

6. SCHEDULE OF PERMITTED USES

	Historic Core	Downtown Core	Downtown Edge	Transit Village Core	Transit Village Edge	Cotton Mill Core	Cotton Mill Edge
Residential Uses							
Bed & breakfast		S	S		S		
Boardinghouse or rooming house		P	P		P	P	P
Caretaker's or watchman's quarters						A	A
Duplex		P	P		P	P	P
Independent living	P	P	P	P	P	P	P
Live-work dwelling	P	P	P	P	P	P	P
Multiple family dwelling	C	C	P	C	P	P	P
Single family attached		P	P	P	P	P	P
Single family detached		P	P		P	P	P
Educational and Institutional Uses							
Arts or Cultural Center	P	P	P	P	P	P	P
Assisted living facility		P		P	P	P	P
Civic club or fraternal organization	P	P	P	P	P	P	P
College or university	P	P		P	P	P	P
Community Garden	C	P	P	P	P	P	P
Day care	C	C	C	C	C	C	C
Government facilities (city, excluding airport uses)	P	P	P	P	P	P	P
Government or public facilities (non-city)	P	P	P	P	P	P	P
Hospital		P		P	P	P	P
Religious assembly	P	P	P	P	P	P	P
School, business or trade		P	P	P	P	P	P
School, public, private or parochial	P	P	P	P	P	P	P
Warming station	T	T	T	T	T	T	T
Recreational and Entertainment Uses							
Commercial entertainment, indoor	P	P	C	P	C	P	C
Commercial entertainment, outdoor	S	S	S	S	S	S	S
Gym or fitness studio	P	P		P	P	P	P
Private club	S	S	S	S	S	S	S
Reception or event center, indoor	P	P	C	P	C	P	C
Reception or event center, outdoor	S	S	S	S	S	S	S
Recreation area, private	P	P	P	P	P	P	P
Sexually oriented business (See Ch. 138)							

	Historic Core	Downtown Core	Downtown Edge	Transit Village Core	Transit Village Edge	Cotton Mill Core	Cotton Mill Edge
Transportation, Automobile, and Related Uses							
Auto, motorcycle, truck, or boat, rental or sales					S	C	
Electric Vehicle Charging Station	A	A	A	A	A	A	A
Fuel sales, passenger vehicles				C	C	C	
Parking garage or lot, paid or private	P	P	P	P	P	P	P
Transportation station		C		C		C	
Vehicle repair, major							
Vehicle repair, minor					C	C	
Commercial Type, Retail, and Service Uses							
Animal care and services, indoor only		P		P	P	P	
Banks and financial services (with no drive-through service facility)	P	P	P	P	P	P	
Banks and financial services (with drive-through service facility)		C		C		C	
Body art studio							
Clinic, medical or dental	P	P	P	P	P	P	P
Craft consumables	C	C	C	C	C	C	C
Dispatch office					P	P	
Construction field office	T	T	T	T	T	T	T
Farmer's market, permanent	P	P	P	P	P	P	
Food Truck Court	C	C	C	C	C	C	C
Food Truck Operation Site	C	C	C	C	C	C	C
Funeral home or mortuary		C		C	C	C	
Greenhouse or plant nursery		P	P	P	P	P	
Hotel or motel	C	C		C	C	C	
Office	P	P	P	P	P	P	P
Office showroom/warehouse				P	P	P	P
Pawn shop							
Personal service (with drive-through service facility)		C		C	C	C	C
Personal service (with no drive-through service facility)	C	P	P	P	P	P	P
Radio or TV broadcast studio					P	P	
Retail sales (no drive-through service)	P	P	C	P	C	P	C
Retail sales (with drive-through service)		C		C	C	C	
Restaurant, brew pub	P	P	C	P	C	P	C
Restaurant, carry-out and delivery only	P	P	P	P	P	P	P
Restaurant, dine-in	P	P	C	P	C	P	C
Restaurant, drive-in or drive-through		C		C	C	C	

	Historic Core	Downtown Core	Downtown Edge	Transit Village Core	Transit Village Edge	Cotton Mill Core	Cotton Mill Edge
<i>Industrial and Manufacturing Uses</i>							
Cottage industrial	C	C		C	C	C	
Manufacturing, light				C	C	C	
Outdoor storage							
Utility substation	S	S	S	S	S	S	S
Warehouse				C	C	C	

- All uses not specifically listed are prohibited and shall be unlawful unless the Director of Planning has determined an appropriate use type for the unlisted use pursuant to the procedure in UDC §205B.4
- The following is the legend for interpreting the schedule of uses for the “MTC” -- McKinney Town Center zoning district:

P	Use is permitted by right.
C	Use is permitted only if the design criteria in the following table are satisfied.
	Use is prohibited.
S	Use is permitted only with a Specific Use Permit under Section 203C.3.
T	Use is permitted with a Temporary Use Permit under Section 205H.2 & 205H.3.
A	Use is permitted as an Accessory Use under Section 205G.2 & MTC Section 7

