

**ALLEN HARRISON COMPANY – MCKINNEY RANCH PARKWAY
DEVELOPMENT REGULATIONS**

The subject property (the “Property”) shall be zoned “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. Amenity center, neighborhood
- 1.2. Assisted living facility
- 1.3. Independent Living
- 1.4. Multi-family, cottage
- 1.5. Multi-family, traditional
- 1.6. Parking garage or lot, paid or private
- 1.7. Recreation area, private
- 1.8. Government Facilities (city, excluding airport uses)

2. Accessory Uses.

- 2.1. Accessory building, detached
- 2.2. Accessory structure
- 2.3. Electric vehicle charging station
- 2.4. Swimming pool

3. Dimensional Standards.

- 3.1. Minimum Lot Width: 60 feet
- 3.2. Minimum Lot Depth: 100 feet
- 3.3. Minimum Front Setback: 35 feet
- 3.4. Minimum Rear Setback: 20 feet
- 3.5. Minimum Side Setback: 20 feet
- 3.6. Maximum Height: 55 feet
- 3.7. Maximum Dwelling Units: 350 units
 - 3.7.1. A maximum 55% of the provided residential units are permitted to be one bedroom units.

4. Parking.

- 4.1. A structured parking garage (at least two levels) shall be provided and wrapped with or screened from the view of right-of-way by the multi-family residential building(s) it serves.
- 4.2. Two parking spaces per multi-family dwelling unit are required.
- 4.3. A minimum forty (40) percent of units shall have an enclosed parking space.

- 4.4. Garage doors shall not be oriented toward the public right of way.
- 4.5. In addition to electrical vehicle (EV) charging stations in a centralized location on-site for residents, a minimum fifty (50) percent of private garage spaces will be electric vehicle charging-ready such that the circuit shall provide sufficient capacity and terminate in a suitable termination point such as a receptacle or junction box.
 - 4.5.1. For avoidance of doubt, this exceptional quality is not considered an amenity and shall be required in addition to the minimum amenity requirements of Section 5.1.

5. Exceptional Qualities.

5.1. Amenities

- 5.1.1. A minimum of two additional multi-family residential site design amenities (for a total of at least seven) from Table 2-45 are required for the lot on which multifamily development is provided.
- 5.1.2. A minimum of two multi-family residential site design amenities from Table 2-45 are required for the southern open space lot created by the construction of the future Collin McKinney Parkway.