.

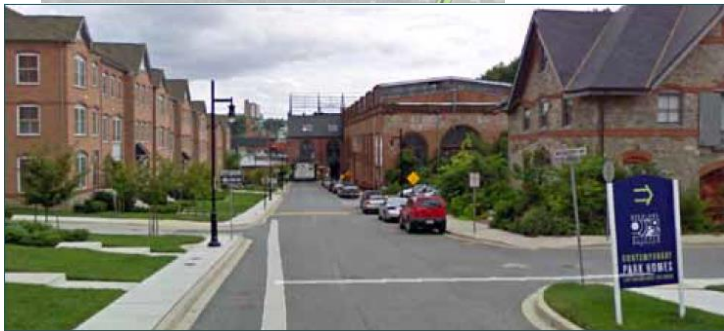
7.7 Cotton Mill Edge

7.7.1 Illustrations and Intent

Note: The images and graphics on this page are provided as illustrations of intent and are advisory only without the power of law. Refer to the standards on the following pages for the specific Building Form and Site Development Standards.

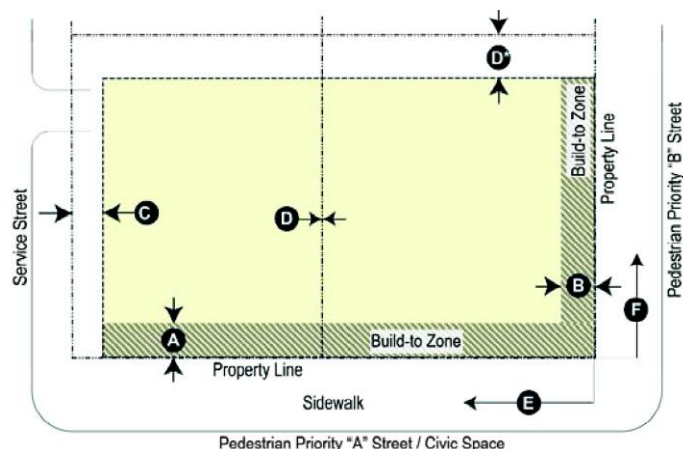
The Cotton Mill Edge District is intended to provide for a range of commercial (retail, office, cottage industrial and live-work) uses and sensitive building scale transitions between the Cotton Mill Core and the adjacent residential neighborhoods. Development standards emphasize buildings, uses, forms, and/or scales that are more compatible with adjacent residential neighborhoods and are more complementary to the Cotton Mill Core.

The concept plan shows a range of urban residential and open spaces as transitions between the Cotton Mill Core and adjoining residential neighborhoods. The Cotton Mill Edge standards emphasize the retention of existing residential building types while allowing for limited commercial, live-work, and a range of urban residential uses that complement the Cotton Mill Core.



Images of uses and building types that are appropriate within the Cotton Mill Edge District

7.7.2 Building Placement



Legend

----- Property Line	 Build-to Zone
----- Setback Line	 Building Area

(i) Build-to Zone (BTZ)

(Distance from property line to edge of the zone)

Pedestrian Priority "A" Street / Civic Space	5' (min.) - 20' (max.) (see #1)	A
Pedestrian Priority "B" Street	5' (min.) - 20' (max.)	B
Service Street	NA (see below for min. setback)	

(ii) Setbacks

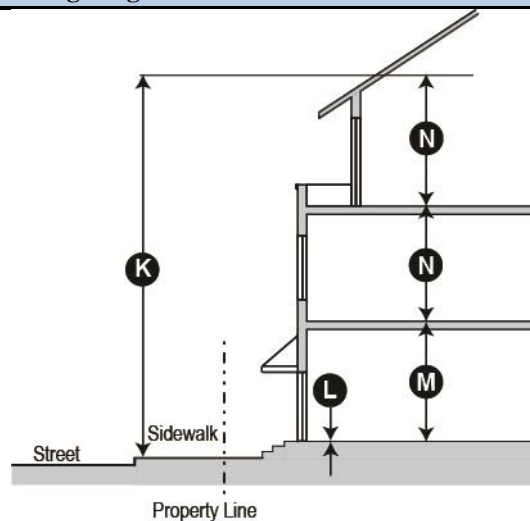
Service Street	5' min.	C
Side (for single-family attached/townhome buildings)	0' min.	D
Side (for all other detached building types)	5' min. (see #2)	
Rear	5' min. (see #2)	D*

(iii) Building Frontage

Building Frontage required along Pedestrian Priority "A" Street/Civic Space BTZ	60% (min.) (see #3 and #6)	E
Building Frontage required along Pedestrian Priority "B" BTZ	25% (min.) (see #3 and #6)	F
Building Frontage required along Service Street	None Required	

See note # 11 for frontage standards on lots with 2 or more frontages along the same street type.

7.7.3 Building Height



(i) Principal Building Standards

Building maximum	3 stories (see #5 and #7)	K
First floor to floor height	12' (min.) for all commercial/mixed use buildings 10' (min.) for residential uses/buildings or buildings fronting on Service Streets (see #4)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings) 18" (min.) above sidewalk for residential uses/buildings (see # 12)	L
Upper floor(s) to floor height	10' min.	N

(ii) Accessory Building Standards

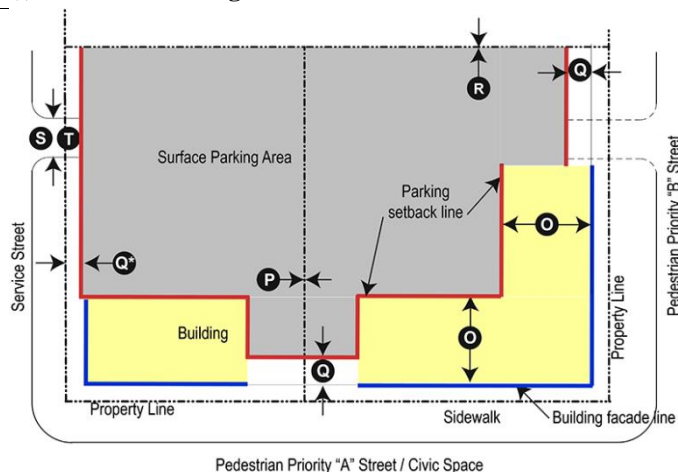
Building Height	2 stories (max.)
BTZ/Setbacks	Shall be placed behind the front façade of the principal building along Pedestrian Priority "A" Streets. If the principal building has no Pedestrian Priority "A" Street frontage, then the accessory building shall be placed behind the front façade of the building along either a Pedestrian Priority "B" or Service Street.
Building Footprint	Shall be limited to no more than 75% of the principal building footprint

7.7.4 Lot and Block Standards

Lot Width	Min. 20' for single-family attached/ townhome buildings Min. 35' for single-family detached and duplex buildings
Lot Depth	No min. for commercial, mixed use or cottage/light industrial uses No min. or max.

7.7.5 Parking & Service Access

(i) Surface Parking Location



Pedestrian Priority "A" Street /Civic Space Setback	Shall be located either behind the principal building or a min. of 3' behind the building façade line along that street only	O Q
Pedestrian Priority "B" Street Setback	Shall be located either behind the principal building or 3' (min.) behind the building façade line along that street only or 6' (min.) behind the property line (if not building along the street frontage)	O Q
Service Street Setback	Shall be located 6' (min.) behind the property line	Q*
Side and Rear setbacks	0' (see #2)	P R

(ii) Required Off-Street Parking Spaces

Non-residential uses (existing buildings and new construction): Shall provide a quantity of off-street parking in accordance with the ratios specified in Section 206.E.3 of the City of McKinney Zoning Regulations.

Residential Uses (existing buildings and new construction): Shall provide a quantity of off-street parking in accordance with the ratios specified in Section 206.E.3 of the City of McKinney Zoning Regulations, except, for multiple family dwellings, which shall provide 1 off-street parking space for each dwelling unit.

Shared parking may be provided per Section 206.E of the City of McKinney Zoning Regulations.

Parking driveway width	30' max. (at the throat) for truck access only	S
	24' max. (at the throat) for all other driveways	

(iii) Driveways and Service Access

Commercial Driveways:

Driveways and off-street loading and unloading shall only be located with access from or frontage along a Service Street. (see #13)

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "B" Street only if the property has no access to either a Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian

Priority "A" Street only if the property has no access to either a Pedestrian Priority "B" or Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Shared driveways, mutual access easements or cross access easements may be required to adjoining properties when driveway and service access is off a Pedestrian Priority "A" or "B" Street.

Screening of service and loading/unloading areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

Residential Driveways and Garages:

Garages for Residential Buildings shall be located on Service Streets or at the rear of residential buildings with pull-through garages where the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport.

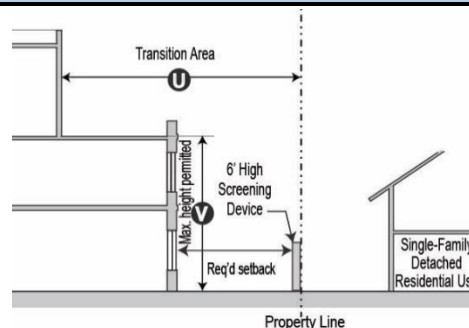
Front-loaded garages on residential lots less than 40 feet wide shall not be allowed.

Town homes and courtyard apartments shall utilize garages with access from Service Streets only.

7.7.6 Encroachments

Pedestrian Priority "A" Street / Civic Space	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Pedestrian Priority "B" Street	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Service Street	Encroachments allowed over any required setbacks No encroachments permitted over the property line on to a Service Street R-O-W
Rear and side	Encroachments allowed over any required setbacks No encroachments permitted over the property line

7.7.7 Residential Transition Standards



The following residential transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to existing single family detached residential uses but shall not apply when an improved public street or railroad right-of-way separates the new building construction from the existing single-family detached residential use.

Transition Area	25' (min.)	U
Max. Building Height at within Transition Area	2 stories	V

A Residential Transition Area Screening Device (minimum 6 feet and maximum 8 feet high) shall be required when adjacent to an existing single family detached residential use and shall be optional for all other adjacencies. Refer to the City of McKinney Zoning Regulations Section 206.C for more information.

Notes on the Cotton Mill Edge Character District

#1 – Area between the building facade and property line or edge of existing sidewalk along Pedestrian Priority “A” Streets shall be such that the sidewalk width shall be a minimum of 6’ with the remainder of the setback area paved flush with the public sidewalk. Sidewalk cafes, landscaping within tree-wells or planters may be incorporated within this area.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

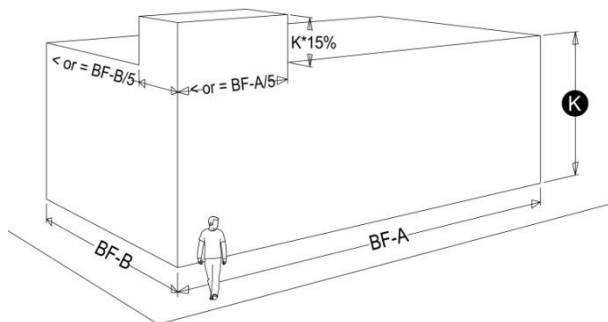
#3 – Corner building street facades along Pedestrian Priority “A” and “B” Streets shall be built to the BTZ for a minimum of 20’ from the corner along each street or the width of the corner lot, whichever is less. Nothing in this requirement shall prevent the incorporation of curved, chamfered corners of buildings or recessed entries.

#4 – First floor heights shall not apply to parking structures.

#5 – Attics and mezzanines less than 7’ (avg.) height shall not be counted as a story.

#6 – Any frontage along a Pedestrian Priority “A” or “B” Street not defined by a building or driveway within the BTZ shall be defined by a Street Screening Device (minimum of 2’ and maximum of 4’ in height). This required Street Screening Device shall be located at the front edge of the BTZ along that street. Refer to the City of McKinney Zoning Regulations Section 206.C.3.e for more specifications.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building’s frontage along each corresponding street façade.



#8 – Section 206.E.5, 6, and 7 of the City of McKinney Zoning Regulations shall apply for design of off-street parking areas.

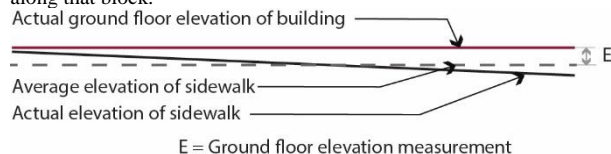
#9 – Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per standards established in this character zone as long as the vertical clearance is a minimum of 8’ from the finished sidewalk elevation. In no case shall an encroachment be located over an on-street parking, travel lane or over a side or rear property line.

#10 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the front of the façade with the recessed entry or arcade.

#11 – Building frontage requirements for lots with frontage along two or more Pedestrian Priority “A” Streets may be modified based on an administrative modification to reduce the frontage requirement along one Pedestrian Priority “A” Street frontage. In such cases, the standard for one of the “A” Streets may be replaced by the required “B” Street standard.

Building frontage requirements for lots with frontage along two or more Pedestrian Priority “B” Streets may be modified based on a minor modification to reduce the frontage requirement along one Pedestrian Priority “B” Street frontage. In such cases, the standard for one of the “B” Streets may be replaced by the required Service Street standard (See Section 5 of this code for more details).

#12 – Note on measuring finished elevation of ground floors: On blocks where grade of the sidewalk changes along the street frontage, the finished ground floor building elevation shall be measured against the average elevation of the sidewalk along that block.



#13 – Driveway requirements for lots with frontage along two or more streets may be modified so that a second point of access may be located on a Pedestrian Priority “B” Street, provided that the primary access point is located on a Service Street.

8. BUILDING DESIGN STANDARDS

The Building Design Standards for the McKinney Town Center Zoning District shall establish a coherent urban character and encourage authentic, enduring, and attractive development. Site plans shall be reviewed by the McKinney Town Center Development Coordinator for compliance with the standards below.

The following key design principles establish essential goals for the redevelopment within the Town Center to be consistent with the vision for a vibrant downtown with a range of commercial, civic, educational and residential uses serving the residents and visitors alike.

- i. New and redeveloped buildings and sites shall utilize building and site elements and details to achieve a pedestrian-oriented public realm with sidewalks, street trees, and glazing;
- ii. Design compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity and authenticity;
- iii. Strengthen and celebrate McKinney's historic architectural traditions;
- iv. Building facades shall include appropriate architectural details and ornamentation to create variety and interest; and
- v. A range of open space(s) shall be incorporated to provide usable public areas integral to making the McKinney Town Center a true urban neighborhood.

The following standards shall be applicable to development in all character districts, except as specifically noted.

8.1 Historic Core

8.1.1 Commercial and Mixed Use Buildings

8.1.1.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

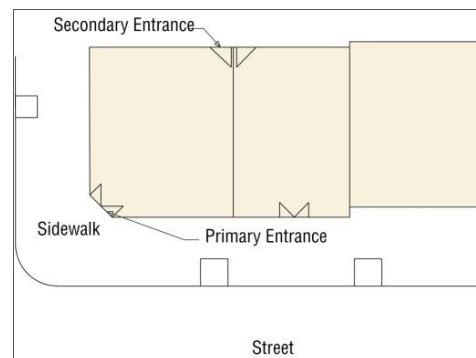


Figure showing required building orientation and location of primary entrances

8.1.1.2 Roof Forms

- I. Commercial and mixed use buildings shall have flat or low pitched roofs with parapets. Corner hip roof elements and gable accents at the parapet may be permitted.
 - a. Mansard roofs shall only be used on buildings that are three stories or higher.
 - b. The mansard roof shall project no more than 18” forward of the building façade line.
 - c. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.



Images showing appropriate roof lines for commercial and mixed use buildings

8.1.1.3 Façade Composition

- I. Commercial and mixed use buildings shall be simple, rectilinear forms with a clear base, middle, and top.



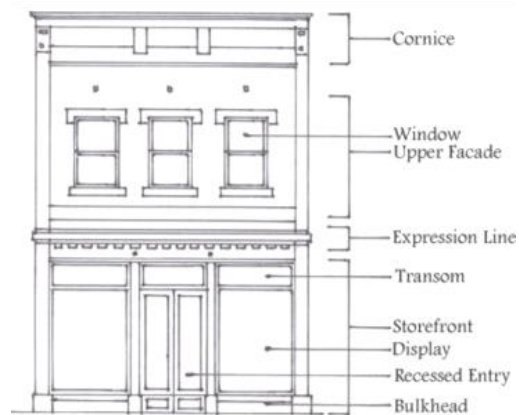
Image showing base, middle, and top for a commercial/mixed use building

- II. Facades along all Pedestrian Priority “A” and “B” streets and Civic/Open Spaces shall maintain the traditionally prevalent façade rhythm of 20’ – 30’ or multiples thereof. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the building façade.



Image showing appropriate building rhythm for commercial and mixed use buildings.

- III. Commercial Ready buildings shall be built with ground floor retail storefronts that include a transom, display window area, and bulkhead at the base.
- IV. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Required design of a Commercial Ready building

- V. Infill buildings shall generally maintain the alignment of horizontal elements already prevalent along the block.



Figure showing how horizontal elements should match in the design of infill buildings.

- VI. Corner-emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades, café seating, and balconies should be used along retail storefronts to add pedestrian interest.



Buildings with architectural features and storefront elements that add interest along the street.

- VII. Primary Entrance Design: Primary building entrances along Pedestrian Priority “A” and “B” Streets shall consist of at least two of following design elements so that the main entrance is architecturally prominent and clearly visible from that street:
- Architectural details such as arches, friezes, awnings, canopies, arcades, tile work, murals, or moldings
 - Integral planters or wing walls that incorporate landscape or seating elements
 - Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.
 - Prominent three-dimensional, vertical features such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.
 - A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.
- VIII. Windows and Doors: Windows and doors on street fronting facades (except Service Streets) shall be vertically proportioned and similar in size and shape to those used historically in McKinney’s downtown area.



Images showing appropriate window and door designs and proportions for commercial and mixed use buildings.

- IX. Transparency: All ground floor facades along all Pedestrian Priority “A” and “B” Streets shall have transparent storefront windows covering no less than 65% of said façade area. All upper floor facades along Pedestrian Priority “A” and “B” Streets shall have transparent windows covering at least 30% of said upper floor façade area. First floor store front windows shall NOT be double hung or casement. First floor windows shall have a Visible Transmittance (VT) of 0.6 or higher.



Images showing appropriate storefront display windows with transparency

8.1.1.4 Building Materials

- I. At least 85% of each façade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall be externally finished with the primary material of masonry (brick, stone, or cast stone).
- II. Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and lap or shingle siding of any material including wood, vinyl and cementitious fiber.



Images showing appropriate building materials within the Historic Core.

- III. No more than 15% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall use accent materials such as wood, architectural metal, architectural concrete masonry units, tile, glass block, stucco (utilizing three-step process), or Exterior Insulation and

Finishing System (EIFS). EIFS shall not be used on any ground floor façade.

- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of a similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.
- V. When visible from a public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.

8.1.1.5 Automotive-Related Elements

- I. Design of Parking Structures
 - a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
 - b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
 - c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.





Images showing appropriate design of parking structures

II. Design of Automobile Related Building and Site Elements

- a. Drive-through lanes, drive-up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Pedestrian Priority “A” Street.
- b. Along Pedestrian Priority “B” Streets, no more than two drive-through lanes shall be permitted along that lot’s street frontage. In addition, no more than 50% of the lot’s frontage along a Pedestrian Priority “B” Street shall be dedicated to auto-related site elements.
- c. Drive-through lanes shall be hidden behind a Street Screening Device along the Pedestrian Priority “B” street frontage. There shall be no limit to the number or frontage of drive-through lanes located along Service Streets.

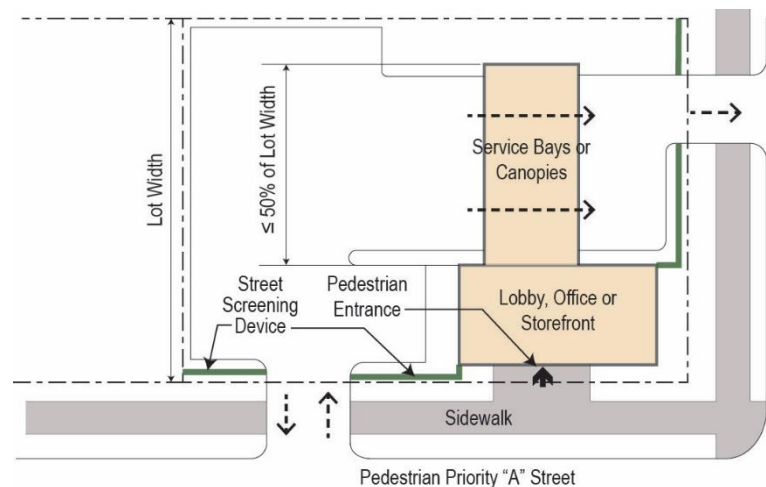


Image showing appropriate design of auto-related site elements

- d. All off-street loading, unloading, and trash pick-up areas shall be located along service streets only unless permitted in the character district Building Form and Site Development Standards in Section 7. Screening of any off-street loading, unloading, or trash pick-up areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

8.1.2 Residential Buildings

8.1.2.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

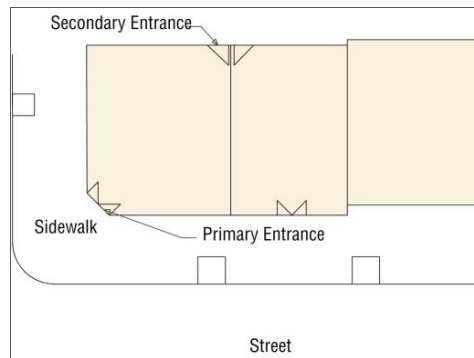


Figure showing required building orientation and location of primary entrances

8.1.2.2 Roof Forms

- I. Mansard roofs shall only be used on buildings that are three stories or higher.
- II. The mansard roof shall project no more than 18” forward of the building façade line.
- III. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.
- IV. Gable roofs-shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Porch roofs may be a minimum pitch of 3/12.

8.1.2.3 Façade Composition

- I. Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.



Images showing appropriate massing and scale for residential buildings

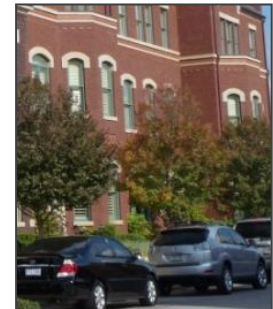
- II. At least one of the following shall be added along residential building facades to add pedestrian interest along the street: porches, stoops, eaves, or balconies.
- III. If a residential building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10' or more from the front property line and is not elevated at least 18 inches above the grade of the sidewalk, a low fence (complying with the fence standards of Article 6 of the UDC) shall be provided along the front property line.





Residential buildings with porches, balconies, and stoops to add interest along the street.

- IV. Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.
- V. Windows and Doors: All building facades of residential buildings fronting on all Pedestrian Priority Type “A” Streets and Civic/Open Spaces shall have transparent windows covering at least 30% of each such façade. Windows shall be vertically proportioned and similar in size and shape to those used historically in McKinney’s downtown area.
- VI. If window shutters are used, they shall be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building.



Images showing appropriate window designs and proportions for residential buildings.

8.1.2.4 Building Materials

- I. At least 85% of each façade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall be externally finished with the primary material of masonry (brick, stone, or cast stone).
- II. Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated

sheet metal and lap or shingle siding of any material including wood, vinyl and cementitious fiber.



Images showing appropriate building materials within the Historic Core.

- III. No more than 15% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall use accent materials such as wood, architectural metal, architectural concrete masonry units, tile, glass block, stucco (utilizing three-step process), or Exterior Insulation and Finishing System (EIFS). EIFS shall not be used on any ground floor façade.
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of a similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.
- V. When visible from a public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.

8.1.2.5 Automotive-Related Elements

- I. Residential Garages
 - a. Detached or attached garages for residential buildings shall be oriented towards Service Streets at the rear of residential buildings.
 - b. Front-loaded garages and pull-through garages on residential lots less than 40 feet wide shall not be allowed.
 - c. Town homes and courtyard apartments shall utilize rear-loaded garages.
 - d. Pull-through garages shall be allowed only if the garage door is set back behind the rear façade of the main structure.

- e. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. On corner lots, the garage may be rotated with windows facing the primary street with driveway access from the secondary street.
- f. All garage doors shall be divided into single bays separated by at least a 16-inch pier or column.

II. Design of Parking Structures

- a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
- b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
- c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

8.2 Downtown Core

8.2.1 Commercial and Mixed Use Buildings

8.2.1.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

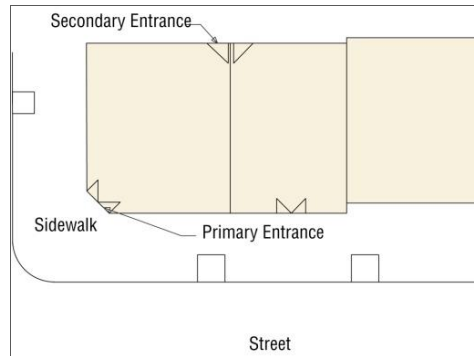


Figure showing required building orientation and location of primary entrances

8.2.1.2 Building Massing

- I. Commercial and mixed use buildings shall be simple, rectilinear forms with a clear base, middle, and top.



Image showing base, middle, and top for a commercial/mixed use building

8.2.1.3 Roof Forms

- I. Commercial and mixed use buildings shall have flat or low pitched roofs with parapets. Corner hip roof elements and gable accents at the parapet may be permitted.
 - a. Mansard roofs shall only be used on buildings that are three stories or higher.
 - b. The mansard roof shall project no more than 18” forward of the building façade line.
 - c. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.



Images showing appropriate roof lines for commercial and mixed use buildings

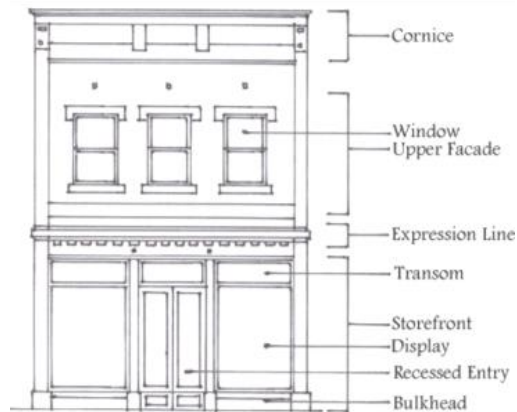
8.2.1.4 Façade Composition

- I. Facades along all Pedestrian Priority “A” and “B” streets and Civic/Open Spaces shall maintain the traditionally prevalent façade rhythm of 20’ – 30’ or multiples thereof. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the building façade.



Image showing appropriate building rhythm for commercial and mixed use buildings.

- II. Commercial Ready buildings shall be built with ground floor retail storefronts that include a transom, display window area, and bulkhead at the base.
- III. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Required design of a Commercial Ready building

- IV. Infill buildings shall generally maintain the alignment of horizontal elements already prevalent along the block.



Figure showing how horizontal elements should match in the design of infill buildings.

- V. Corner-emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades, café seating, and balconies should be used along retail storefronts to add pedestrian interest.



Buildings with architectural features and storefront elements that add interest along the street.

- VI. Primary Entrance Design: Primary building entrances along Pedestrian Priority “A” and “B” Streets shall consist of at least two of following design elements so that the main entrance is architecturally prominent and clearly visible from that street:
- a. Architectural details such as arches, friezes, awnings, canopies, arcades, tile work, murals, or moldings
 - b. Integral planters or wing walls that incorporate landscape or seating elements
 - c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.



Images showing appropriate window and door designs and proportions for commercial and mixed use buildings.

- d. Prominent three-dimensional, vertical features such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.
 - e. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.
- I. Windows and Doors: Windows and doors on street fronting facades (except Service Streets) shall be vertically proportioned and similar in size and shape to those used historically in McKinney's downtown area.
 - II. Transparency: All ground floor facades along all Pedestrian Priority "A" and "B" Streets shall have transparent storefront windows covering no less than 65% of said façade area. All upper floor facades along Pedestrian Priority "A" and "B" Streets shall have transparent windows covering at least 30% of said upper floor façade area. First floor store front windows shall NOT be double hung or casement. First floor windows shall have a Visible Transmittance (VT) of 0.6 or higher.



Images showing appropriate storefront display windows with transparency

8.2.1.5 Building Materials

- I. At least 80% of each facade facing a Pedestrian Priority "A" or "B" Street (excluding doors and windows) shall be externally finished in one or more of the following primary materials:
 - a. Masonry (brick, stone, synthetic stone, or cast stone)
 - b. Pre-cast concrete panels made to look like stone.
- II. Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and lap or shingle siding of any material including wood, vinyl and cementitious fiber.



Images showing appropriate building materials within the Downtown and Transit Village Cores.

- III. No more than 20% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall use accent materials such as wood, architectural metal, architectural concrete masonry units, tile, glass block, stucco (utilizing three-step process), or Exterior Insulation and Finishing System (EIFS). EIFS shall not be used on any ground floor facade.
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of a similar finished quality and color that blend with the facade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent facade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.



Images showing the side and rear facades buildings finished to match the color and materials of the front facades

- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.

8.2.1.6 Automotive-Related Elements

- I. Design of Parking Structures
 - a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.

- b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20' – 30') and horizontal (aligning with horizontal elements in the block) articulation.
- c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

II. Design of Automobile Related Building and Site Elements

- a. Drive-through lanes, drive-up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Pedestrian Priority “A” Street.
- b. Along Pedestrian Priority “B” Streets, no more than two drive-through lanes shall be permitted along that lot’s street frontage. In addition, no more than 50% of the lot’s frontage along a Pedestrian Priority “B” Street shall be dedicated to auto-related site elements.
- c. Drive-through lanes shall be hidden behind a Street Screening Device along the Pedestrian Priority “B” street frontage. There shall be no

limit to the number or frontage of drive-through lanes located along Service Streets.

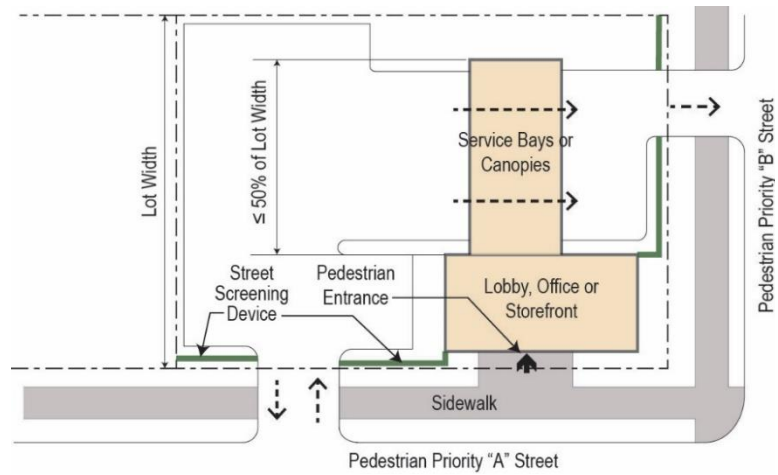


Image showing appropriate design of auto-related site elements

- a. All off-street loading, unloading, and trash pick-up areas shall be located along service streets only unless permitted in the character district Building Form and Site Development Standards in Section 7. Screening of any off-street loading, unloading, or trash pick-up areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

8.2.2 Residential Buildings

8.2.2.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

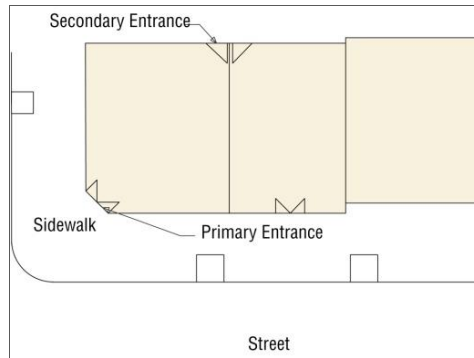


Figure showing required building orientation and location of primary entrances

8.2.2.2 Building Massing

- I. Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.



Images showing appropriate massing and scale for residential buildings

8.2.2.3 Roof Forms

- I. Mansard roofs shall only be used on buildings that are three stories or higher.
- II. The mansard roof shall project no more than 18" forward of the building façade line.
- III. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.
- IV. Gable roofs shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Porch roofs may be a minimum pitch of 3/12.

8.2.2.4 Façade Composition

- I. At least one of the following shall be added along residential building facades to add pedestrian interest along the street: porches, stoops, eaves, or balconies.
- II. If a residential building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10' or more from the front property line and is not elevated at least 18 inches above the grade of the sidewalk, a low fence (complying with the fence standards of Article 6 of the UDC) shall be provided along the front property line.



Residential buildings with porches, balconies, and stoops to add interest along the street.

- III. Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.
- IV. Windows and Doors: All building facades of residential buildings fronting on all Pedestrian Priority Type “A” Streets and Civic/Open Spaces shall have transparent windows covering at least 30% of each such façade. Windows shall be vertically proportioned and similar in size and shape to those used historically in McKinney’s downtown area.
- V. If window shutters are used, they shall be approximately half the window width and the same height of the associated opening (including casing for

masonry walls; not including casing for siding walls). All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building.



Images showing appropriate window designs and proportions for residential buildings.

