

## Article 2: Zoning Regulations

204 Zoning Districts  
K MR – Mixed Residential

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#### 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.