

EXHIBIT “B-1” FOR ZC#23-024

WESTHILL PARKS

PD, PLANNED DEVELOPMENT DISTRICT STANDARDS

A. PURPOSE AND INTENT:

The purpose and the intent of this Westhill Parks Planned Development District (this “PD, PLANNED DEVELOPMENT DISTRICT”), is to provide a set of rules and regulations that will produce a new community with a wider variety of executive housing options and, as conditions in the marketplace support, limited commercial opportunities that will serve the ordinary daily needs of the community and its immediate environs. The regulations in this PD, PLANNED DEVELOPMENT DISTRICT will also allow room for exploration and experimentation in architecture and site design in order to create individual designs that positively contribute a harmonious whole on approximately 318.28 acres as shown in EXHIBIT “A” within the area identified as the Western Promise in the Mansfield 2040 Plan.

B. GENERAL:

1. All proposed development shall be in accordance with the rules and regulations of this PD, PLANNED DEVELOPMENT DISTRICT, and development plans recorded hereunder, if any, shall be binding upon the applicant thereof, his and all successors and assigns, and shall limit and control all applications for building permits.
2. The provisions of Chapter 155 of the MANSFIELD CODE OF ORDINANCES

(i.e., the MANSFIELD ZONING ORDINANCE) shall continue to be applicable to all issues not covered by the regulations found in this PD, PLANNED DEVELOPMENT DISTRICT.

3. In the event of a conflict between these PD, PLANNED DEVELOPMENT DISTRICT standards and the MANSFIELD ZONING ORDINANCE, as amended, or any other codes, ordinances, regulations, or standards as adopted by the City of Mansfield, Texas, the standards that are set forth herein shall prevail.
4. In the event of a conflict between these PD, PLANNED DEVELOPMENT DISTRICT standards and any of its illustrations, photographs, and other exhibits, including the site plan, that are attached thereto, and that are specified elsewhere in text, the standards that are set forth herein in the text shall prevail.
5. Deviations from any standard of this PD, PLANNED DEVELOPMENT DISTRICT shall only be considered and permitted in accordance with applicable considerations and procedures set forth in Section 155.066 of the MANSFIELD ZONING ORDINANCE; and variances shall only be considered in accordance with the considerations and procedures as set forth in Section 155.113 of the MANSFIELD ZONING ORDINANCE.
6. The appeals process for this PD, PLANNED DEVELOPMENT DISTRICT, follows the considerations and procedures as set forth in Section 155.066 of the MANSFIELD ZONING ORDINANCE, except as provided below:
 - a. Building setbacks may only be modified up to 50 percent by-right for lots as consideration for utilities and to accommodate slopes and changes in grade.

- b. The Director of Planning shall not have the ability to modify the minimum percentage of lots that may be platted as LOT TYPE “A” (i.e., 75 percent minimum) or the maximum percentage of lots that may be platted as LOT TYPE “B” (i.e., 25 percent maximum) as set forth in Paragraph (C).
- c. The Director of Planning shall not have the ability to modify any of the lot standards as set forth in Paragraph (N) that are specific to that thoroughfare “CHARLIE”, as defined in Paragraph (N)(5)(a) of this PD, PLANNED DEVELOPMENT DISTRICT.
- d. The Director of Planning shall not have the ability to modify any of the building frontage standards specific to the lots fronting “CHARLIE” in accordance with the provisions as set forth in Paragraph (N) of this PD, PLANNED DEVELOPMENT DISTRICT.

C. PHASING PLAN:

1. GENERAL.

- a. The Site may be developed as a single phase or multiple phases of development.
- b. The area of the Site depicted as the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT in the Concept Plan shown in EXHIBIT “B” shall only require a detailed site plan subject to review and approval by the City Council if buildings and their lots within the area depicted as the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT will be developed in accordance with the standards set forth in Paragraph (T) of this PD, PLANNED DEVELOPMENT DISTRICT. In addition, no

provision within this PD, PLANNED DEVELOPMENT DISTRICT shall:

- i. Require the development of commercial uses, or;
- ii. Modify the restriction that a maximum of 25 percent of the total number of residential lots to be developed may be platted as LOT TYPE "B".

2. LIMITATIONS ON CERTAIN LOT TYPES.

- a. For each phase of development on the Site, a minimum of 75 percent of the total number of residential lots to be platted shall meet the lot standards for LOT TYPE "A" as set forth herein.
- b. For each phase of development on the Site, a maximum of 25 percent of the total number of residential lots to be platted shall meet the lot standards for LOT TYPE "B" as set forth herein.
- c. After each phase of development on the Site has been completed, the developer shall calculate the total number of lots that meet the lot standards for LOT TYPE "A" and for LOT TYPE "B"; and if the percentage of the total number of lots that meet the lot standards for LOT TYPE "B" are less than the maximum percentage of 25, the developer shall retain the right to plat additional lots that meet the standards for LOT TYPE "B". At no time, however, shall the total number of lots platted as LOT TYPE "B" exceed 25 percent of the total number of platted lots at build-out.
- d. There shall be no limitation on the total number of lots that may be platted as LOT TYPE "C" within the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT.

D. PROPERTY OWNERS' ASSOCIATION:

A Property Owners' Association ("POA") shall be required and incorporated, and the owner of each dwelling / lot shall be a mandatory member. The bylaws of this POA shall establish a system of payment of dues to manage and to maintain those parts of the development that are used by the entire community which include without limitation: certain streets, rear alleys, open space, water features, and other facilities and grounds; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association. In addition to maintaining all parts of the development that are used by the entire community, the POA shall be responsible for maintaining the front yards and side yard space between all buildings adhering to the standards within the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT, as described by this PD, PLANNED DEVELOPMENT DISTRICT.

E. DEFINITIONS:

The following provides definitions for terms used in this PD, PLANNED DEVELOPMENT DISTRICT, that are technical in nature or otherwise may not reflect a common usage of the term. Where terms are not defined in this PD, PLANNED DEVELOPMENT DISTRICT, and are defined in Section 155.012 of the MANSFIELD ZONING ORDINANCE, such terms shall have the meanings ascribed to them as found in that Section. Where terms are not defined in this PD, PLANNED DEVELOPMENT DISTRICT or in Section 155.012 of the MANSFIELD ZONING ORDINANCE, such terms shall have ordinarily accepted meanings.

ANCILLARY ROOF: Any portion of the roof that is not considered to be the principal

roof.

ATTIC: The interior part of a building contained within a pitched roof structure.

BUILDING FAÇADE: The exterior wall of a building.

BUILDING HEIGHT: The vertical extent of a building measured in stories.

BUILDING FRONTAGE: The area between the exterior wall of building and the vehicular lanes (i.e., front lot line), inclusive of its built and its planted components.

BY-RIGHT: characterizing a proposal or component of a proposal that complies with the provisions of this PD, PLANNED DEVELOPMENT DISTRICT, and is permitted and processed administratively, without public hearing.

DOORYARD BUILDING FRONTAGE: A building frontage type with a shallow setback and front garden or patio, usually with a low wall at the front lot line (VARIANT: LIGHTWELL, LIGHT COURT).

DRIVEWAY: A vehicular lane within a lot, often leading to a garage.

FORECOURT BUILDING FRONTAGE: A building frontage type wherein a portion of the building façade is set close to the front lot line and the central portion is set back.

FRONT LOT LINE: A lot line bordering a street or fronting onto an open space.

FRONT SETBACK: The distance from the front lot line to the point where a building may be constructed. This area shall be maintained clear of permanent structures except for building features that are permitted to encroach as set forth in Paragraph (O) of this PD, PLANNED DEVELOPMENT DISTRICT.

GLAZING: The portion of a building elevation that is comprised of transparent glass, and that is usually set in doors and windows.

LOT: A parcel of land accommodating a building or buildings under single ownership.

LOT COVERAGE: The percentage of any lot that may be covered by buildings and other roofed structures.

LOT FRONTAGE: The cumulative length of all single-family front lot lines.

LOT LINE: The boundary that legally and geometrically demarcates a lot.

OPEN SPACE: Land that is intended to remain undeveloped; it may be for public use or private use and is available for structured or unstructured recreation.

PARKWAY: The element of the streetscape which accommodates street trees, whether continuous or individual.

PORCH: An open-air room appended to a building, with floor and roof, but no walls on at least 2 sides.

PRINCIPAL BUILDING: The main building on a lot.

PRINCIPAL ENTRANCE: The main point of access for pedestrians into a building.

PRINCIPAL ROOF: The uninterrupted portion of the roof that comprises the majority of the roof.

REAR ALLEY: a private right-of-way, or access easement, designated to be a secondary means of vehicular access to the rear or to the side of lots; a rear alley may connect to a vehicular driveway, that is located to the rear of lots, providing access to accessory structures, service areas, and parking, and may contain utility easements.

