

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
TR1.8 [4]	204I	1,800 [3]	22 [2][3]	80 [3]	20	5	5 [1]	15	35	n/a
Multi-Family Residential Districts										
FR	204J	N/A	60	100	20	20	20	N/A	35	12
MR	204K	Varies by use – see district standards							35	24
MF30	204L	N/A	60	100	35	20	20	N/A	45	30
MHR	204M	4,500	40	95	20	20	20	N/A	35	n/a
MTC	See Appendix 2B: McKinney Town Center MTC									

Notes:

- [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.
- [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] 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 2-38: Minimum Vehicle Parking and Stacking Requirements.
- [5] See §204DD, *Special Setback Requirements and Encroachments*.
- [6] See §204EE, *Height Measurements and Exceptions*.