

Article 2: Zoning Regulations

204 Zoning Districts
G R6 – Residential

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1. Purpose

The purpose of the R6 zoning district is to accommodate medium-density, suburban-style, single-family residential development. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Suburban Living, Historic Town Center – Residential, and Historic Town Center – Mix.

2. Standards

Table 2-6: R6 Dimensional Standards

Lot Dimensions (minimum)		
A	Lot area (sq ft)	6,000
B	Lot width (ft)	50
C	Lot depth (ft)	90
Building Setbacks (minimum)		
D	Front (ft)	20 [2]
E	Rear (ft)	10 [2]
F	Side interior (ft)	5 [1]
	Side corner lot (ft)	15 [2]
Height (maximum)		
	Height (ft)	35

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E

- [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] 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.

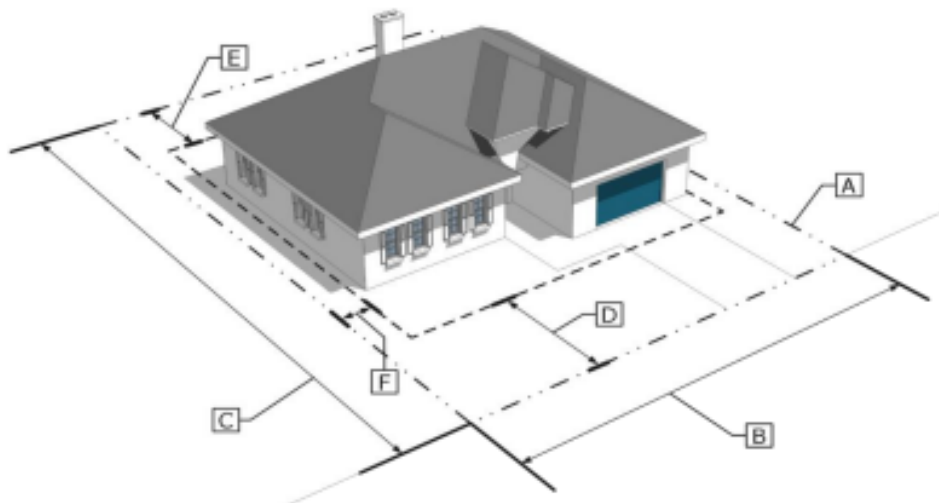


Figure 2-4: R6 District Dimensional Standards

Table 2-23: TMN Dimensional Standards**Lot Dimensions (minimum, as percent of underlying base district)**

Lot area (sq ft)	80%
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Lot width (ft)	90%
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Lot depth (ft)	90%
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Building Setbacks (minimum, as percent of underlying base district)

Front (ft)	80%
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Rear (ft)	80%
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Side interior (ft)	Same as required in underlying base district
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Side corner lot (ft)	80%
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Coverage (maximum)

Lot coverage	95%
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