SITE: The approximately 318.28 acres as shown in EXHIBIT “A” that comprise the Westhill Parks PD, PLANNED DEVELOPMENT DISTRICT.

STEM WALL: A decorative masonry retaining wall constructed no less than fifteen (15) inches in height, twenty (20) feet in length, and with a solid cap.

STOOP BUILDING FRONTAGE: A building frontage type wherein the front building façade is aligned close to the front lot line with the first story elevated from the sidewalk for privacy, and with an exterior stair and a landing at an entrance.

STORY: A habitable level within a building, excluding an attic or a raised basement.

F. THOROUGHFARE STANDARDS:

1. GENERAL TO ALL THOROUGHFARES.

a. All thoroughfares shall be designed in accordance with the specifications as shown in EXHIBIT “D”, unless otherwise specified within the provisions of this PD, PLANNED DEVELOPMENT DISTRICT.

i. Street trees shall be planted and centered every 40 feet, or in accordance with Exhibit D, within the parkway (i.e., the landscaped space between the sidewalk and the back-of-curb). To accommodate driveways and utilities, street trees may be planted 25 feet apart at a minimum, or 50 feet maximum.

ii. Except as otherwise provided in this PD, PLANNED DEVELOPMENT DISTRICT, the width of all sidewalks, pedestrian paths, and other walkways shall conform with the dimensional standards provided in EXHIBIT “D”.

iii. Street trees shall not be planted until sufficient irrigation is provided from the adjacent lot. It is acknowledged that final inspections of streets may occur prior to planting of street trees, in which event, the absence of street trees shall not limit a street’s final inspection approval provided, however, that final inspections of the adjacent

lot shall not be approved until the street trees have been planted and irrigated.

- b. Thoroughfares shall be paved in asphalt, brick, or cobble with a concrete ribbon curb. Laydown or rollover curbs, as conceptually shown in EXHIBIT “I”, may be used in lieu of the standard six (6) inch curbs shown in EXHIBIT “D”. All intersections and roundabouts shall be paved in concrete or asphalt and shall utilize a laydown or rollover curb along the inner curb.
- c. On-street parking spaces may be paved in asphalt (if striped), brick, cobble, or crushed or decomposed granite. Other materials may be used subject to review and approval by the Director of Planning.
- d. Subject to review and approval by the Director of Planning, the Developer may use medians, islands, or other similar options to re-direct thoroughfares around large, existing trees.

2. SPECIFIC TO STREET SECTION E-E.

- a. The Street Section E-E may only provide on-street parking spaces if such parking spaces are in strict design and engineering compliance with the following:
 - i. Be located on the railroad-adjacent side of the street;
 - ii. Be constructed of decomposed or crushed granite;
 - iii. Provide 8-foot by 18-foot parallel parking spaces provided that they are located outside of the required travel lanes (i.e., travel lane width) for Street Section E-E;

- iv. Provide one (1) on-street parking space per dwelling with a direct driveway connection; AND
 - v. Provide landscape edging in accordance with Section 155.092 of the MANSFIELD ZONING ORDINANCE in lieu of wheel guards or bumper guards.
- b. Notwithstanding any other provision contained within this PD, PLANNED DEVELOPMENT DISTRICT, the 40-feet of combined landscape buffer and building setback required along Street Section E-E may be reduced to a minimum total 20-foot building setback to allow for the construction of a rear alley to access those lots fronting Street Section E-E.
- c. The Street Section E-E shall be designed and constructed in compliance with the International Fire Code and provisions of the Gas Well Drilling and Production Ordinance as found in Chapter 114 of the MANSFIELD CODE OF ORDINANCES. Should the design and dimensional specifications shown for Section E-E – Asphalt Residential Street Adjacent to Railroad in EXHIBIT “D.3” providing direct access to an approved gas well site operating at the time of these PD, PLANNED DEVELOPMENT DISTRICT standards be in conflict with the International Fire Code or the provisions as found in Chapter 114 of the MANSFIELD CODE OF ORDINANCES, the developer will coordinate with the Director of Planning on modifications to the cross sections in order to comply with the International Fire Code and Chapter 114 of the MANSFIELD CODE OF ORDINANCES. The Director of Planning will coordinate with the

developer to maintain the rural character and setting of the thoroughfare and the fronting lots.

3. SPECIFIC TO THOROUGHFARES “LIMA”, “FOXTROT”, “MOTEL”, AND “OSCAR”.

- a. “LIMA”, “FOXTROT”, “MOTEL”, and “OSCAR” are those thoroughfares generally depicted in the Conceptual Site Plan in EXHIBIT “C” that connect to thoroughfares “DELTA” or “ALPHA”.
- b. “LIMA”, “FOXTROT”, “MOTEL”, and “OSCAR” may be shifted from their orientation and design on the Conceptual Site Plan in EXHIBIT “C” to better position homes away from the nearby well bore holes and create better visual screening opportunities, subject to review by the Director of Planning, provided that “LIMA”, “FOXTROT”, “MOTEL”, and “OSCAR” do not exceed 1,000 feet in length.

4. SPECIFIC TO REAR ALLEYS.

- a. The minimum access easement width shall be 20 feet.
- b. The minimum pavement width shall be 14 feet.
- c. The rear alley shall be paved in concrete.
- d. Buildings, structures, and garages shall be setback from the centerline of the rear alley a minimum of 15 feet, except as provided below:
 - i. The design of rear alleys and the setbacks of structures from rear alleys shall accommodate utilities and refuse collection. All paved areas for utilities and refuse collection shall be a minimum of 10 feet from the centerline of the rear alley.

- e. The inner curb radius at the intersection of a rear alley and a thoroughfare shall be a minimum of 20 feet.
- f. Rear alleys may be provided in other areas of the site (i.e., outside of those areas where rear alleys are required), provided that all such rear alleys are designed and constructed in accordance with the specifications shown in EXHIBIT “D”, and do not modify the minimum percentage of lots that must meet the standards for LOT TYPE “A”, or the maximum percentage of lots that may meet the standards for LOT TYPE “B”.
- g. All rear alleys shall terminate at thoroughfares or other rear alleys forming a network; and rear alleys that do not terminate at thoroughfares or at other rear alleys are not permitted.

G. OPEN SPACE:

1. GENERAL.

- a. A minimum of 30 percent of the total area of the Site shall be permanently dedicated or used as open space for structured and unstructured recreation.
- b. All private open space shall be maintained by the POA.

2. OPEN SPACE.

- a. All lots shall be located within 800 feet of an open space, or an open space connection.
- b. All open space connections shall be a minimum of eight (8) feet in width; and shall utilize the following approved materials:
 - i. Grass;
 - ii. Decomposed or crushed granite;

- iii. Concrete;
 - iv. Brick or stone pavers; OR
 - v. Wood.
 - vi. The use of other materials that are not included in this list shall be subject to review and approval by the Director of Parks and Recreation.
- c. An open space type shall be selected for all open space lots where indicated in EXHIBIT “O”.
 - d. An open space type shall be selected from a park, playground, or pocket park as such are defined and illustrated in Section 155.073 of the MANSFIELD ZONING ORDINANCE for the S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT.
 - e. A minimum of 50 percent of the trees planted within any open space shall be canopy shade trees.
 - f. Stormwater management and low impact development infrastructure may be integrated into open space design provided that such stormwater management and low impact development infrastructure are consistent with and informed by the practices, principles, and techniques commonly accepted by the American Planning Association (“APA”), the Congress for the New Urbanism (“CNU”), and other similar organizations recognized nationally and internationally.
 - i. All stormwater management areas shall be shared use where possible.

g. A minimum of two (2) programming elements, excluding benches and seating areas (i.e., benches and seating areas are required), as provided below shall be incorporated into all open space:

- i. Bike repair station
- ii. Bird or butterfly garden;
- iii. Community garden;
- iv. Exercise equipment;
- v. Formal garden;
- vi. Outdoor amphitheater;
- vii. Outdoor fire pit;
- viii. Outdoor furniture games;
- ix. Outdoor performance space;
- x. Paths;
- xi. Pavilion;
- xii. Private art;
- xiii. Public art;
- xiv. Water feature;
- xv. Wildflower area; AND
- xvi. Trails and other similar programming elements shall be subject to review and approval by the Director of Planning and the Director of Parks and Recreation.

- h. Where an open space abuts an existing or planned pedestrian or bicycle trail, all such pedestrian and bicycle trails shall be continued through the civic space.