8.2.2.5 Building Materials

- I. At least 80% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall be externally finished in one or more of the following primary materials:
 - a. Masonry (brick, stone, synthetic stone, or cast stone)
 - b. Pre-cast concrete panels made to look like stone.
- II. Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and lap or shingle siding of any material including wood, vinyl and cementitious fiber.



Images showing appropriate building materials within the Downtown and Transit Village Cores.

- III. No more than 20% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall use accent materials such as wood, architectural metal, architectural concrete masonry units, tile, glass block, stucco (utilizing three-step process), or Exterior Insulation and

Finishing System (EIFS). EIFS shall not be used on any ground floor façade.

- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of a similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.



Images showing the side and rear façades buildings finished to match the color and materials of the front facades

- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.

8.2.2.6 Automotive-Related Elements

- I. Residential Garages
 - a. Detached or attached garages for residential buildings shall be oriented towards Service Streets at the rear of residential buildings.
 - b. Front-loaded garages and pull-through garages on residential lots less than 40 feet wide shall not be allowed.
 - c. Town homes and courtyard apartments shall utilize rear-loaded garages.
 - d. Pull-through garages shall be allowed only if the garage door is set back behind the rear façade of the main structure.
 - e. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. On corner lots, the garage may be rotated with windows facing the primary street with driveway access from the secondary street.

- f. All garage doors shall be divided into single bays separated by at least a 16-inch pier or column.

II. Design of Parking Structures

- a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
- b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
- c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

8.3 Downtown Edge

8.3.1 Commercial and Mixed Use Buildings

8.3.1.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

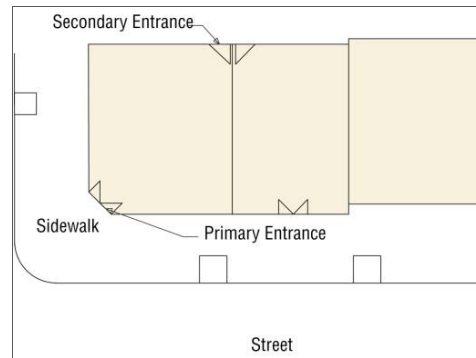


Figure showing required building orientation and location of primary entrances

8.3.1.2 Building Massing

- I. Commercial and mixed use buildings shall be simple, rectilinear forms with a clear base, middle, and top.



Image showing base, middle, and top for a commercial/mixed use building

8.3.1.3 Roof Forms

- I. Commercial and mixed use buildings shall have flat or low pitched roofs with parapets. Corner hip roof elements and gable accents at the parapet may be permitted.
 - a. Mansard roofs shall only be used on buildings that are three stories or higher.
 - b. The mansard roof shall project no more than 18” forward of the building façade line.
 - c. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.



Images showing appropriate roof lines for commercial and mixed use buildings

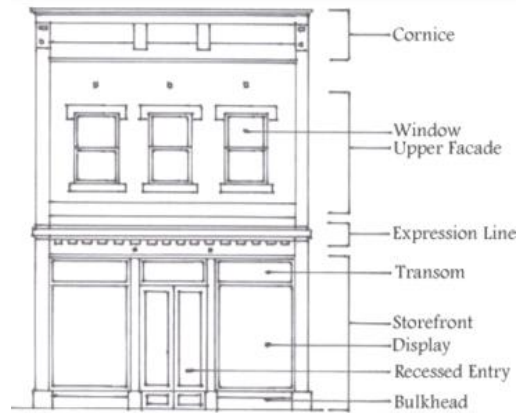
8.3.1.4 Façade Composition

- I. Facades along all Pedestrian Priority “A” and “B” streets and Civic/Open Spaces shall maintain the traditionally prevalent façade rhythm of 20’ – 30’ or multiples thereof. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the building façade.



Image showing appropriate building rhythm for commercial and mixed use buildings.

- II. Commercial Ready buildings shall be built with ground floor retail storefronts that include a transom, display window area, and bulkhead at the base.
- III. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Required design of a Commercial Ready building

- IV. Infill buildings shall generally maintain the alignment of horizontal elements already prevalent along the block.



Figure showing how horizontal elements should match in the design of infill buildings.

- V. Corner-emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades, café seating, and balconies should be used along retail storefronts to add pedestrian interest.



Buildings with architectural features and storefront elements that add interest along the street.

- VI. Primary Entrance Design: Primary building entrances along Pedestrian Priority “A” and “B” Streets shall consist of at least two of following design elements so that the main entrance is architecturally prominent and clearly visible from that street:
- Architectural details such as arches, friezes, awnings, canopies, arcades, tile work, murals, or moldings
 - Integral planters or wing walls that incorporate landscape or seating elements
 - Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.
 - Prominent three-dimensional, vertical features such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.
 - A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.
- VII. Windows and Doors: Windows and doors on street fronting facades (except Service Streets) shall be vertically proportioned and similar in size and shape to those used historically in McKinney’s downtown area.





Images showing appropriate window and door designs and proportions for commercial and mixed use buildings.

- VIII. Transparency: All ground floor building facades along all Pedestrian Priority “A” streets shall have transparent storefront windows covering no less than 65% of said façade area. All ground floor facades along Pedestrian Priority “B” Streets shall have transparent storefront windows covering no less than 30% of said façade area. All upper floor facades along Pedestrian Priority “A” and “B” Streets shall contain transparent windows covering at least 30% of said upper floor façade area. First floor store front windows shall NOT be double hung or casement. First floor windows shall have a Visible Transmittance (VT) of 0.6 or higher.



Images showing appropriate storefront display windows with transparency

8.3.1.5 Building Materials

- I. At least 75% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall be finished in one or more of the following primary materials:
- a. Masonry (brick, stone, synthetic stone, or cast stone)

- b. Architectural concrete masonry unit
 - c. Pre-cast or poured in place concrete
 - d. Cementitious fiber lap or shingle siding may only be used on upper floor facades
 - e. Tilt-up concrete panels that have a grid like appearance
 - f. Architectural metal
 - g. Stucco (utilizing three-step process)
 - h. Tile
 - i. Terra cotta
- II. Other materials will be considered as primary building materials on a case-by case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and lap or shingle siding of any material including wood or vinyl.
- III. No more than 25% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall use accent materials such as wood, glass block, or Exterior Insulation and Finishing System (EIFS).
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of a similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.
- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.



Images of appropriate building materials in the Downtown Edge, Transit Village Edge, Cotton Mill Core, and Cotton Mill Edge Character Districts

8.3.1.6 Automotive-Related Elements

I. Design of Parking Structures

- a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
- b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
- c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

II. Design of Automobile Related Building and Site Elements

- a. Drive-through lanes, drive-up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Pedestrian Priority “A” Street.
- b. Along Pedestrian Priority “B” Streets, no more than two drive-through lanes shall be permitted along that lot’s street frontage. In addition, no more than 50% of the lot’s frontage along a Pedestrian Priority “B” Street shall be dedicated to auto-related site elements.
- c. Drive-through lanes shall be hidden behind a Street Screening Device along the Pedestrian Priority “B” street frontage. There shall be no limit to the number or frontage of drive-through lanes located along Service Streets.

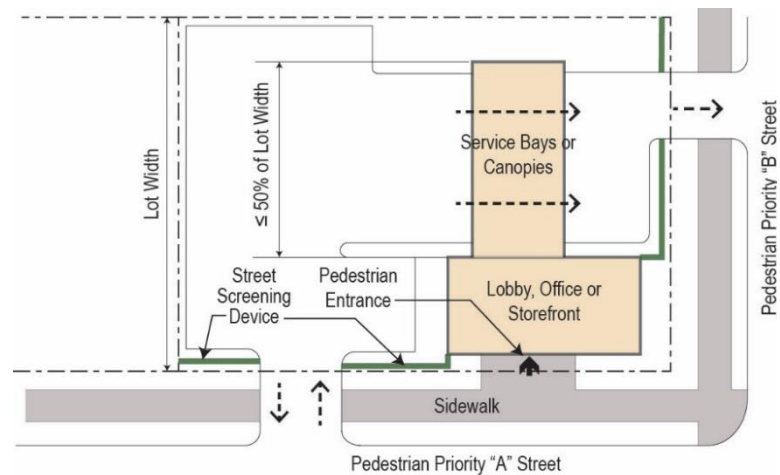


Image showing appropriate design of auto-related site elements

- d. All off-street loading, unloading, and trash pick-up areas shall be located along service streets only unless permitted in the character district Building Form and Site Development Standards in Section 7. Screening of any off-street loading, unloading, or trash pick-up areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

8.3.2 Residential Buildings

8.3.2.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

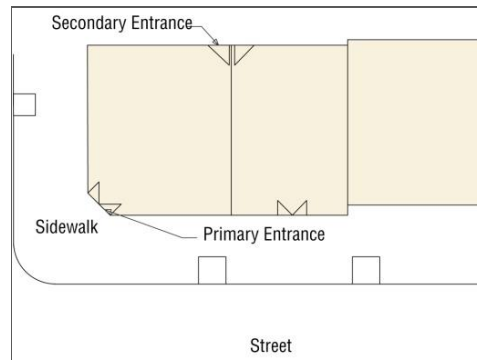


Figure showing required building orientation and location of primary entrances

8.3.2.2 Building Massing

- I. Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.



Images showing appropriate massing and scale for residential buildings

8.3.2.3 Roof Forms

- II. Mansard roofs shall only be used on buildings that are three stories or higher.
- III. The mansard roof shall project no more than 18" forward of the building façade line.
- IV. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.
- V. Gable roofs shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Porch roofs may be a minimum pitch of 3/12.

8.3.2.4 Façade Composition

- I. At least one of the following shall be added along residential building facades to add pedestrian interest along the street: porches, stoops, eaves, or balconies.
- II. If a residential building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10' or more from the front property line and is not elevated at least 18 inches above the grade of the sidewalk, a low fence (complying with the fence standards of Article 6 of the UDC) shall be provided along the front property line.



Residential buildings with porches, balconies, and stoops to add interest along the street.

- III. Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.
- IV. Windows and Doors: All building facades of residential buildings fronting on all Pedestrian Priority Type “A” Streets and Civic/Open Spaces shall have transparent windows covering at least 30% of each such façade. Windows shall be vertically proportioned and similar in size and shape to those used historically in McKinney’s downtown area.
- V. If window shutters are used, they shall be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters shall be

louvered, paneled, or constructed of boards as appropriate to the style of the building.



Images showing appropriate window designs and proportions for residential buildings.

8.3.2.5 Building Materials

- I. At least 80% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall be externally finished in one or more of the following primary building materials and no more than two materials shall be used on any single façade:
 - a. Cementitious fiber lap or shingle siding may be used on ground and upper floor facades
 - b. Wood lap or shingle siding
 - c. Masonry (brick; stone; synthetic stone, or cast stone)
 - d. Stucco (utilizing three-step process)
 - e. Architectural metal
 - f. Architectural masonry unit
- II. Other materials will be considered as primary building materials on a case-by case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and vinyl siding.
- III. No more than 20% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall use accent materials such as Exterior Insulation and Finishing System (EIFS), glass block or tile.
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.

- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, terra cotta, or asphalt shingles.

8.3.2.6 Automotive-Related Elements

I. Residential Garages

- a. Detached or attached garages for residential buildings shall be oriented towards Service Streets at the rear of residential buildings.
- b. Front-loaded garages and pull-through garages on residential lots less than 40 feet wide shall not be allowed.
- c. Town homes and courtyard apartments shall utilize rear-loaded garages.
- d. Pull-through garages shall be allowed only if the garage door is set back behind the rear façade of the main structure.
- e. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. On corner lots, the garage may be rotated with windows facing the primary street with driveway access from the secondary street.
- f. All garage doors shall be divided into single bays separated by at least a 16-inch pier or column.

II. Design of Parking Structures

- a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
- b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
- c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

8.4 Transit Village Core

8.4.1 Commercial and Mixed Use Buildings

8.4.1.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

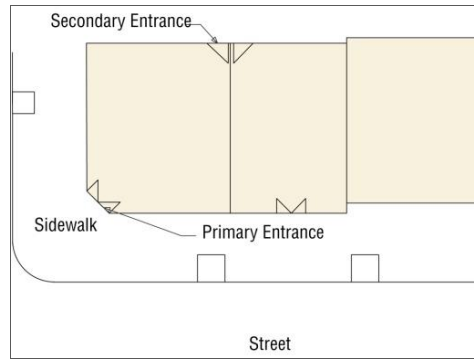


Figure showing required building orientation and location of primary entrances

8.4.1.2 Building Massing

- I. Commercial and mixed use buildings shall be simple, rectilinear forms with a clear base, middle, and top.



Image showing base, middle, and top for a commercial/mixed use building

8.4.1.3 Roof Forms

- I. Commercial and mixed use buildings shall have flat or low pitched roofs with parapets. Corner hip roof elements and gable accents at the parapet may be permitted.
 - a. Mansard roofs shall only be used on buildings that are three stories or higher.
 - b. The mansard roof shall project no more than 18" forward of the building façade line.
 - c. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.



Images showing appropriate roof lines for commercial and mixed use buildings

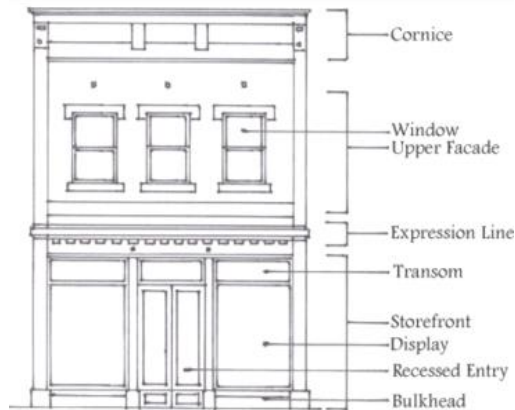
8.4.1.4 Façade Composition

- I. Facades along all Pedestrian Priority “A” and “B” streets and Civic/Open Spaces shall maintain the traditionally prevalent façade rhythm of 20’ – 30’ or multiples thereof. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the building façade.



Image showing appropriate building rhythm for commercial and mixed use buildings.

- II. Commercial Ready buildings shall be built with ground floor retail storefronts that include a transom, display window area, and bulkhead at the base.
- III. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Required design of a Commercial Ready building

- IV. Infill buildings shall generally maintain the alignment of horizontal elements already prevalent along the block.



Figure showing how horizontal elements should match in the design of infill buildings.

- V. Corner-emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades, café seating, and balconies should be used along retail storefronts to add pedestrian interest.



Buildings with architectural features and storefront elements that add interest along the street.

- VI. Primary Entrance Design: Primary building entrances along Pedestrian Priority “A” and “B” Streets shall consist of at least two of following design elements so that the main entrance is architecturally prominent and clearly visible from that street:

- a. Architectural details such as arches, friezes, awnings, canopies, arcades, tile work, murals, or moldings
- b. Integral planters or wing walls that incorporate landscape or seating elements
- c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.
- d. Prominent three-dimensional, vertical features such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.
- e. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.

VII. Windows and Doors: Windows and doors on street fronting facades (except Service Streets) shall be vertically proportioned and similar in size and shape to those used historically in McKinney's downtown area.



Images showing appropriate window and door designs and proportions for commercial and mixed use buildings.

VIII. Transparency: All ground floor facades along all Pedestrian Priority “A” and “B” Streets shall have transparent storefront windows covering no less than 65% of said façade area. All upper floor facades along Pedestrian Priority “A” and “B” Streets shall have transparent windows covering at least 30% of said upper floor façade area. First floor store front windows shall NOT be double hung or casement. First floor windows shall have a Visible Transmittance (VT) of 0.6 or higher.



Images showing appropriate storefront display windows with transparency

8.4.1.5 Building Materials

- I. At least 80% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall be externally finished in one or more of the following primary materials:
Masonry (brick, stone, synthetic stone, or cast stone)
Pre-cast concrete panels made to look like stone.
- II. Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and lap or shingle siding of any material including wood, vinyl and cementitious fiber.



Images showing appropriate building materials within the Downtown and Transit Village Cores.

- III. No more than 20% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall use accent materials such as

wood, architectural metal, architectural concrete masonry units, tile, glass block, stucco (utilizing three-step process), or Exterior Insulation and Finishing System (EIFS). EIFS shall not be used on any ground floor façade.

- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of a similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.



Images showing the side and rear facades buildings finished to match the color and materials of the front facades

- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.

8.4.1.6 Automotive-Related Elements

- I. Design of Parking Structures
 - a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
 - b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
 - c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

II. Design of Automobile Related Building and Site Elements

- a. Drive-through lanes, drive-up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Pedestrian Priority “A” Street.
- b. Along Pedestrian Priority “B” Streets, no more than two drive-through lanes shall be permitted along that lot’s street frontage. In addition, no more than 50% of the lot’s frontage along a Pedestrian Priority “B” Street shall be dedicated to auto-related site elements.
- c. Drive-through lanes shall be hidden behind a Street Screening Device along the Pedestrian Priority “B” street frontage. There shall be no limit to the number or frontage of drive-through lanes located along Service Streets.

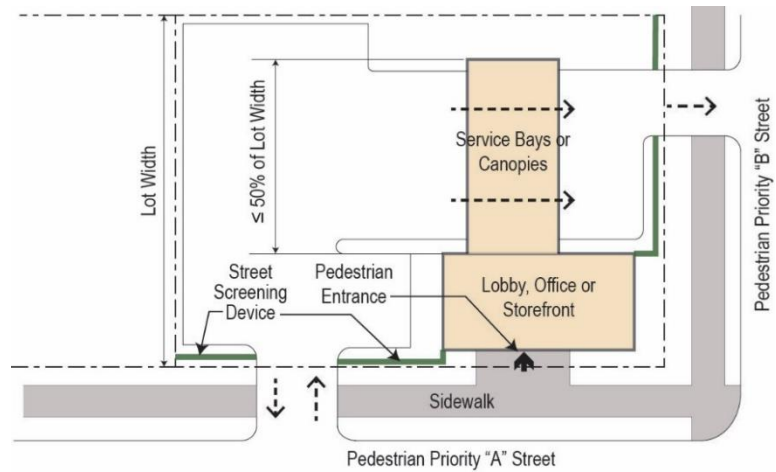


Image showing appropriate design of auto-related site elements

- d. All off-street loading, unloading, and trash pick-up areas shall be located along service streets only unless permitted in the character district Building Form and Site Development Standards in Section 7. Screening of any off-street loading, unloading, or trash pick-up areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

8.4.2 Residential Buildings

8.4.2.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

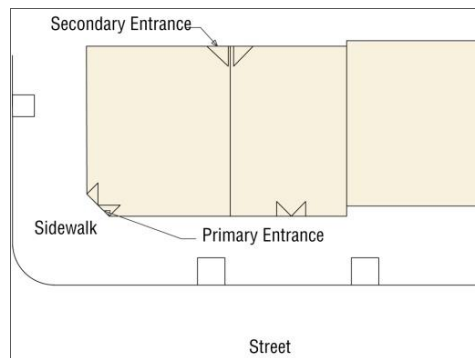


Figure showing required building orientation and location of primary entrances

8.4.2.2 Building Massing

- I. Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.



Images showing appropriate massing and scale for residential buildings

8.4.2.3 Roof Forms

- I. Mansard roofs shall only be used on buildings that are three stories or higher.
- II. The mansard roof shall project no more than 18" forward of the building façade line.
- III. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.
- IV. Gable roofs shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Porch roofs may be a minimum pitch of 3/12.
- V. Shed, gambrel, butterfly, and barrel roofs may be permitted for residential buildings.

8.4.2.4 Façade Composition

- I. At least one of the following shall be added along residential building facades to add pedestrian interest along the street: porches, stoops, eaves, or balconies.
- II. If a residential building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10' or more from the front property line and is not elevated at least 18 inches above the grade of the sidewalk, a low fence (complying with

the fence standards of Article 6 of the UDC) shall be provided along the front property line.



Residential buildings with porches, balconies, and stoops to add interest along the street.

- III. Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.
- IV. Windows and Doors: All building facades of residential buildings fronting on all Pedestrian Priority Type “A” Streets and Civic/Open Spaces shall have transparent windows covering at least 30% of each such façade. Windows shall be vertically proportioned and similar in size and shape to those used historically in McKinney’s downtown area.
- V. If window shutters are used, they shall be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building.



Images showing appropriate window designs and proportions for residential buildings.

8.4.2.5 Building Materials

- I. At least 80% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall be externally finished in one or more of the following primary materials:
 - a. Masonry (brick, stone, synthetic stone, or cast stone)
 - b. Pre-cast concrete panels made to look like stone.
- II. Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and lap or shingle siding of any material including wood, vinyl and cementitious fiber.



Images showing appropriate building materials within the Downtown and Transit Village Cores.

- III. No more than 20% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall use accent materials such as wood, architectural metal, architectural concrete masonry units, tile, glass block, stucco (utilizing three-step process), or Exterior Insulation and Finishing System (EIFS). EIFS shall not be used on any ground floor façade.
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of a similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be

finished with painted EIFS or painted concrete block matching the same color as the rest of the building.



Images showing the side and rear façades buildings finished to match the color and materials of the front façades

- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.

8.4.2.6 Automotive-Related Elements

I. Residential Garages

- a. Detached or attached garages for residential buildings shall be oriented towards Service Streets at the rear of residential buildings.
- b. Front-loaded garages and pull-through garages on residential lots less than 40 feet wide shall not be allowed.
- c. Town homes and courtyard apartments shall utilize rear-loaded garages.
- d. Pull-through garages shall be allowed only if the garage door is set back behind the rear façade of the main structure.
- e. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. On corner lots, the garage may be rotated with windows facing the primary street with driveway access from the secondary street.
- f. All garage doors shall be divided into single bays separated by at least a 16-inch pier or column.

II. Design of Parking Structures

- a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.

- b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20' – 30') and horizontal (aligning with horizontal elements in the block) articulation.
- c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

8.5 Transit Village Edge

8.5.1 Commercial and Mixed Use Buildings

8.5.1.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary

entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

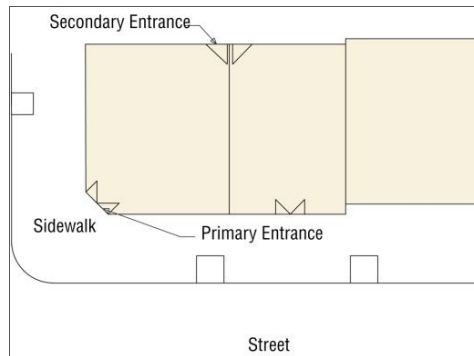


Figure showing required building orientation and location of primary entrances

8.5.1.2 Building Massing

- I. Commercial and mixed use buildings shall be simple, rectilinear forms with a clear base, middle, and top.



Image showing base, middle, and top for a commercial/mixed use building

8.5.1.3 Roof Forms

- I. Commercial and mixed use buildings shall have flat or low pitched roofs with parapets. Corner hip roof elements and gable accents at the parapet may be permitted.
 - a. Mansard roofs shall only be used on buildings that are three stories or higher.
 - b. The mansard roof shall project no more than 18" forward of the building façade line.
 - c. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.



Images showing appropriate roof lines for commercial and mixed use buildings

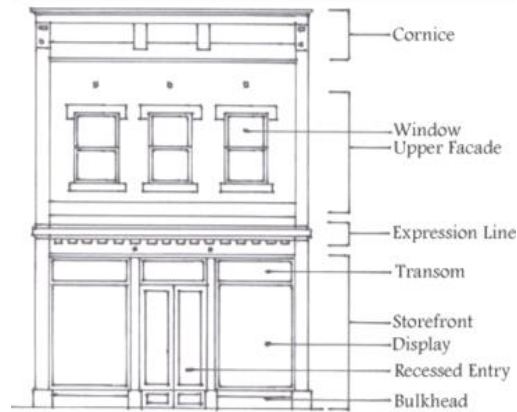
8.5.1.4 Façade Composition

- I. Facades along all Pedestrian Priority “A” and “B” streets and Civic/Open Spaces shall maintain the traditionally prevalent façade rhythm of 20’ – 30’ or multiples thereof. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the building façade.



Image showing appropriate building rhythm for commercial and mixed use buildings.

- II. Commercial Ready buildings shall be built with ground floor retail storefronts that include a transom, display window area, and bulkhead at the base.
- III. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Required design of a Commercial Ready building

- IV. Infill buildings shall generally maintain the alignment of horizontal elements already prevalent along the block.



Figure showing how horizontal elements should match in the design of infill buildings.

- V. Corner-emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades, café seating, and balconies should be used along retail storefronts to add pedestrian interest.



Buildings with architectural features and storefront elements that add interest along the street.

- VI. Primary Entrance Design: Primary building entrances along Pedestrian Priority “A” and “B” Streets shall consist of at least two of following design elements so that the main entrance is architecturally prominent and clearly visible from that street:

- a. Architectural details such as arches, friezes, awnings, canopies, arcades, tile work, murals, or moldings
- b. Integral planters or wing walls that incorporate landscape or seating elements
- c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.
- d. Prominent three-dimensional, vertical features such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.
- e. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.

VII. Windows and Doors: Windows and doors on street fronting facades (except Service Streets) shall be vertically proportioned and similar in size and shape to those used historically in McKinney's downtown area.



Images showing appropriate window and door designs and proportions for commercial and mixed use buildings.

VIII. Transparency: All ground floor building facades along all Pedestrian Priority "A" streets shall have transparent storefront windows covering no less than 65% of said façade area. All ground floor facades along Pedestrian Priority "B" Streets shall have transparent storefront windows covering no less than 30% of said façade area. All upper floor facades along Pedestrian Priority "A" and "B" Streets shall contain transparent windows covering at least 30% of said upper floor façade area. First floor store front windows shall NOT be double hung or casement. First floor windows shall have a Visible Transmittance (VT) of 0.6 or higher.



Images showing appropriate storefront display windows with transparency

8.5.1.5 Building Materials

- I. At least 75% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall be finished in one or more of the following primary materials:
 - a. Masonry (brick, stone, synthetic stone, or cast stone)
 - b. Architectural concrete masonry unit
 - c. Pre-cast or poured in place concrete
 - d. Cementitious fiber lap or shingle siding may only be used on upper floor facades
 - e. Tilt-up concrete panels that have a grid like appearance
 - f. Architectural metal
 - g. Stucco (utilizing three-step process)
 - h. Tile
 - i. Terra cotta
- II. Other materials will be considered as primary building materials on a case-by case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials:

corrugated sheet metal and lap or shingle siding of any material including wood or vinyl.

- III. No more than 25% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall use accent materials such as wood, glass block, or Exterior Insulation and Finishing System (EIFS).
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of a similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.
- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.



Images of appropriate building materials in the Downtown Edge, Transit Village Edge, Cotton Mill Core, and Cotton Mill Edge Character Districts

8.5.1.6 Automotive-Related Elements

- I. Design of Parking Structures
 - a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
 - b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
 - c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

II. Design of Automobile Related Building and Site Elements

- a. Drive-through lanes, drive-up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Pedestrian Priority “A” Street.
- b. Along Pedestrian Priority “B” Streets, no more than two drive-through lanes shall be permitted along that lot’s street frontage. In addition, no more than 50% of the lot’s frontage along a Pedestrian Priority “B” Street shall be dedicated to auto-related site elements.
- c. Drive-through lanes shall be hidden behind a Street Screening Device along the Pedestrian Priority “B” street frontage. There shall be no limit to the number or frontage of drive-through lanes located along Service Streets.

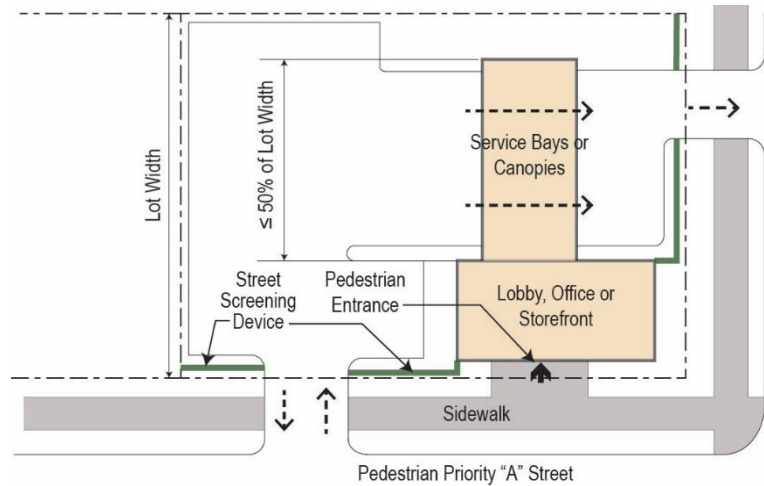


Image showing appropriate design of auto-related site elements

- d. All off-street loading, unloading, and trash pick-up areas shall be located along service streets only unless permitted in the character district Building Form and Site Development Standards in Section 7. Screening of any off-street loading, unloading, or trash pick-up areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

8.5.2 Residential Buildings

8.5.2.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

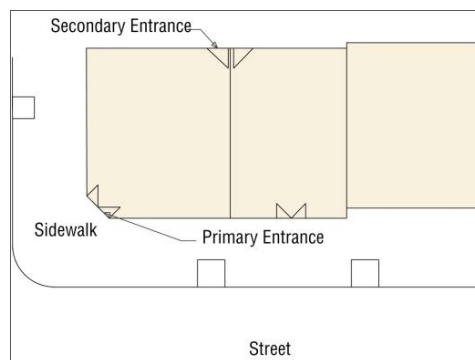


Figure showing required building orientation and location of primary entrances

8.5.2.2 Building Massing

- I. Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.



Images showing appropriate massing and scale for residential buildings

8.5.2.3 Roof Forms

- I. Mansard roofs shall only be used on buildings that are three stories or higher.
- II. The mansard roof shall project no more than 18" forward of the building façade line.
- III. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.
- IV. Gable roofs shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Porch roofs may be a minimum pitch of 3/12.
- V. Shed, gambrel, butterfly, and barrel may be permitted for residential.

8.5.2.4 Façade Composition

- I. At least one of the following shall be added along residential building facades to add pedestrian interest along the street: porches, stoops, eaves, or balconies.
- II. If a residential building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10' or more from the front property line and is not elevated at least 18 inches above the grade of the sidewalk, a low fence (complying with

the fence standards of Article 6 of the UDC) shall be provided along the front property line.



Residential buildings with porches, balconies, and stoops to add interest along the street

- III. Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.
- IV. Windows and Doors: All building facades of residential buildings fronting on all Pedestrian Priority Type “A” Streets and Civic/Open Spaces shall have transparent windows covering at least 30% of each such façade. Windows shall be vertically proportioned and similar in size and shape to those used historically in McKinney’s downtown area.
- V. If window shutters are used, they shall be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building.



Images showing appropriate window designs and proportions for residential buildings.

8.5.2.5 Building Materials

- I. At least 80% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall be externally finished in one or more of the following primary building materials and no more than two materials shall be used on any single façade:
 - a. Cementitious fiber lap or shingle siding may be used on ground and upper floor facades
 - b. Wood lap or shingle siding
 - c. Masonry (brick; stone; synthetic stone, or cast stone)
 - d. Stucco (utilizing three-step process).
 - e. Architectural metal
 - f. Architectural masonry unit
- II. Other materials will be considered as primary building materials on a case-by case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and vinyl siding.
- III. No more than 20% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall use accent materials such as Exterior Insulation and Finishing System (EIFS), glass block or tile.
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.
- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, terra cotta, or asphalt shingles.

8.5.2.6 Automotive-Related Elements

- I. Residential Garages
 - a. Detached or attached garages for residential buildings shall be oriented towards Service Streets at the rear of residential buildings.
 - b. Front-loaded garages and pull-through garages on residential lots less than 40 feet wide shall not be allowed.
 - c. Town homes and courtyard apartments shall utilize rear-loaded garages.
 - d. Pull-through garages shall be allowed only if the garage door is set back behind the rear façade of the main structure.
 - e. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. On corner lots, the garage may be rotated with windows facing the primary street with driveway access from the secondary street.
 - f. All garage doors shall be divided into single bays separated by at least a 16-inch pier or column.
- II. Design of Parking Structures
 - a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
 - b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
 - c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

8.6 Cotton Mill Core

8.6.1 Commercial and Mixed Use Buildings

8.6.1.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

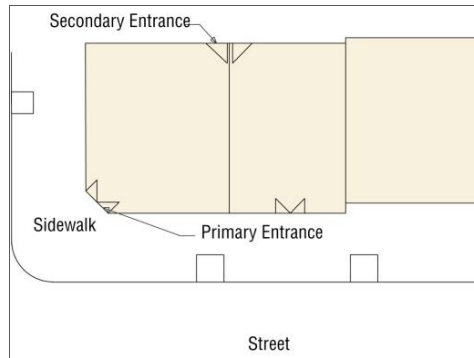


Figure showing required building orientation and location of primary entrances

8.6.1.2 Building Massing

- I. Commercial and mixed use buildings shall be simple, rectilinear forms with a clear base, middle, and top.



Image showing base, middle, and top for a commercial/mixed use building

8.6.1.3 Roof Forms

- I. Commercial and mixed use buildings shall have flat or low pitched roofs with parapets. Corner hip roof elements and gable accents at the parapet may be permitted.
 - a. Mansard roofs shall only be used on buildings that are three stories or higher.
 - b. The mansard roof shall project no more than 18" forward of the building façade line.
 - c. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.



