

## **PD Development Regulations**

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

1. Permitted Uses
  - 1.1. Retail
  - 1.2. Office Showroom/Warehouse
  - 1.3. Office
  - 1.4. Warehouse
  - 1.5. Drone Delivery
2. Accessory Uses Permitted with Criteria (as specified in the Unified Development Code):
  - 2.1. Detached Accessory Structures
3. Space Limits
  - 3.1. Minimum Lot Area: 0 SF
  - 3.2. Minimum Lot Width: 0 ft
  - 3.3. Minimum Lot Depth: 0 ft
  - 3.4. Minimum Front Yard Setback: 25 ft
  - 3.5. Minimum Rear Yard Setback: 25 ft
  - 3.6. Minimum Side Yard Setback: 25 ft
  - 3.7. Maximum Height of buildings and structure: 35 ft
  - 3.8. No building or structure shall be within a minimum distance of 100 feet from the South boundary of the subject property.
4. Site and Development Standards
  - 4.1. Screening Requirements:
    - 4.1.1. The required screening around the added site shall be installed as shown in the zoning exhibit with a fence surrounding the entirety of loading and charging stations for drones.
    - 4.1.2. The existing tree line along the eastern property line shall be maintained by the property owner. For any tree that is removed within this area, for any reason, the property owner is required to plant a minimum of one (1) canopy tree that meets the standards of the City of McKinney Unified Development Code (UDC) within the general area.