H. ROUNDABOUT STANDARDS:

- 1. All roundabouts within this PD, PLANNED DEVELOPMENT DISTRICT, shall be designed to accommodate the vehicular movement of gas well operations vehicles.
- 2. The inner radius of all roundabouts shall include a rollover curb.
- 3. The center of each roundabout shall include landscaping and neighborhood theming elements with a minimum of one (1) programming element from the list in Paragraph (G)(2)(g) of these PD, PLANNED DEVELOPMENT standards.
- 4. Additionally, a minimum of one (1) neighborhood theming element that coordinates with either the Entry Buffer Zone elements described in Paragraph (I)(2)(a) of these PD, PLANNED DEVELOPMENT DISTRICT, or with Paragraph (G)(2)(g) of these PD, PLANNED DEVELOPMENT standards shall be required to be installed within 200 feet of a roundabout intersection along a thoroughfare, nearby open-space, or lot.

I. BUFFER ZONES:

- 1. GENERAL TO ALL BUFFER ZONES.
 - a. Lot Lines may overlap each Buffer Zone.
- 2. ENTRY BUFFER ZONE.
 - a. The Entry Buffer Zone shall extend a minimum of 40 feet in width from the boundary of the site that abuts the public rights-of-way of Newt Patterson

Road. This buffer zone may include enhanced masonry features, landscaping, monumentation, and other aesthetic features at the entry to the site. This buffer zone shall include street lighting at the Newt Patterson Road entrance.

- i. Visual screening walls as such are defined and described within the SUBDIVISION CONTROL ORDINANCE, are prohibited along all portions of Newt Patterson Road.

3. GAS PAD BUFFER ZONE.

- a. Gas Pad Buffer Zones shall extend a minimum of 10 feet in width from the existing wall of each existing gas pad on the site. Landscaping elements shall be added along the exterior wall of the gas pad. Existing landscaping, if any, shall count towards satisfying this visual screening requirement, provided it satisfies the applicable provisions of the CITY OF MANSFIELD CODE OF ORDINANCES.

- i. The minimum setback required for any new structure or buildable portion of a lot from an existing gas well shall be 150 feet from the nearest existing well bore hole at the time that this PD, PLANNED DEVELOPMENT DISTRICT is approved.

- ii. No setback is required from other gas-related appurtenances.

- iii. Existing trees located within the Gas Pad Buffer Zones shall remain.

4. RAIL BUFFER ZONE.

- a. Rail Buffer Zones shall span the entire length of the northern property boundary adjacent to the railroad rights-of-way. This zone may vary in

width but shall not prevent the installation of a trail between the northern property boundary and the thoroughfare that is identified as “BETA” on EXHIBIT “C”.

J. FENCING STANDARDS:

Except as otherwise provided in this Paragraph (J) of this PD, PLANNED DEVELOPMENT DISTRICT, the provisions set forth in Section 155.094, General Provisions for all Fences and Free-Standing Walls, of the MANSFIELD ZONING ORDINANCE shall apply.

1. Fencing in front yards shall be prohibited. Side yard fences shall be recessed a minimum of five (5) feet from the front building façade of each principal building. All such fences shall be a minimum of four (4) feet in height and a maximum of six (6) feet in height and constructed of cedar on galvanized metal poles or tubular steel (or similar material that provides an appearance of wrought iron). Cedar fences shall be horizontal in orientation (i.e., perpendicular to the posts). Fences not constructed of cedar shall be accompanied by a four (4) foot evergreen hedge (at maturity).
2. Side yard fences along a street shall be constructed of tubular steel (or similar material that provides an appearance of wrought iron) or split rail with a maximum height of four (4 feet) each with a minimum four (4) foot evergreen hedge (at maturity).
3. Side yard and rear yard fencing shall be constructed for all lot types and placed at the lot line.
4. Fences along open spaces shall be tubular steel (or similar material that provides an

appearance of wrought iron) with a maximum height of four (4 feet) and accompanied by a four (4) foot evergreen hedge (at maturity). There shall be a minimum of one (1) gate constructed of tubular steel, metal, wood, or composite wood provided adjacent to the open space.

K. LANDSCAPING STANDARDS:

Except as otherwise provided in this Paragraph (K), the provisions set forth in Section 155.092, Landscaping and Screening, of the MANSFIELD ZONING ORDINANCE shall apply.

1. A minimum of two (2) trees shall be planted for all lots. Street trees, as shown in Exhibit “D”, that are planted within the parkway on the same side of the street as the subject lot and located along the front lot line (and side lot line for corner lots), may count towards this requirement.
2. Concrete pathways for pedestrian and bicycle use shall have a minimum width of 10 feet as shown on Street Section E-E and EXHIBIT “O”.
3. The provisions in Chapter 155.092 (X) and entitled “STREET INTERSECTION LANDSCAPE AREAS”, of the MANSFIELD ZONING ORDINANCE, shall not be applicable to any portion of the thoroughfare that is identified as “CHARLIE” on EXHIBIT “C”.

L. SITE DESIGN STANDARDS:

1. GENERAL.
 - a. All retaining walls located within private lots shall be limited to a maximum height of 4 feet and shall be made of brick (or brick veneer) or local stone (or local stone veneer) and shall also be capped.

- b. All newly constructed utilities shall be placed underground.
- c. All private open space shall be maintained by the POA.

M. BUILDING HEIGHT:

1. GENERAL.

- a. Building height shall be measured in stories for each habitable level above sidewalk level.
- b. Building height shall be measured from finished floor to finished ceiling.
 - i. Stories shall not exceed more than 14 feet in height when measured between floor plates.
- c. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, attics, chimneys, cupolas, antennae, vents, elevator bulkheads, stair housings, and all other uninhabited accessory elements do not count toward building height.

2. PRINCIPAL BUILDINGS.

- a. All principal buildings in this PD, PLANNED DEVELOPMENT DISTRICT, shall have a maximum height of three (3) stories.
- b. All principal buildings shall have a minimum ceiling height of 10 feet at the first story.

3. ACCESSORY BUILDINGS.

- a. Accessory buildings shall be limited to a maximum height of two (2) stories.

N. HABITABLE SPACE AND LOT STANDARDS:

1. GENERAL.

- a. The standards provided herein in this Paragraph (N) shall be applicable to

all lots, unless otherwise noted below for lots located within the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT.

2. HABITABLE SPACE.

- a. The minimum habitable space for each dwelling shall be 2,200 square feet.

3. LOT COVERAGE.

- a. The maximum lot coverage for principal buildings and accessory buildings shall not exceed 65 percent for LOT TYPE “A” and LOT TYPE “B”.
- b. The maximum lot coverage for principal buildings and accessory buildings shall not exceed 80 percent for LOT TYPE “C”, only.

4. LOT STANDARDS.

a. LOT TYPE “A”:

- i. Minimum lot width: 70 feet.
- ii. Maximum lot width: None.
- iii. Minimum lot depth: None.
- iv. Front setback for principal buildings: 20 feet minimum.
- v. Rear setback for principal buildings: 15 feet minimum.
- vi. Side setbacks for principal buildings:
- When abutting another side yard: Five (5) feet minimum.
 - When abutting a rear yard: Ten (10) feet minimum.
 - When abutting a thoroughfare: Fifteen (15) feet minimum.

b. LOT TYPE “B”:

- i. Minimum lot width: 60 feet.
- ii. Maximum lot width: 69 feet.

- iii. Minimum lot depth: None.
- iv. Minimum lot size: 8,000 square feet.
- v. Front setback for principal buildings: 20 feet minimum.
- vi. Rear setback for principal buildings: 15 feet minimum.
- vii. Side setbacks for principal buildings:
 - When abutting another side yard: Five (5) feet minimum.
 - When abutting a rear yard: Ten (10) feet minimum.
 - When abutting a thoroughfare: Fifteen (15) feet minimum.

c. LOT TYPE “C”:

- i. The minimum lot standards for LOT TYPE “C” shall follow those that are established for the D-2, URBAN TRANSITION ZONE for the D, DOWNTOWN DISTRICT as set forth in Section 155.072, Paragraph (I) and entitled “Lot Standards” of the MANSFIELD ZONING ORDINANCE.

5. LOT STANDARDS SPECIFIC TO “CHARLIE”.

- a. “CHARLIE” is that thoroughfare depicted on the Conceptual Site Plan in EXHIBIT “C” generally connecting with the future extension of Wilson Drive and that will provide a direct crossing over Walnut Creek.
- b. It is acknowledged that the street sections for the “CHARLIE” may change through the Site; however, it is expressly understood that all lots fronting the “CHARLIE” shall:
 - i. meet all requirements for LOT TYPE “A”, except as otherwise provided in this PD, PLANNED DEVELOPMENT DISTRICT;

- ii. be accessed from a rear alley; AND
- iii. be required to have one (1) of the following building frontage types:
 - (A) a dooryard; (B) a stoop; (C) a forecourt; or (D) a porch.