Images showing appropriate roof lines for commercial and mixed use buildings

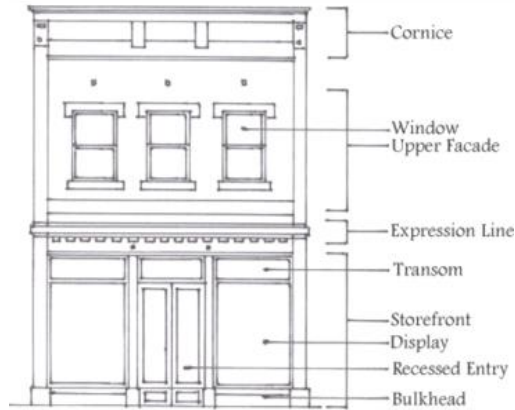
8.6.1.4 Façade Composition

- I. Facades along all Pedestrian Priority “A” and “B” streets and Civic/Open Spaces shall maintain the traditionally prevalent façade rhythm of 20’ – 30’ or multiples thereof. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the building façade.



Image showing appropriate building rhythm for commercial and mixed use buildings.

- II. Commercial Ready buildings shall be built with ground floor retail storefronts that include a transom, display window area, and bulkhead at the base.
- III. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Required design of a Commercial Ready building

- IV. Infill buildings shall generally maintain the alignment of horizontal elements already prevalent along the block.



Figure showing how horizontal elements should match in the design of infill buildings.

- V. Corner-emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades, café seating, and balconies should be used along retail storefronts to add pedestrian interest.



Buildings with architectural features and storefront elements that add interest along the street.

- VI. Primary Entrance Design: Primary building entrances along Pedestrian Priority “A” and “B” Streets shall consist of at least two of following design elements so that the main entrance is architecturally prominent and clearly visible from that street:

- a. Architectural details such as arches, friezes, awnings, canopies, arcades, tile work, murals, or moldings
- b. Integral planters or wing walls that incorporate landscape or seating elements
- c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.
- d. Prominent three-dimensional, vertical features such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.
- e. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.

VII. Windows and Doors: Windows and doors on street fronting facades (except Service Streets) shall be vertically proportioned and similar in size and shape to those used historically in McKinney's downtown area.



Images showing appropriate window and door designs and proportions for commercial and mixed use buildings.

- VIII. Transparency: All ground floor facades along all Pedestrian Priority “A” and “B” Streets shall have transparent storefront windows covering no less than 65% of said façade area. All upper floor facades along Pedestrian Priority “A” and “B” Streets shall have transparent windows covering at least 30% of said upper floor façade area. First floor store front windows shall NOT be double hung or casement. First floor windows shall have a Visible Transmittance (VT) of 0.6 or higher.



Images showing appropriate storefront display windows with transparency

8.6.1.5 Building Materials

- I. At least 75% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall be finished in one or more of the following primary materials:
- Masonry (brick, stone, synthetic stone, or cast stone)
 - Architectural concrete masonry unit
 - Pre-cast or poured in place concrete
 - Cementitious fiber lap or shingle siding may only be used on upper floor facades
 - Tilt-up concrete panels that have a grid like appearance
 - Architectural metal

- g. Stucco (utilizing three-step process)
 - h. Tile
 - i. Terra cotta
- II. Other materials will be considered as primary building materials on a case-by case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and lap or shingle siding of any material including wood or vinyl.
- III. No more than 25% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall use accent materials such as wood, glass block, or Exterior Insulation and Finishing System (EIFS).
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of a similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.
- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.



Images of appropriate building materials in the Downtown Edge, Transit Village Edge, Cotton Mill Core, and Cotton Mill Edge Character Districts

8.6.1.6 Automotive-Related Elements

- I. Design of Parking Structures
- a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
 - b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and

horizontal (aligning with horizontal elements in the block) articulation.

- c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

II. Design of Automobile Related Building and Site Elements

- a. Drive-through lanes, drive-up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Pedestrian Priority “A” Street.
- b. Along Pedestrian Priority “B” Streets, no more than two drive-through lanes shall be permitted along that lot’s street frontage. In addition, no more than 50% of the lot’s frontage along a Pedestrian Priority “B” Street shall be dedicated to auto-related site elements.
- c. Drive-through lanes shall be hidden behind a Street Screening Device along the Pedestrian Priority “B” street frontage. There shall be no limit to the number or frontage of drive-through lanes located along Service Streets.

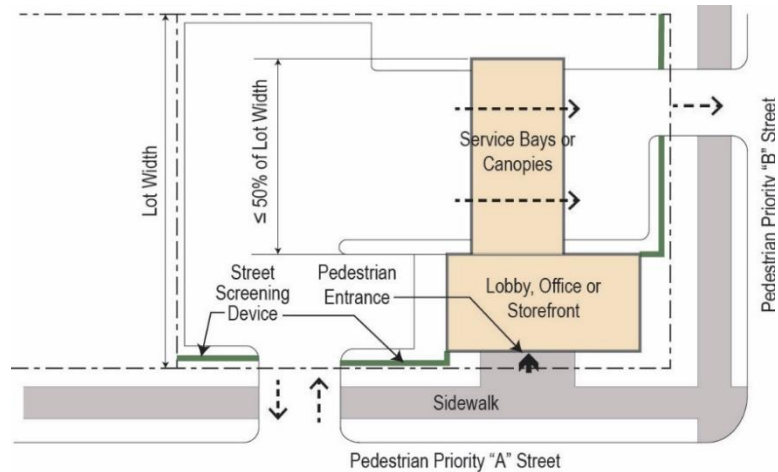


Image showing appropriate design of auto-related site elements

- d. All off-street loading, unloading, and trash pick-up areas shall be located along service streets only unless permitted in the character district Building Form and Site Development Standards in Section 7. Screening of any off-street loading, unloading, or trash pick-up areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

8.6.2 Residential Buildings

8.6.2.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

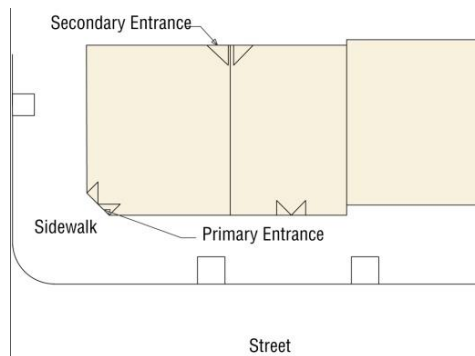


Figure showing required building orientation and location of primary entrances

8.6.2.2 Building Massing

- I. Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.



Images showing appropriate massing and scale for residential buildings

8.6.2.3 Roof Forms

- I. Mansard roofs shall only be used on buildings that are three stories or higher.
- II. The mansard roof shall project no more than 18" forward of the building façade line.
- III. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.
- IV. Gable roofs shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Porch roofs may be a minimum pitch of 3/12.
- V. Shed, gambrel, butterfly, and barrel roofs may be permitted for residential buildings.

8.6.2.4 Façade Composition

- I. At least one of the following shall be added along residential building facades to add pedestrian interest along the street: porches, stoops, eaves, or balconies.
- II. If a residential building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10' or more from the front property line and is not elevated at least 18 inches above the grade of the sidewalk, a low fence (complying with

the fence standards of Article 6 of the UDC) shall be provided along the front property line.



Residential buildings with porches, balconies, and stoops to add interest along the street.

- III. Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.
- IV. Windows and Doors: All building facades of residential buildings fronting on all Pedestrian Priority Type “A” Streets and Civic/Open Spaces shall have transparent windows covering at least 30% of each such façade. Windows shall be vertically proportioned and similar in size and shape to those used historically in McKinney’s downtown area.
- V. If window shutters are used, they shall be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building.



Images showing appropriate window designs and proportions for residential buildings.

8.6.2.5 Building Materials

- I. At least 80% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall be externally finished in one or more of the following primary building materials and no more than two materials shall be used on any single façade:
 - a. Cementitious fiber lap or shingle siding may be used on ground and upper floor facades
 - b. Wood lap or shingle siding
 - c. Masonry (brick; stone; synthetic stone, or cast stone)
 - d. Stucco (utilizing three-step process).
 - e. Architectural metal
 - f. Architectural masonry unit
- II. Other materials will be considered as primary building materials on a case-by case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and vinyl siding.
- III. No more than 20% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall use accent materials such as Exterior Insulation and Finishing System (EIFS), glass block or tile.
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.

- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, terra cotta, or asphalt shingles.

8.6.2.6 Automotive-Related Elements

I. Residential Garages

- a. Detached or attached garages for residential buildings shall be oriented towards Service Streets at the rear of residential buildings.
- b. Front-loaded garages and pull-through garages on residential lots less than 40 feet wide shall not be allowed.
- c. Town homes and courtyard apartments shall utilize rear-loaded garages.
- d. Pull-through garages shall be allowed only if the garage door is set back behind the rear façade of the main structure.
- e. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. On corner lots, the garage may be rotated with windows facing the primary street with driveway access from the secondary street.
- f. All garage doors shall be divided into single bays separated by at least a 16-inch pier or column.

II. Design of Parking Structures

- a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
- b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
- c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

8.7 Cotton Mill Edge

8.7.1 Commercial and Mixed Use Buildings

8.7.1.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

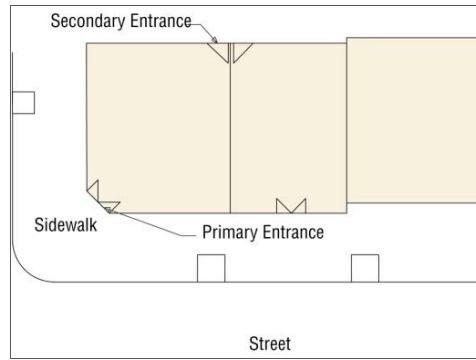


Figure showing required building orientation and location of primary entrances

8.7.1.2 Building Massing

- I. Commercial and mixed use buildings shall be simple, rectilinear forms with a clear base, middle, and top.



Image showing base, middle, and top for a commercial/mixed use building

8.7.1.3 Roof Forms

- I. Commercial and mixed use buildings shall have flat or low pitched roofs with parapets. Corner hip roof elements and gable accents at the parapet may be permitted.
 - a. Mansard roofs shall only be used on buildings that are three stories or higher.
 - b. The mansard roof shall project no more than 18" forward of the building façade line.
 - c. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.



Images showing appropriate roof lines for commercial and mixed use buildings

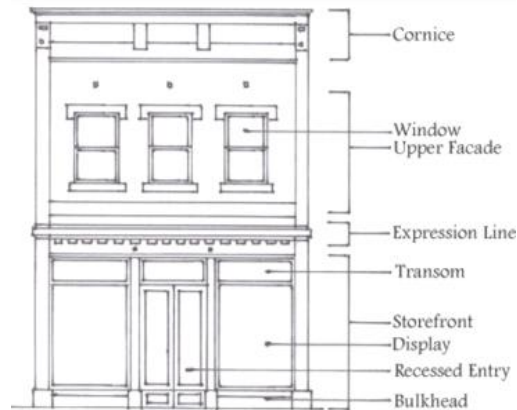
8.7.1.4 Façade Composition

- I. Facades along all Pedestrian Priority “A” and “B” streets and Civic/Open Spaces shall maintain the traditionally prevalent façade rhythm of 20’ – 30’ or multiples thereof. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the building façade.



Image showing appropriate building rhythm for commercial and mixed use buildings.

- II. Commercial Ready buildings shall be built with ground floor retail storefronts that include a transom, display window area, and bulkhead at the base.
- III. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Required design of a Commercial Ready building

- IV. Infill buildings shall generally maintain the alignment of horizontal elements already prevalent along the block.



Figure showing how horizontal elements should match in the design of infill buildings.

- V. Corner-emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades, café seating, and balconies should be used along retail storefronts to add pedestrian interest.



Buildings with architectural features and storefront elements that add interest along the street.

- VI. Primary Entrance Design: Primary building entrances along Pedestrian Priority “A” and “B” Streets shall consist of at least two of following design elements so that the main entrance is architecturally prominent and clearly visible from that street:

- a. Architectural details such as arches, friezes, awnings, canopies, arcades, tile work, murals, or moldings
- b. Integral planters or wing walls that incorporate landscape or seating elements
- c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.
- d. Prominent three-dimensional, vertical features such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.
- e. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.

VII. Windows and Doors: Windows and doors on street fronting facades (except Service Streets) shall be vertically proportioned and similar in size and shape to those used historically in McKinney's downtown area.



Images showing appropriate window and door designs and proportions for commercial and mixed use buildings.

VIII. Transparency: All ground floor building facades along all Pedestrian Priority "A" streets shall have transparent storefront windows covering no less than 65% of said façade area. All ground floor facades along Pedestrian Priority "B" Streets shall have transparent storefront windows covering no less than 30% of said façade area. All upper floor facades along Pedestrian Priority "A" and "B" Streets shall contain transparent windows covering at least 30% of said upper floor façade area. First floor store front windows shall NOT be double hung or casement. First floor windows shall have a Visible Transmittance (VT) of 0.6 or higher.



Images showing appropriate storefront display windows with transparency

8.7.1.5 Building Materials

- I. At least 75% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall be finished in one or more of the following primary materials:
 - a. Masonry (brick, stone, synthetic stone, or cast stone)
 - b. Architectural concrete masonry unit
 - c. Pre-cast or poured in place concrete
 - d. Cementitious fiber lap or shingle siding may only be used on upper floor facades
 - e. Tilt-up concrete panels that have a grid like appearance
 - f. Architectural metal
 - g. Stucco (utilizing three-step process)
 - h. Tile
 - i. Terra cotta
- II. Other materials will be considered as primary building materials on a case-by case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are

specifically prohibited as primary external finishing materials:
corrugated sheet metal and lap or shingle siding of any material
including wood or vinyl.

- III. No more than 25% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall use accent materials such as wood, glass block, or Exterior Insulation and Finishing System (EIFS).
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of a similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.
- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.



Images of appropriate building materials in the Downtown Edge, Transit Village Edge, Cotton Mill Core, and Cotton Mill Edge Character Districts

8.7.1.6 Automotive-Related Elements

- I. Design of Parking Structures
 - a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
 - b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
 - c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

II. Design of Automobile Related Building and Site Elements

- a. Drive-through lanes, drive-up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Pedestrian Priority “A” Street.
- b. Along Pedestrian Priority “B” Streets, no more than two drive-through lanes shall be permitted along that lot’s street frontage. In addition, no more than 50% of the lot’s frontage along a Pedestrian Priority “B” Street shall be dedicated to auto-related site elements.
- c. Drive-through lanes shall be hidden behind a Street Screening Device along the Pedestrian Priority “B” street frontage. There shall be no limit to the number or frontage of drive-through lanes located along Service Streets.

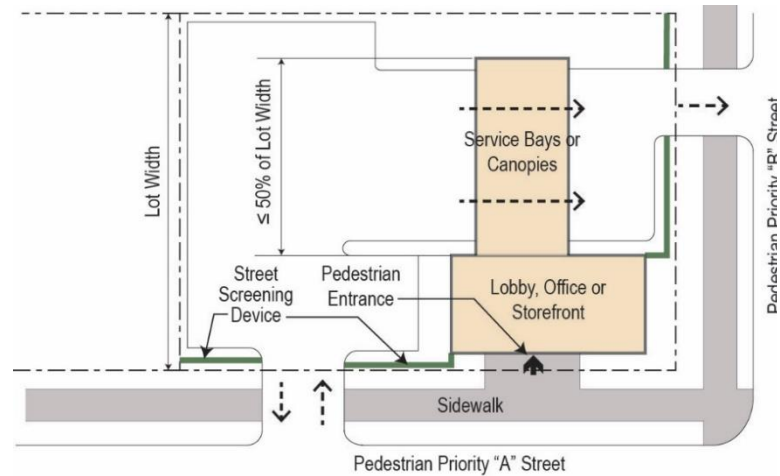


Image showing appropriate design of auto-related site elements

- d. All off-street loading, unloading, and trash pick-up areas shall be located along service streets only unless permitted in the character district Building Form and Site Development Standards in Section 7. Screening of any off-street loading, unloading, or trash pick-up areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

8.7.2 Residential Buildings

8.7.2.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.

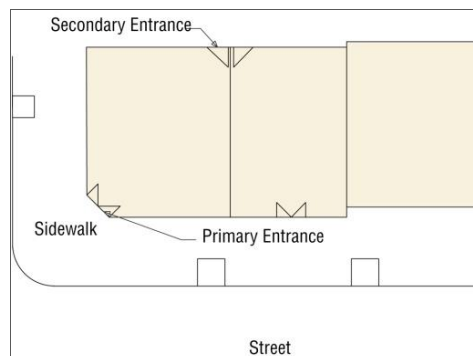


Figure showing required building orientation and location of primary entrances

8.7.2.2 Building Massing

- I. Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.



Images showing appropriate massing and scale for residential buildings

8.7.2.3 Roof Forms

- II. Mansard roofs shall only be used on buildings that are three stories or higher.
- III. The mansard roof shall project no more than 18" forward of the building façade line.
- IV. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.
- V. Gable roofs shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Porch roofs may be a minimum pitch of 3/12.
- VI. Shed, gambrel, butterfly, and barrel roofs may be permitted for residential buildings.

8.7.2.4 Façade Composition

- I. At least one of the following shall be added along residential building facades to add pedestrian interest along the street: porches, stoops, eaves, or balconies.
- II. If a residential building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10' or more from the front property line and is not elevated at least 18 inches above the grade of the sidewalk, a low fence (complying with

the fence standards of Article 6 of the UDC) shall be provided along the front property line.



Residential buildings with porches, balconies, and stoops to add interest along the street.

- III. Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.
- IV. Windows and Doors: All building facades of residential buildings fronting on all Pedestrian Priority Type “A” Streets and Civic/Open Spaces shall have transparent windows covering at least 30% of each such façade. Windows shall be vertically proportioned and similar in size and shape to those used historically in McKinney’s downtown area.
- V. If window shutters are used, they shall be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building.



Images showing appropriate window designs and proportions for residential buildings.

8.7.2.5 Building Materials

- I. At least 80% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall be externally finished in one or more of the following primary building materials and no more than two materials shall be used on any single façade:
 - a. Cementitious fiber lap or shingle siding may be used on ground and upper floor facades
 - b. Wood lap or shingle siding
 - c. Masonry (brick; stone; synthetic stone, or cast stone)
 - d. Stucco (utilizing three-step process).
 - e. Architectural metal
 - f. Architectural masonry unit
- II. Other materials will be considered as primary building materials on a case-by case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and vinyl siding.
- III. No more than 20% of each façade (excluding doors and windows) facing a Pedestrian Priority “A” or “B” Street shall use accent materials such as Exterior Insulation and Finishing System (EIFS), glass block or tile.
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.

- V. When visible from any public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, terra cotta, or asphalt shingles.

8.7.2.6 Automotive-Related Elements

I. Residential Garages

- a. Detached or attached garages for residential buildings shall be oriented towards Service Streets at the rear of residential buildings.
- b.
- c. Front-loaded garages and pull-through garages on residential lots less than 40 feet wide shall not be allowed.
- d. Town homes and courtyard apartments shall utilize rear-loaded garages.
- e. Pull-through garages shall be allowed only if the garage door is set back behind the rear façade of the main structure.
- f. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. On corner lots, the garage may be rotated with windows facing the primary street with driveway access from the secondary street.
- g. All garage doors shall be divided into single bays separated by at least a 16-inch pier or column.

II. Design of Parking Structures

- a. All frontages of parking structures located on Pedestrian Priority “A” and “B” Streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25’.
- b. Parking structure facades on all public streets (except service streets) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
- c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.



Images showing appropriate design of parking structures

9. OPEN SPACE STANDARDS

9.1 This section establishes the public civic/open space standards and the private open space standards specifically for the “MTC” -- McKinney Town Center zoning district. The MTC Regulating Plan (Appendix 2B, Section 2B-1 of the City of McKinney Zoning Regulations) designates recommended locations for future public civic/open spaces intended to implement the Town Center Master Plan. The detailed civic/open space standards for each type are included in this Section. These standards include general character, typical size, frontage requirements, and typical uses.

Given the urban infill redevelopment context within the McKinney Town Center, all residential development within the McKinney Town Center zoning district shall comply with the open space standards established in this Section. The provisions of Section 309 of the City of McKinney Subdivision Regulations (Conveyance of Land for Recreational Areas and Facilities) shall not apply to residential development within the McKinney Town Center zoning district.





9.2 Open Space Standards. Table 9.1 establishes the open space standards in the “MTC” -- McKinney Town Center zoning district based on the number of residential dwelling units in a proposed development.







Table 9.1 Open Space Standards

<i>Number of Residential Units</i>	<i>Open Space Standard</i>
1-- 4	None
5-- 25	<p>The development shall provide:</p> <ul style="list-style-type: none"> One balcony, patio, or roof terrace for at least 50% of all residential units fronting on a street, civic/open space, forecourt, or courtyard; <u>or</u> One playground or other private open space amenity. <p>All other private open spaces are optional.</p>
26-- 50	<p>The development shall provide:</p> <ul style="list-style-type: none"> One balcony, patio, or roof terrace for at least 50% of all residential units fronting on a street, civic/open space, forecourt, or courtyard; <u>and</u> <u>Any 2 of the other private open space types on the list in Table 9.2</u>
Over 50	The development shall provide at least one public civic/open space such as a plaza, square, or green described in Section 9.4.

9.3 Private Open Space Types. Table 9.2 establishes the standards for different types of private open space in the “MTC” -- McKinney Town Center zoning district. For purposes of this Section, private open spaces shall be privately owned and privately maintained and may or may not be accessible to the general public.

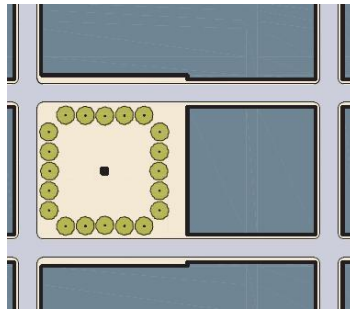
Table 9.2 Private Open Space Types

<i>Private Open Space Type</i>	<i>Description and Image</i>	<i>Standards and Criteria</i>
Balcony	<p>A Balcony is a platform projecting from a second or higher story interior or exterior wall of a building, usually enclosed for privacy and protection by a rail. A balcony usually has French or sliding glass doors leading out to it, and can be entered from a living room or bedroom.</p> 	<p>A Balcony that is not flush shall be a minimum of 5 feet clear in depth and a minimum of 8 feet in width.</p> <p>A Balcony may be semi-recessed or recessed. Projecting metal or slab balconies are only permitted if they have some means of visible support.</p>
Patio	<p>A Patio is an outdoor space for dining or recreation that adjoins a residence and is often paved. It may also be a roofless inner courtyard within a residence, typically found in Spanish and Spanish-style dwellings.</p> 	<p>A Patio shall be a minimum of 100 square feet.</p> <p>A Patio shall have a clear sense of enclosure and separation from the public realm.</p>
Courtyard	<p>A Courtyard is a landscaped open space in the center of the block with no street frontage, surrounded by walls or buildings on all sides. It shall be large enough to allow for public activities and have sunlight during midday. It should be designed to connect to adjacent buildings or to the public sidewalk through a pedestrian passage.</p> 	<p>A Courtyard shall be surrounded on all sides by buildings with at least one pedestrian connection to an adjoining building or public sidewalk.</p> <p>A Courtyard shall be a minimum of 200 square feet.</p> <p>A Courtyard may be landscaped or a combination of landscape and hardscape. However, a courtyard shall contain amenities for residents such as seating, water features, etc.</p>
Forecourt	<p>A Forecourt is similar to a courtyard; however, it is located in the front of a building such that the forecourt is surrounded on two or three sides by wings of the building.</p> 	<p>A Forecourt shall be surrounded on at least two sides by buildings.</p> <p>A Forecourt shall be a minimum of 150 square feet.</p>

<i>Private Open Space Type</i>	<i>Description and Image</i>	<i>Standards and Criteria</i>
Playground	<p>A Playground is specifically designed and equipped for the recreation of children. A playground should serve as a quiet, safe place -- protected from the street and typically located where children do not have to cross major streets to access the playground. A playground may be fenced. An open shelter, play structures or interactive art and fountains may also be included. Shaded areas and seating shall be provided.</p>  	<p>A Playground shall be a minimum of 400 square feet.</p>
Community Garden	<p>A Community Garden is a small to medium size garden cultivated by members of an area for small scale agricultural uses for the benefit of the same people. It may consist of individually tended plots on a shared parcel or may be communal (everyone shares a single plot).</p>  	<p>The maximum size of a Community Garden shall be 1 acre.</p> <p>A Community Garden shall be enclosed by a fence on all open sides.</p>
Roof Terrace	<p>A Roof Terrace is a flat area on top of a building which is accessible for use as a recreation space for the residents and users of the building.</p>  	<p>A Roof Terrace shall be at least 50% of the building footprint area.</p> <p>A Roof Terrace shall provide landscaping in the form of potted plants, seating, and other amenities for the users of the building.</p>
Other Private Open Space Amenity	<p>Other private open space amenities include but may not be limited to; pool (swimming, lap pool, spa area), play court (e.g. basketball), or shaded picnic area.</p>	<p>Such private open space may be incorporated with roof terraces or courtyards based on the appropriateness of the design and accommodation of privacy.</p>

9.4 Public Civic/Open Space Types. The design of all public civic/open spaces proposed within the McKinney Town Center zoning district shall be regulated by the standards included herein.

9.4.1 Plaza Standards



Plazas add to the vibrancy of streets within urban areas and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces. The landscape shall consist primarily of hardscape. If trees are included, they shall be formally arranged and of appropriate scale. Casual seating, along with tables and chairs, shall be provided. Plazas shall be located at the intersection of important streets.

Typical Characteristics

General Character

- Formal open space
- Primarily hardscape surfaces
- Trees and shrubs optional
- Spatially defined by building frontages

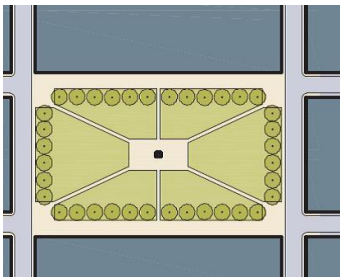
Location and Size

- Plazas are appropriate in the Historic Core, Downtown Core, Transit Village Core, and Cotton Mill Core character districts.
- Size shall range from 0.25 ac to 1 ac.
- Shall front on at least one (1) Pedestrian Priority "A" or "B" Street.

Typical Uses

- Commercial and civic uses
- Casual seating
- Tables and chairs for outdoor dining
- Retail and food kiosks

9.4.2 Square Standards



A square serves as an open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. A square shall have a more urban, formal character and be defined by the surrounding building frontages and adjacent tree-lined streets. All buildings adjacent to the square shall front onto the square. Adjacent streets shall be lined with appropriately scaled trees that help to define the square. The landscape shall consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating shall be provided. A civic element or small structure such as an open shelter, pergola, or fountain should be provided within the square.

Typical Characteristics

General Character

- Formal open space
- Spatially defined by buildings and tree-lined streets
- Open shelters, paths, lawns, and trees formally arranged
- Walkways and plantings at all edges
- Located at important intersections

Location and Size

- Squares are appropriate in the Historic Core, Downtown Core, Transit Village Core, and Cotton Mill Core character districts
- Size shall range from 0.5 ac. to 2 ac.

Typical Uses

- Unstructured and passive recreation
- Casual seating
- Commercial and civic uses

9.4.3 Green Standards



A green serves as an open space available for civic purposes, commercial activity, unstructured recreation, and other passive uses. A green shall primarily be naturally landscaped with many shaded places to sit. Appropriate paths, civic elements, fountains or open shelters should be included and should be formally placed within a green. Mixed use or urban residential buildings shall front onto and activate a green.

Typical Characteristics

General Character

- Open space
- Spatially defined by landscaping and building frontages
- Lawns, trees and shrubs naturally disposed
- Open shelters and paths formally disposed

Location and Size

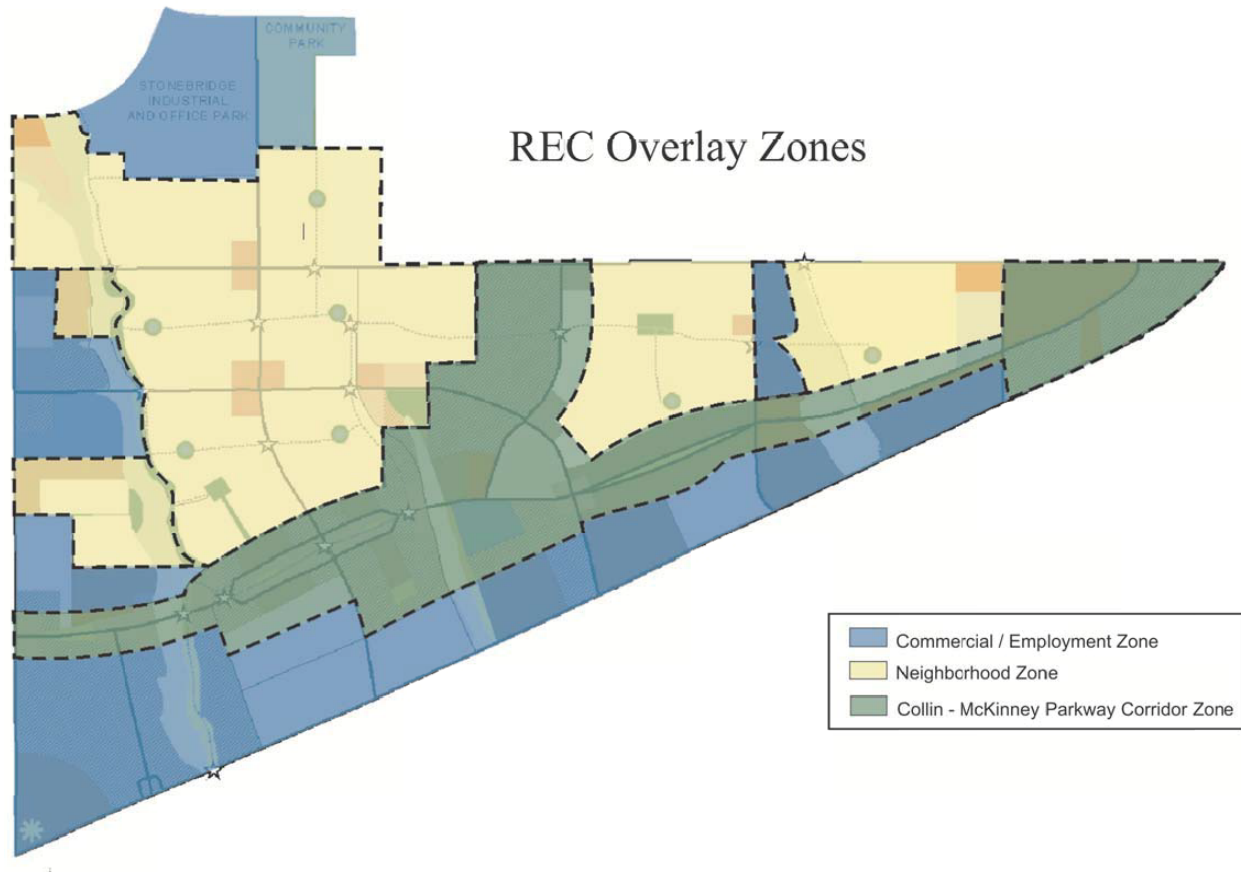
Greens are appropriate in the Downtown Core, Downtown Edge, Transit Village Core, Transit Village Edge, Cotton Mill Core, and Cotton Mill Edge character districts
Size shall range from 0.5 ac. to 5 ac.

Typical Uses

- Unstructured and passive recreation
- Casual seating
- Commercial and civic uses
- Residential address

Appendix 2C: Regional Employment Center (REC)

Section 1. - Map of regional employment center overlay zones.



Section 2. - Regional employment center—Overlay urban design standards.

I. Overview.

- A. General purpose. The following standards and guidelines implement the amendments to the future land use plan for the city's regional employment center (REC). Proposed zoning of the property shall be in keeping with the future land use plan. These urban design standards and guidelines are implemented by means of an overlay zoning district for the REC, and these standards and guidelines are applicable in the REC base zoning districts.

The purpose of these standards and guidelines is to allow for the development of fully integrated pedestrian-oriented neighborhoods, corridors and districts in the REC. The intent is to minimize traffic congestion, relative infrastructure costs, and environmental degradation while improving quality of life and promoting the health, safety and welfare of neighborhood communities. The standards and guidelines are based on the following principles:

- All neighborhoods have identifiable centers and edges.
- Shopping, recreation and basic neighborhood services are accessible by non-vehicular means in the neighborhoods.

- Each neighborhood shall provide a mixed-use neighborhood center accessible by walking no more than one-half mile.
 - Uses and housing types are mixed and in close proximity to one another, utilizing urban design to facilitate the compatibility of different uses.
 - The streets, blocks, and the placement of buildings on lots encourage pedestrian activity.
 - Streets are interconnected, forming a network.
 - Civic buildings and civic space are given prominent sites.
 - Parks are evenly distributed throughout neighborhoods—within one-quarter of a mile from most dwelling units.
 - Schools are located within a ten-minute walk or one-half mile from a majority of the dwelling units in a neighborhood.
- B. Overlay categories. The design standards are organized and divided into three overlay zoning categories. These overlay categories will match appropriate urban design with the desired vision for a given area, while maintaining the projected tax base profile of the REC as generally established in the future land use plan.

