

O. C2 – Local Commercial

1. Purpose

The purpose of the C2 zoning district is to allow for mid-sized, medium-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses. Local Commercial areas are characterized by frequent visits of customers and clients and require access to good vehicular circulation, so are typically located where arterial roads intersect other arterial roads. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Neighborhood Commercial, Commercial Center, Professional Center, and Historic Town Center – Mix.

2. Standards

Table 2-14: C2 Dimensional Standards		
Lot Dimensions (minimum)		
A	Lot area (sq ft)	0
B	Lot width (ft)	0
C	Lot depth (ft)	0
Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	0
F	Side interior (ft)	0
Height (maximum)		
	Height (ft)	45

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

Residential Adjacency

When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

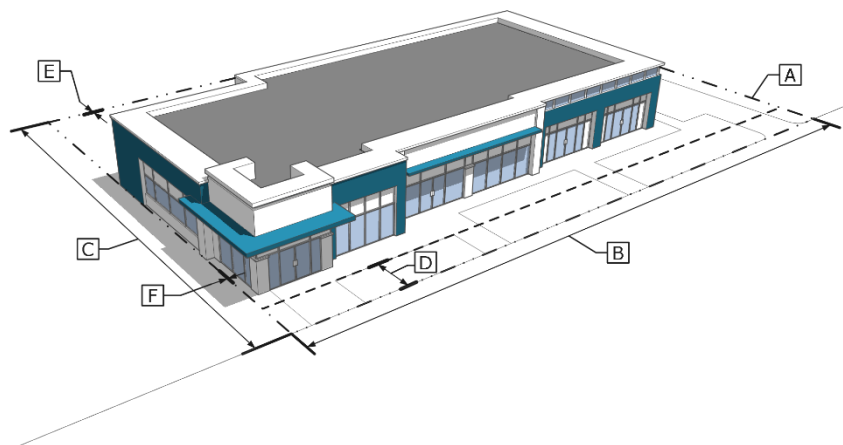


Figure 2-11: C2 District Dimensional Standards

5. Table of Uses

Table 2-26: Table of Uses																				
NOTE: See Appendix 2B: MTC - McKinney Town Center for MTC use table.																				
Use Definition & Standards	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL				INDUS-TRIAL		OTHER		
		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG
Residential Uses																				
Single-family detached	205D.1	P	P	P	P	P			P											P
Single-family attached	205D.2						P		P											
Duplex	205D.3						P		P											
Triplex	205D.4						P		P											
Quadplex	205D.5						P		P											
Manufactured home	205D.6										C									
Multi-family, cottage	205D.7							P	P	P										
Multi-family, traditional	205D.8							S	P	P										
Independent living	205D.9							S	P	P		S	S	S	S	S				
Group Living																				
Assisted living facility	205E.1						S	P	P	P		P	P	P	S	S				
Community care home	205E.2	C	C	C	C	C	C	C	C	C	C									
Community care facility	205E.3											S	P	P			P	P		
Community transition facility	205E.4																S	P		
Crisis support home	205E.5	C	C	C	C	C	C	C	C	C										
Crisis support facility	205E.6													C			P	P		
Displacement shelter	205E.7													S			S	P		

Table 2-26: Table of Uses

NOTE: See Appendix 2B: MTC - McKinney Town Center for MTC use table.

P = Permitted use C = Add'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	Use Definition & Standards	SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL					INDUS-TRIAL		OTHER		
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Non-Residential Uses