6. LOT STANDARDS SPECIFIC TO “ECHO”.

- a. “ECHO” is that thoroughfare depicted on the Conceptual Site Plan in EXHIBIT “C” generally connecting to spine road “ALPHA” near the community’s entrance.
- b. To explore demand for larger lot widths, all lots with direct frontage along “ECHO” shall be no less than eighty-five (85) feet in width.
- c. “ECHO” and its lots shall be completed in the first phase of construction.

7. FRONT SETBACK ON LOTS ACCESSED BY A REAR ALLEY.

- a. All lots accessed by a rear alley shall be required to have a minimum front building setback of 15 feet.

8. ACCESSORY DWELLING UNITS AND ACCESSORY STRUCTURES BUILDING SETBACKS.

- a. The building setbacks for accessory dwelling units and other accessory structures shall be in accordance with the applicable provisions set forth in the MANSFIELD ZONING ORDINANCE.

O. BUILDING FRONTAGES:

1. GENERAL TO ALL BUILDING FRONTAGES.

- a. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, all principal buildings on lots fronting “CHARLIE” or that are identified as a lot that has “HIGH AESTHETIC AND VISUAL VALUE”, a building

frontage shall be required. These lots shall be identified on the development plan in EXHIBIT “C”. All other lots shall be exempt from this requirement, except that all lots identified as LOT TYPE “A”, LOT TYPE “B”, and LOT TYPE “C” in the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT, only, shall provide for a building frontage within the front building setback, only if a detailed site plan is approved for the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT by the City Council.

- b. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, there are five (5) building frontage types permitted:
 - i. Porch;
 - ii. Dooryard;
 - iii. Forecourt; AND
 - iv. Stoop.

- c. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, all the following building features within the building frontage may project up to four (4) feet in depth in all setbacks:
 - i. Bay windows;
 - ii. Cornices;
 - iii. Eaves;
 - iv. Mailboxes; AND
 - v. Trim.

2. SPECIFIC TO PORCHES.

- a. All porches may project into the front setback up to 100 percent of its depth.
 - b. All porches shall be no less than five (5) feet deep.
 - c. All porches shall be no less than 60 square feet in area.
3. SPECIFIC TO FORECOURT BUILDING FRONTAGES.
- a. All forecourts shall be recessed from the front lot line a maximum of 15 feet for pedestrian forecourts, or a maximum of 30 feet for vehicular forecourts.
 - b. All forecourts shall be paved in brick, cobble, poured concrete, or stone, or landscaped.
 - c. Forecourts may be combined with a dooryard building frontage.
4. SPECIFIC TO DOORYARD BUILDING FRONTAGES.
- a. All dooryards shall be no less than 10 feet deep.
 - b. All dooryards shall be bound by walls of brick, stone, stone veneer, stained wood (laid horizontally), or evergreen hedging on three (3) sides.
 - i. Walls that do not utilize evergreen hedging shall be constructed of the same materials and colors present on the front façade of the home.
 - c. If a gate is provided for the dooryard, it shall issue an appearance of aluminum, iron, metal, or other similar material.
 - d. All dooryard walls shall be a minimum of three (3) feet in height.
 - e. All dooryards shall be landscaped, or paved in brick, cobble, poured concrete, or stone.
 - f. Dooryards may encroach into the front setback up to 100 percent of its depth.

5. SPECIFIC TO STOOP BUILDING FRONTAGES.
 - a. All stoops may project into the front setback up to 100 percent of its depth.
 - b. All stoops, where provided, shall be elevated a minimum of one (1) foot above the adjacent sidewalk (or finished grade) and shall have minimum depth of four (4) feet.

P. PERMITTED USES:

Permitted uses of buildings and their lots shall be limited to allowable uses provided below, except where modified by the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT standards in Paragraph (T) of this PD, PLANNED DEVELOPMENT DISTRICT:

1. PRINCIPAL USES.
 - a. Neighborhood Services Center, subject to the operation, the design, and the development standards that are provided in an agreement, or such other legal instrument approved by the City Council and that is separate from this PD, PLANNED DEVELOPMENT DISTRICT; AND
 - b. Single-Family Residential (Detached).
2. ACCESSORY USES.
 - a. Accessory dwelling unit.
 - b. All other accessory uses and structures which are permitted by-right within the SF-7.5 / 18, Single-Family Residential District.
3. PROHIBITED USES. Except where modified by the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT, the following uses of buildings and their lots are not allowed in this PD, PLANNED DEVELOPMENT DISTRICT:

- a. Any use not listed in Paragraphs (P)(1) and (P)(2) shall be prohibited within this PD, PLANNED DEVELOPMENT DISTRICT.

Q. PARKING REQUIREMENTS (SPECIFIC TO SINGLE-FAMILY RESIDENTIAL USES ON LOT TYPE “A” AND LOT TYPE “B”):

- 1. MINIMUM REQUIRED PARKING.
 - a. A minimum of 2.0 parking spaces shall be provided for each dwelling.
- 2. PARKING ACCESS:
 - a. Except as required otherwise for the “CHARLIE” in Paragraph (M)(5) of this PD, PLANNED DEVELOPMENT DISTRICT, the minimum required parking for LOT TYPE “A” and LOT TYPE “B” may be accessed from a driveway at the front lot line or the side lot. A rear alley may access all lots from the rear lot line or the side lot line in accordance with this PD, PLANNED DEVELOPMENT DISTRICT.
 - b. For all that are lots identified as LOT TYPE “B”, required parking accessed from the front lot line shall demonstrate compliance with the following:
 - i. the garage may be independent of the principal dwelling and shall be detached a minimum of 10 feet from the front building façade; OR
 - ii. the garage may be attached to the principal dwelling and setback a minimum of five (5) feet behind the front building façade plane; OR
 - iii. the garage may be attached to the principal dwelling and be located parallel with the front building façade and a minimum of one (1) window is installed on the portion of the front building façade for each garage door and the window shall be oriented to face the front

lot line.

R. SIGNAGE:

1. Unless otherwise noted below for the development and the modification of buildings within the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT, all applicable rules and regulations of the City of Mansfield Zoning Ordinance for signs shall apply to properties developed in accordance with this PD, PLANNED DEVELOPMENT DISTRICT.

S. BUILDING MATERIALS AND CONFIGURATION:

1. GENERAL.

- a. All exterior walls of a single building shall maintain a uniform level of quality in materials and detailing.
- b. Building façades along thoroughfares and open spaces shall not be repeated more than twice along the same block face, or directly across the thoroughfare, and shall be separated by a minimum two (2) varied elevations.

2. BUILDING WALLS.

- a. No more than three (3) wall materials shall be present in any building, excluding bay windows, patios, porches, exterior shutters, trim, or other similar architectural features.
- b. All building walls shall be finished in brick, cementitious fiber board, cast stone, stone, or stucco. Wood may only be used as an accent material, and where used on a single building, shall not exceed 10 percent of the total building wall area, with each elevation being calculated independently.

- i. All stucco shall be masonry.
 - ii. All stucco shall have a smooth sand finish.
 - iii. All exposed exterior wood shall be painted or stained.
 - iv. Exterior insulation and finish systems (E.I.F.S.) and vinyl siding are prohibited.
 - c. The heavier of the building wall materials shall be located below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood).
 - d. Arches and piers shall match the primary materials and the primary colors of the building walls.
 - i. All arches and piers shall be no less than 12 inches by 12 inches.
 - e. Columns shall be made of concrete, stone, or cast stone.
 - i. All columns shall be no less than 12 inches by 12 inches.
 - f. Posts shall be made of brick, cast stone, stone, or wood or a synthetic material that has the appearance of the materials noted above. All posts shall match the colors of the adjacent building walls.
 - i. All posts shall be no less than six (6) inches by six (6) inches.
 - g. All columns, piers, and posts shall be appropriately spaced in order to form square or vertically proportioned bays.
3. ROOFS.
- a. To encourage architectural variety, Principal roofs, where sloped, may be symmetrical gable or hip and angled no less than 6:12, provided that no more than two lots that are located side by side along the same block face

may be sloped less than 8:12. Sloped roofs shall only be clad in asphalt shingle, slate, standing seam metal, or terra cotta tile. Sloped roof cladding may include metal, provided it complements an architectural style, and minimizes glare.

b. Ancillary roofs may be sheds angled no less than 3:12.

4. OPENINGS.

a. Principal buildings shall have a limit for door and window openings along the front lot line (i.e., the exterior wall facing the thoroughfare). No less than 15 percent and no more than 50 percent of the total building wall area of the front building elevation, excluding garage doors, shall be used for door and window openings.

i. All windows openings shall be vertically proportioned and shall be rectangular in shape on the building wall facing the front lot line.

b. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick or stone shall be recessed a minimum of two-and-a-half (2.5) inches in depth. Flush-mounted windows are not permitted except when mounted on stucco.

c. Door and window openings that span more than one (1) story shall be prohibited along lot lines fronting a thoroughfare or an open space.

d. Door and window header heights shall be consistent on all building walls that front a street or an open space.

e. Garage doors shall either be made of wood, or a synthetic material that has

the appearance of wood. Garage doors may have glass or framed panels.