The three overlay categories are as follows:

1. Neighborhood zone.

Intent and purpose: Each development shall be predicated on the neighborhood as the basic unit of development, with a distinct edge and center that provides the location for the neighborhood's civic buildings (e.g., churches, libraries and meeting halls), primary civic open spaces and primary neighborhood commercial uses. Generally, larger residential lots should be strategically located so that higher intensity residential development is located within and adjacent to neighborhood activity centers.

2. The Collin-McKinney Parkway corridor zone.

Intent/purpose: This zone shall provide opportunities for the public to live, work, shop, walk, bicycle and drive within and through the REC and adjacent developments while minimizing conflicts between different modes; to promote an orderly, visually pleasing and active street and parkway environment for workers, residents and visitors; to accommodate the automobile but not at the expense of the pedestrian; to provide adequate and efficient servicing of the development by trucks and utility vehicles throughout the REC, but to minimize the visual and auditory impact of such service; to strengthen relationships and encourage movement between important destinations inside and outside the development.

3. Commercial/employment zone.

Intent/purpose: Commercial/employment districts are located principally along SH 121 and in some locations along Custer Road. The intended uses in these districts are large employers involved in commercial/light industrial activity that are dependent upon SH 121 and are not easily incorporated into the fabric of a town center or neighborhood. Buildings of all sizes, large and small, are allowed in commercial/employment districts, as are the associated parking lots, loading and shipping facilities of light industrial activity. Residential uses are permitted above nonresidential uses to promote with the mixed use strategy for the REC. (See § B-1 of this appendix)

II. Definitions.

Alley: A narrow service access to the rear of buildings providing service areas, parking access, and utility easements.

"A" type streets: Streets designed with, or characterized by, features that promote safety, comfort, and convenience of pedestrians and transit users. "A" Streets shall provide monolithic curbing, sidewalks at least five feet wide (at least ten feet wide in neighborhood centers), "street" trees, narrow streets with narrow curb turning radii at intersections, buildings sited close to the street, pedestrian-scaled lighting, on-street parking, no onsite parking between the street and the building facade facing the street with all onsite parking located behind the rear face of the building, aligned front building facades, and building entrances facing the street. The "A" streets shall be organized in a continuous network so that the pedestrian experience is uninterrupted throughout the neighborhood. On type "A" streets, 100 percent of the off-street surface parking shall be located behind the rear face of the building.

"B" type streets: All other streets that are not "A" type streets.

"Big-box" retail: Typically single stores located in a building larger than 60,000 square feet, which are often grouped with other "big-box" stores and which are distinguished by substantial setbacks and large parking lots with little or no pedestrian access.

Build-to line: The build-to line on a block is the surveyed line of a uniform distance away from the front property line, up to which front building facades are required to be built. Porches, eaves and awnings may encroach across the build-to line. The build-to line shall be established and platted based upon the applicable standards herein in order to create an even building facade line along the street.

Commercial frontage: The utilization of storefronts, entryways, transparent windows, cafes, and courtyards with active uses, creating an active pedestrian environment along a street.

Community green: An area of smooth turf enabling gatherings for outdoor events and activities, bounded by a concentration of uses including commercial, retail, residential, community, civic and public.

Corner store: A retail store no greater than 4,000 square feet in gross floor area that is located on a corner and fronts onto a major local street or greater street, which provides retail services and goods primarily oriented to serve the residents of the immediately surrounding neighborhood. Residential and other permitted uses are encouraged on the upper level.

Courtyard: A hard-surfaced or landscaped space within a lot, open and unobstructed to the sky so as to receive sunlight, located at or above grade level, and bounded on three or more sides by the walls of a building or a vegetative wall.

Developer: Any person seeking approval under these standards and guidelines for any form of development.

Dwelling unit: One or more rooms providing complete living facilities, including kitchen facilities or equipment for cooking or provisions for the same, and including room or rooms for living, sleeping, bathing and eating.

Internal open space: Plazas, commons, greens, tot lots, non-municipally owned urban parks, squares, but not utility easements, which provides a central focus for a neighborhood mixed-use area and which is accessible so that the open space is within walking distance (no more than 1,320 feet) of 90 percent of the lots of the neighborhood.

Live/work unit: A dwelling unit providing for a combination of uses in which employment can occur on a segregated floor of a residential structure. There shall be allowed a maximum of one nonresident employee per live/work unit, requiring one additional off-street parking space.

Mixed-use: A building or connected buildings that contain both residential and commercial uses.

Net average density: The number of dwelling units per acre averaged over the neighborhood portion of a development (i.e., not the Collin McKinney Parkway Corridor portion), net of rights-of-way, open space, and other nonresidential uses.

Neighborhood center: An area reserved as a place for the neighborhood development, which provides a community gathering place such as a green, plaza or commercial Main Street. The neighborhood center shall accommodate civic, restaurant, retail and mixed use residential uses.

Neighborhood development: An area 40 to 160 acres in size with a mix of housing types, providing at least one neighborhood center.

Peripheral open space: Woodlands, areas surrounding creeks or ponds, other preserved natural areas, community gardens, golf courses and other semi-natural recreation areas such as disc-golf courses. Peripheral open space may not be used to meet the internal open space requirement.

Plaza: An animated gathering space, predominately hard-surfaced with complimentary landscaping, water features, and other site furnishings; framed on at least two-sides by the vertical rise of building walls; or framed by closely planted large maturing trees in lieu of buildings.

Retail access "sleeve": A narrow street with sidewalks or an improved pedestrianway that connects a neighborhood internally with a retail center that is typically located on an arterial or at the intersection of major thoroughfares, enabling the residents of the neighborhood to access the retail center without having to travel onto the arterial or major thoroughfares.

ROW: The right-of-way, or the dedicated strip of land that encompasses a publicly owned infrastructure, such as a street and sidewalk.

Single-loaded street: A drive that has improved lots running along only one side of the street and typically providing access to a public open space along the other side of the street.

Street cross-section proportions/ratios: The proportion or ratio, between width and eave height, of the space between facing buildings on opposite sides of a street. For example, a street open space of 60 feet between buildings 30 feet in height would have a streetscape ratio of 2:1.

"Street" trees: Trees planted in the planting strip or parkway between the sidewalk and the street, approximately spaced 30 feet on-center.

Town house/row house: Attached dwellings with each unit providing a separate public street entrance and frontage.

Urban (pedestrian-oriented): A development pattern characterized by a mix of commercial, institutional, residential (often times vertically integrated with non-residential uses), and recreational uses located in close proximity to one another connected via a network of streets accommodating the automobile while encouraging pedestrian interaction and activity. Urban features often include, but are not limited to: Aligned front building facades pulled closely to the street; street trees, pedestrian-scaled lighting, and pedestrian seating defining and protecting the pedestrian realm between streets and building facades; on-street parking offering direct access into building entrances; off-street parking areas located behind buildings; and centrally located open spaces (parks, plazas, courtyards, squares) offering public gathering areas.

III. Overarching design guidelines. The following design standards are applicable for all developments within the REC:

A. The regional context.

1. Neighborhood location shall be consistent with the future land use plan for REC, including the preservation of open space and development of alternative modes of transportation, including hiking, biking and public transit.
2. Neighborhoods should be connected in as many locations as possible to adjacent developments and thoroughfares.
3. Highways and arterial roads shall go around the neighborhoods rather than through them. Where they do come in contact with the neighborhoods, these roads should be designed for low speeds.

4. Arterial roadways through neighborhoods and urban activity centers should take the form of the type "A" or Main Street or an avenue. At the edge of the neighborhood they should take the form of a parkway or a boulevard.
 5. A network of interconnecting streets shall be developed to create several alternative routes through and between neighborhoods and commercial/employment districts.
 6. The interconnecting street network is not meant to be and should not provide a cut-through alternative to arterials.
- B. The site context.
1. All lakes, ponds, creeks, wetlands, and other natural features should be retained in the design and development process.
 2. Significant natural amenities should be fronted by streets or paths at least 30 percent of their length rather than privatized behind backyards.
 3. Submitted plans should locate neighborhood centers and sub-centers such as squares, greens, and parks at significant tree stands and other natural amenities.
 4. All developments should conform to the site topography to minimize the amount of grading necessary to achieve a viable street network.
- C. Gateways and vistas.
1. Generally. Views of significant features and buildings should be preserved and enhanced to aid the public in becoming oriented within an area.
 2. View corridors.
 - a. Street vistas should terminate with a significant view or building. A carefully sited building, public tract, a view of a natural feature, or an angle in the street shall terminate street vistas.
 - b. Developments shall include a plan to protect important views by designating the following on subsequent site plans:
 - i. Locations from which significant views of natural features are visible; locations from which water features or parkland can be seen and from which access is possible; and the location of open space, buildings, landscaping, and pathways that will protect, provide access to, or provide a frame for these significant views.
 - ii. Locations from which views of major landmarks of the built environment, such as fountains, sculpture, or important architectural features either within or outside a development are visible, and the location of open space, buildings, landscaping, and pathways that will protect, provide access to, or provide a frame for these significant views.
 3. Focal points.
 - a. The site design should designate major entranceways into a development and include some type of entry feature such as landscaping, an entry monument, sculpture or fountain.
 - b. At gateways into the REC and key intersections of arterials within the REC, ornamental landmarks should be integrated into site design to create visual focal points and a sense of identity. These should include monuments, artwork, and/or ornamental landscaping features.
- D. Connectivity, linkages and access.
1. Because the REC street and pedestrian network can serve as a bicycle route as part of the regional bicycle system, all developments should consider, in the site design, locations for bicycle parking and bicycle access connecting with the regional routes.

2. Developments shall make provisions for bicycle trails, lanes and routes as part of an interconnected system, as directed by these guidelines and the city master park and trails plan.
 3. Single-loaded collector and neighborhood streets should abut at least 30 percent of the total area along creeks and waterways.
- E. Site design.
1. All buildings shall face public streets unless they face a plaza or a courtyard.
 2. Site design shall provide direct access into the buildings from the public sidewalk.
 3. Sites shall be designed with a continuous pedestrian system throughout the development.
 4. All A/C units, HVAC systems, exhaust pipes and stacks, elevator housing, satellite dishes and other such devices shall be thoroughly screened by walls, fencing, roof elements, penthouse-type screening devices, or landscaping.
- F. Reserved.
- G. Sign design standards. All signs within the REC area shall comply with the following sign regulations:
1. For "A" streets, apply commercial historic district sign standards.
 2. Neon signs are permitted on "A" streets.
 3. For all other streets, the regulations of the city sign ordinance shall apply, except that billboards shall be prohibited.
- H. Landscaping standards.
1. Landscaping should be integrated with other functional and ornamental site design elements, where appropriate, such as recreational facilities, ground paving materials, paths and walkways, fountains and other features, trellises, pergolas, gazebos, fences, walls, street furniture, and public art.
 2. Landscaping and site treatment plans should consider seasonal flowers in planters, planting beds, and hanging baskets.
 3. To conserve energy, landscaping should include the planting of evergreen windbreaks to block the northwest winds in the winter, thereby reducing heating energy costs. Deciduous trees shall be planted near the southern facades of buildings to block summer sun, thereby reducing solar heat gain during the summer months.
 4. Detention basins, headwalls, outlet structures, concrete flow channels, rip rap channels, and other drainage improvements shall be screened with plant material and/or berms. Such drainage structures, as appropriate, shall be situated in the least visible locations or, if visible, incorporated into the natural curves of the land. Detention basin embankment and the basin itself shall be extensively landscaped with wet-site-tolerant plant materials and shall be sized to accommodate the future growth of the planted vegetation.
 5. Shade trees.
 - a. Shade trees shall be provided along each side of all streets, public or private, existing or proposed. Shade trees shall also be massed at critical points, such as at focal points along a curve in the roadway. In locations where healthy and mature shade trees currently exist, the requirements for new trees may be waived or modified. For single family residential lots, the shade tree requirement shall count as one of the required "lot" trees.

- b. Shade trees shall have a minimum caliper of three inches and/or a minimum height of ten feet at time of planting, and a maximum spacing of 30 feet on center, with exact spacing to be evaluated on a site specific basis.

I. Lighting standards.

- 1. Along all type "A" streets, commercial or mixed use streets, parking areas, sidewalks, walkways, courtyards, community greens, and interior open spaces in a neighborhood, maximum 13-foot high decorative lamps and lamp posts shall be provided. On commercial streets these lamp posts shall be spaced no more than 80 feet on center. On local streets, lighting should be confined to intersections and corners.
- 2. In parking lots, post height may be extended to maximum of 16 feet.

IV. Neighborhood zone.

Intent and purpose: Each development shall be predicated on the neighborhood as the basic unit of development, with a distinct edge and center that provides the location for the neighborhood's civic buildings (e.g., churches, libraries and meeting halls), primary civic open spaces and primary neighborhood commercial uses. Generally, larger residential lots should be strategically located so that higher intensity residential development is located within and adjacent to neighborhood activity centers.

A. Land use mix and allocation.

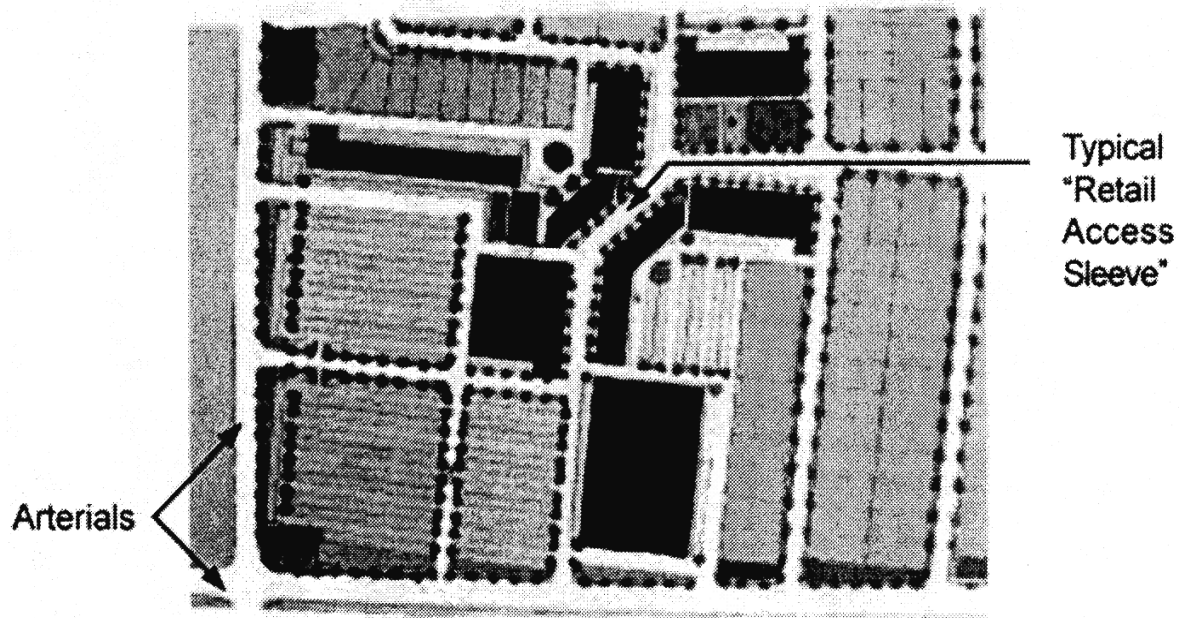
- 1. Each neighborhood development is defined as an area 40 to 160 acres in size and shall provide at least one neighborhood center. The size of a neighborhood development may be increased as part of the zoning process in order to provide flexibility for large master planned developments. A sustainable neighborhood provides a mix of uses and activities, including shopping, employment, schools, recreation, civic and all types of housing, which enables people of all ages and means to access conveniently the various services and uses needed and desired, whether one is driving, cycling or walking.
- 2. Each neighborhood shall include a mix of uses as follows on a gross acreage basis:

Public, civic and open space	5—15%
Neighborhood retail center	2—10%
Residential	75—93%

- a. Public and civic uses include non-municipally owned public parks, other improved internal open space, schools, churches, amenity centers (e.g., pools, tennis courts) and other public facilities.



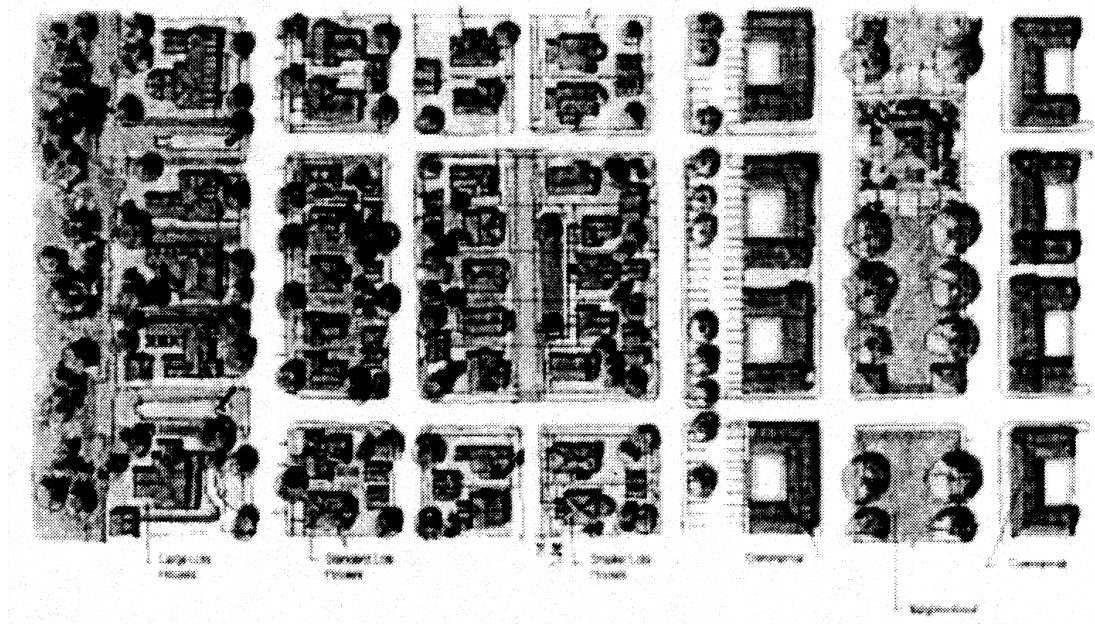
- b. The minimum internal open space for any one neighborhood development shall be the greater of two acres or five percent of the gross acreage of the development. Dedicated trailways may account for no more than 25 percent of the minimum internal open space requirement.
- c. Flood plains can be counted as open space, provided that they abut a single-loaded street with lots on the other side of the street facing the flood plain open space, and that they provide for and permit pedestrian access.
- d. Commercial retail uses are intended to be principally neighborhood services, shopping, professional services, and sit-down restaurants; but they are not intended to be "big box" retail, general office, or any use greater than 20,000 square feet. This notwithstanding, retail uses greater than 20,000 square feet that do not exceed 60,000 square feet are allowed only if they front a major arterial, and if the site design for the uses provides for direct pedestrian and vehicular access from the adjacent neighborhood via the use of an access "sleeve" so that vehicles and pedestrians can access the retail site without the utilization of the arterial.



Craig Ranch, McKinney, Texas Charrette, Duany-Plater Zyberk

3. A diversity of housing types within close proximity of one another is encouraged. For housing types south of F.M. 720 and east of Rowlett Creek, there shall be a minimum of five percent each of at least four of the following seven categories:
 - a. Single family detached dwellings on large lots;
 - b. Single family detached dwellings on standard lots;
 - c. Single family detached dwellings on small lots;
 - d. Town/row houses;
 - e. Dwellings above nonresidential space;
 - f. Two-, three- and four-family dwellings;
 - g. Multifamily apartment buildings;

For neighborhoods north of F.M. 720 and west of Rowlett Creek, the housing type mix is optional.



Transition of Uses

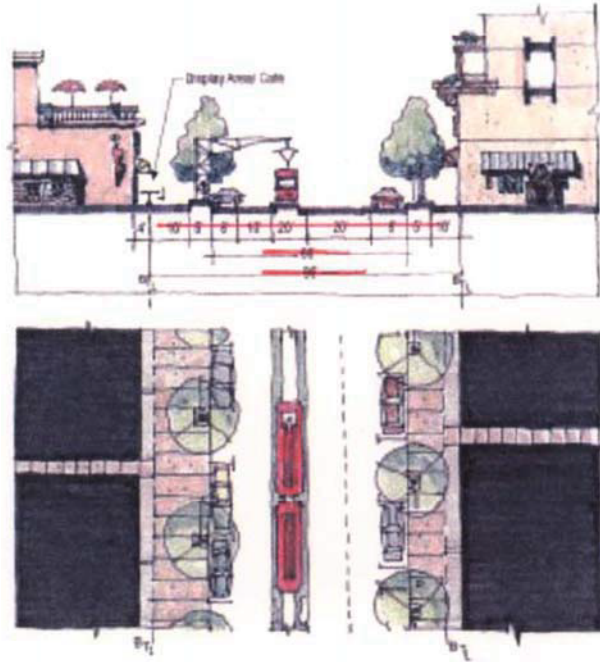
Specifications for each of these housing types are provided in the area and bulk regulations herein.

4. Each single family detached dwelling is permitted to contain an accessory dwelling unit in the rear yard, such as an apartment over the garage, or a freestanding structure.
5. For purposes of residential density calculation, only primary units shall count as dwelling units; accessory residential units on single family residential lots and dwellings above nonresidential uses shall not count as dwelling units.
6. Subsidized housing should be architecturally indistinguishable from market-rate housing. Residential densities shall be as follows:

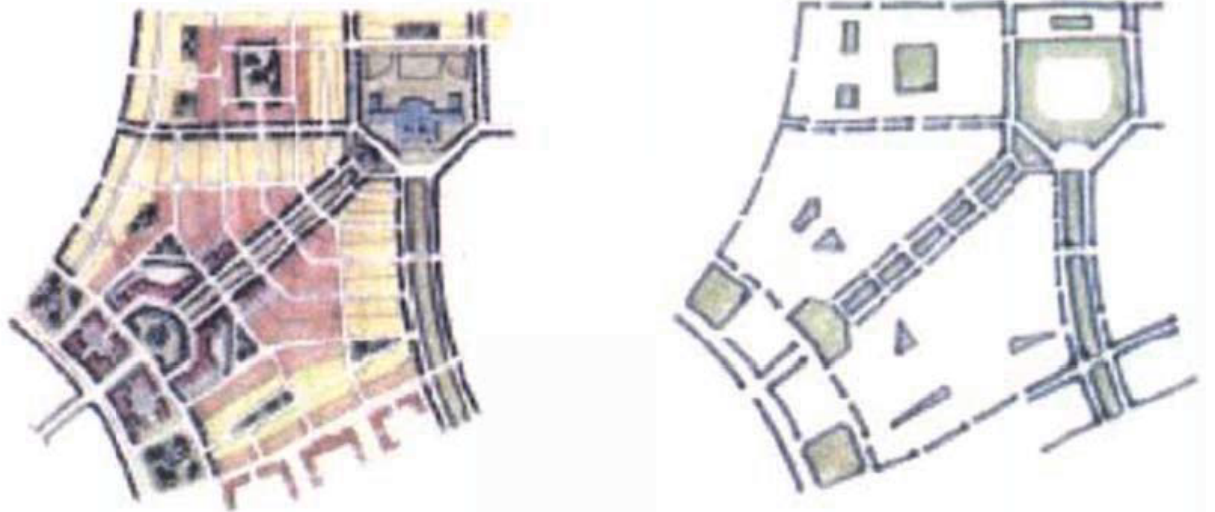
	For Developments Within 800 Feet of the Right-of-Way of Collin-McKinney Parkway	For All Other Developments in Neighborhoods
Minimum net average density:	N/A	4 dwelling units/acre
Maximum net average density:	No maximum	18 dwelling units/acre

7. Residential net density should generally decrease from the community green and/or neighborhood center towards the periphery. Smaller lots and higher density blocks are generally located closer to the community green and Main Street commercial area. The segregation of dwelling unit types is discouraged and different types of dwelling units may be mixed in any distribution within any single block.

8. Apartments intended to develop in an urban, pedestrian-oriented manner shall be designed in multiple small buildings that are sited on the street's build-to line, and such that each ground floor unit faces the street in order to maximize compatibility with the urban design of the other adjacent residential and commercial uses. Apartment buildings that do not intend to develop in an urban manner shall follow the alternative setbacks provided for in the *Area and Bulk Regulations for Apartment Dwellings* of the *Neighborhood Zone*.

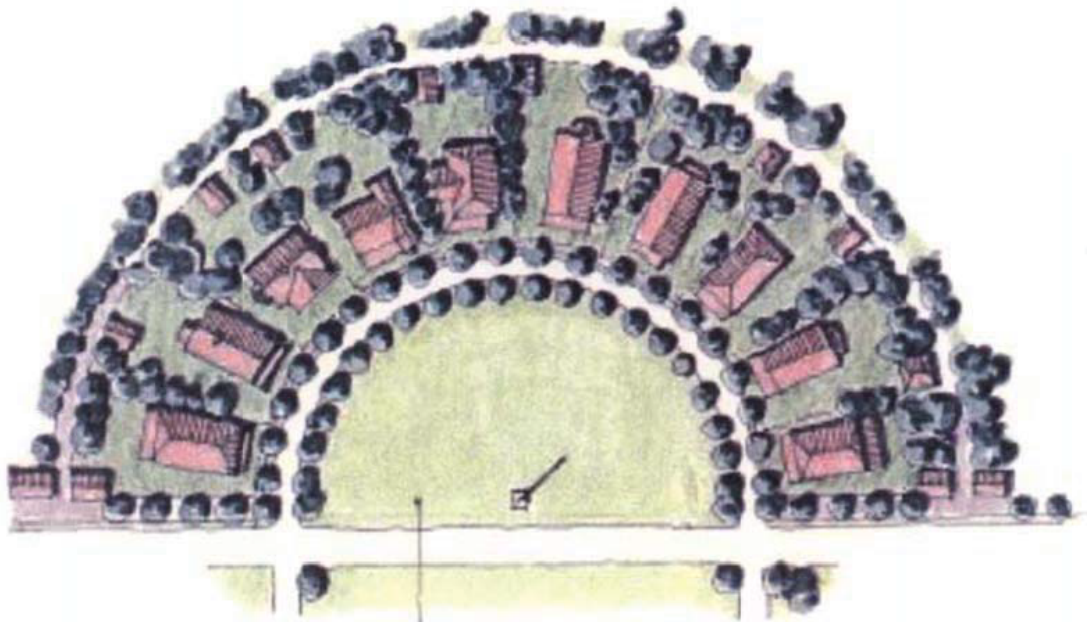


9. Within a mixed-use development in the neighborhood center, residential dwellings shall not be located on the ground floor, although ground floor entryways to internal stairwells are permitted.
10. Like uses should be placed across the street from one another.
11. Elementary schools should be located no more than ten minutes' walking distance from most dwellings, roughly one-half mile, and should be easily accessible on foot. Residential developers should confer with the applicable school district to determine the need and desired location for new school sites.
12. Open space within the neighborhood should not be leftover space, but rather it should be parks, greens, squares, or plazas designed as a network.



Neighborhood Plan, Green and Open Space System

13. Any large area of open space between neighborhoods should be connected.



Village Green

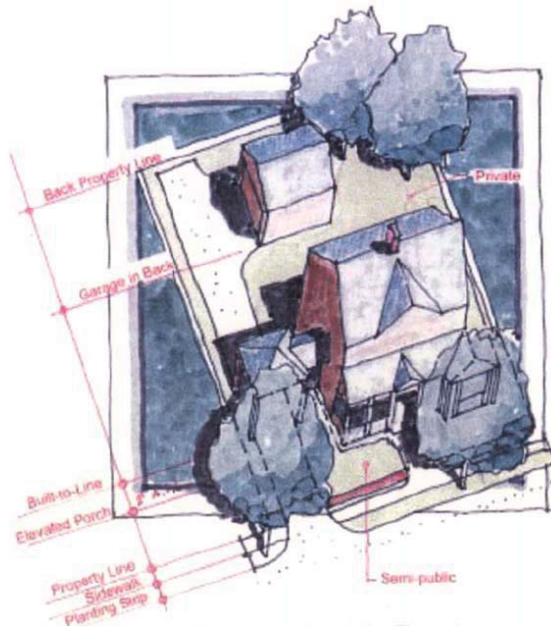
B. *Site design.*

1. *Residential.*

- a. Residential uses intended to develop in an urban, pedestrian-oriented manner shall establish a single specific build-to line for the respective opposing block faces down a street. The build-to line shall be no greater than one-third and no less than one-tenth of the width of the average residential lot width along the street and shall be complied with by at least 80 percent of the

linear footage of the buildings along the street block. Twenty percent may be set back further than the build-to line. Residential uses that do not intend to develop in an urban manner shall follow the alternative setbacks provided for in the *Area and Bulk Regulations for Single Family Detached (Large, Standard, and Small lot) and Townhouse Dwellings* of the *Neighborhood Zone*.

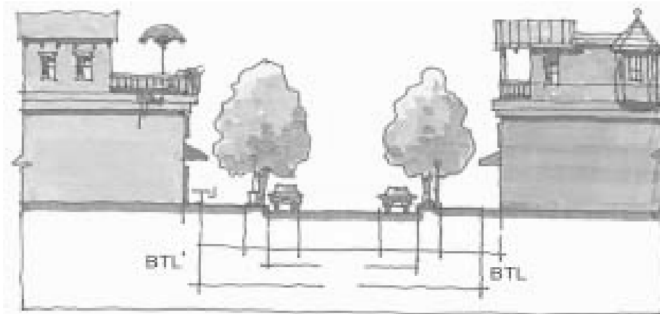
- b. Encroachments by stoops, eaves, overhangs, porches, bay windows and balconies within the area between the property line and the build-to line are permitted. However, no building shall encroach into the area between the build-to line and the property line.



Area and Bulk Regulation Elements

- c. Lot widths should vary in order to provide design character along a street.
- d. All dwellings are encouraged to have a finished first floor elevation at least two feet above the finished surface grade of the lot at the front door. This provision does not apply to accessory dwelling units.
- e. The front of detached garages accessed by driveways from the front of the house shall be set back a minimum of ten feet from the back of the house or rotated so that the garage doors do not face adjacent streets.
- f. Attached garages accessed by driveways from the front of the house are encouraged to be set back at least 20 feet from the front facade of the house. Front facing garage doors shall be no closer than 20 feet from the front property line.
- g. There shall be no more than one accessory unit located on a single family dwelling lot.
- h. Dwelling units on any street should have a front entrance articulated by a covered front entry porch. Porches generally should be located on the front of the building or wrapping, and occasionally on the side. Porches are encouraged to be at least four feet in depth.
- i. Residential buildings should have relatively flat fronts and simple roofs, with most wings and plan articulations set at the rear.

- j. At least 35 percent of the facade facing a street of each ground floor apartment dwelling shall consist of window and door openings, except as approved as part of a site plan if found to be in keeping with the overall residential site design principles.
 - k. A corner store may be located in an area zoned residential, provided it fronts onto a major local or greater street and is located on a corner. Corner store buildings shall be designed to appear as residential buildings; and ground level commercial uses shall not exceed 4,000 square feet, with residential uses on the upper level encouraged. Corner stores should be primarily oriented to serve the residents of the immediately surrounding neighborhood.
2. *Neighborhood center.*
- a. The developer(s) of a neighborhood development shall designate land in a central location and of sufficient size to serve as a neighborhood center. The neighborhood center shall be incorporated in to the zoning and platting of the property. The neighborhood center base zoning district shall be used as the appropriate device for entitling and reserving land for this purpose.
 - b. The amount of land reserved shall be at least 100 square feet and no more than 200 square feet of commercial land area per each primary residential dwelling unit, counting all residential units at build-out.
 - c. The Neighborhood Center component should front on the interior streets of the neighborhood. If the Neighborhood Center fronts on an arterial street, it shall provide for direct pedestrian and vehicular access from the adjacent neighborhood via the use of a "sleeve" so that vehicles and pedestrians can access the retail site without the utilization of the arterial street (see "sleeve" diagram, subsection V.A.2.d. above). Commercial uses can be mixed and integrated with second story dwelling units.



Commercial Main Street at Neighborhood Center

- d. The neighborhood center shall contain or be adjacent to a community green, a main street, a plaza or a square.
- e. If the development includes a main street commercial area and a community green or plaza or square, the community green or plaza or square should either front upon the main street; the main street should terminate at the community green or plaza or square; or the main street and the community green or plaza or square should combine to create a neighborhood focus.
- f. Commercial uses should be contained in multi-story, mixed-use structures with commercial/retail uses on the ground level and apartment dwellings or offices on the upper levels. The maximum ground level footprint of a commercial building should be no more than 10,000 square feet unless the building mass is designed so as not to overwhelm the adjacent areas and buildings.

