

EXHIBIT D - Development Regulations

Applicable Regulations: The Property shall be developed in compliance with the standards set forth herein and all other ordinances, rules and regulations of McKinney, as they currently exist, or may be amended in the future. In the event of a conflict between this Ordinance and any other City ordinance, rule or regulation, this Ordinance shall control. To the extent that any of the exhibits attached hereto are in conflict with the provisions of this Ordinance or one another, the provisions of this Ordinance, then the provisions of the Exhibits shall prevail in that order.

1) Definitions

- a) Property means the property described on Exhibit B (**"Property Map"**) of this Ordinance.
- b) Residential Building Standards means the standards regulating setbacks, dimensions, height, and other development regulations for all Residential Districts within the Property further depicted in Table SFR-1.
- c) Zoning Ordinance means the McKinney Unified Development Code as amended.

2) Single-Family Residential ("SFR") Use Type Allowances. The following standards provide for the permitted number of SFR Use Types:

- a) The overall number of SFR Units shall not exceed 600 in total at build-out.

The following minimum development standards apply to Single-Family Residential Units (detached and attached):

Table SFR-1: Single-Family Residential Building Standards

	Lot Standards			Building Setbacks [2]				Max. Height	Min/Max Units
	Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft) [5]	Rear Yard (ft)	Side Interior (ft)	Side at Corner (ft)	Building Height (ft)	# of Units
Single-Family Residential Use Types [8]									
Traditional [6]	6,900	60	115	20	12 (20 for alley served)	5	15	35	Min. 100
Cottage [6]	5,500	50	110	20	10 (20 for alley served)	5 [1]	15	35	N/A
Villa [1,2,3,7]	3,600	32	55	15	3 or min of 20 for alley served	5 [1]	15	35	Max. 200

Notes:

[1] Setback may be reduced to zero feet, so long as a minimum building separation of ten feet shall be maintained between dwelling units. 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' (fifty feet) in width shall be accessed via alleys abutting the rear of the lot.

[3] These districts allow for meeting two of three minimum lot standards: area, width, or depth.

[4] If detached single-family uses are constructed within these zoning districts, these uses shall adhere to the space limits governing the Villa district.

[5] UDC provisions stating "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" shall not apply.

[6] A 10' (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.

[7] A 7.5' (seven-and-a-half-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 Villa type.

[8] Prior to the approval or recording of a final plat, a maximum of three model home building permits per home builder may be issued, provided that a concrete paved surface with two points of access is available to access the units at the time of building permit issuance; however, no structure may be occupied until the final plat is approved and recorded.

Table U-1: Permitted Uses

The definitions and associated criteria of each use shall correspond to the City of McKinney Unified Development Code (UDC).

P = Permitted use C = Addt'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL
	SFR
Single-family detached	P
Single-family attached	P
Duplex	P
Triplex	P
Quadplex	S
Multi-family, cottage	
Multi-family, traditional	
Independent living	
Assisted living facility	
Community care home	C
Community care facility	
Community transition facility	
Crisis support home	C
Crisis support facility	
Displacement shelter	
Agricultural and ranching, private or wholesale	P
Agricultural and ranching, retail	
Amenity center, neighborhood	P
Animal care and services, indoor only	
Animal care and services, outdoor area	
Animal care and services, outdoor boarding	
Arts or cultural center	
Auto, motorcycle, truck, or boat, rental or sales	
Banks and financial services	

Body art studio	
Car wash	
Cemetery	
Civic club or fraternal organization	
Clinic, medical or dental	
College or university	
Commercial entertainment, indoor	
Commercial entertainment, outdoor	
Commercial laundry (laundromat)	
Community garden	C
Contractor's yard	
Cottage industrial	
Country club	P
Data center	
Day care center	
Dispatch office	
Electric vehicle charging facility	
Farmers' market, permanent	
Fuel sales, passenger vehicles	
Funeral home or mortuary	
Government facilities (city, excluding airport uses)	P
Government or public facility (non-city)	
Greenhouse or plant nursery	
Gun range, indoor	
Gym or fitness studio	
Heavy machinery, rental, sales, and storage	
Hospital	
Hotel or motel	
Microbrewery, distillery, winery or cidery	
Office showroom/warehouse	
Office	
Parking garage or lot, paid or private	
Personal service	

Radio or TV broadcast station	
Reception or event center, indoor	
Reception or event center outdoor	
Recreation area, private	P
Recreational vehicles, rental or sales	
Religious assembly	C
Restaurant, brew pub	
Restaurant, carry out and delivery only	
Restaurant, dine-in	
Restaurant, drive-in or drive-through	
Retail sales	
School, business or trade	
School, public, private or parochial	P
Self-storage	
Stable, commercial	
Storage, automobile	
Transportation station	
Utility substation	S
Vehicle repair, major	
Vehicle repair, minor	
Accessory building, detached	A
Accessory dwelling unit	A
Accessory structure	A
Caretaker's or watchman's quarters	
Electric vehicle charging station	A
Helistop	
Home occupation	A
Outdoor storage	
Swimming pool	A
Batch plant (outdoor), temporary	I
Construction field office	I
Model home	I
Portable storage container	I
Religious or philanthropic uses	I
Seasonal sales	I

Warming station	I
Bed & breakfast	S
Donation collection container	
Food truck courts	
Food truck operation sites	
Private club	
Telecommunication Structure, High Rise	
Telecommunication Structure, Low Rise	C
Telecommunication Structure, Stealth	C
Wind energy conversion system (WECS)	