- f. To encourage architectural variety, garage doors shall have a different finish, exterior color, or other similar visual relief from the two (2) adjoining lots and the lots directly across the thoroughfare or open space as the subject lot.

5. ATTACHMENTS.

- a. Chimneys, where visible, shall be clad in brick, stone, or stucco.
 - i. All exterior chimneys shall extend to the ground and shall have a projecting cap on top.
- b. Flues, where provided, may be painted black or galvanized.
- c. All flooring at stoops (i.e., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.
- d. All flooring at balconies and at porches shall be brick, concrete, or stone.
- e. Any part of a balcony projecting beyond a building wall shall be structurally supported by appropriately scaled beams or brackets that are consistent with the materials used on the building walls.
- f. All railings, where provided, shall be made of metal and shall have top and bottom rails centered on the balusters. Bottom rails shall not be flush with the floor.

6. SPECIFIC TO WALLS AND OTHER SUITABLE VISUAL SCREENS.

- a. Walls along frontage lines shall be constructed of brick, stone, stucco, or wrought iron.
 - i. All gates shall be made of metal or wood.

- b. Unless otherwise noted in this PD, PLANNED DEVELOPMENT DISTRICT, all wall requirements shall comply with the provisions set forth in the MANSFIELD ZONING ORDINANCE, as amended.
7. SPECIFIC TO LOTS OF HIGH AESTHETIC AND VISUAL VALUE. Lots of high aesthetic and visual value are those lots that are corner lots or boundary lots as depicted in EXHIBIT “C”.
- a. Corner lots. Lots designated as “CORNER LOTS” are all those lots that have frontages along two (2) or more thoroughfares.
 - b. Boundary lots. Lots designated as “BOUNDARY LOTS” are all those lots that have a rear lot line bordering an open space. Boundary lots shall be required to install a fence on the rear lot line in accordance with the provisions in Paragraph (J)(4) of this PD, PLANNED DEVELOPMENT DISTRICT.
 - c. Principal buildings on corner lots of high aesthetic and visual value shall require a minimum of one (1) of the following architectural features:
 - i. a second story balcony that encroaches the same distance into the required setback as the first story porch (see EXHIBIT “K.1”);
 - ii. a first story porch that “wraps” around the building walls facing the two (2) thoroughfares (see EXHIBIT “K.2”);
 - iii. a stoop located at the principal entrance into the principal building (see EXHIBIT “K.3”);
 - iv. a dooryard (see EXHIBIT “K.4”);
 - v. a side-accessed garage (see EXHIBIT “K.5”); OR,

- vi. a forecourt (see EXHIBIT “K.6”).
- d. Additionally, principal buildings on corner lots of high aesthetic and visual value shall require these features on the side building façade that faces a street:
- i. Enhanced landscaping that meets the criteria of Section 155.092, Landscaping and Screening, of the MANSFIELD ZONING ORDINANCE that covers a minimum of 50 percent of the side building façade.
 - ii. A minimum of one (1) canopy shade tree or ornamental tree planted in accordance with Paragraph K of this PD, PLANNED DEVELOPMENT DISTRICT, within the side yard.
 - iii. A minimum of one (1) of the following treatments on the side building façade:
 - The use of the same variation of materials as the front façade that are identified in Paragraph (S)(2) of this PD, PLANNED DEVELOPMENT DISTRICT;
 - a difference in distance from the exterior wall to the side lot line (i.e. exterior wall articulation, a secondary side entrance, a minimum of two (2) gables, a side accessed garage, an exterior chimney, etc.);
 - a retaining wall or stem wall constructed between the side building façade that faces the secondary thoroughfare and the sidewalk along the secondary thoroughfare; OR

- subject to review and approval by the Director of Planning
additional architectural features may be added to this list.

T. TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT:

The City understands and supports the need for traditional neighborhood oriented residential, retail, and service uses which are typical elements that are found in walkable and mixed-use environments. The City understands and supports the need for traditional neighborhood oriented residential, retail, and service uses to ensure that most dwellings are within walking or cycling distance of the ordinary activities for daily life. To accommodate neighborhood-oriented retail and service uses within this project, a “TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT” may be applied to certain lots within this PD, PLANNED DEVELOPMENT DISTRICT that are indicated by the TRADITIONAL NEIGHBORHOOD OVERLAY area as depicted on Exhibit “B”. It is understood that not all the lots within this PD, PLANNED DEVELOPMENT DISTRICT may need to be developed for neighborhood oriented residential, retail, and service use due to conditions and preferences in the marketplace. It is further understood that nothing contained within any of the rules and regulations of this PD, PLANNED DEVELOPMENT DISTRICT, shall require the developer (or any of their assigns), or any property owner to utilize this TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT in lieu of the standards recorded prior to this Paragraph (R); or to develop, nurture, and sustain any commercial enterprise for lots located within the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT. The boundaries of the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT are shown on EXHIBIT “B”; and prior to any development within the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT that is not consistent with

any or all of the provisions of this PD, PLANNED DEVELOPMENT DISTRICT as set forth in Paragraphs (A) — (R) above, a detailed site plan shall be prepared by the developer (or their assigns) or the property owner and be submitted to the City Council for their review, consideration, and possible action. Requests heard by the City Council for the detailed site plan shall be heard as per the rules set forth for consideration of New Business Agenda Items. A detailed site plan shall not be required if the developer (or their assigns) or the property owner opts to develop the area depicted as the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT for LOT TYPE “A” or LOT TYPE “B”. A detailed site plan shall not be used as a reason to increase the maximum percentage of lots that may be platted as LOT TYPE “B” (i.e., a maximum of 25 percent). Within the boundaries of the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT, the rules and regulations set forth in this PD, PLANNED DEVELOPMENT DISTRICT are modified as follows:

1. SPECIFIC DEVELOPMENT STANDARDS FOR LOT TYPE “C”.
 - a. The development of LOT TYPE “C” within the TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT shall follow the minimum lot, development, architectural, and use standards of those that are established for the D-2, URBAN TRANSITION ZONE for the D, DOWNTOWN DISTRICT as set forth in Section 155.072.
 - b. Manor homes, if proposed in accordance with Paragraph (T) of this PD, PLANNED DEVELOPMENT DISTRICT, shall be limited to Corner Lot locations, as defined in Paragraph (S)(7)(a) of this PD, PLANNED DEVELOPMENT DISTRICT.