- g. Restaurants are permitted to operate outdoor cafes on sidewalks (including areas in the public right-of-way) and in courtyards, provided that pedestrian circulation and access to store entrances are not impaired, and so long as public health, safety and welfare are maintained.

The following guidelines are applicable:

- i. A minimum of five feet of sidewalk along the curb leading to the entrance of an establishment shall be maintained free of tables and other encumbrances.
- ii. Planters, posts with ropes, or other removable enclosures are encouraged to define the area occupied by the cafe.
- iii. Extended canopies, awnings, and umbrellas are permitted. Colors should compliment building colors.
- iv. Cafes shall provide additional trash receptacles.

C. *Area and bulk regulations.*

1. *Single family detached, large lot.*

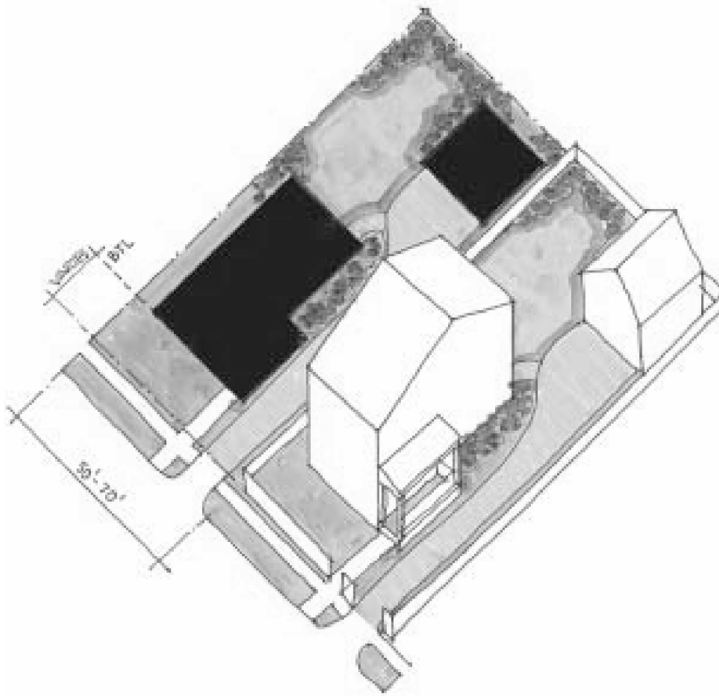


Single family Detached Large Lot with Front Access

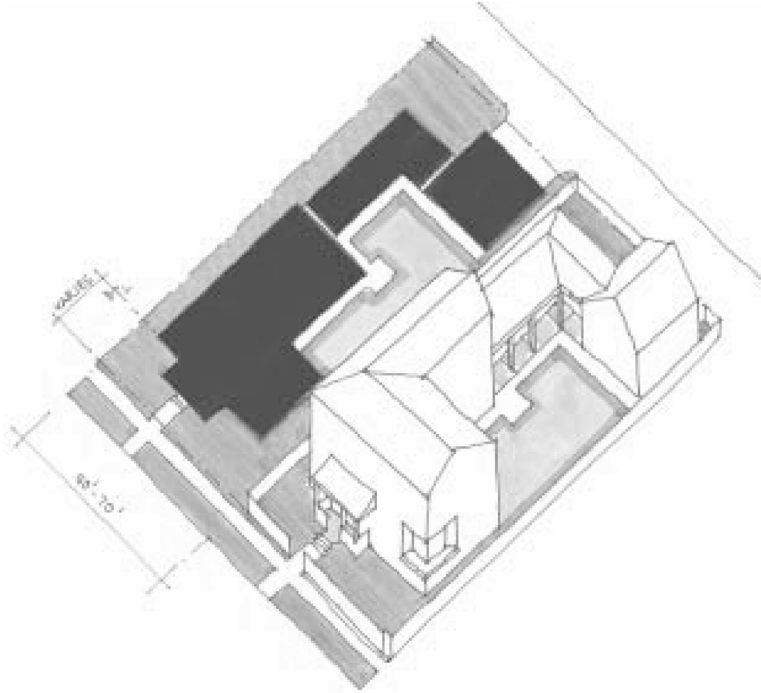
- a. Minimum lot area: 8,400 square feet.
- b. Minimum lot width: 70 feet.
- c. Minimum lot depth: 100 feet.
- d. Yard dimensions:
 - i. Build-to line for developments intending to develop in an urban, pedestrian-oriented manner: The build-to line shall be no greater than one-third and no less than one-tenth the width of the average residential lot width along the street and shall be complied with by at least 80 percent of the linear footage of the buildings along the street block. Twenty percent may be set back further than the build-to line. Residences that are not

intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.

- ii. Side yard: Minimum of ten feet; 15 feet for the side facing the street on a corner lot.
 - e. Maximum building height: 45 feet or 2.5 stories.
 - f. Accessory unit allowed; maximum 750 square feet footprint and 1,000 square feet of dwelling space; and maximum height 25 feet.
2. *Single family detached, standard lot.*



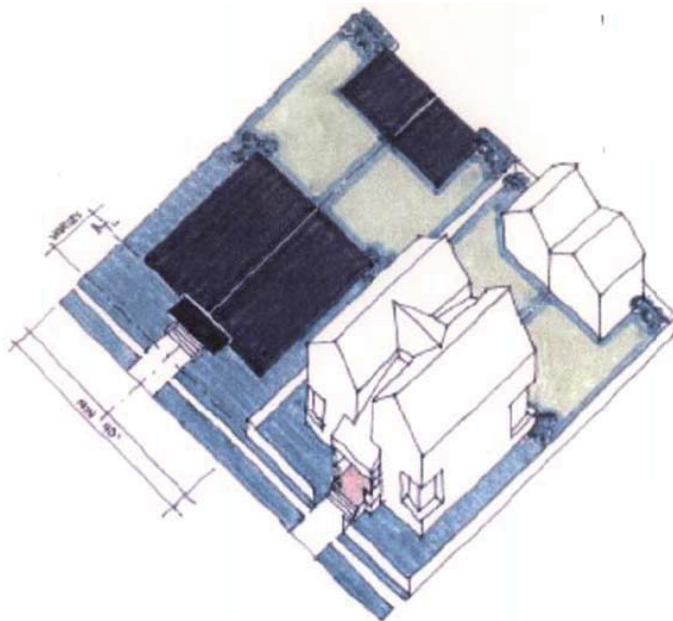
Single family Detached Standard Lot with Front Access



Single family Detached Standard Lot with Rear Access

- a. Lot area: A minimum of 5,000 square feet.
 - b. Lot width: Minimum of 50 feet, and less than 70 feet.
 - c. Minimum lot depth: 90 feet.
 - d. Yard dimensions:
 - i. Build-to line for developments intending to develop in an urban, pedestrian-oriented manner: The build-to line shall be no greater than one-third and no less than one-tenth the width of the average residential lot width along the street and shall be complied with by at least 80 percent of the linear footage of the buildings along the street block. Twenty percent may be set back further than the build-to line. Buildings that are not intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.
 - ii. Side yard: Minimum of five feet (if a zero lot line product is to be constructed, a minimum building separation of ten feet shall be maintained and the zero lot line side of each lot intended to accommodate such a residential product shall be indicated on an approved record plat, minor plat, minor replat, or amending plat) except where otherwise warranted to maintain sight visibility requirements as determined by the city engineer.
 - e. Maximum building height: 35 feet or 2.0 stories.
 - f. Rear yard or side yard parking optional, alley optional.
 - g. Ancillary unit allowed; maximum 650 square feet footprint and 1,000 square feet of dwelling space; and maximum height 25 feet.
3. *Single family detached, small lot.*
- a. Lot area: A minimum of 3,000 square feet.

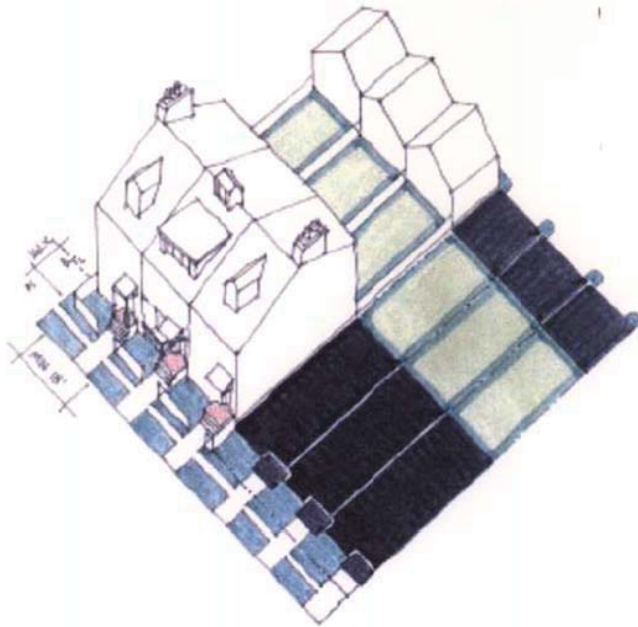
- b. Lot width: 35 feet or greater, but less than 50 feet; and up to 60 feet for a corner lot.
 - c. Minimum lot depth: 70 feet; 100 feet if ancillary unit utilized.
 - d. Yard dimensions:
 - i. Build-to line for developments intending to develop in an urban, pedestrian-oriented manner: The build-to line shall be no greater than one-third and no less than one-tenth the width of the average residential lot width along the street and shall be complied with by at least 80 percent of the linear footage of the buildings along the street block. Twenty percent may be set back further than the build-to line. Buildings that are not intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.
 - ii. Side yard: Minimum of five feet (if a zero lot line product is to be constructed, a minimum building separation of ten feet shall be maintained and the zero lot line side of each lot intended to accommodate such a residential product shall be indicated on an approved record plat, minor plat, minor replat, or amending plat) except where otherwise warranted to maintain sight visibility requirements as determined by the city engineer.
 - e. Maximum building height: 35 feet or 2.0 stories.
 - f. Rear yard or side yard parking required, and an alley is required.
 - g. Ancillary unit allowed (only if minimum lot depth is 100 feet), maximum 500 square feet footprint and 1,000 square feet of dwelling space; and maximum height 25 feet.
 - h. Attached structure shall be subordinate to the main structure at a minimum by a lower ridgeline.
4. *Two-, three-, and four-family dwellings.*



Two-, Three- and Four-Family Dwellings with Rear Access

- a. Lot area: Minimum lot size 5,000 square feet, and minimum of 2,000 square feet per dwelling unit.

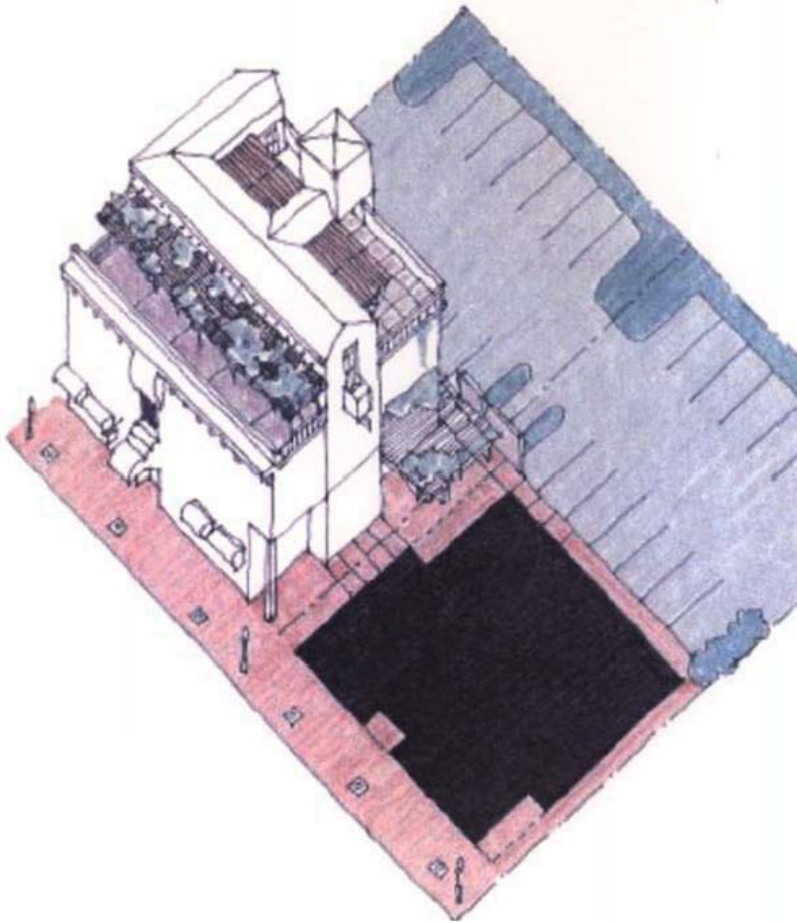
- b. Lot width: Minimum of 40 feet.
- c. Minimum lot depth: 100 feet.
- d. Yard dimensions:
 - i. Build-to line: The build-to line shall be no greater than one-third and no less than one-tenth the width of the average residential lot width along the street and shall be complied with by at least 80 percent of the linear footage of the buildings along the street block. Twenty percent may be set back further than the build-to line.
 - ii. Side yard: Minimum of five feet; 15 feet for the side facing the street on a corner lot.
- e. Maximum building height: 35 feet or two stories.
- f. Maximum lot coverage: 65 percent.
- g. Rear yard or courtyard parking required; an alley is required for lots less than 50 feet wide.
- h. For all residential buildings other than single family dwellings, the first floor of the front facade shall have as a minimum 35 percent of the surface area constructed in windows, doors, or other openings, such as entryways, to facilitate compatibility with single family uses.



Townhouse Dwellings with Rear Access

- 5. *Townhouse (rowhouse) dwellings.*
 - a. Lot area: A minimum of 1,800 square feet and a maximum of 4,500 square feet per dwelling unit.
 - b. Lot width at front yard build-to line: Minimum of 18 feet, maximum of 40 feet per dwelling unit.
 - c. Minimum lot depth: 80 feet.
 - d. Yard dimensions:

- i. Build-to line: The build-to line shall be no greater than one-third and no less than one-tenth the width of the average residential lot width along the street and shall be complied with by at least 80 percent of the linear footage of the buildings along the street block. Twenty percent may be set back further than the build-to line.
 - ii. Side yard (end of row): Minimum of ten feet.
 - iii. Rear yard: Minimum of 20 feet.
 - e. Maximum building height: 35 feet or 2.5 stories, except that it may be increased to three stories per site plan approval.
 - f. Maximum building length: Eight dwelling units in a row along a block face.
 - g. Rear yard garage and alley access or contained internal courtyard parking is required.
 - h. For all residential buildings other than single family dwellings, the first floor of the front facade shall have as a minimum 35 percent of the surface area constructed in windows, doors, or other openings to facilitate compatibility with single family uses.
6. *Apartment dwellings.*
- a. Minimum lot area: 8,800 square feet.
 - b. Lot width: Minimum of 80 feet.
 - c. Minimum lot depth: 100 feet.
 - d. Yard dimensions:
 - i. Build-to line: For developments intending to develop in an urban, pedestrian-oriented manner the build-to line shall be 15 feet, unless located on a block along with non-apartment lots, thereby requiring the build-to line to be calculated as prescribed in the residential site design section herein and such that the apartment lot is not utilized in the build-to line average lot width calculation. Buildings that are not intended to develop in an urban manner shall provide a minimum front yard setback of 35 feet.
 - ii. Side yard: Minimum of ten feet; 15 feet for the side facing a street on a corner lot.
 - iii. Rear yard: Minimum of 55 feet.
 - e. Maximum building height: For developments intending to develop in an urban, pedestrian-oriented manner, the maximum building height shall be four stories (buildings within 125 feet of a single family residential zoning district shall be limited to two stories). Buildings that are not intended to develop in an urban manner shall be limited to 35 feet or 2.5 stories.
 - f. Maximum lot coverage: 75 percent.
 - g. Maximum building length: Eight dwelling units in a row along a block face.
 - h. Rear yard parking and alley access required on type "A" streets; side yard parking but not front yard parking allowed on "B" streets.
 - i. For all residential buildings other than single family dwellings, the first floor of the front facade shall have as a minimum 35 percent of the surface area constructed in windows, doors, or other openings to facilitate compatibility with single family uses, except as approved as part of a site plan if found to be in keeping with the overall residential site design principles.
7. *Commercial uses and mixed-use buildings.*

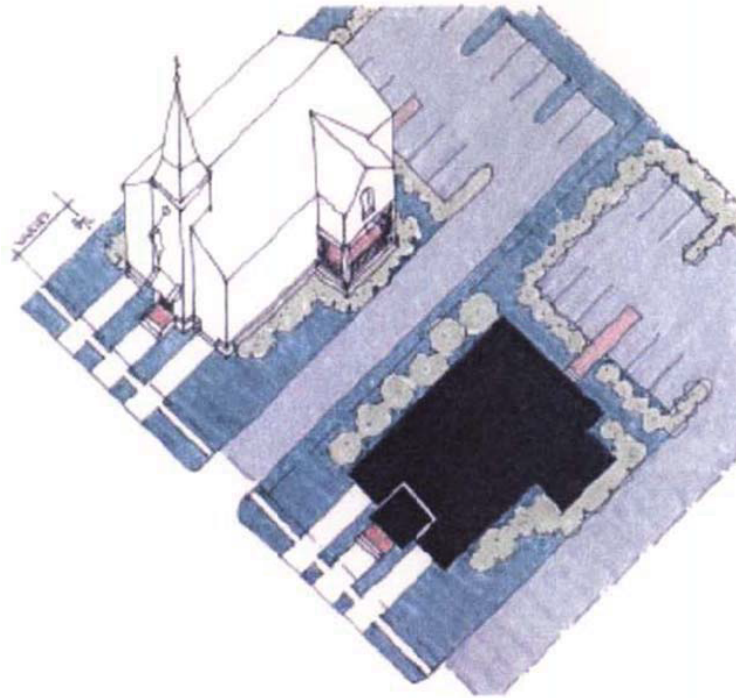


Commercial and Mixed-Use Dwellings

- a. Lot width: Minimum of 30 feet, maximum 115 feet.
- b. Minimum lot depth: 100 feet.
- c. Yard dimensions:
 - i. Build-to line: For developments intending to develop in an urban, pedestrian-oriented manner the build-to line shall be between two and six feet on commercial (main) streets and on all other streets in neighborhood centers; otherwise, utilize the build-to line calculated as prescribed in the residential site design section herein and such that the commercial lot is not utilized in the build-to line average lot width calculation. Buildings that are not intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.
 - ii. Side yard (each side): Minimum of zero feet if attached to an adjacent building, or a minimum of five feet if not attached to an adjacent building.
 - iii. Rear yard: Minimum of 55 feet (one row of double parking).
- d. Maximum building height: 35 feet and 2.5 stories.
- e. Maximum lot coverage: 70 percent.
- f. On type "A" streets, 100 percent of the off-street surface parking should be located behind the rear face of the buildings, and alleys are required. On type "B" streets, at least 80 percent of

the off-street surface parking spaces for commercial buildings should be located at the side of the building or behind the rear face of the building.

8. *Community, civic, institutional and religious buildings.*



Community, Civic, Institutional and Religious Dwellings

a. Yard dimensions:

- i. Build-to line: For developments intending to develop in an urban, pedestrian-oriented manner the build-to line shall be between two and six feet on commercial (main) streets and on all other streets in neighborhood centers; otherwise, utilize the build-to line calculated as prescribed in the residential site design section herein and such that the subject lot is not utilized in the build-to line average lot width calculation. Community, civic, institutional and religious buildings that are not intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.
- ii. Side yard: Minimum of 15 feet.
- iii. Rear yard: Minimum of 55 feet.

b. Maximum building height: 45 feet or three stories.

c. Maximum lot coverage: 70 percent.

d. Off-street parking should be in rear yards or side yards. Alleys recommended.

e. If the structure is a church, the space limits established in Section 146-129(1)c shall apply.

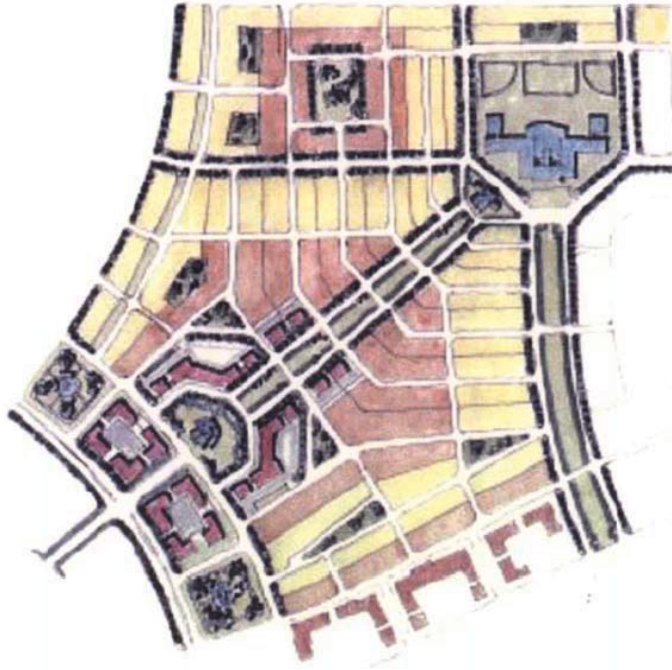
D. *Connectivity, linkages and access.*

1. *Transportation network.* The transportation network shall provide opportunities for the public to walk, bicycle and drive within the REC and adjacent developments while minimizing conflicts between different modes; to promote an orderly, visually pleasing and active street environment for workers, residents and visitors; to accommodate the automobile but not at the expense of the

pedestrian; and to strengthen relationships and encourage movement between important elements inside and outside the development.

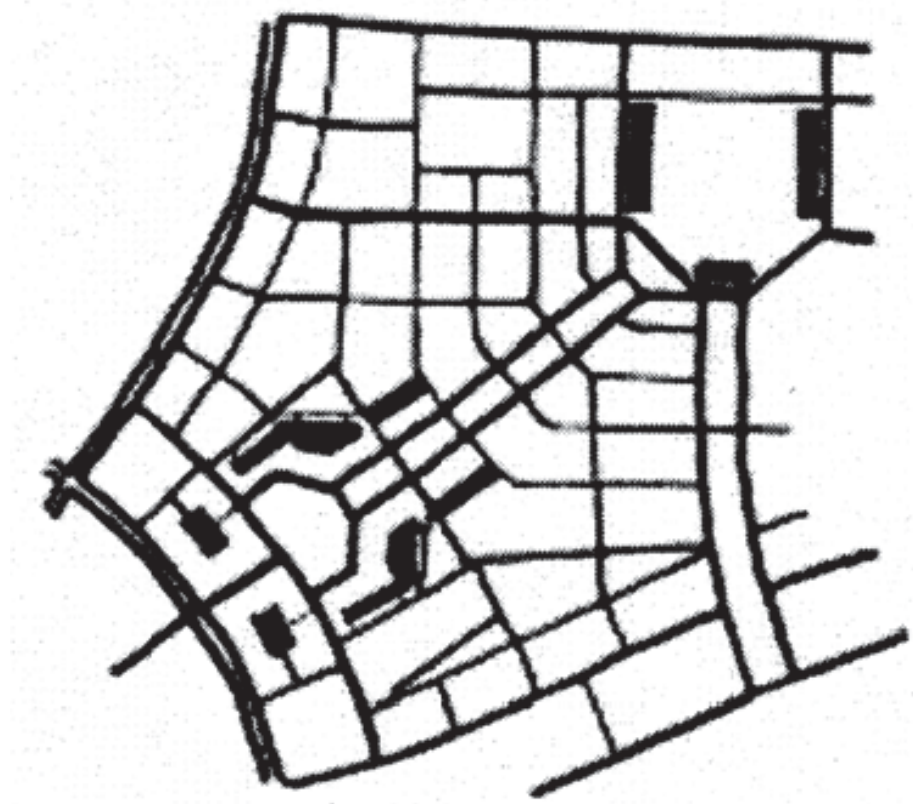
2. *Street network.*

- a. All streets should be organized in a comprehensible hierarchical network of "A" streets and "B" streets that manifest the structure of the neighborhood.
 - i. Type "A" and type "B" streets shall be identified for each neighborhood such that each development provides at least ten percent in linear footage of type "A" streets of the total linear footage of streets within the development. This provision shall apply to the aggregate areas of multi-phase subdivisions when larger subdivisions are platted in phases, and type "A" streets shall be planned in new developments to connect with existing developments so that effective pedestrian access between developments is achieved.
 - ii. Type "A" streets are designed with, or characterized by, features that promote safety, comfort, and convenience of pedestrians and transit users. "A" streets shall provide monolithic curbing sidewalks on both sides at least five feet wide and at least ten feet wide in neighborhood centers and commercial main streets, "street" trees spaced 30 feet on-center, narrow streets with narrow curb turning radii at intersections, buildings sited close to the street, pedestrian-scaled lighting, on-street parking, no onsite parking between the street and the building facade facing the street, aligned building facades, and building entrances facing the street. The "A" streets shall be organized in a continuous network so that the pedestrian experience is uninterrupted throughout the neighborhood. On type "A" streets, 100 percent of the off-street surface parking should be located behind the rear face of the buildings.
 - iii. Type "B" streets may be of lesser pedestrian character as compared to type "A" streets. On type "B" streets, at least 80 percent of the off-street surface parking spaces for commercial buildings should be located at the side of the building or behind the rear face of the building.
- b. Each neighborhood shall be designed with a layout of streets and blocks so that vehicular and pedestrian movement is interconnected throughout the neighborhood, as well as the surrounding neighborhoods. Interconnectivity shall be accomplished by the following:
 - i. The street network shall be laid out to provide multiple access ways between destinations;
 - ii. The street network shall allow bicyclists and pedestrians to travel on local streets to most locations within the neighborhood without the need to follow arterials;
 - iii. The neighborhood street system should be inter-connected, and converge generally at common destinations such as commercial areas, parks and transit centers.



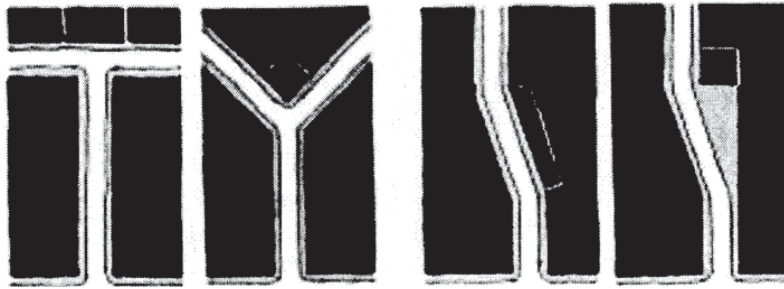
General Development Plan

- iv. The street pattern should be direct and avoid circuitous routes or dead-end streets.



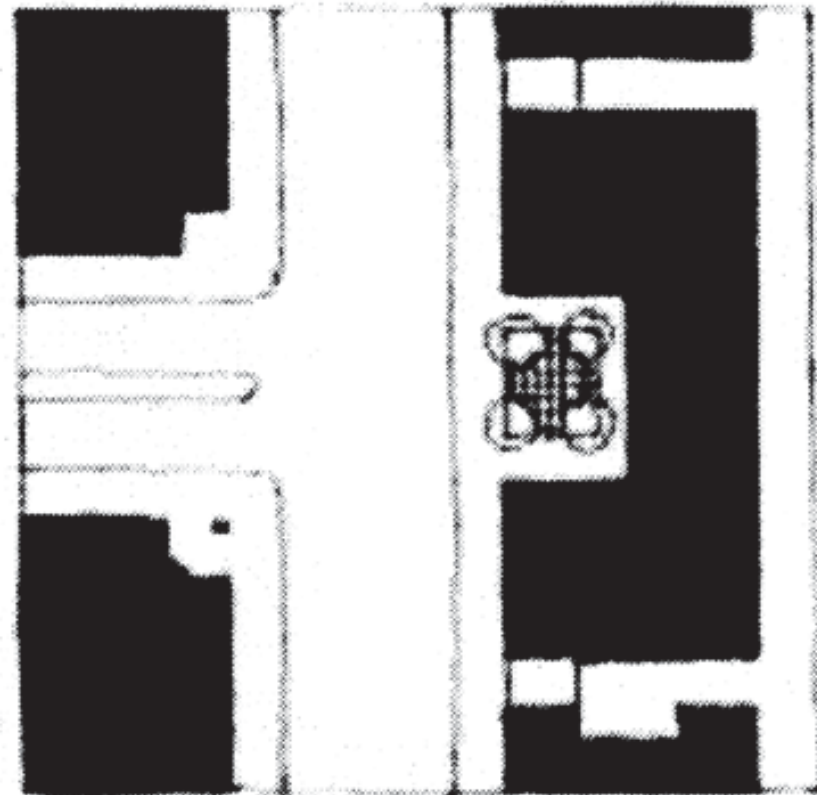
Street Pattern

- v. Street connections should be designed to keep through trips on collector or arterial streets and local trips within the neighborhood.
- vi. At no time should a collector or arterial street be the only route to and from different land uses in the neighborhood.
- vii. Buildings shall be sited on their respective lots so as to address the street either by their front or side; but they shall not back onto streets.
- viii. A building, a public tract, a view of natural feature, or an angle in the street should terminate most street vistas.



Vista Termination, Vista Deflection

- ix. Curved streets should maintain roughly the same cardinal orientation (except where steep grades dictate otherwise).

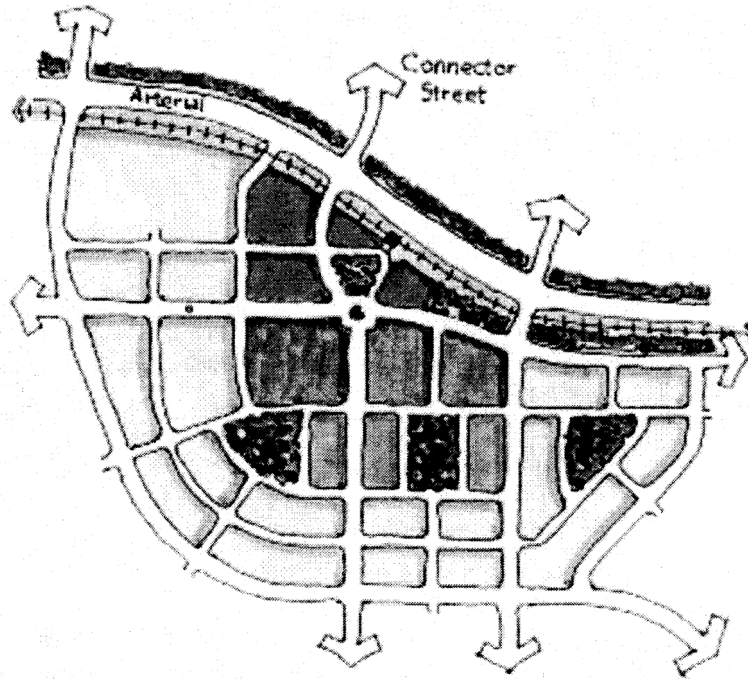


"T" Intersections should terminate at major entries, buildings, plazas or other prominent features

- x. All streets at both ends should terminate at other streets. Use of cul-de-sacs is strongly discouraged. If the use of cul-de-sacs is desired or necessary because of topographical or other environmental necessity, the cul-de-sac shall be connected by a permanently maintained pedestrian/bicycle pathway to the next adjacent street or trail behind the cul-de-sac;
- xi. All retail and neighborhood centers shall have automobile and pedestrian access from local streets to encourage connections within the neighborhood;
- xii. All street blocks should not be longer than 600 feet, measured from the intersecting curb face to curb face for a subdivision with an average buildable lot size of 10,000 square feet or less, and 800 feet for a subdivision with an average buildable lot size greater than 10,000 square feet; for blocks longer than 500 feet, an alley or pedestrian path should provide through access;
- xiii. The street pattern should be laid out to create blocks that are generally rectilinear in shape, a modified rectilinear shape, or another distinct geometric shape;

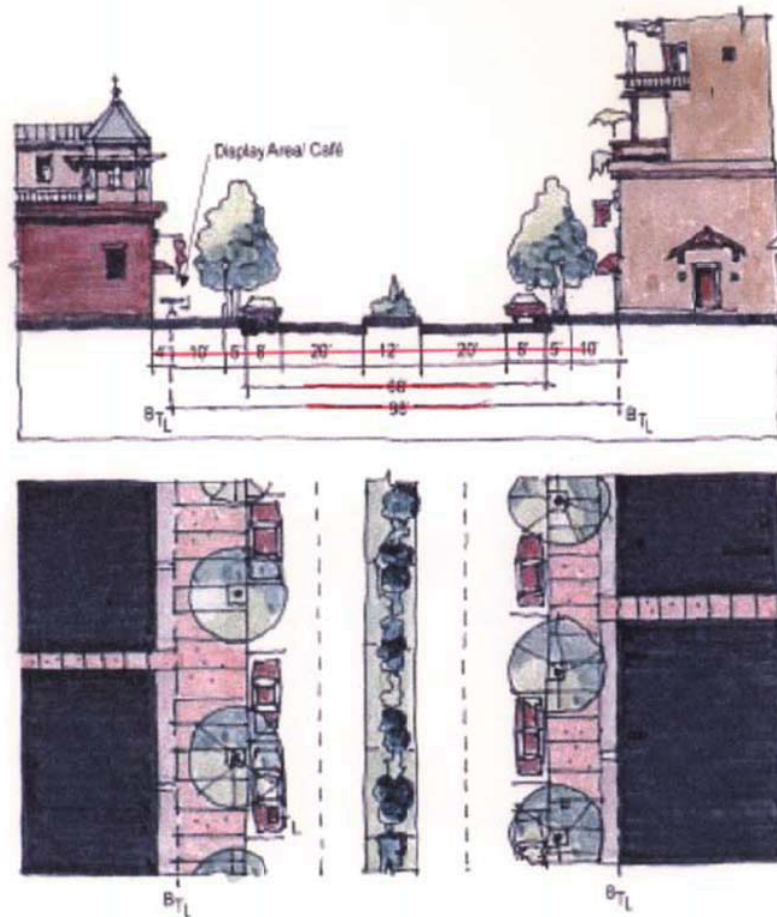


- xiv. Blocks closer to the neighborhood center should be smaller relative to the blocks further from the neighborhood center.
- c. Each neighborhood shall connect to adjacent development through the use of a system of interconnecting streets; if the neighborhood is developed adjacent to undeveloped areas, stub-outs and/or rights-of-way shall be provided at regular intervals so that interconnecting streets can be constructed once the adjacent areas develop. For each neighborhood, there should be at least two interconnections with the existing or planned public street system rated as an arterial or major local, or one every 800 feet, whichever is more frequent.