Agricultural and ranching, private or wholesale	205F.1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural and ranching, retail	205F.2												<u>S</u>			P	P		<u>S</u>	
Airport, heliport, landing field, and aircraft hangar	205F.3																<u>S</u>			P
Airport terminal	205F.4																			P
Amenity center, neighborhood	205F.5	P	P	P	P	P	P	P	P	P										
Animal care and services, indoor only	205F.6										P	P	P	P		P	P		P	
Animal care and services, outdoor area	205F.7										<u>S</u>	<u>S</u>	P			P	P		P	
Animal care and services, outdoor boarding	205F.8												<u>S</u>			P	P		<u>S</u>	
Arts or cultural center	205F.9	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	P	<u>S</u>	P	P	P	P	P	P	P	<u>S</u>	<u>S</u>
Auto, motorcycle, truck, or boat, rental or sales	205F.10												<u>S</u>			<u>S</u>	P			
Banks and financial services	205F.11											P	P	P	P	P	P			
Batch plant	205F.12																P			
Body art studio	205F.13												<u>C</u>			P	P			
Car wash	205F.14										<u>S</u>	<u>C</u>	<u>C</u>			P	P			
Cemetery	205F.15																<u>S</u>		<u>S</u>	
Civic club or fraternal organization	205F.16							P	P	P		<u>S</u>	P	P	<u>S</u>	P	P			

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		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Clinic, medical or dental	205F.17											P	P	P	P	P	P				
College or university	205F.18							P	P	P			P	P	P	P	P	P	S	P	
Commercial entertainment, indoor	205F.19											S	P	P		P	P	P			
Commercial entertainment, outdoor	205F.20							S		S			S		S	P	P	P	S		
Commercial laundry	205F.21															P	P				
Community garden	205F.22	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Contractor's yard	205F.23															S	P				
Cottage industrial	205F.24												C	C		C	C				
Country club	205F.25	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C		C		
Data center	205F.26													S		P	P	P			
Day care center	205F.27											C	C	C	C	C	C			C	
Dirt or topsoil extraction, sand or gravel mining or storage	205F.28															S	P		S		
Dispatch office	205F.29												C	C	C		C	C	C	C	
Electric vehicle charging facility	205F.30												C	C		C	C	C		C	
Fairgrounds or rodeo grounds	205F.31															P	P		S		
Farmers' market, permanent	205F.32											S	P	P		P	P	P	P		
Food and beverage processing	205F.33															P	P				
Fuel sales, passenger vehicles	205F.34											S	C	C		S	C	C			
Fuel sales, truck	205F.35															S	S				

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		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Funeral home or mortuary	205F.36							S		S			S	P			P	P		S	
Government facilities (city, excluding airport uses)	205F.37	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Government or public facility (non-city)	205F.38															C	C	C	C	C	C
Greenhouse or plant nursery	205F.39															P	P			P	
Gun range, indoor	205F.40																C	P		P	S
Gun range, outdoor	205F.41																	S	S		
Gym or fitness studio	205F.42															C	P	P	C	P	
Heavy machinery, rental, sales, and storage	205F.43																	S	P		
Hospital	205F.44									P						S	P	P	P		
Hotel or motel	205F.45																P	P			P
Impound lot or yard	205F.46																P	P			
Junk or salvage yard	205F.47																	S			
Livestock auction	205F.48																P	P		P	
Manufacturing, heavy	205F.49																	P			
Manufacturing, light	205F.50																P	P			
Microbrewery, distillery, winery or cidery	205F.51																	P	P		S
Motor freight terminal	205F.52																P	P			
Office showroom/warehouse	205F.53																	S	P		P

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		R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Office	205F.54										P	P	P	P	P	P	P		P	P	
Parking garage or lot, paid or private	205F.55						P		P		S	P	P	S	P	P	P			P	
Pawn shop	205F.56															P	P				
Personal service	205F.57										P	P	P	P	P	P	P			P	
Power plant or electrical generating station	205F.58															P	P				
Radio or TV broadcast station	205F.59										C	C	P	C	P	P	P				
Railroad freight terminal	205F.60															P	P				
Reception or event center, indoor	205F.61											P	P	P	P	P	P		S		
Reception or event center outdoor	205F.62											S	C		S	P	P		S		
Recreation area, private	205F.63	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		
Recreational vehicles, rental or sales	205F.64												S			S	P				
Recycling facility	205F.65															C	P				
Refining or storage of petroleum, natural gas, butane, or propane	205F.66																P				
Religious assembly	205F.67	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	
Restaurant, brew pub	205F.68										C	C	C	C	C	C	C			C	
Restaurant, carry out and delivery only	205F.69										C	C	P		P	P	P				
Restaurant, dine-in	205F.70										C	C	C	C	C	C	C			C	