EXHIBIT "A" – VICINITY MAP

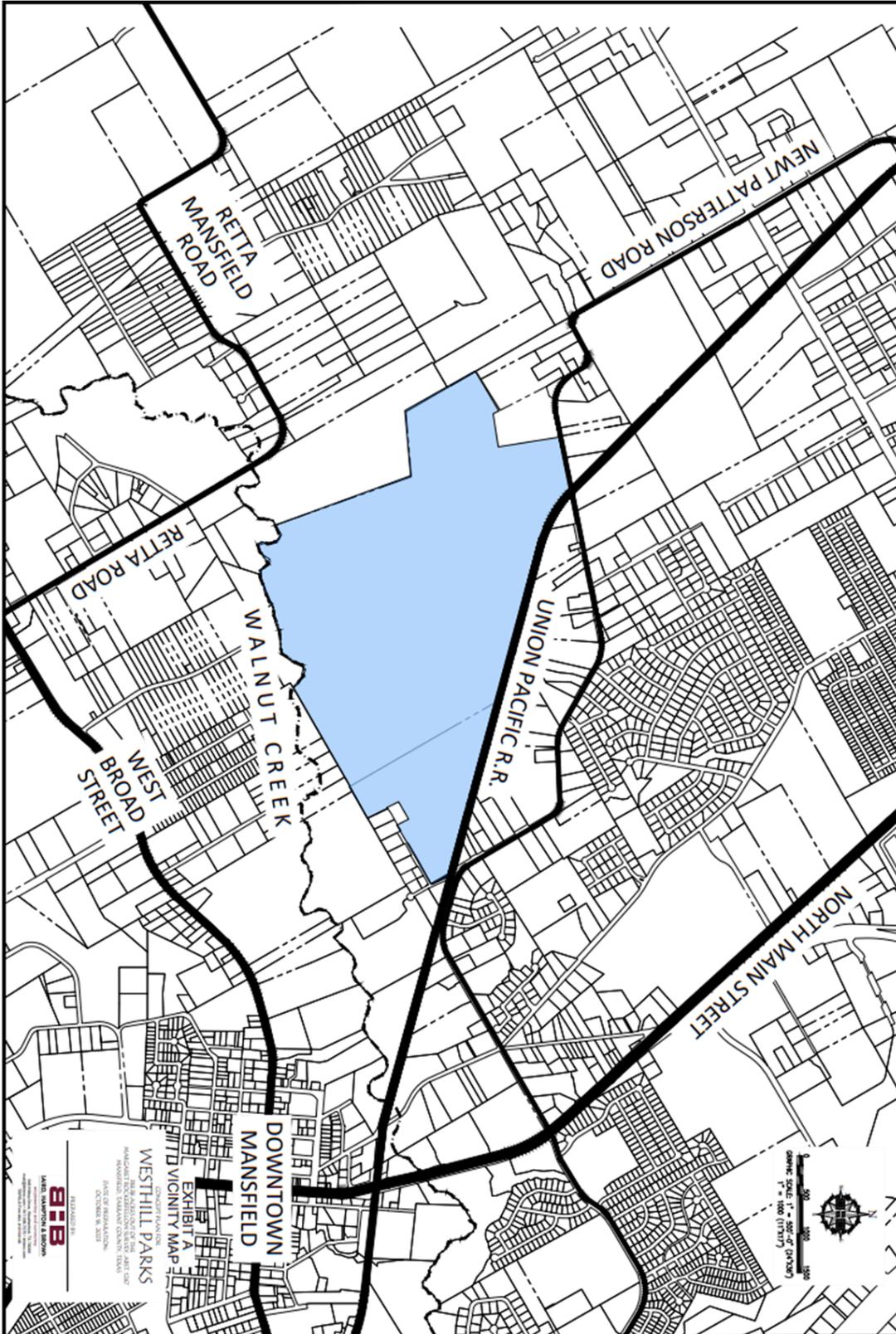
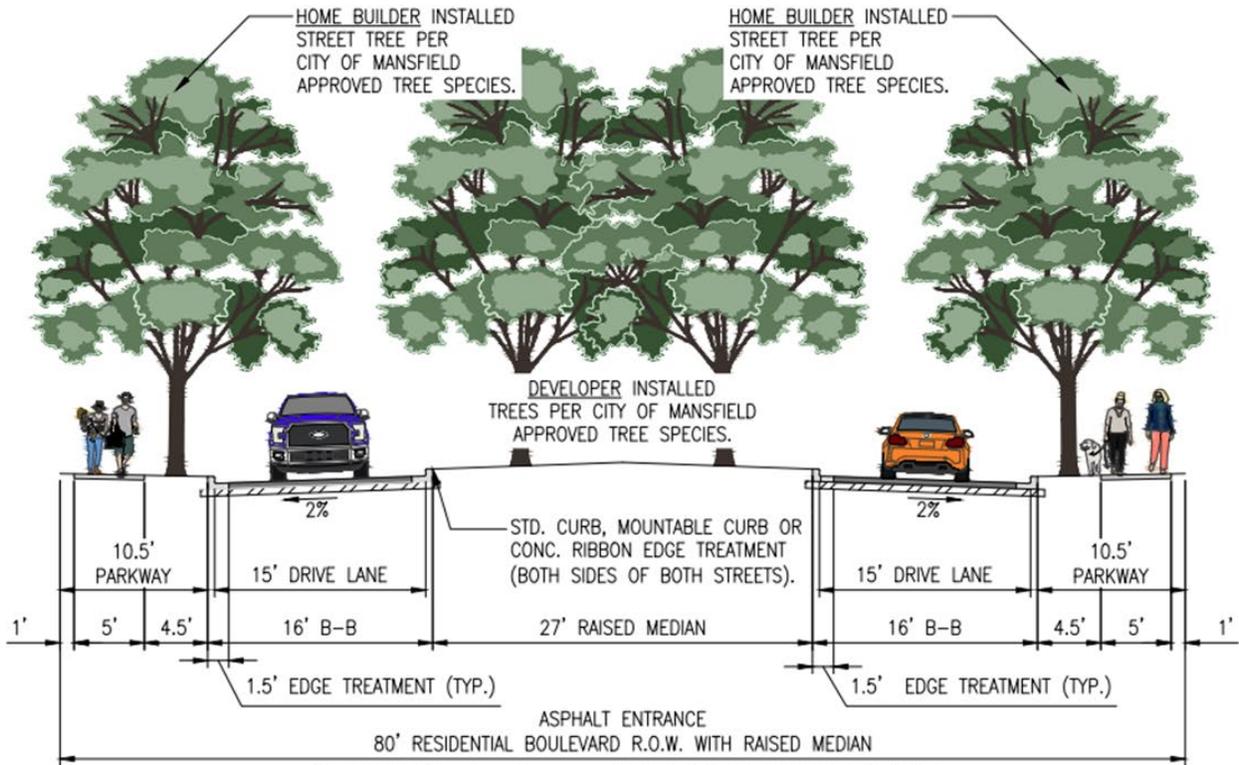
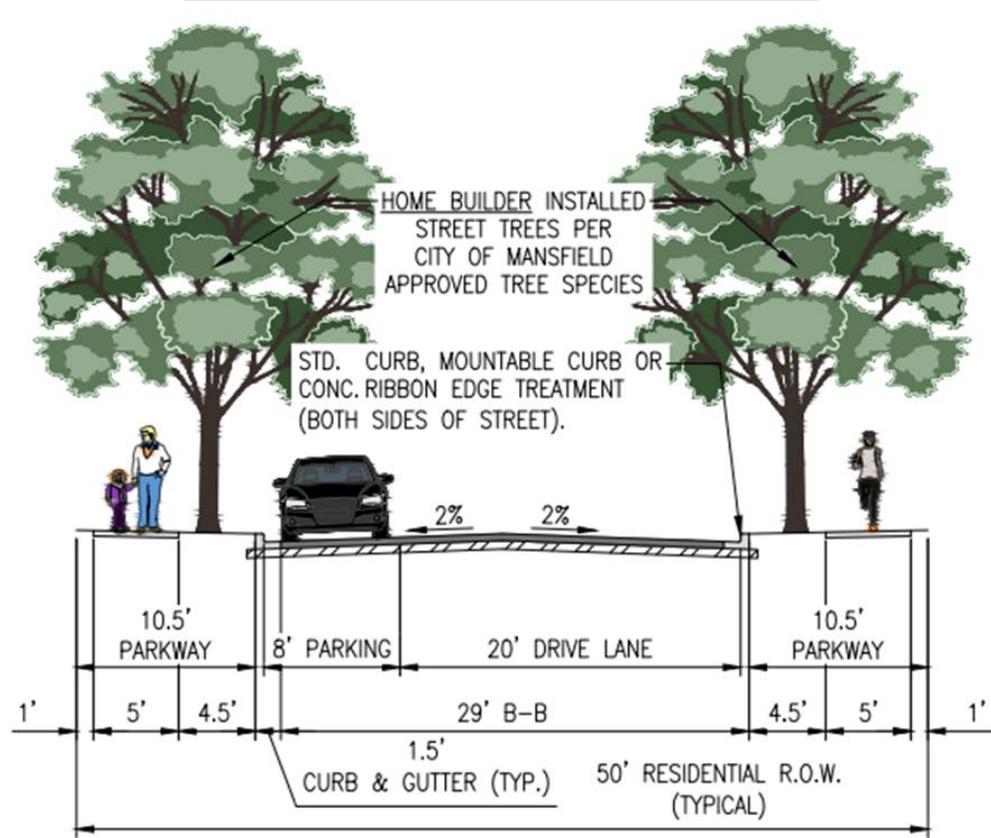


EXHIBIT "B-1"

