

EXHIBIT D DEVELOPMENT REGULATIONS

Purpose Statement: The purpose of this district (“District”) is to establish a quality residential community for the property described by metes and bounds on Exhibit “B” (the “Property”) in the City of McKinney, Texas (the “City”).

General Provisions: Use and development of the Property shall conform with the following regulations included in this Exhibit “D” (the “Development Regulations”) and the Zoning Exhibit attached as Exhibit “C”. Except as otherwise provided in this Exhibit “D”, development of the Property shall comply with the Unified Development Code of the City of McKinney, Texas (the “UDC”), except as amended by these Development Regulations. In the event of a conflict between this Exhibit “D” and the UDC, this Exhibit “D” shall control.

A. Definitions:

- a. “Type A Lot” means a lot with a width of at least 50 feet.
- b. “Type B Lot” means a lot with a width less than 50 feet.

B. Development of Type A Lots on the Property shall conform with the requirements of the R5 – Residential zoning district of the UDC in effect as of the date of approval of this PD ordinance (“R5 District”).

C. All uses allowed within the R3 District shall be allowed within the Property. Development of Type B Lots on the Property shall conform with the requirements of the R3 – Residential zoning district of the UDC in effect as of the date of approval of this PD ordinance (“R3 District”), except as follows:

- a. Minimum Front Setback: 5’
- b. Minimum Interior Side Setback: 0’/6’. One interior side may have a minimum zero-foot (0’) side setback (zero lot line) and a minimum six-foot (6’) side setback on the opposite side. There shall be a minimum building separation of six feet (6’) maintained between buildings. Eaves may overhang a neighboring lot line up to eighteen inches (18”) on the zero-lot line side.

D. Landscaping:

- a. For Type B Lots, a minimum of one ornamental tree (with a minimum 2” caliper at the time of planting) is required in lieu of a canopy tree in each front yard.
- b. The Property owner or developer will plant canopy trees at a ratio of one canopy tree for each Type B Lot developed within the Property; and, these canopy trees may be located anywhere on the Property including, without limitation, within landscape buffers, around detention facilities, within open space or other landscaped areas.

- E. Screening and Fencing: Along Ridge Road, screening shall consist of a masonry screening wall. Except for screening along Ridge Road, all other perimeter fencing along the Property's remaining boundary lines (other than Ridge Road) may consist of board-on-board wood fencing. Additionally, wrought iron or tubular steel fencing is permitted to satisfy screening requirements for any lots that are adjacent to open space.