

### **Sec. 41-90. MTC McKinney town center district regulations.**

(1) *Purpose.* The McKinney town center district is intended to allow both commercial and residential uses in buildings which match the character and style of the historic downtown. Buildings within the district should be located close to the street and multi-story. This zone is appropriate for the area near the commercial historic district, and is inappropriate for areas not near the commercial historic district.

(2) *Permitted uses.* Uses are permitted as within the commercial historic district (CHD).

(3) *Space limits.*

(a) Minimum lot size: None.

(b) Minimum lot width: None.

(c) Minimum depth of lot: None.

(d) Minimum building height: 20 feet or two stories for the main building, 10 feet for accessory structures. Single story main buildings are allowed only by specific use permit.

(e) Maximum building height: 50 feet.

(f) Minimum front yard: None.

(g) Maximum front yard: 10 feet.

(h) Minimum rear yard: None.

(i) Minimum side yard: None.

(j) Minimum side yard at corner: None, however buildings are not allowed within sight visibility triangles.

(k) Minimum lot coverage: 50 percent.

(l) Maximum lot coverage: 95 percent.

(m) Minimum floor area ratio: One and one-half gross floor area to one lot area (1.5:1.0).

(n) Maximum floor area ratio: Two and one-half floor area to one lot area (2.5:1.0).

(4) *Miscellaneous provisions.*

(a) Parking.

1. Off-site parking spaces required must be located within 750 feet of the use.

(b) Off-street loading.

1. Uses within the district are not required to provide off-street loading spaces.

2. Loading spaces that are provided must be screened in accordance with the screening requirements of section 41-205.

(c) Landscaping requirements.

1. Properties used for nonresidential uses or a combination of residential and nonresidential uses shall provide landscaping on site.

2. Landscaping can be provided with planters, either freestanding or incorporated into a structure, subject to review and approval as part of a site plan for development.

3. No other provision of section 41-211 regarding landscaping will apply in this district.

(d) Approval of all building elevations by the historic preservation officer is required, prior to issuance of a building permit.

(e) Site plan approval process.

1. Site plans must be reviewed and approved by city council concurrently with a zoning request.

(Ord. No. 2001-03-031, § 1, 3-6-01; Ord. No. 2002-08-084, § 1.42, 8-20-02)

**Note:** Former § 41-95.