*Connector Street Diagram Adopted from
The Next American Metropolis, Peter Calthorpe*

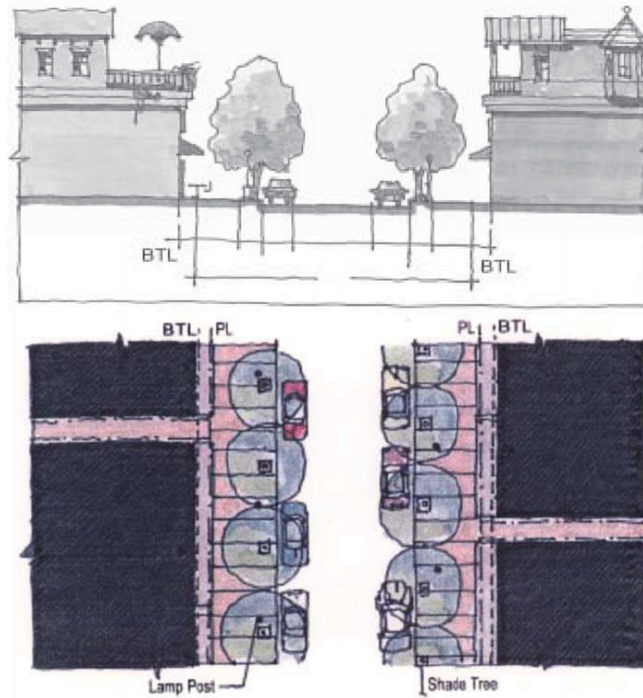
- d. Highways and arterial roads shall go around the neighborhoods rather than through them. Where they do come in contact with the neighborhoods, these roads should be designed and managed to avoid speeds in excess of 30 m.p.h.
- e. Major roads through neighborhoods should be designed as civic thoroughfares. Within a neighborhood they should take the form of an avenue or commercial main street (see street design specifications). At the edge of the neighborhood, roads should take the form of a parkway or boulevard.
- f. The network of interconnecting streets should provide several alternative paths through neighborhoods to the center or to the activity nodes at Collin-McKinney Parkway corridor.



Street Network and Street Design

- g. The interconnecting street network is not meant to be and should not provide a through-route alternative to arterials.
- h. Where feasible, alleys should be utilized for utility easements in addition to providing access.
- 3. *Street design specifications.*
 - a. General design.
 - i. The street layout for the REC neighborhood areas shall incorporate a hierarchy of streets as set forth below. The street design shall be in accordance with the city subdivision ordinance. Each development in the REC shall contain a clearly identified "A" street "B" street network. A network of neighborhood streets designed according to the principles in subsections b. thru e. below shall be provided. However, the street design shall meet the city street design manual criteria except as approved through a variance to the subdivision ordinance.
 - ii. Telephone poles or other barriers shall not obstruct sidewalks.
 - iii. All sidewalks should be protected by shade trees to encourage pedestrian use; unless other means are provided, this should be achieved by utilizing, between the roadbed and the sidewalk, a planting strip at least five feet wide with shade trees.
 - iv. Crosswalks for pedestrians shall be provided at all intersections.

- v. Curb return radii at neighborhood intersections of local streets and minor collectors should be ten to 15 feet in order to reduce the crossing distance for pedestrians, subject to fire marshal review and approval.
 - vi. All streets except arterials should provide for parallel parking.
 - vii. Blocks predominantly containing lots less than 50 feet wide shall utilize alleys to minimize the number of garages fronting streets.
 - viii. Surface parking for commercial uses should not be placed between the building facade and the street curb.
 - ix. If surface parking is located next to a building, the surface parking area should be screened by a fence, wall, landscaping, or similar device in order to continue the build-to line of the adjacent building facades. This provision applies to "B" streets only; this option is not allowed on "A" streets.
 - x. Parking lots serving neighborhood centers should be no larger than 25 spaces per lot. Lots serving businesses adjacent to each other should be connected. Parking lots larger than 25 spaces shall be segregated into multiple, interconnected and landscaped areas.
- b. Commercial (main) street—a commercial mixed-use street within the neighborhood.

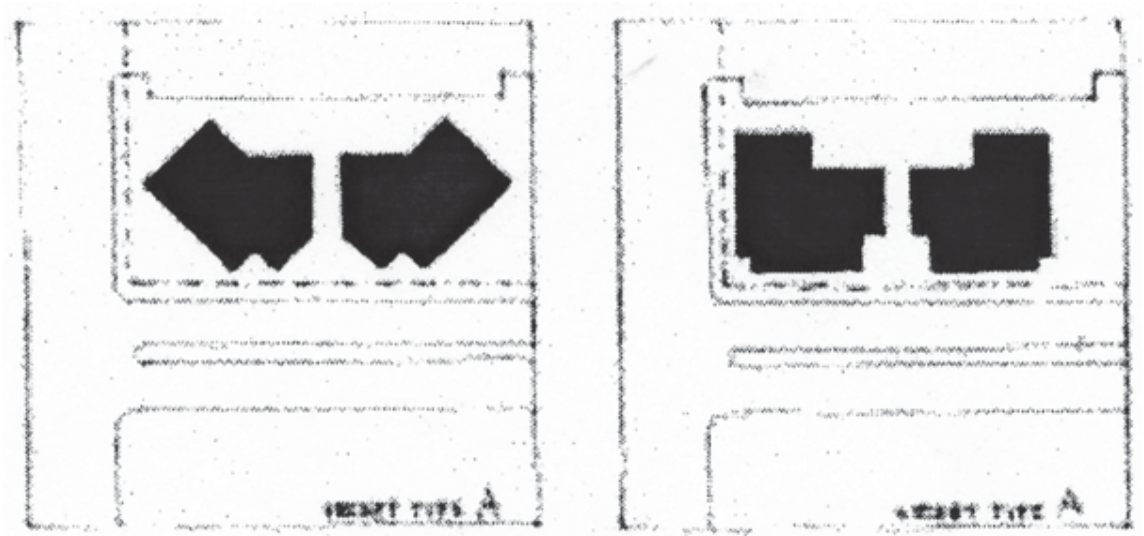


Commercial (Main) Street Diagram

- i. Design: The commercial main street shall be a type "A" street.
Desirable land uses: Neighborhood commercial, office, retail, and mixed use.

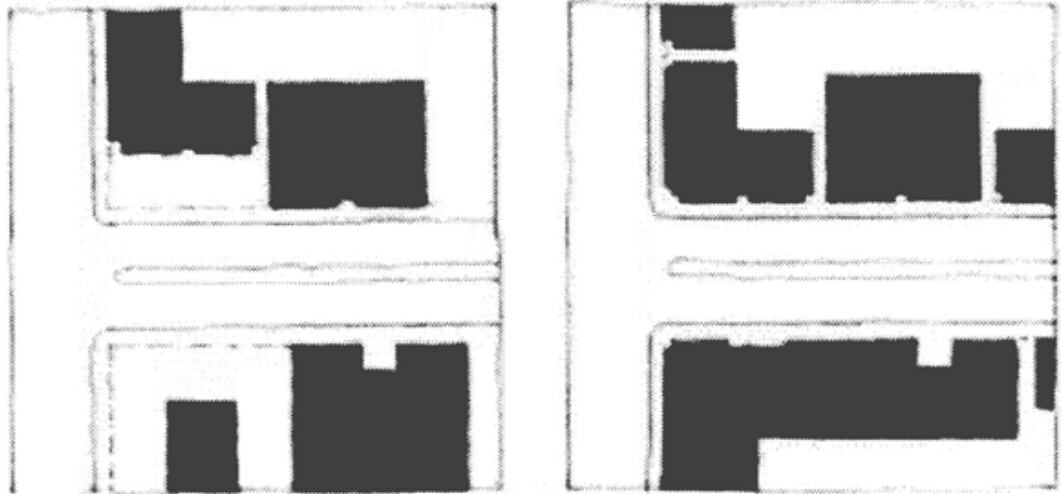
Build-to line: For developments intending to develop in an urban, pedestrian-oriented manner the build-to line shall be two to six feet from property line. Commercial buildings that are not intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.

- ii. The length of the main street or main street segment should be in the range of 400 to 1,000 feet, divided into multiple smaller blocks.
- iii. Parallel parking shall be provided on both sides of the street as approved by the city engineer. Diagonal head-in parking may be permitted along the front of commercial uses and/or community green, in which case no parking shall be permitted on the other side of the street. Curbside parking shall not be permitted within 25 feet of an intersection.
- iv. Planting strips of a minimum width of five feet shall be provided within the right-of-way, except where the road abuts the community green. The planting strip abutting a community green shall be at least nine feet wide.
- v. Along commercial uses, brick pavers or other similar elements may be substituted for vegetative ground cover typically found in parkways and residential areas.
- vi. Sidewalks shall be provided on both sides of the street and shall have a width of ten feet to 15 feet. Included in the 15-foot sidewalk shall be street lighting and street trees. If the sidewalk is ten feet wide, then the planting strip shall be planted with street trees. Light poles shall be no higher than 13 feet spaced 80 feet on-center.
- vii. "Street" trees shall be installed and spaced 30 feet on-center.
- viii. Vehicular access to parking shall not be from an "A" street. Rather it shall be from an alley or from "B" streets adjacent to the rear parking lots so that driveways do not intersect the street. Parking should not be allowed between the main street and the building.
- ix. Commercial buildings shall be allowed up to an additional four feet of setback if a cafe is planned.



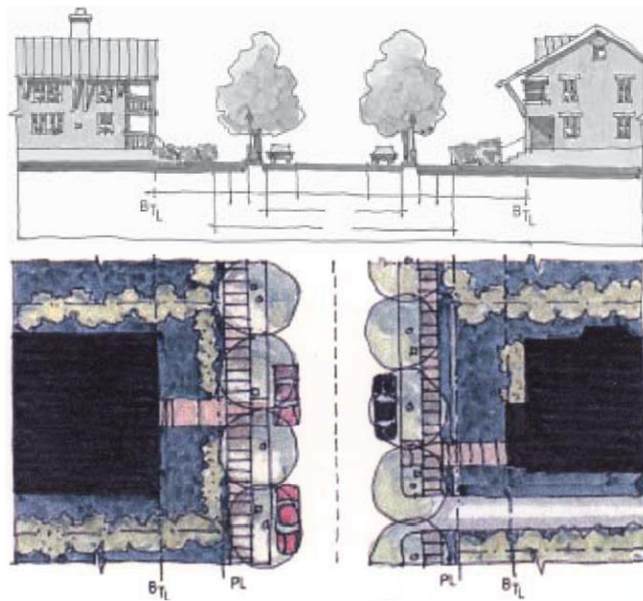
Undesirable, Desirable Relationships to Street

- x. Building frontage should be continuous with small pedestrian paths between buildings leading to parking in the rear.



Undesirable, Desirable Relationships to Street

- xi. Monolithic curbing in Main Street segments shall be required.
- c. Major local—two-way street.



Major Local Street

- i. Design:

Desirable land uses: All residential types, neighborhood commercial.

Build-to line: For developments intending to develop in an urban, pedestrian-oriented manner, the build-to line shall be no greater than one-third and no less than one-tenth the width of the average residential lot width along the street and shall be complied with by at least 80 percent of the linear footage of the buildings along the street block. Twenty percent may be set back further than the build-to line. Single family residential

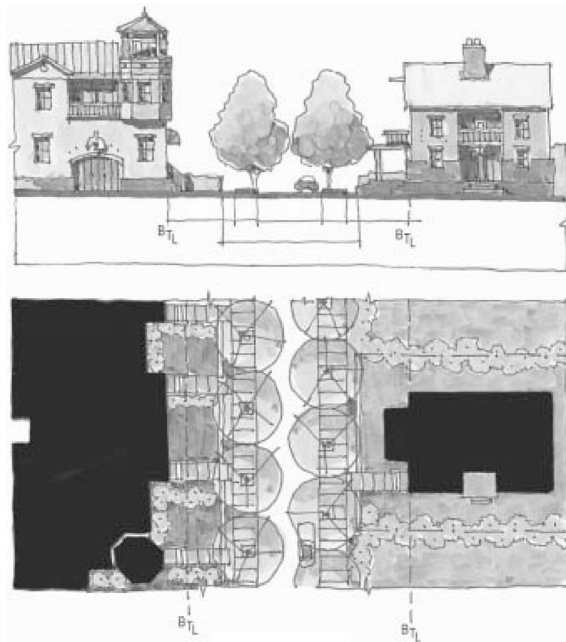
and commercial buildings that are not intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.

Right-of-way width: 60 feet maximum.

Paved width: 30—36 feet; driving lane ten feet maximum each.

Design speed: 25 m.p.h.

- ii. Parallel parking shall be provided on both sides of the street except within 25 feet of any intersection.
 - iii. Planting strips of a minimum width of five feet shall be provided on both sides of the street.
 - iv. Decorative street lamps, of a maximum height of 13 feet and spaced at a maximum of 80 feet on-center shall be installed on both sides of the street and at the intersections.
 - v. Vehicular access to parking should be from an alley or from "B" streets adjacent to the rear parking lots. This provision is mandatory if the street is Type "A."
 - vi. Monolithic curbing is recommended. Monolithic curbing is required in a type "A" street or adjacent to commercial or multi-family (greater than four units per building) uses.
- d. Local street—a two-way residential street.



Local Street Diagram

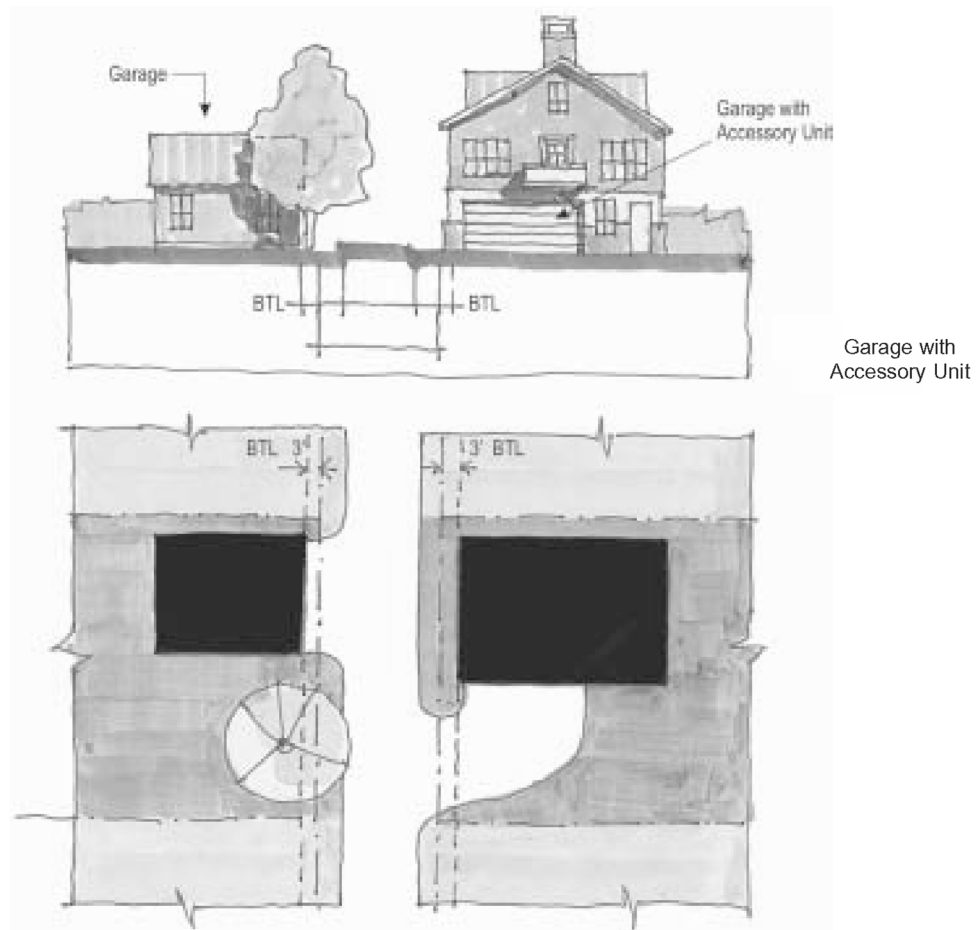
i. Design:

Desirable land uses: All residential types, except multi-family greater than four units per building.

Build-to line: For developments intending to develop in an urban, pedestrian-oriented manner, the build-to line shall be no greater than one-third and no less than one-tenth the width of the average residential lot width along the street and shall be complied

with by at least 80 percent of the linear footage of the buildings along the street block. 20 percent may be set back farther than the build-to line. Single family residential that is not intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.

- ii. Parallel parking shall be provided on one side of the street except within 25 feet of any intersection.
- iii. Planting strips of minimum five feet shall be provided on both sides of the street.
- iv. Sidewalks shall be provided on both sides of the street and shall have a minimum width of five feet.
- v. Decorative street lamps, maximum 13 feet high and spaced at a maximum of 80 feet on-center shall be installed on both sides of the street and at the intersections.
- vi. Vehicular access to parking should be from an alley.
- vii. Commercial buildings shall get an additional four feet of set back if an outdoor display area or cafe is planned.



Alley Diagram

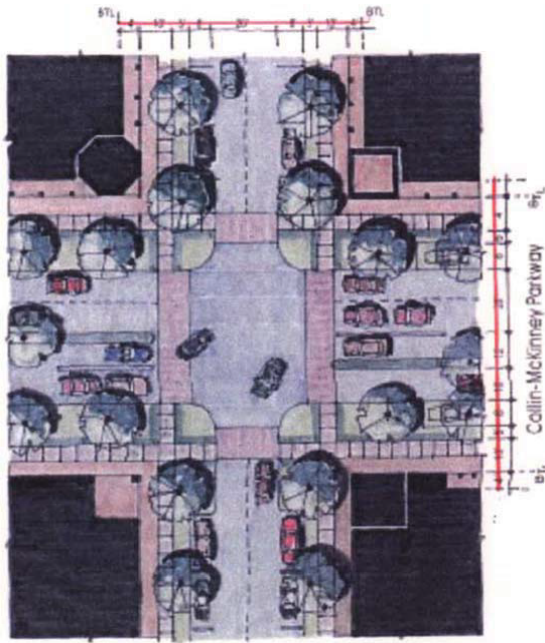
- e. Alleys.
 - i. Design:

Adjacent land uses: Garages, parking lots, ancillary residential units, ancillary units above garages.

Set-back: Buildings and fences shall be set back a minimum of three feet.

- ii. Curbing shall not be required except at corners of intersection with streets. At such corner locations, curbing shall be required for the entire corner radius and five feet preceding the same. Such curbing shall not extend more than six inches above the finished pavement.
- iii. Alley lighting shall be provided on all garages or on poles adjacent to parking areas.

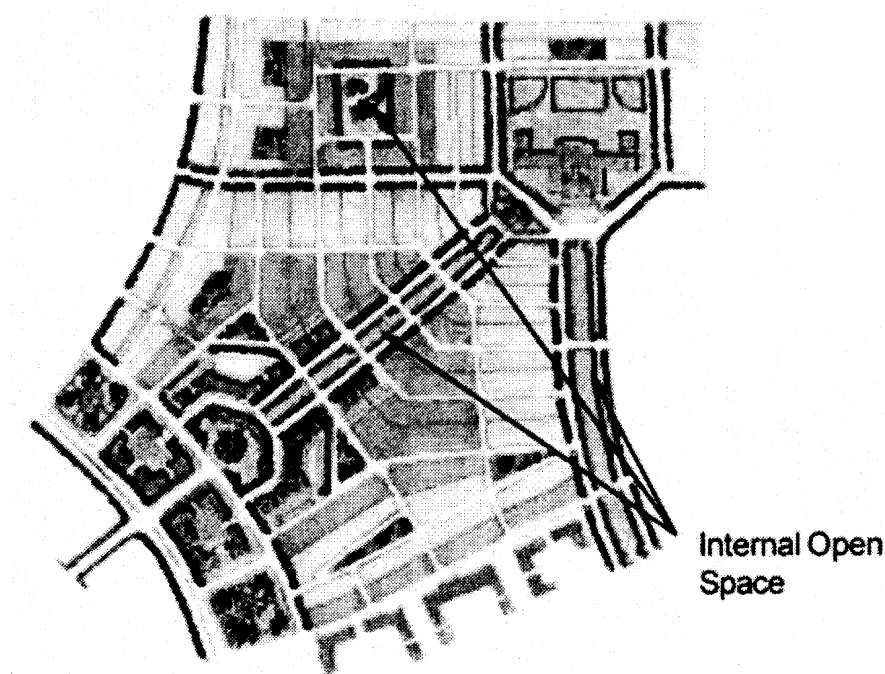
4. *Pedestrian network.*



Urban Intersection at Collin-McKinney Parkway

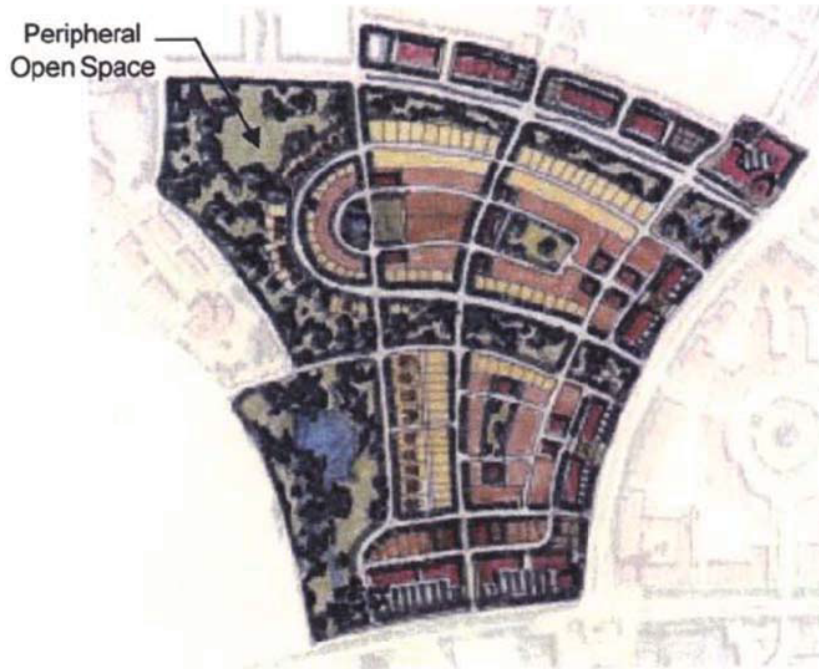
- a. The street network shall also function as the primary pedestrian network.
- b. Primary pedestrian routes and bikeways should be bordered by residential fronts, public parks, plazas, or commercial uses; generally they should not meander through vast open areas.
- c. Where street connections are not feasible, short pedestrian paths shall provide connections between residential and commercial areas.
- d. Pedestrian routes through parking lots or at the rear of residential developments should be avoided. Alternate routes should be provided around parks for night use.
- e. Safe pedestrian crossings at arterials shall be provided where major pedestrian movement is anticipated. On-demand pedestrian signals may be required during off-peak hours in these locations if approved by the city engineer.
- f. Pedestrian paths should be shaded with trees.
- g. Under-crossings or bridges designed strictly for pedestrian and bikes are discouraged, unless deemed necessary by the city engineer.

- h. The following maximum walking distances should be employed in neighborhood design:
 - i. Neighborhood center: 1,000 feet from end to end.
 - ii. Between neighborhood center and neighborhood edge: 1,000—1,500 feet.
 - iii. Between houses and transit access: 1,000—1,500 feet.
 - iv. Between houses and jobs: 1,500—2,000 feet.
 - v. Between houses and community facilities, schools, parks or recreation facilities: 1,500—2,500 feet.
 - i. The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping, and other street furniture where appropriate.
 - j. In neighborhood centers, sidewalks should be constructed of brick, slate, colored/textured concrete pavers, exposed aggregate concrete, concrete containing accents of brick, stamped colored concrete or some combination thereof, compatible with style, materials, colors, and details of the surrounding buildings, as approved by the city engineer.
 - k. Walkways shall be raised and curbed along buildings and within parking lots, where suitable.
 - l. Pedestrian street crossings shall be clearly delineated by a change in pavement color and/or texture.
 - m. Bicycle racks shall be provided at internal open space areas, neighborhood centers, and recreation areas in peripheral open space.
- E. *Parks, plazas and civic open space.*
- 1. *Generally.* Parks are for recreational uses as well as for views. Parks and open space should be utilized to complement the clustering of uses. Moreover, plazas and civic open spaces provide a focus and community gathering location for a neighborhood.
 - 2. *Internal open spaces.* The greater of five percent or two acres of the neighborhood development shall be allocated to and shall remain common internal open space in perpetuity. Internal open space should be centrally located so that 90 percent of the lots of the neighborhood are within a walking distance of 1,320 feet from the open space or an open space in an adjoining neighborhood. Internal open space may take the form of a common, square, plaza, community green, tot lot, an urban non-municipally owned park or other similar public space. Internal open space cannot be used for screening and buffering; nor shall it be a landscaped island within the public right-of-way.



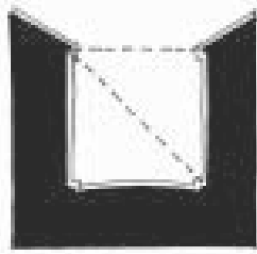
General Development Plan

- a. Each neighborhood shall provide at least one internal open space that is greater than 10,000 square feet with a size, shape, and design providing adequate space for outdoor exhibits and community gatherings.
 - b. Internal open spaces shall be designed such that approximately 50 percent of the area is landscaped.
 - c. Internal open spaces should be landscaped using elements such as formal gardens, walkways, monuments, statues, gazebos, fountains, park benches, and pedestrian-scaled lamp posts.
 - d. Internal open spaces should be surrounded by a concentration of high-density development that may include commercial, retail, residential, civic and public uses and facilities, in order to encourage activity outside as well as inside the buildings.
3. *Peripheral open spaces.*
- a. Peripheral open space may be used for community gardens or other similar horticultural purposes.
 - b. Peripheral open space with unique natural features, such as streams, creeks, ponds, woodlands, and specimen trees, may be left unimproved and in a natural state. As a general principle, the preservation of undeveloped open space in a natural state or existing farms, is encouraged.
 - c. Peripheral open space may be used for golf courses, public and semi-public recreation purposes.

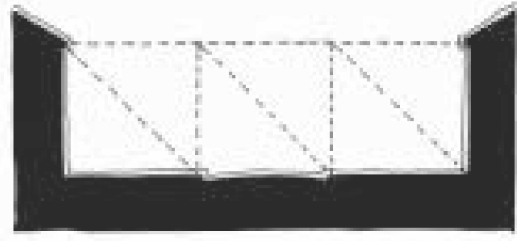


4. *Other requirements.*

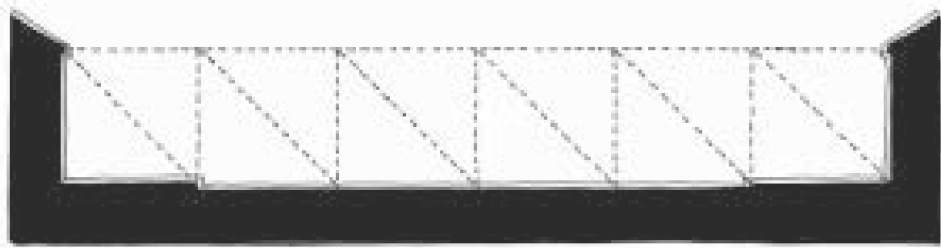
- a. Non-municipally owned parks and other open spaces should be designed for both active and passive uses. Their form should be strategically located and accessible rather than acting as residual space. Their design should respect vistas created by streets.
- b. Civic services, such as community buildings, government offices, recreation centers, post offices, libraries, and day cares, should be placed in central locations as highly visible focal points. Where feasible, they should be close to future or existing transit stops.
- c. Dedicated hike and bike trails should connect school sites, parks, community greens, other civic open spaces and neighborhood commercial areas.
- d. Proportions of squares and plazas should have a ratio between space width and adjacent building heights within the range of 1:1 to 1:3. This ratio should never be greater than 1:6.



1:1 Best for Streets



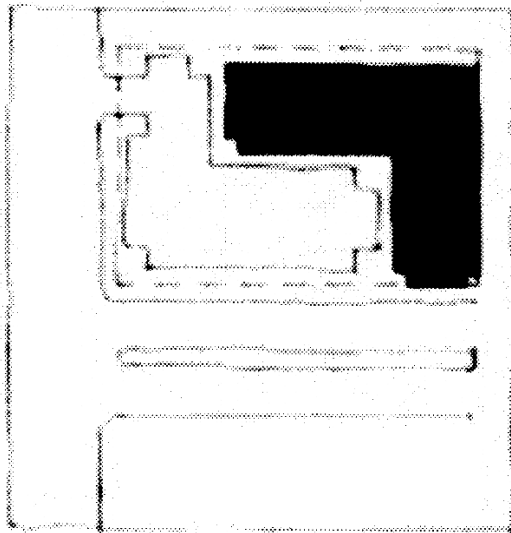
1:3 Best for Squares



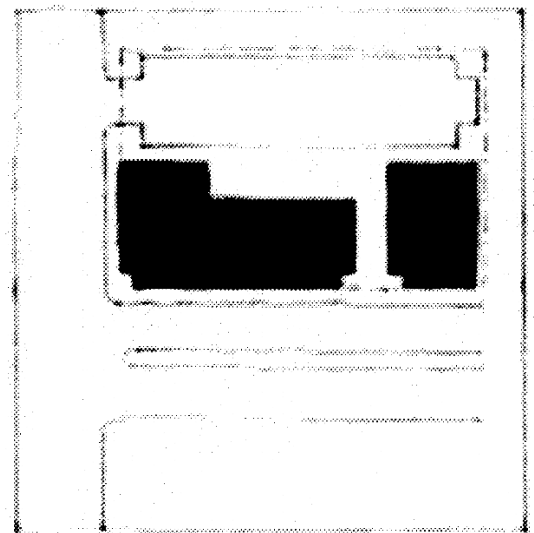
1:6 The Perceivable Maximum

F. Parking.

1. Parking requirements.



Undesirable



Desirable

Parking Location

- a. On-street parking for non-residential uses within 200 feet of the building shall count toward 50 percent of the required onsite parking requirement under section 146-130
- b. On type "A" streets, 100 percent of the off-street surface parking should be located behind the rear face of the buildings. On type "B" streets, at least 80 percent of the off-street surface

parking spaces for commercial buildings should be located behind or at the side of the building.

- c. Parking lots should be small-sized (less than 25 spaces) wherever possible, and should be interconnected with commercial parking lots on adjacent properties.
- d. Joint use off-street parking is encouraged and may be allowed for adjacent uses having staggered peak periods of demand. Retail, office, and entertainment uses shall share parking areas and quantities whenever practical to do so as approved by the director of planning (See section 146-130(5), shared parking agreements).
- e. Parking for townhouses shall be provided in a common off-street parking area or in garages or parking spaces with access from a rear lane. Private driveways for townhouses shall connect to the alley or a side street.
- f. Structured parking for apartments may be located in common parking lots located on a lot other than that containing the apartment building, but within 400 feet of the apartment building entrances.
- g. If access to a residential garage is provided from a street, the front entrance of such a garage is encouraged to be set back at least 20 feet from the front facade of the dwelling unit. Garages shall be set back five feet from the side and the rear property line.
- h. Lots less than 50 feet wide shall utilize alleys to minimize the number of garages fronting streets.