Design Criteria Table

Use	Character Districts	Design Criteria
Any use with a drive-through or drive-up facility (including banks and financial services; day cares; personal service; funeral homes and mortuaries; retail sales; restaurants)	▪ All (see individual uses in Schedule of Permitted Uses)	<ul style="list-style-type: none"> ▪ Drive-through access (driveways) shall only be from Pedestrian Priority “B” Streets or from Service Streets. ▪ Drive-through lanes and/or canopies shall not have frontage along Pedestrian Priority “A” Streets.
Auto, motorcycle, truck, or boat, rental or sales	▪ Transit Village Edge ▪ Cotton Mill Core	<ul style="list-style-type: none"> ▪ Sales shall not include truck or boat sales.
Auto, motorcycle, truck, or boat, rental or sales; Fuel sales, passenger vehicles; Vehicle repair, minor	▪ Transit Village Core ▪ Transit Village Edge ▪ Cotton Mill Core	<ul style="list-style-type: none"> ▪ Service bays shall not be oriented towards Pedestrian Priority “A” Streets. ▪ Fuel pumps and canopies shall not be located with any frontage along Pedestrian Priority “A” Streets. ▪ Along Pedestrian Priority “B” Streets, service bays, fuel pumps and/or canopies shall not exceed 50% of the lot’s street frontage. <p>(cont. on next page)</p>

Article 2: Zoning Regulations

Appendix 2B: McKinney Town Center MTC

Use	Character Districts	Design Criteria
		<ul style="list-style-type: none"> ▪ No outdoor storage along any Pedestrian Priority “A” Streets. ▪ Outdoor storage along any Pedestrian Priority “B” or Service Streets shall be screened with a street screen at least as high as the items being stored.
Commercial entertainment, indoor; reception or event center, indoor	<ul style="list-style-type: none"> ▪ Downtown Edge ▪ Transit Village Edge ▪ Cotton Mill Edge 	<ul style="list-style-type: none"> ▪ Shall be located a minimum of 300 feet from any residential use or zone. ▪ This provision may be reduced or eliminated with a Specific Use Permit (SUP).
Community Garden	<ul style="list-style-type: none"> ▪ Historic Core 	<ul style="list-style-type: none"> ▪ The use shall not engage in the retail sale of any goods.
Cottage industrial	<ul style="list-style-type: none"> ▪ Historic Core ▪ Downtown Core ▪ Transit Village Core ▪ Transit Village Edge ▪ Cotton Mill Core 	<ul style="list-style-type: none"> ▪ All operations shall occur within a fully enclosed building. ▪ Shall be located only in buildings less than 20,000 square feet.
Craft Consumables	<ul style="list-style-type: none"> ▪ All 	<ul style="list-style-type: none"> ▪ A Craft Consumables establishment shall not exceed 20,000 square feet. ▪ A Craft Consumables establishment can be up to 50,000 square feet if it contains a restaurant component that accounts for at least 30 percent of the building’s gross floor area.
Food truck courts; food truck operation sites	<ul style="list-style-type: none"> ▪ All 	<ul style="list-style-type: none"> ▪ Shall meet the requirements for the corresponding use found in Section 205I.3 or 205I.4.
Hotel or motel	<ul style="list-style-type: none"> ▪ Historic Core ▪ Downtown Core ▪ Transit Village Core ▪ Transit Village Edge ▪ Cotton Mill Core 	<ul style="list-style-type: none"> ▪ Room entrances shall be accessible only from a lobby or interior hallway.
Manufacturing, light; warehouse	<ul style="list-style-type: none"> ▪ Transit Village Core ▪ Transit Village Edge ▪ Cotton Mill Core 	<ul style="list-style-type: none"> ▪ Only machine shops and welding operations shall be permitted for light manufacturing. ▪ Shall be located only in buildings less than 20,000 square feet.
Multiple family dwelling	<ul style="list-style-type: none"> ▪ Historic Core ▪ Downtown Core ▪ Transit Village Core 	<ul style="list-style-type: none"> ▪ Along Pedestrian Priority “A” Streets, ground floors shall be built to Commercial Ready standards, including floor-to-floor height and at-grade to the sidewalk.
Personal Service	<ul style="list-style-type: none"> ▪ Historic Core 	<ul style="list-style-type: none"> ▪ Shall not include any psychic or paranormal readings as described in MTC Section 4.
Retail sales; restaurant, (dine-in); restaurant, (brew pub)	<ul style="list-style-type: none"> ▪ Downtown Edge ▪ Transit Village Edge ▪ Cotton Mill Edge 	<ul style="list-style-type: none"> ▪ Shall not exceed 20,000 square feet in area.
Transportation Station	<ul style="list-style-type: none"> ▪ Downtown Core ▪ Transit Village Core ▪ Cotton Mill Core 	<ul style="list-style-type: none"> ▪ Shall not include taxi or shuttle services.