EXHIBIT "D.1" – STREET SECTIONS A-A AND B-B



SECTION A-A – ASPHALT ENTRANCE



SECTION B-B – ASPHALT RESIDENTIAL STREET

EXHIBIT "D.2" – STREET SECTIONS C-C AND D-D

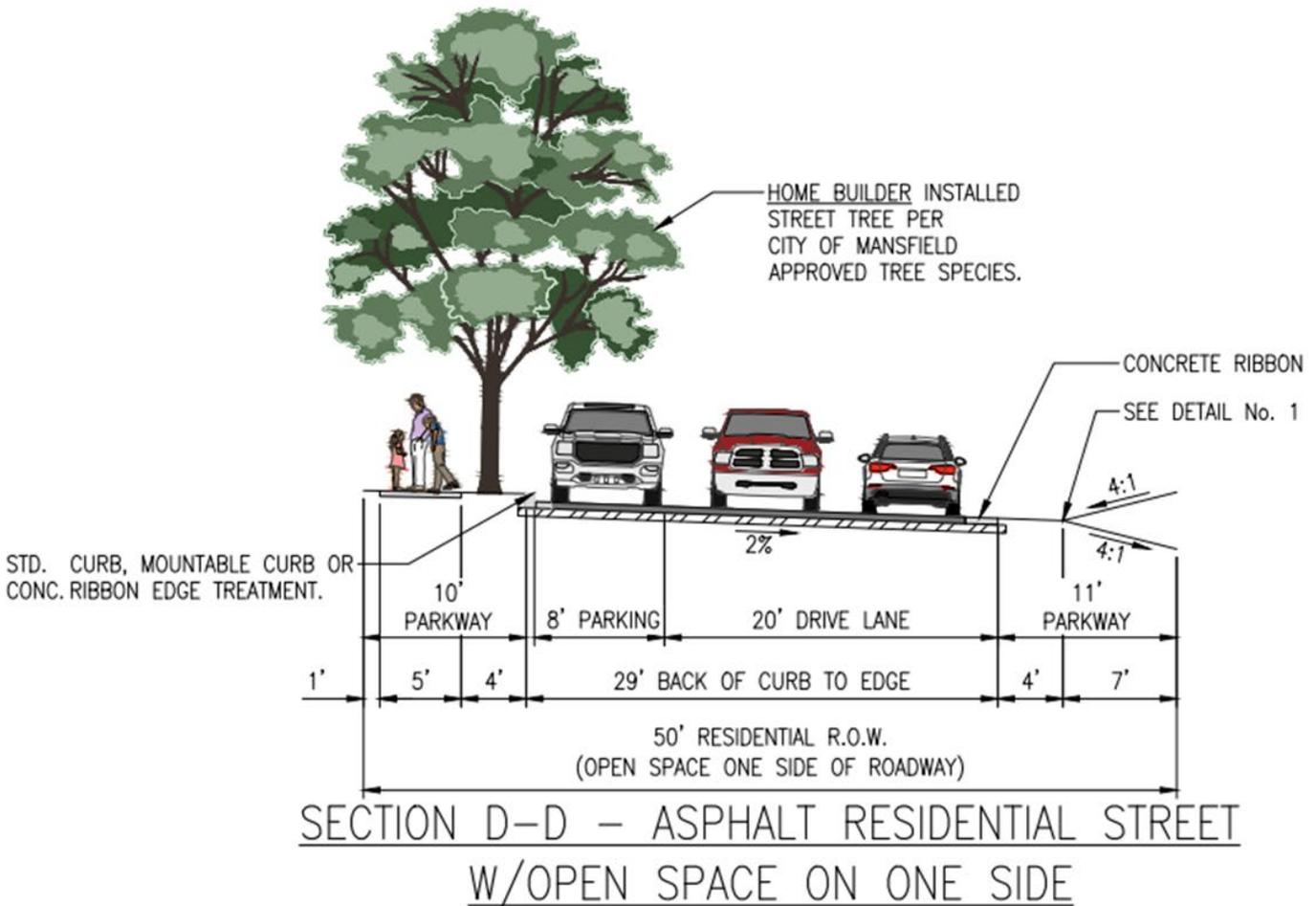
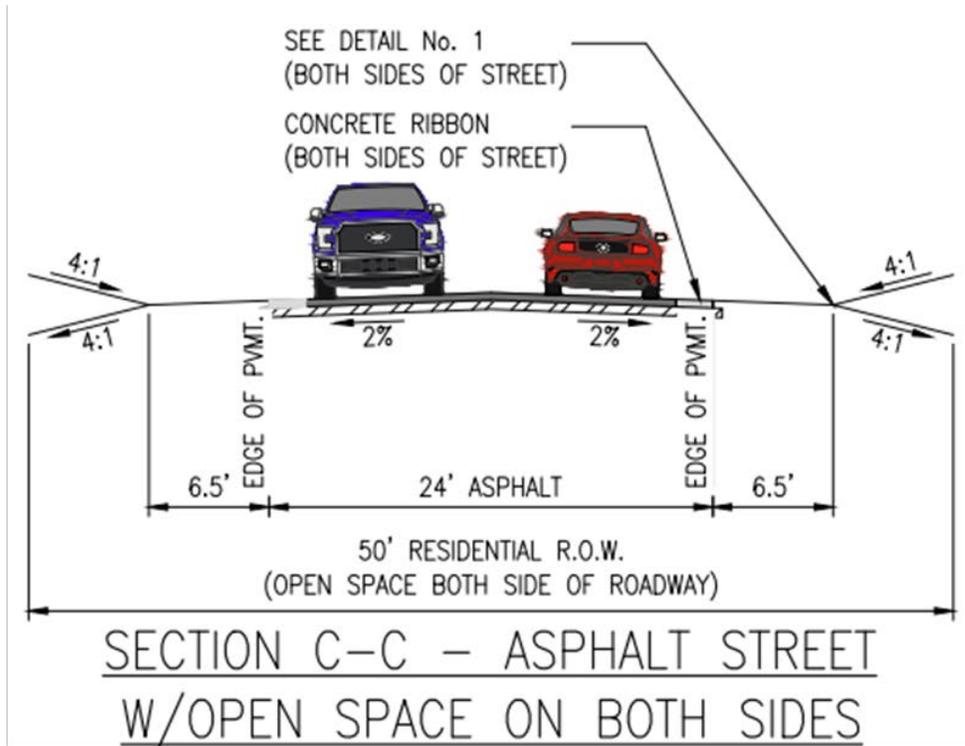


EXHIBIT "D.3" – STREET SECTION E-E

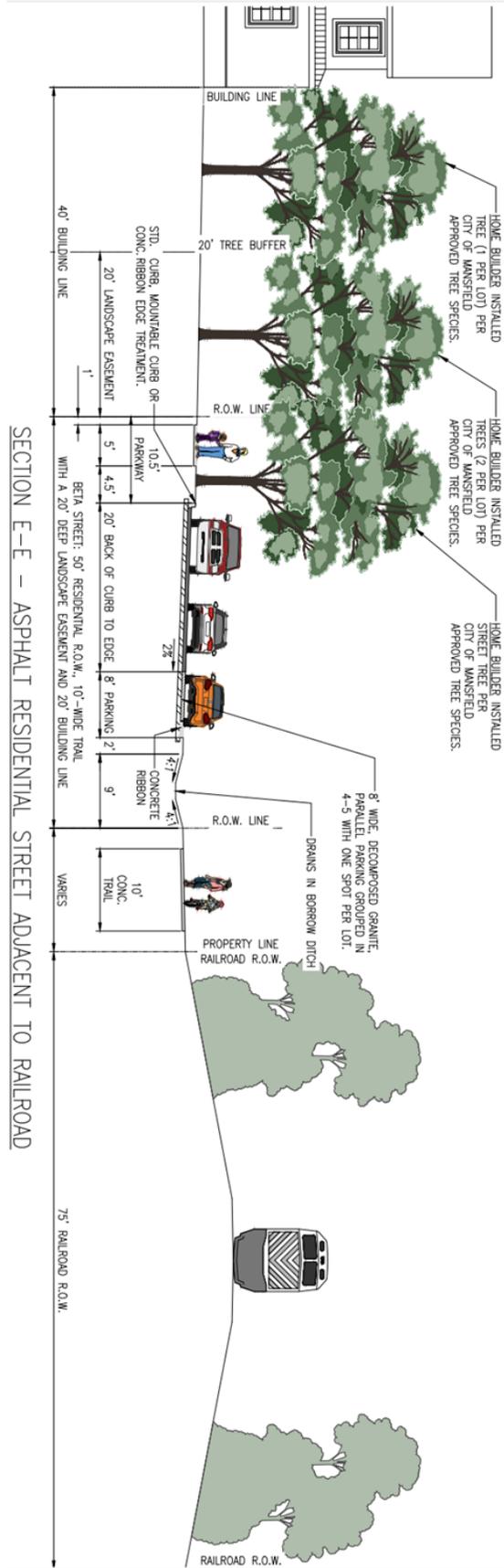
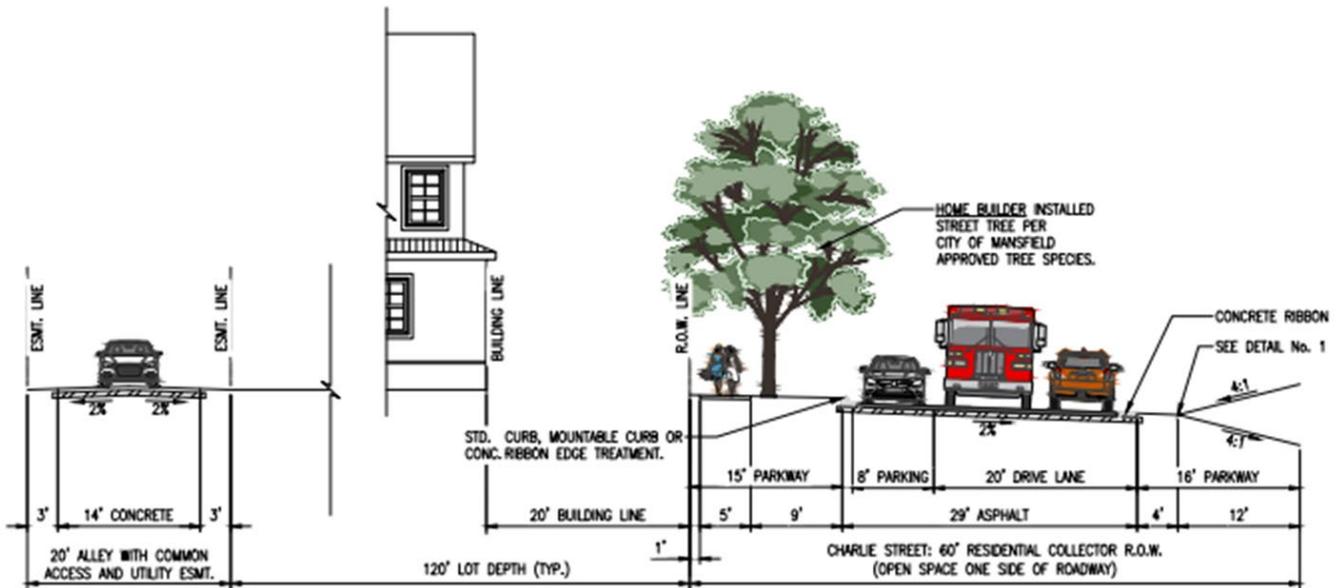
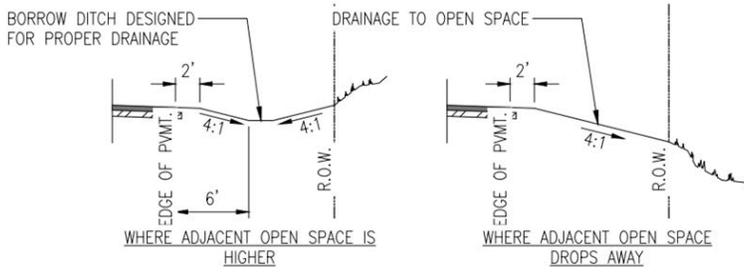