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Restaurant, drive-in or drive-through	205F.71											<u>S</u>	<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>			
Retail sales	205F.72											<u>C</u>	<u>C</u>	<u>C</u>	<u>S</u>	<u>S</u>	<u>C</u>	<u>C</u>	<u>C</u>		
Sanitary landfill	205F.73																<u>S</u>	<u>S</u>			
School, business or trade	205F.74											<u>S</u>	P	P	P	P	P	P		<u>S</u>	P
School, public, private or parochial	205F.75	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Self-storage	205F.76												<u>S</u>	<u>S</u>			P	P			
Solar farm	205F.77															P	P		P		
Stable, commercial	205F.78													<u>S</u>			<u>C</u>	<u>C</u>		<u>C</u>	
Stockyard or slaughterhouse	205F.79																P				
Storage, automobile	205F.80													<u>S</u>			P	P			
Storage, boat, truck, or recreational vehicle	205F.81																P	P			
Traders' village	205F.82																P				
Transportation station	205F.83													<u>S</u>			<u>S</u>	<u>S</u>	<u>S</u>		
Truck stop	205F.84																	<u>S</u>			
Utility substation	205F.85	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
Vehicle repair, major	205F.86													<u>S</u>			P	P			
Vehicle repair, minor	205F.87												<u>S</u>	P			P	P			
Warehouse	205F.88																P	P			
Water or wastewater treatment plant	205F.89																P		P		

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Accessory Uses

Note: for all allowed accessory uses, specific requirements shall apply; see section 205G.

Accessory building, detached	205G.2.a	A	A	A	A	A	A	A	A	A									A	
Accessory dwelling unit	205G.2.b	A	A	A	A	A	A												A	
Accessory structure	205G.2.c	A	A	A	A	A	A	A	A	A										
Caretaker's or watchman's quarters	205G.2.d											A	A			A	A		A	
Electric vehicle charging station	205G.2.e	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Helistop	205G.2.f											A	A	A	A	A	A	A	A	A
Home occupation	205G.2.g	A	A	A	A	A	A	A	A	A									A	
Outdoor storage	205G.2.h										A	A	A	A	A	A	A	A	A	A
Swimming pool	205G.2.i	A	A	A	A	A	A	A	A	A									A	

Temporary Uses

Note: for all allowed Temporary uses, specific requirements shall apply; see section 205H.

Batch plant (outdoor), temporary	205H.3.a	I	I	I	I	I	I						I		I	I	I	I	I	I
Construction field office	205H.3.b	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Model home	205H.3.c	I	I	I	I	I	I													
Portable storage container	205H.3.d	I	I	I	I	I	I	I	I	I									I	
Religious or philanthropic uses	205H.3.e	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I		I	I
Seasonal sales	205H.3.f	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Warming station	205H.3.g	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I

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Special Uses

Bed & breakfast	2051.1	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>														<u>S</u>	
Donation collection container	2051.2											<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>				
Food trucks, operation sites, and food truck courts	2051.3									<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	P	P			<u>S</u>	
Oil and natural gas well drilling and operations	2051.4																P				
Private club	2051.5										<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>			<u>S</u>	<u>S</u>
Sexually-oriented business	2051.6																<u>C</u>				
Telecommunication Structure, High Rise	2051.7								<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>S</u>
Telecommunication Structure, Low Rise	2051.8	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Telecommunication Structure, Stealth	2051.9	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Wind energy conversion system (WECS)	2051.10						<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>