2. *Buffering and screening.*

- a. Parking lot layout, landscaping, buffering, and screening shall prevent direct views of parked vehicles from streets and sidewalks, and avoid spill-over light or glare onto adjacent properties, in particular residential properties. Parking lots visible from right-of-way and adjacent property shall be surrounded by a minimum of three-foot high, year-round visually impervious screen, hedge, or wall.
- b. The interior of all parking lots shall be landscaped to provide shade and visual relief. Minimum of one shade tree shall be planted in or adjacent to parking lots for every 12 parking spaces. All parking shall be within 25 feet of a shaded area.
- c. Parking lot layout shall take into consideration pedestrian circulation/pedestrian crosswalks shall be provided, and shall be distinguished by textured paving and shall be integrated into the wider network of pedestrian access ways.
- d. Transformers, HVAC equipment, lift stations, utility meters, grease traps and other machinery, as well as garbage collection points, shall be located at the rear lane or alley.

3. *Loading docks.*

- a. Loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear of the buildings or in visually screened locations.
- b. Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties and from the public right-of-way. It should also prevent spillover glare. Screening and buffering should be achieved through walls, fences and landscaping which should be minimum six feet tall and visually impervious, see Section 146-132. Recesses in the buildings and depressed access ramps may be used.

V. *Collin-McKinney Parkway corridor zone.*

Intent/purpose: This zone shall provide opportunities for the public to live, work, shop, walk, bicycle and drive within and through the REC and adjacent developments while minimizing conflicts between different modes; to promote an orderly, visually pleasing and active street and parkway environment for workers, residents and

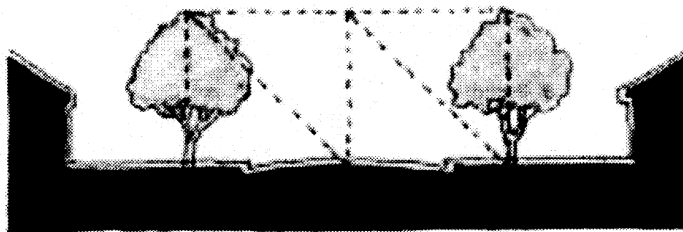
visitors; to accommodate the automobile but not at the expense of the pedestrian; to provide adequate and efficient servicing of the development by trucks and utility vehicles throughout the REC, but to minimize the visual and auditory impact of such service; to strengthen relationships and encourage movement between important destinations inside and outside the development.

A. Land use mix and allocation.

1. Because the Collin-McKinney Parkway corridor is the key spine of the REC in terms of access to commercial uses and densities, the land use mix and allocation within the corridor should be based principally on urban elements, including vertical mixed-use. Two or more urban activity centers within the REC should be located within the Collin-McKinney Parkway corridor, facilitated principally by vertical mixed-use designs.
2. The urban activity centers should be areas of vertical mixed-use combining commercial and residential uses in buildings sited and designed in such a way as to promote urban life in the area for most of the 24-hour period. The commercial component should be oriented to serve the immediately surrounding neighborhoods as well as the regional metropolitan area.
3. Single family as well as two-, three- and four-family uses are not allowed, while row/town house uses and dwellings above nonresidential uses are encouraged. (See residential incentive under site design subsection B.6.c. herein).
4. There shall be no maximum and no minimum residential density.

B. Site design.

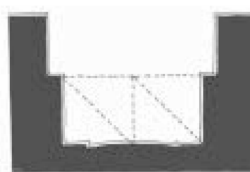
1. Street cross-section should be 1:2, but not more than 1:4. This requirement applies also to the developed space between the two-way segments as it takes the form of a divided pair of two-way streets.



Tree Canopy



By Building Height

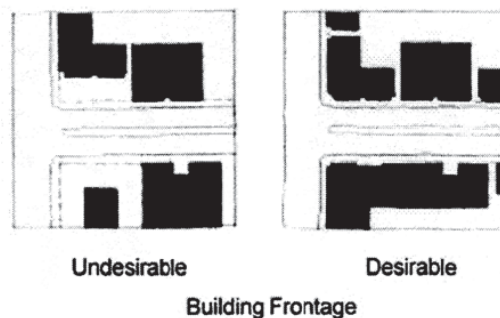


By Recess Line

1:2 Enclosure

2. The design of buildings shall incorporate the following techniques: A defined base and architecturally defined main entrance; an articulated facade and roof; and plane changes within the building elevations. (See architectural standards generally in overarching design guidelines.)
3. All buildings shall front on public streets unless the building fronts a plaza or a courtyard.

4. Encroachments by canopies and balconies within the area between the sidewalk and building facade are permitted.
5. In the Collin-McKinney Parkway corridor there is no height maximum east of Hardin Blvd.
6. West of Hardin Blvd., buildings shall range in height from two to four stories and west of Stacy Road, buildings shall range in height from two to six stories. The director of planning shall have the discretion to increase the height maximum up to a total of eight stories if one or more of the following provisions are met:
 - a. Structured parking is located within the building envelope; or
 - b. The ground floor of commercial buildings utilizes the following special design elements to enhance the pedestrian orientation:
 - i. Cornices, corbelling, molding, string coursing, ornamentation, changes in material and color, or other sculpturing of the base; and
 - ii. Recessed windows or other techniques to distinguish the windows in the facade such as arches, pediments and mullions; and
 - iii. Recessed entryways of at least 100 square feet; or
 - c. At least one floor of the building is dedicated to residential uses.
7. Commercial frontage shall have continuous edge of shops, entrances, and shop windows. The optimum length of this continuous commercial stretch is approximately 800 feet, divided into multiple smaller blocks.



Undesirable and Desirable Building Frontages

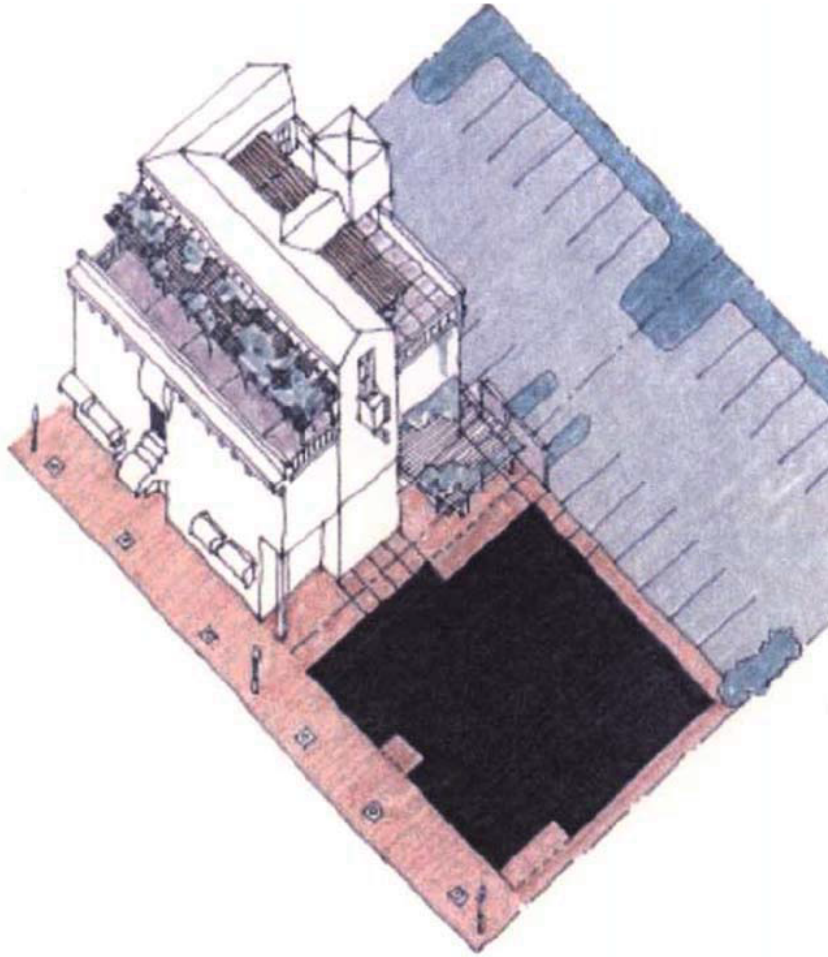
8. Buildings located at gateways entering Collin-McKinney Parkway area should mark the transition in and out of the area in a distinct fashion using massing, additional height, contrasting materials, and/or architectural embellishments.
9. Prominent monumental buildings and structures employing enhanced height, distinctive architectural treatment, or other distinguishing structures should occupy focal points, or points of visual termination.
10. In the Collin-McKinney Parkway corridor, blank walls should be limited where possible.
11. At least 50 percent of the length and 35 percent of the wall area on the ground level floor abutting sidewalks, plazas, or other public open spaces or rights-of-way shall be devoted to windows, doors, or openings affording views into the building space, pedestrian entrances, or retail display windows. Views into parking areas, truck loading areas and vehicular access ways shall not count towards the 50 percent requirement. Works of art such as mosaics, and recessed garden areas may also be utilized to meet up to half of the 50 percent length requirement. Where windows are

used, they must be transparent. Where expanses of solid wall are necessary, they may not exceed 25 feet in length.

12. Windows above the ground floor should be oriented vertically as opposed to horizontally.
13. Primary entrances to commercial and retail establishments shall be located on the street side of the building.
14. To the extent possible, passages between rear parking lots and the streets should be designed in a pedestrian fashion and lined with shop windows or other attractive displays.
15. Restaurants are permitted to operate outdoor cafes on sidewalks (including areas in the public right-of-way) and in courtyards, provided that pedestrian circulation and access to store entrances are not impaired. The following guidelines are applicable:
 - a. A minimum of eight feet of sidewalk along the curb leading to the entrance of an establishment should be maintained free of tables and other encumbrances.
 - b. Planters, posts with ropes, or other removable enclosures are encouraged to define the area occupied by the cafe.
 - c. Extended canopies, awnings, and umbrellas are permitted. Colors should complement building colors.
 - d. Cafes shall be required to provide at least one additional trash receptacle on site.

C. *Area and bulk regulations.*

1. Town/row house dwellings, the area and bulk regulations in the neighborhood section above shall be applicable in the Collin-McKinney Parkway corridor.
2. Community facilities, institutional and religious buildings, the area and bulk regulations in the neighborhood section shall be applicable in the Collin-McKinney Parkway corridor (except height maximums shall be four stories with exceptions as noted in site design subsection VI.B.6. herein); lot coverage may be increased with site plan approval.
3. Apartment dwellings, the area and bulk regulations in the neighborhood section above shall be applicable in the Collin-McKinney Parkway corridor, unless the ground floor is dedicated entirely to nonresidential uses (lot coverage may be increased with site plan approval).
4. Commercial uses and mixed-use buildings (lot coverage may be increased with site plan approval).



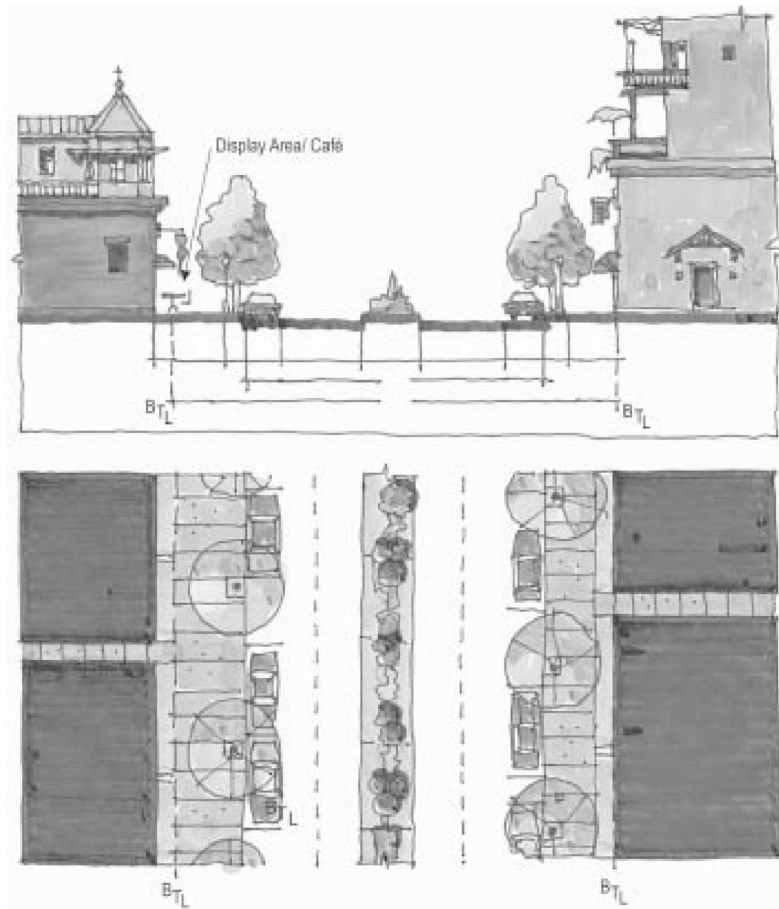
Commercial and Mixed-Use Buildings

- a. Lot width: Minimum of 30 feet, maximum 300 feet.
- b. Minimum lot depth: 100 feet.
- c. Yard dimensions:
 - i. Build-to line: For developments intending to develop in an urban, pedestrian-oriented manner, the build-to line shall be between two and six feet on Collin-McKinney Parkway, provided that a single line must be established for each block face. The build-to line may be reduced as part of site plan approval. Commercial buildings that are not intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.
 - ii. Side yard (each side): Minimum of zero feet if attached to an adjacent building, or a minimum of five feet if not attached to an adjacent building.
 - iii. Rear yard: Minimum of 55 feet (one row of double parking) absent structured parking.
- d. Maximum building height: (See Site Design Subsection VI.B.6. herein).
- e. Maximum lot coverage: 95 percent for lots fronting Collin-McKinney Parkway; 75 percent for all others, except as approved per a site plan if found to be in keeping with the site design principles.

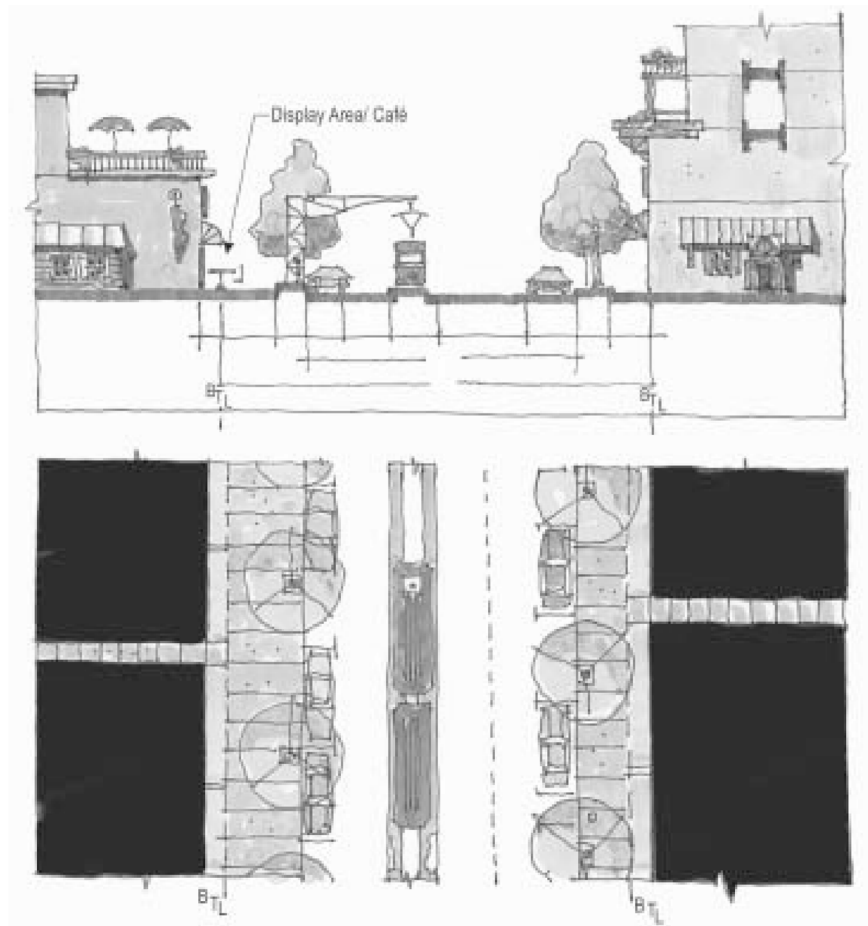
- f. On type "A" streets, 100 percent of the off-street surface parking should be located behind the rear face of the buildings. Alleys are required. On type "B" streets, at least two-thirds of the off-street surface parking spaces for commercial and mixed-use buildings should be located behind the rear face of the building. The remaining one-third should be located on the side, not the front.

D. *Connectivity, linkages and access.*

- 1. *Street design specifications.* Street designs in the Collin-McKinney Parkway corridor shall be as follows:
 - a. Collin-McKinney Parkway, between Rowlett Creek and Lake Forest, and between Hardin Blvd. and FM 720:



Collin-McKinney Parkway I



Collin-McKinney Parkway IA

Design: An "A" Type Street acting as a commercial/mixed-use corridor providing for future transit facilities and parking.

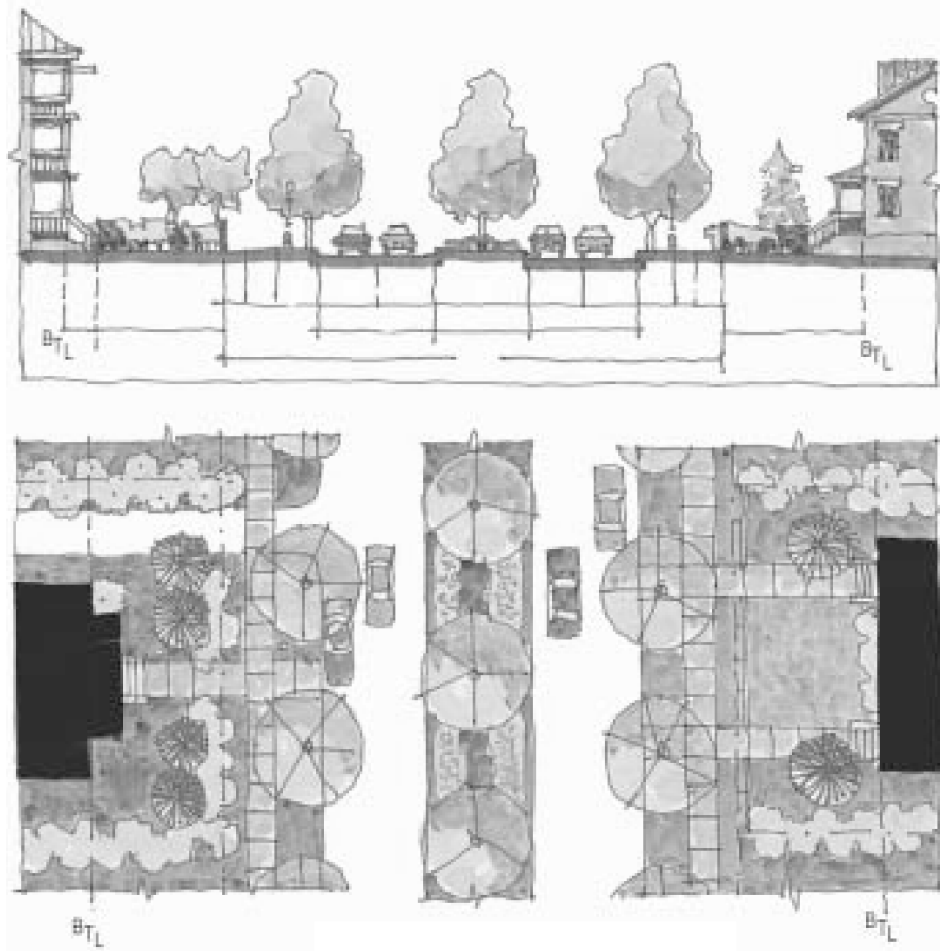
Desirable land uses: Commercial, office, retail, vertical mixed use, civic, institutional.

Story height: Between two and four stories (with exceptions as noted in site design subsection VI.B.6. herein).

Build-to line: For developments intending to develop in an urban, pedestrian-oriented manner, the build-to line shall be between two and six feet. Buildings that are not intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.

Sidewalks: Sidewalks shall have a minimum width of ten feet with a minimum of eight feet without obstructions and shall be provided on all sides of Collin-McKinney Parkway within a development area.

- b. Collin-McKinney Parkway between Custer Road and Rowlett Creek, and between Lake Forest and Hardin Blvd.:



Coin-McKinney Parkway II

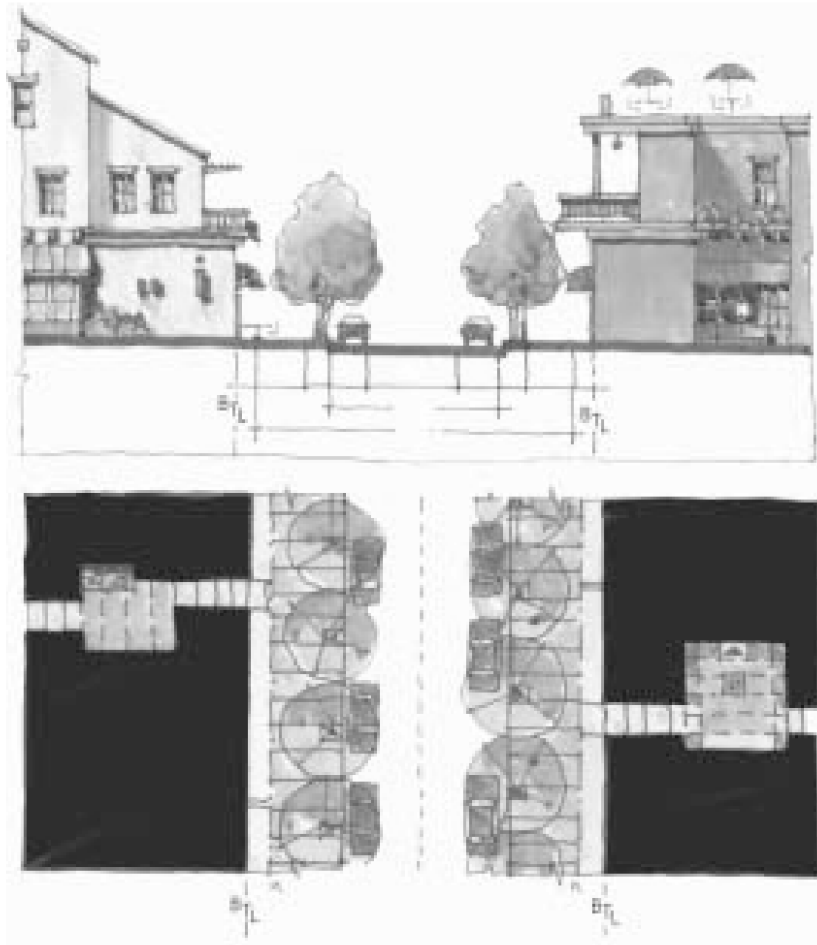
Design: Four-lane divided parkway with two one-way segments.

Desirable land uses: Open space, multi-use, high-density residential, manufacturing and light industrial.

Story height: Between two and four stories (with exceptions as noted in site design subsection VI.B.6. herein).

Setback line: Minimum 20 feet.

- c. Streets perpendicular to Collin-McKinney Parkway between Rowlett Creek and Lake Forest, and between Hardin Blvd. and FM 720:



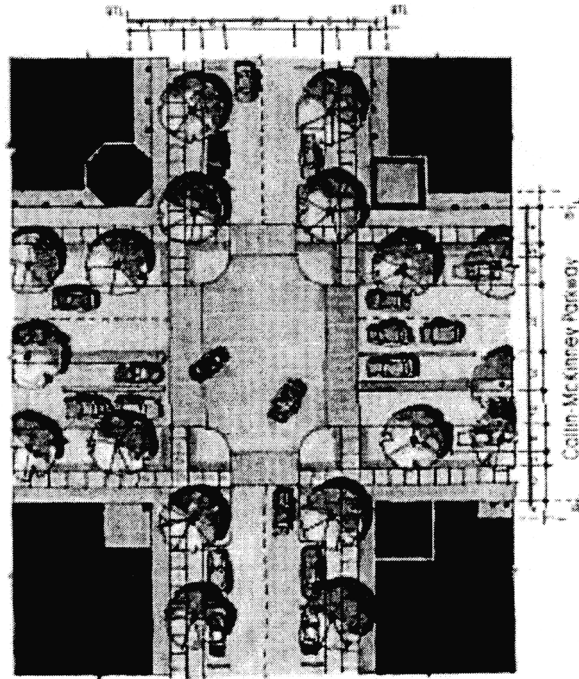
Streets Perpendicular to Collin-McKinney Parkway

Design: Two-way type "A" streets (as defined herein in the definitions section and neighborhood zone section) shall be constructed for two blocks north and south of Collin-McKinney Parkway.

Desirable land uses: Commercial, office, retail, vertical mixed use, multifamily, town/row houses.

Story height: Between two and four stories (with exceptions as noted in site design subsection VI.B.6. herein).

Build-to line: For developments intending to develop in an urban, pedestrian-oriented manner, the build-to line shall be between two and six feet. Buildings that are not intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.



Pedestrian Bump-Out Diagram

- d. All other streets within the Collin-McKinney Parkway Corridor except arterials:



Other Streets Diagram

Design: Two-way with on-street parking.

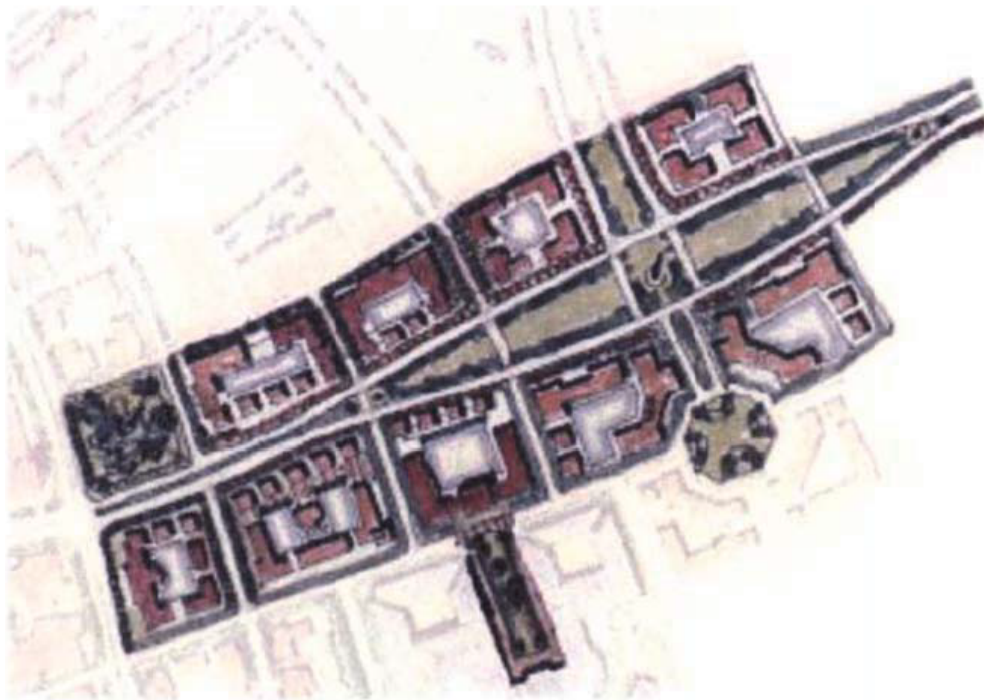
Desirable land uses: High density residential, multi-use, commercial, civic and retail.

Story height: Between two and four stories (with exceptions as noted in site design subsection VI.B.6. herein).

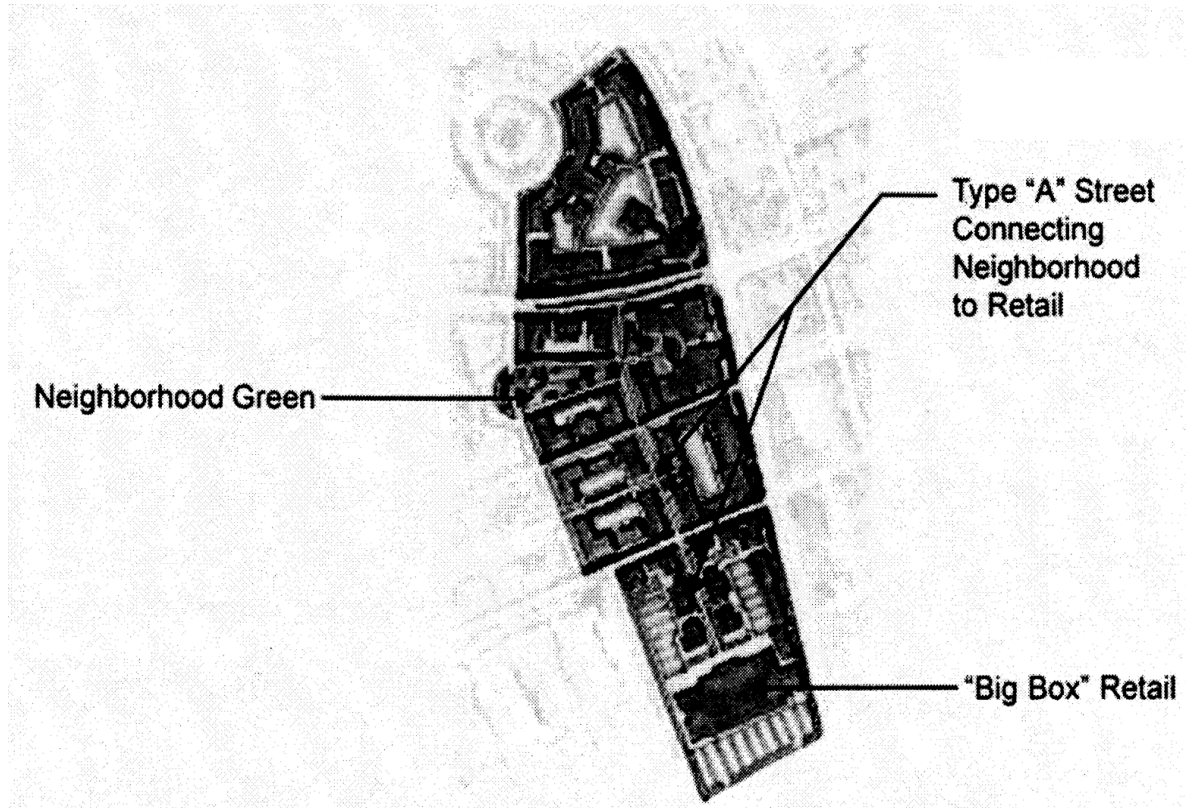
Build-to line: For developments intending to develop in an urban, pedestrian-oriented manner, the build-to line shall be between two and six feet. Buildings that are not intended to develop in an urban manner shall provide a minimum front yard setback of 20 feet.

2. *Additional street design.*

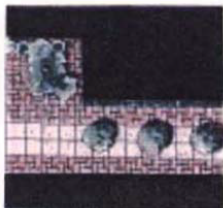
- a. Blocks intersecting Collin-McKinney Parkway in developed areas should not be more than 300 feet in length. Alleys, pedestrian ways or arcades can be substituted for public streets in order to meet the block length maximum standard as long as the alley, pedestrian way or arcade connects completely through the block.



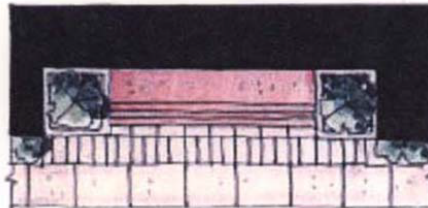
- b. Major local and local streets shall cross at periodic intersections providing direct Collin-McKinney Parkway connections between the commercial/employment districts to the south and the neighborhoods to the north. These streets shall provide access for pedestrians and bicyclists.
- c. Streets intersecting with Collin-McKinney Parkway and connecting with neighborhoods should connect with the commercial main streets or community greens in the neighborhoods.
- d. Streets parallel to Collin-McKinney Parkway should serve as service or side access streets with limited commercial uses fronting on these parallel streets.



- e. All streets should include, between the roadbed and the sidewalk, a planting strip with shade trees such that at maturity the trees will provide a continuous canopy along the sidewalk.
 - f. An improved surface for walking and bicycling along the entire length of the Collin-McKinney Parkway shall be provided continuously from Custer Road to F.M. 720 in accordance with the city's master parks and trail plan, and acceptable to the director of parks and recreation.
- E. *Parks, plazas and civic open space.*
- 1. Public open space amenities shall be associated with every building, as follows: One square foot of public open space per 50 square feet of floor area for the first 20,000 square feet of floor area; and one square foot of public open space per 100 square feet of floor area for every one square foot thereafter, or as approved by the director of planning.
 - 2. The four types of public open space are as follows:
 - a. Pedestrian way.



Pedestrian Way

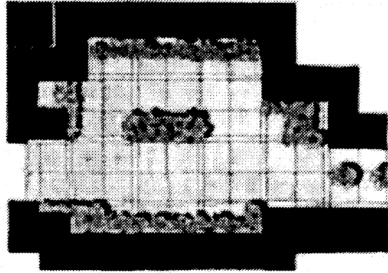


Forecourt

A street-level exterior public pedestrian way through the middle of the block, at least ten feet wide, providing a connection to a public courtyard or a street parallel to the parkway. The pedestrian way should be located only where block size and scale of development are large

enough to allow internalized service and ensure adequate pedestrian flows without detracting from activity on adjacent streets. The design of the enclosing walls should provide adequate sunlight and sky view. Building edges should accommodate public uses, such as shops and restaurants that are accessible from the pedestrian way. Public seating should be integrated where possible.