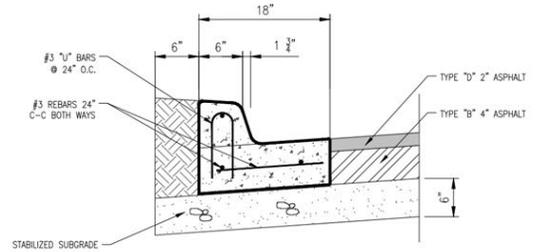
EXHIBIT "D.5" – STREET SECTION G-G AND TYPICAL CONSTRUCTION DETAILS



**SECTION G-G – ASPHALT COLLECTOR
W/OPEN SPACE ON ONE SIDE**

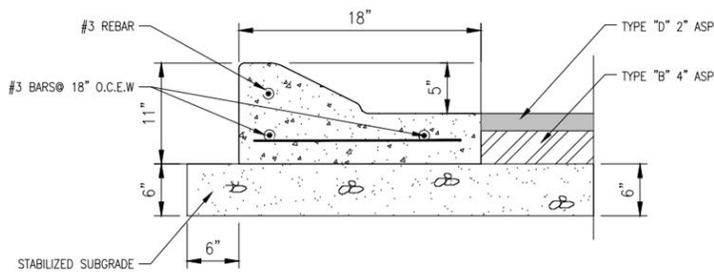


DETAIL No. 1



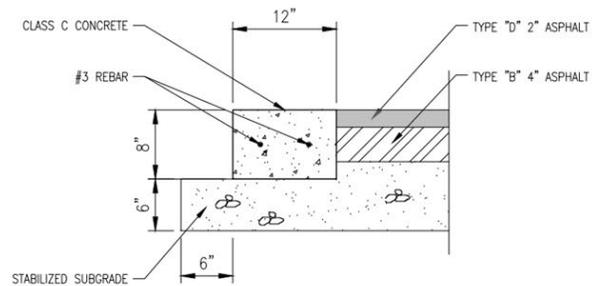
STANDARD 6" CURB

NOT TO SCALE



MONOLITHIC 5" MOUNTABLE CURB DETAIL

NOT TO SCALE



8" x 8" CONCRETE RIBBON

NOT TO SCALE

EXHIBIT “I” – CONCEPTUAL ROLLOVER CURB EXAMPLE



EXHIBIT “B-1”

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**EXHIBIT “K.1” – EXAMPLE OF BALCONY AND PATIO THAT ENCROACH SAME
DISTANCE INTO FRONT SETBACK**



EXHIBIT “K.2” – EXAMPLE OF FIRST STORY PORCH THAT “WRAPS”



EXHIBIT “K.3” – EXAMPLE OF A STOOP BUILDING FRONTAGE



EXHIBIT “B-1”

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EXHIBIT “K.4” – EXAMPLE OF A DOORYARD BUILDING FRONTAGE



EXHIBIT “K.5” – EXAMPLE OF SIDE-ACCESSED GARAGE FOR CORNER LOTS

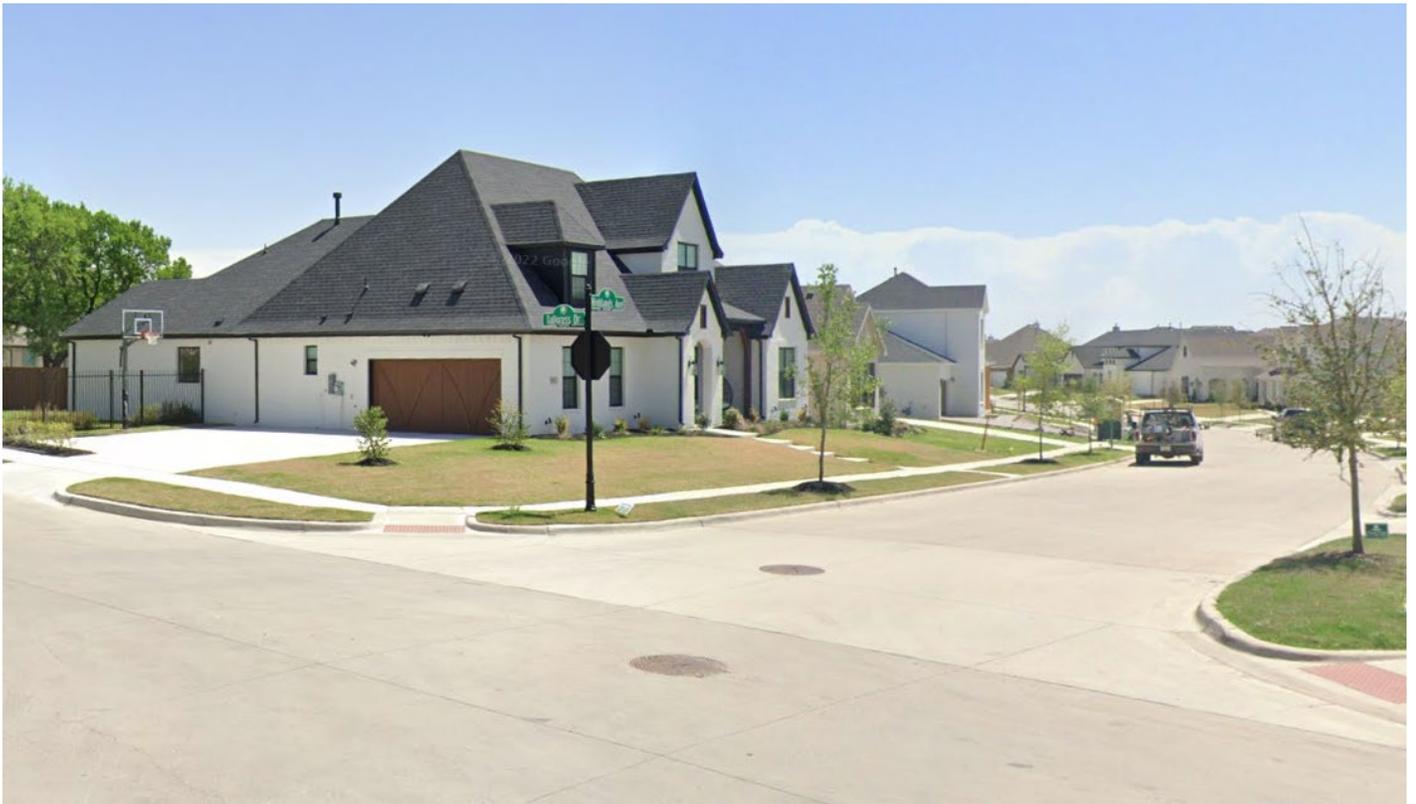


EXHIBIT “B-1”

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EXHIBIT “K.6” – FORECOURT FRONTAGE TYPE EXAMPLE



EXHIBIT “B-1”

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