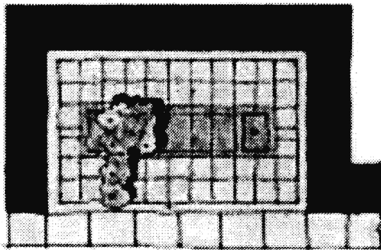
b. Courtyard.



Courtyard

A landscaped open space enclosure in the center of a block with minimal or no street frontage, which is large enough to allow for public activities and sunlight during midday. Although inwardly oriented, the courtyard should be considered part of a larger set of connected public spaces with access through an adjacent building or public places such as a pedestrian way, plaza or galleria. Primarily enclosed by buildings, the courtyard should have a high degree of visibility both at grade and above, to provide overlook and to encourage surveillance of the internal space. The location and design of entrances to the courtyard are critical in order to ensure that they are clearly identifiable and promote public use.

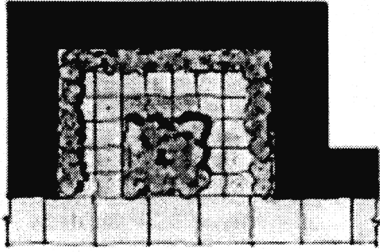
c. Urban garden.



Urban Garden

An intimate scale garden that should be located and oriented to receive maximum sunlight during midday. It should be enclosed by buildings on two or three sides and open to the street on one or two sides. Street edges should be screened with a combination of architectural and landscaped elements. Adjoining buildings should contain windows overlooking the garden, but the garden should not provide primary access to an individual building. The design should not create visual obstructions, dead end spaces or other security hazards. Each garden "room" should contain a high quality focal point such as a water feature or public art.

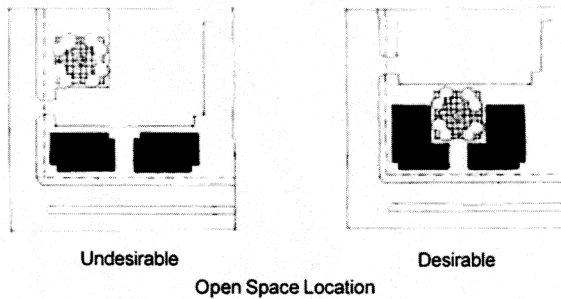
d. Plaza.



Plaza

A predominantly hard-surfaced space that is a portion of a block with a minimum of one side open to the street, which is located to provide maximum sunlight during the day but generally not located at the corner of the block. Adjacent buildings primarily define the plaza. Building edges should contain continuous public uses at grade to animate and support the open space. Large plazas should provide substantially continuous weather protection by the utilization of canopies or arcades at their edges. Unlike intimate scale urban gardens, a plaza may contain a primary entrance to an adjacent building. The floor of the plaza should be at the same grade as the sidewalk serving the adjacent street for easy access, with no more than 50 percent of the square footage deviating no more than three feet above or below grade.

3. Alternatives: The director of planning shall have discretion to approve other open space amenities with attributes similar to those described above.



4. All outdoor public open spaces described above shall provide: (i) at least one shade tree or planter; and (ii) at least one linear foot of seating for each 75 square feet of open space. Ledges and benches that provide seating on both sides and are at least 30 inches deep will count double. Level and flat planter rims that are not higher than two feet and are at least eight inches deep also count as seating as long as protruding vegetation does not obstruct them. Movable chairs are counted as 30 inches of linear seating per chair and may be stored after hours of operation. Corners and the space of steps that are wider than 15 feet may count as seating. Prior to the issuance of a certificate of occupancy, a plaque shall be placed in a publicly conspicuous location outside the building at street level, or at the side of an outdoor open space, identifying the open space furniture, stating the right of the public to use the space and the hours of use, and stating the name and address of the owner or owner's agent responsible for maintenance including the city if the open space is to be maintained by the city.
5. Cross-sectional proportions of squares and plazas should have a ratio between space width and adjacent building heights of 1:1 to 1:3. This ratio should never be greater than 1:6.



1:1 Best for Streets



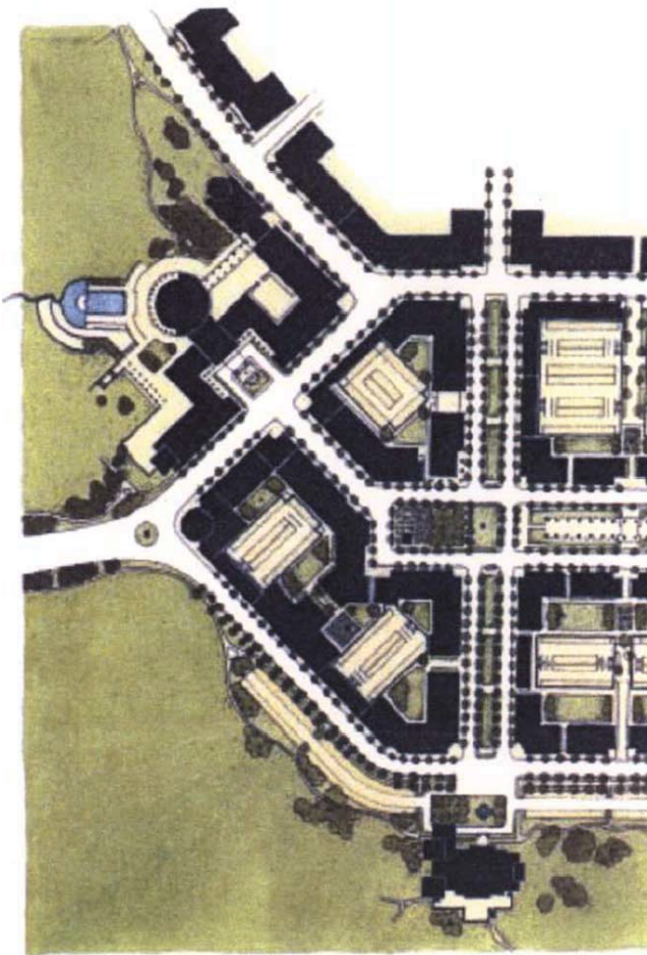
1:3 Best for Squares



1:6 The Perceivable Maximum

Recommended Enclosure for Public Spaces

F. *Parking.*



*Location of Parking Inside Blocks at Collin-McKinney Parkway
Adopted from DPZ Craig Ranch Charrette McKinney, Texas*

1. On-street parking shall be provided on every street where feasible. On-street parking for nonresidential uses within 200 feet of the building shall count toward 50 percent of the required onsite parking requirement under section 146-130
2. Parking lots larger than 40 spaces should be segregated into multiple, interconnected and landscaped lots. Surface parking lots with more than one hundred spaces are strongly discouraged.

3. All surface onsite parking should be located behind the rear building face of the buildings along Collin-McKinney Parkway between Rowlett Creek and Lake Forest, and between Hardin Blvd. and FM 720; and only behind the buildings along streets perpendicular to Collin-McKinney Parkway between Rowlett Creek and Lake Forest, and between Hardin Blvd. and FM 720 for two blocks north and south of Collin-McKinney Parkway. For all other locations, parking should be located behind the rear face or side of buildings. If surface parking is provided on the side of the building, the parking frontage to the street should not exceed 50 percent of the linear frontage of the building it serves, and the frontage should be screened by a wall or landscaping that is aligned with the build-to line of the street.
4. If adjacent uses complement one another in terms of the days and time of uses, the director of planning shall have the discretion to count shared parking towards off-street parking requirements, as provided for in the section 146-130(3) and section 146-130(5) of the city zoning ordinance (parking requirements).
5. Structured parking facilities shall be designed so that the only openings at the street level are those to accommodate vehicle entrances and pedestrian access to the structure. The remainder of the street-level frontage on Collin-McKinney Parkway shall be designed for retail, commercial or civic uses, other than parking. On other streets within the corridor, the street-level frontage shall either be designed for retail, commercial or civic uses, other than parking or designed with an architecturally articulated facade to screen the parking areas of the structure.
6. Facilities designed to park and lock bicycles shall be provided for each building with commercial uses greater than 5,000 square feet.

VI. Commercial/employment zone.

Intent/purpose: Commercial/employment districts are located principally along SH 121 and in some locations along Custer Road. The intended uses in these districts are large employers involved in commercial/light industrial activity that are dependent upon SH 121 and are not easily incorporated into the fabric of a town center or neighborhood. Buildings of all sizes, large and small, are allowed in Commercial/Employment Districts, as are the associated parking lots, loading and shipping facilities of light industrial activity. Minimum standards are provided below in order to ensure basic compatibility with the neighborhoods and the Parkway Corridor to the north. Residential uses are permitted above nonresidential uses to promote the mixed-use strategy for the REC.

A. Site design.

1. "Big box" retail and shopping center guidelines:
 - a. Developments shall create a continuous public edge and streetscape on all frontages by using a combination of the following:
 - i. Building face;
 - ii. Low wall, canopy structure or attractive fence;
 - iii. Articulated screening wall around service/loading areas to screen trucking activities from pedestrian areas;
 - iv. Street furniture; and
 - v. Landscaping; as well as incorporation of signage into any of the above.
 - b. Buildings shall be designed to face the street. All entrances and exits shall have a continuous pedestrian walkway that is connected to a public sidewalk.
 - c. Additional requirements:
 - i. Pedestrians should have accessibility between the public streets and the building without having to walk through a surface parking lot, unless the parking lot is transected with a covered walkway of at least 15 feet wide that connects the building to the street.

- ii. Pedestrian walkways should be protected from vehicular intrusions with landscaping, curbs, bollards or other elements integrated into the overall streetscape design.
- iii. At least 35 percent of the facade on the ground level floor facing the primary street shall provide windows and doors that allow for visibility into the commercial building or store.
- iv. Blank facades shall not be exposed to the public streets. Buildings with long facades (greater than 40 feet) should be massed and articulated by design elements including texture, canopies, fenestrations, and the vertical expression of structural bays so that the scale of the building does not overwhelm streetscapes.
- v. Buildings shall incorporate traditional horizontal elements such as building bases, sills, cornices and rooflines to add interest, reduce the massive scale of the building and complement the character of adjacent buildings.
- vi. Rooftop and ground floor mechanical equipment shall be screened from public view from right-of-way and adjacent buildings.
- vii. Screening through landscaping or appropriate fencing is required for all storage, service portals, garbage areas, and service driveways that are adjacent to other properties.
- viii. A variety of materials and exterior treatments are encouraged.
- d. Vehicular and pedestrian access to adjacent current and future uses should be incorporated in the initial site planning stages. Driving aisles and vehicular access routes should be designed as extensions of the public realm, with connections to adjacent roads, sidewalks connecting to public sidewalks, curbs, street furniture and protective landscaping.
- e. Access points shall be consolidated, organized and clearly marked to minimize pedestrian, bicycle and auto conflicts.
- f. Parking lots.
 - i. Parking lots should be laid out to continue the street/block pattern of the area so that the lots can easily be redeveloped with buildings consistent with the urban design of the surrounding development.
 - ii. Large surface parking lots shall be screened and broken up visually through landscaping and other elements within the parking area, such as a grid of trees on islands in the parking lot or segmenting the lot with landscaped areas, as well as utilizing defined walkways.
 - iii. Direct, defined and protected pedestrian routes should be provided through parking lots.
 - iv. Landscaped islands should be placed at the ends of each of double row parking bays.
 - v. Lots shall be designed to screen parked cars from the public sidewalk with low, dense planting; a low wall; trees; retaining walls to lower the grade of the lot; or a combination of the above.
- g. Convenient bicycle parking should be provided for employees and customers adjacent to the front doors of the building where possible.
- 2. Large buildings should be articulated (broken into smaller components; avoiding facade flatness; with projections or indentations; with clearly marked and well designed entries; with differentiation between bottom floor, top floor, and the floors in between; and with a variety of roof designs).

3. The scale, massing, articulation, orientation, and architectural features of structures to be located adjacent to State Highway 121 should provide a transition between State Highway 121 and the developments to the north.

B. *Area and bulk regulations.* Development within the commercial/employment center zone is generally allowed to be conventional in design. As such, development of property in the commercial/employment center zone shall conform to the special regulations section of the city zoning Ordinance 1270, as amended, in addition to the REC overlay standards herein applicable to property in the commercial/employment center zone. When Ordinance 1270 is applicable, the following additional standards shall also apply: Lot widths shall be a minimum of 50 feet; lot coverage shall be a maximum of 70 percent except that the lot coverage may be increased as part of site plan approval if structured parking is provided; and building setback lines shall be at least 20 feet along SH 121 and Custer Road. In case of any conflict, the REC overlay standards herein shall control over the standards in Ordinance 1270. Ordinance 1270 shall not be applicable in any respect if the property in the commercial/employment center zone is adjacent to or across the street from property within the Collin-McKinney Parkway corridor zone or the neighborhood zone; in which case, development of the property in the commercial/employment center zone shall conform to the area and bulk regulations and all other REC overlay standards of the respective Collin-McKinney Parkway corridor zone or the neighborhood zone.

C. *Connectivity, linkages and access.*

1. Districts shall utilize a simple and functional street layout that provides multiple options for moving between destinations and connecting to adjacent developments.
2. The street and block designs therefore should continue the pattern utilized in the parkway corridor and the neighborhoods so that as the market changes over time, the districts can accommodate increased mixed-uses and achieve higher use land values.
3. Streets should be interconnected throughout the district. The street layout, public spaces, and buildings in the district should be designed so as to create a coherent focus at a public place.
4. For buildings containing retail or consumer services uses, covered walkways should be utilized to link sidewalks/bus stops with buildings if the buildings are not placed on the set-to line.
5. Pedestrian crosswalks shall be provided at all intersections.
6. On-street parking shall be provided on every street where feasible.

D. *Public spaces.*

1. Districts shall provide defined public places and activity centers. This can be accomplished by the utilization of greens, plazas and streets fronted by closely adjacent buildings to provide interest at the pedestrian level.
2. Proportions of squares and plazas should have a ratio between space width and adjacent building heights of 1:1 to 1:3. This ratio should not exceed 1:6.

VII. *REC base zoning districts.*

The base zoning districts set forth the purpose of each specific district. Permitted uses within each REC base zoning district are set forth in the REC schedule of uses.

The REC overlay design standards and guidelines address site design, area and bulk regulations, lot and building types, connectivity, open space, land use mix and allocation, and compatibility through urban design.

The director of planning shall make a determination if a use not referenced in the REC schedule of uses can reasonably be interpreted to fit into a use category where similar uses are described. Interpretations may be ratified by the city council upon recommendation by the planning and zoning commission at a regularly scheduled meeting. It is the intent of this provision to group compatible land uses into specific base zoning districts, either as

permitted uses or as uses authorized by a specific use permit. Compatibility of uses within a particular base district is also facilitated by the urban design standards and guidelines provided in the REC overlay. Uses not listed as a permitted or specific use permit shall be presumed to be prohibited from the applicable base zoning district. In the event that a particular use is not listed in the REC schedule of uses for a given base district, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the director of planning shall determine whether a materially similar use exists in REC schedule of uses for a given base district. Should the director of planning determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the director's decision shall be recorded in writing. Should the director of planning determine that a materially similar use does not exist, the matter shall be processed in accordance with section 146-43.

A. *REC residential district.*

1. *Purpose.* This district provides for a mix of residential types, which are supported by neighborhood centers, pedestrian-scale urban design, internal open space, convenient access to adjacent neighborhoods and the town center developments within the Collin-McKinney Parkway corridor. The neighborhood centers, which are required for a neighborhood development (as defined in the REC overlay), shall be zoned separately as an REC neighborhood center district.
2. *Permitted uses.* See REC schedule of uses and applicable REC overlay zone category.
3. *Specific use permits.* See REC schedule of uses.
4. *Permitted building/lot types and bulk/area standards.* See applicable REC overlay zone category.

B. *REC multi-use and high-density residential district.*

1. *Purpose.* This district provides for a wide mix of uses, integrating residences, shops, retail, restaurants, entertainment, services, offices, civic locations, the arts, and hospitality facilities. This district anchors REC neighborhoods to the north while also supporting destination activity within the Collin-McKinney Parkway corridor zone. This district also supports uses in the commercial and employment center zone along SH 121 and Custer Road.
2. *Permitted uses.* See REC schedule of uses and applicable REC overlay zone category.
3. *Specific use permits.* See REC schedule of uses.
4. *Permitted building/lot types and bulk/area standards.* See applicable REC overlay zone category.

C. *REC office district.*

1. *Purpose.* This district provides for office buildings with attendant retail and services uses intended primarily to serve occupants of such buildings and complexes.
2. *Permitted uses.* See REC schedule of uses and applicable REC overlay zone category.
3. *Specific use permits.* See REC schedule of uses.
4. *Permitted building/lot types and bulk/area standards.* See applicable REC overlay zone category.

D. *REC neighborhood center district.*

1. *Purpose.* This district acts principally as a neighborhood center, providing for community gathering places, shops, services, individual workplaces and mixed-use residential. More than one neighborhood center district is permitted within a neighborhood.
2. *Permitted uses.* See REC schedule of uses and applicable REC overlay zone category.
3. *Specific use permits.* See REC schedule of uses.
4. *Permitted building/lot types and bulk/area standards.* See applicable REC overlay zone category.

E. *REC retail district.*

1. *Purpose.* This district provides for a wide range of retail and service establishments. This district shall be located on an arterial roadway or highway.
 2. *Permitted uses.*
 - a. If this district is located adjacent to or surrounded by an REC multi-use and high-density residential district, only those retail uses permitted in the multi-use and high-density residential district shall be permitted.
 - b. For all other locations, see REC schedule of uses and applicable REC overlay zone category.
 3. *Specific use permits.* See REC schedule of uses.
 4. *Permitted building/lot types and bulk/area standards.* See applicable REC overlay zone category.
- F. *REC commercial district.*
1. *Purpose.* This district provides principally for auto-dependent uses in areas not easily accessible to pedestrians. This district serves not only the REC community but also city-wide and region-wide populations including commuters along SH 121.
 2. *Permitted uses.* See REC schedule of uses and applicable REC overlay zone category.
 3. *Specific use permits.* See REC schedule of uses.
 4. *Permitted building/lot types and bulk/area standards.*
 - a. See applicable REC overlay zone category.
 - b. Buildings in a commercial district fronting streets within or adjacent to the Collin-McKinney Parkway corridor zone shall provide a compatible transition as prescribed in the REC overlay.
- G. *REC employment center district.*
1. *Purpose.* Principally for workplace and commerce uses, this district provides for large business or light/clean industrial complexes that, because of scale or the nature of the use, cannot be integrated into a town center or neighborhood. Although smaller scale buildings such as those permitted in the neighborhoods and Collin-McKinney Parkway corridor zones are permitted in the REC employment center district, the employment center district is reserved for those uses such as distribution operations, campus commercial and large retail stores that necessitate immense buildings, expansive parking lots, and substantial loading docks.
 2. *Permitted uses.* See REC schedule of uses and applicable REC Overlay Zone category.
 3. *Specific use permits.* See REC schedule of uses.
 4. *Permitted building/lot types and bulk/area standards.*
 - a. See applicable REC overlay geographic category.
 - b. Building sites located in the commercial/employment zone adjacent to or fronting streets across from properties within the Collin-McKinney Parkway corridor zone or the neighborhood zone shall facilitate a compatible transition by relating to the adjacent properties or streets as prescribed in the standards for the Collin-McKinney Parkway corridor zone or the neighborhood zone.
- H. *REC government/civic district.*
1. *Purpose.* This district provides for the creation of a high quality environment for central governmental, civic and community facilities and to contribute to the efficiency of governmental and civic services provided to the citizens of the area.
 2. *Permitted uses.* See REC schedule of uses and applicable REC overlay zone category.

3. *Specific use permits.* See REC schedule of uses.
4. *Permitted building/lot types and bulk/area standards.*
 - a. See applicable REC overlay zone category.
 - b. If the structure is a church, the space limits established in section 146-129(1)(c) shall apply.

I. *REC schedule of uses.*

	Not Permitted
P	Permitted
S	Specific use permit required
T	Temporary use permit required

District:	Residential	Multi-Use & High-Density Residential Center	Office	Neighborhood Center	Retail	Commercial	Employment Center	Govt/ Civic
<i>Type Use:</i>								
<i>Residential Uses</i>								
Bed and breakfast (subject to Ch. 138, Art. IV)	S	P	S	S	P			
Boardinghouse or rooming house (See definition in section 146-46)	P	P	P	S	S			
Dormitories	P	P	P	P	P	P	P	P
Multiple family dwelling (apartment), more than four units per building (See	P	P		S				

definition in section 146-46)								
Two-, three- and four-family dwelling (See definition in section 146-46)	P							
Town/row house (four or more units)	P	P						
Single family detached large lot	P							
Single family detached standard lot	P							
Single family detached small lot	P							
Accessory dwelling	P							
Dwellings above nonresidential uses	P	P	P	P	P	P	P	
Live/work	P	P		P	P			
<i>Educational and Institutional Uses</i>								
Cemetery	P							P
Church or rectory, including church-operated day-care facilities and pre-schools (See definition in section 146-46)	P	P	P	P	P	P	P	P
Clinic (See definition in section 146-46)		P	P	P	P	P	P	P
College or university	P	P	P	P	P	P	P	P

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Day-care for children (See definition in section 146-46)	P	P	P	P	P	P	P	P
Fairgrounds or rodeo								
Fraternal organization, lodge, civic club (See definition in section 146-46)		P	P	P		P	P	P
Halfway house	S	S						
Hospital (See definition in section 146-46)		P	P	P	P	P	P	P
Museum, library, art gallery (public) (See definition in section 146-46)	P	P	P	P	P	P	P	P
Public building (shop or yard) (See definition in section 146-46)						P	P	P
Rest home or nursing home (See definition in section 146-46)	P	P		S			P	
School, businesses or trade (See definition in section 146-46)		P	P	P	P	P	P	P
School, public or denominational (See definition in section 146-46)	P	P		P				P
<i>Accessory, Utility and Incidental Uses</i>								

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Accessory building or use (See definition in section 146-46)	P	P	P	P	P	P	P	P
Electrical generating plant						S	S	
Home occupation (See section 146-133) (See definition in section 146-46)	P	P	P	P	P			
Local utility line	P	P	P	P	P	P	P	P
Parking, incidental to main use	P	P	P	P	P	P	P	P
Public building (shop or yard) (See definition in section 146-46)						P	P	P
Grounds-keeper's quarters (See definition in section 146-46)	P							
Sewage treatment plant								S
Stable private								
Swimming pool, private (See definition in section 146-46)	P	P	P	P	P	P	P	P
Telephone exchange, no garage or shop	P	P	P	P	P	P	P	P
Utility business office		P	P		P	P	P	P
Utility distribution lines	P	P	P	P	P	P	P	P

Utility shop or yard						P	P	
Utility substation or regulating station	S	S	S	S	S	S	S	S
Water storage tank	P	P	P	P	P	P	P	P
Water treatment plant								
<i>Recreational and Entertainment Uses</i>								
Amusement commercial (indoor) (See definition in section 146-46)		P	P	S	P	P	P	P
Amusement commercial (outdoor)(See definition in section 146-46)					P	P		P
Carnival or circus (temporary)	T	T	T	T	T	T	T	T
Country club (See definition in section 146-46)	P	P	P	P	P	P	P	
Fairgrounds or rodeo								
Golf course (public)	P	P	P	P	P	P	P	P
Golf course, Par-three (commercial)	S	S	S	S	S	P	P	P
Park or playground (public) (See definition in section 146-46)	P	P	P	P	P	P	P	P
Playfield or stadium (public) (See definition in section 146-46)	S	P	P	P	P	P	P	P

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Private club (subject to Ch. 138, Art. II) (See definition in section 146-46)		S	S	S	S	S	S	
Recreation area (private) (See definition in section 146-46)	S	P	P	P	P	P	P	
Recreation center (public) (See definition in section 146-46)	P	P	P	P	P	P	P	P
Sexually oriented business (subject to Ch. 138, Art. V)						S		
Stable, commercial (See definition in section 146-46)								
Stable, private								
Swim or tennis club (See definition in section 146-46)	S	P	P	S	P	P	P	
Swimming pool (public)	P	P	P	P	P	P	P	P
Swimming pool (private) (See definition in section 146-46)	P	P	P	P	P	P	P	
Theater (indoor)		P	P	S	P	P	P	

Theater (outdoor)	T	T	T	T	S	T	T	T
<i>Transportation Related Uses</i>								
Airport or landing field								
Automobile sales or repair						S		
Boat sales or repair						S		
Boat storage						P		
Bus station (private)		P	P	S	P	P	P	
Heliport or helistop		S	S	S	S	S	S	S
Motor freight terminal						P	P	
Parking incidental to main use	P	P	P	P	P	P	P	P
Parking lot (commercial)		S	P	S	S	P	P	P
Parking lot (truck) (See definition in section 146-46)							S	
Railroad freight station						P	P	
Railroad team truck								
Railroad track or right-of-way	P	P	P	P	P	P	P	P
Trailer, light truck, tool rental					P	P		

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Truck sales or repair						S		
Truck storage						P		
Transit station (public)	P	P	P	P	P	P	P	P
<i>Automobile and Related Uses</i>								
Auto display and sales						S		
Auto display and sales (indoor showroom only)		P	P		P	S	S	
Auto laundry (subject to limitations specified by section 146-42(12))					P	P		
Auto painting or body shop						P		
Auto parts sales (indoor)					P	P		
Garage, auto repair (See definition in section 146-46)						P		
Garage, parking (private)	S	P	P	P	P	P	P	P
Garage, parking (commercial)		P	P	P	P	P	P	P
Junk or salvage yard (See definition in section 146-46)								
Motorcycle sales and service						S		

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Parking, incidental to main use	P	P	P	P	P	P	P	P
Parking lot (commercial)		P	P	S	P	P	P	P
Service station or motor vehicle fuel sales (subject to section 146-79(102)) (See definition in section 146-46)		S	S	S	P	P	P	
Tires batteries and accessories (113)					P	P		
Tire recapping								
<i>Retail and Service Uses</i>								
Antique shop (See definition in section 146-46)		P	P	P	P	P	P	
Apparel and accessory stores		P	P	P	P	P	P	
Art supplies		P	P	P	P	P	P	
Auto display and sales						S		
Auto display and sales (indoor showroom only)		P	P		S	S	S	
Bait shop						P		
Bakery or confectionery (retail)		P	P	P	P	P	P	
Barber or beauty shops		P	P	P	P	P	P	

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Bed and breakfast (subject to Ch. 138, Art. IV)	S	P	S	S	P			
Book or card shop		P	P	P	P	P	P	
Cleaning (small shop and pickup) (See definition in section 146-46)		P	P	P	P	P	P	
Clinic (See definition in section 146-46)		P	P	S	P	P	P	P
Corner store (less than 2,000 square feet gross fl. area)	P	P	P	P	P	P	P	
Day-care for children (See definition in section 146-46)— Primary use	P	P	P	P	P	P	S	P
Day-care for children—Secondary use	P	P	P	P	P	P	P	P
Department or discount store		P	P	P	P	P	P	
Drug-store or pharmacy		P	P	P	P	P	P	
Fabrics or needlework shop		P	P	P	P	P	P	
Florist or garden shop		P	P	P	P	P	P	
Food stores, groceries		P	P	P	P	P	P	
Frozen food lockers		S				P	P	
Furniture sales		P	P	P	P	P	P	

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Greenhouse or plant nursery		S		S	P	P	P	
Hardware store		P		P	P	P	P	
Hobby or handcraft shop		P	P	P	P	P	P	
Household appliance sales (See definition in section 146-46)		P	P	P	P	P	P	
Key shop		P	P	P	P	P	P	
Mimeograph or letter shop		P	P	P	P	P	P	
Office supplies		P	P	P	P	P	P	
Paint and related sales		P	P		P	P		
Pawnshops						P		
Personal service (See definition in section 146-46)		P	P	P	P	P	P	
Pet stores (no outside runs)		P	P	P	P	P	P	
Restaurant or cafeteria (indoor service) (See definition in section 146-46)		P	P	P	P	P	P	
Restaurant or cafeteria (including drive-through window) (See definition in section 146-46)			S		P	P	S	

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Restaurant or cafeteria (drive-in service) (See definition in section 146-46)					P	P		
Retail store (indoor)		P	P	P	P	P	P	
Service station or motor vehicle fuel sales (subject to section 146-79; see also section 146-42)(See definition in section 146-46)		S	S	S	P	P	S	
Studios, photo, music, art, health, etc.		P	P	P	P	P	P	
Tattoo parlor						P		
Travel agent		P	P	P	P	P	P	
<i>Commercial Type Uses</i>								
Amusement, commercial (indoor) (See definition in section 146-46)		P	P	S	P	P	P	P
Amusement commercial (outdoor) (See definition in section 146-46)					P	P		P
Auto laundry (subject to limitations specified by section 146-42)					P	P		
Bakeries (wholesale)		S			S	P	P	
Banks and financial institutions, no drive-up windows		P	P	P	P	P	P	

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Banks and financial institutions, including drive-up windows		P	P	S	P	P	P	
Building materials sales					P	P		
Carnival or circus (temporary)					T	T	T	T
Carpentry, painting shop						P		
Cleaning plant, laundry					P	P		
Construction buildings (temporary)	T	T	T	T	T	T	T	T
Creamery, dairy products						P	P	
Department or discount stores		P	P		P	P	P	
Exterminator						P		
Farm implement sales and service						P		
Field office (temporary) (See definition in section 146-46)	T	T	T	T	T	T	T	T
Funeral homes and mortuaries		P			P	P		
Garage, auto repair (See definition in section 146-46)					P	P		

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Golf course, Par-three (commercial)	S	S	S	S	S	P	P	P
Hotel or motel (See definition in section 146-46)		P	P	S	P	P	P	
Laboratories, medical, dental, science		P	P	S	P	P	P	
Miniwarehouses			S			S		
Mobile home display and sales								
Monument sales						P		
Motor freight terminal						P	P	
Office building		P	P	P	P	P	P	P
Offices, showrooms, buildings		P	P		P	P	P	P
Office use		P	P	P	P	P	P	P
Pet store or kennel (outside runs)						P		
Plumbing shop		P			P	P		
Printing plant or newspaper						P	P	
Private club (subject to Ch. 138, Art. II) (See definition in section 146-46)		S	S	S	S	S	S	
Radio or TV broadcast studio		P	P		P	P	P	

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Real estate sales office (temporary)	T	T	T	T	T	T	T	T
Rest home or nursing home (see definition in section 146-46)	S	P	P	S	P	P		
School, business or trade (see definition in section 146-46)		P	P	S	P	P	P	P
Sign shop						P		
Stable, commercial (see definition in section 146-46)								
Swim or tennis club (see definition in section 146-46)	S	P	P	S	P	P	P	
Theater (indoor)		P	P	S	P	P	P	
Theater (outdoor)					S	P		
Tires, batteries and accessories (see definition in section 146-46)					P	P		
Trailer, light truck, tool rental					P	P		
Upholstery shop		P	P	P	P	P	P	
Veterinarian (no outside runs)		P		P	P	P		
Veterinarian (with outside runs)						S		
Warehousing						P	P	

Wholesale establishments						P	P	
<i>Industrial and Manufacturing Uses</i>								
Acid manufacture								
Apparel and related manufacture						P	P	
Cement, lime, gypsum, plaster								
Chemicals and allied products								
Concrete or asphalt batch plant								
Contractor's yard								
Drugs and pharmaceutical manufacture						S	S	
Dirt or topsoil extraction								
Electrical generating plant								
Electronic products manufacture		P	P		P	P	P	
Fat rendering, animal reduction								
Fertilizer manufacture								
Food processing								
Forge plant								

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Gas, butane, propane storage						S		
Heavy machinery sales and storage						P		
High-technology manufacturing and fabrication		S	S		S	P	P	
Industrial and manufacturing plants								
Junk or salvage yard (See definition in section 146-46)								
Laboratories, medical, dental, science		P	P	S	P	P	P	
Machine shop or welding						P		
Metal fabrication						P	P	
Motor freight terminal						P	S	
Open storage (See definition in section 146-46)								
Paper or pulp manufacture								
Parking lot (truck) (See definition in section 146-46)							S	
Petroleum products refining or storage								
Plastic products manufacture							S	

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Printing plant or newspaper						S	S	
Sand or gravel mining or storage								
Sanitary landfill								
Smelting of ores or metals								
Soft drink bottling plant								
Stockyards or slaughterhouse								
Utility shop or yard						P	P	
Utility substation or regulating station	P	P	P	P	P	P	P	P
Warehousing						P	P	
Welding shop						P		
<i>Agricultural and Related Uses</i>								
Agricultural and ranching uses		P	P	P	P	P	P	P
Feed lots								
Farms, nurseries, truck gardens (See definition in section 146-46)					P	P		
Forestry and mining uses								

Hatchery, poultry, egg farm								
Kennel, animal boarding (outside runs)						S		
Livestock auction (See definition in section 146-46)								
Stable, commercial (See definition in section 146-46)								
Stable, private								