

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

6.2 **Permitted Use Table.**

Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
<b>Automobile/Vehicle Service Use Group</b>									Refer to Section 6.3
1. Auto Glass, Upholstery or Muffler Shop		<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>			P	See Notes 1 and 2
2. Car Wash, Excluding Self-Service		<u>PS</u>	<u>PS</u>		<u>PS</u>			P	See Notes 1 and 2
3. Auto Painting or Body Repair								P	See Notes 1 and 2
4. Auto Parts or Accessory Sales (Indoor)	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	P	
5. Auto Rental	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	P	
6. Auto Sales, In Building	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>		<u>PS</u>	P	
7. Gasoline Station	<u>PS</u>	<u>PS</u>	P	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	P	
8. Truck or Heavy Vehicle Repair								P	See Notes 1 and 2
9. Auto Service or Repair								P	See Notes 1 and 2
<b>Commercial and Warehouse Use Group</b>									Refer to Section 6.3
1. Bakery or Confectionery Wholesale		<u>PS</u>						P	
2. Bottle Works Wholesale		<u>PS</u>						P	
3. Building Material or Lumber Yard								S	<a href="#">See Note 2</a>
4. Cabinet Making		<u>PS</u>						P	
5. Woodworking Shop		<u>PS</u>						P	
6. Chemical Products, Bulk Storage								P	
7. Upholstery		<u>PS</u>						P	

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			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
8. Cleaning, Laundry Plant		<u>PS</u>						P	
9. Dyeing Plant								S	
10. Cleaning Plant, Other Than Clothing and Linen		<u>P</u>						P	
11. Clothing Mfg. or Light Fabrication and Assembly		<u>PS</u>						P	
12. Contractor Shop and Storage Yard (outside)								P	See Note 1
13. Heavy Machinery Sales, Service or Storage								P	See Note 1
14. Job Printing		<u>PS</u>						P	
15. Newspaper Printing		<u>PS</u>						P	
<del>16. Machine Shop or Welding</del>		<u>P</u>						<u>P</u>	
17. Maintenance or Repair Services For Buildings		<u>PS</u>						P	
<del>18. Mini Warehouses</del>								<u>P</u>	
19. Paint Shop or Paint Mixing, Wholesale or Warehouse		<u>PS</u>						P	
20. Plumbing, Electrical or Air Conditioning Sales and Service		<u>PS</u>	<u>PS</u>	<u>P</u>	<u>PS</u>			P	
<del>21. Recycling Collection Center</del>	-		-	-	-	-	-	<u>P</u>	<del>See Note 1</del>
22. Scientific or Research Laboratories	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>		<u>PS</u>	P	
23. Storage or Sales Warehouse		<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>			P	

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	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
24. Wholesale Office or Sample Room Only		PS	PS	PS	PS		PS	P	
<b>Educational, Institutional and Special Use Group</b>									Refer to Section 6.3
1. Art Gallery or Museum	P	P	P	P	P	P	P	P	
2. Church or Rectory	P	P	P	P	P	P	P	P	
3. College, University, Business or Professional School	P	P	P	P	P	P	P	P	
4. Community Center, Public	P	P	P	P	P	P	P	P	
5. Day Nursery or Child Care Center	P	P	P	P	P	P	P	P	
6. Elementary or Secondary School	P	P	P	P	P	P	P	P	
7. Fraternal Organization, Lodge or Civic Club	P	P	P	P	P	P	P	P	
8. Hospital/Home/Center for <del>Alcoholic</del> <a href="#">Substance Addiction</a> or Psychiatric Patients	PS	PS	PS	PS	PS	PS	P	PS	<a href="#">See Note 3</a>
9. Hospital/Home/Center for General, Acute or Chronic Care	P	P	P	P	P	P	P	P	
10. Kindergarten, Private	P	P	P	P	P	P	P	P	
11. Labor Union or Similar Union Organization	P	P	P	P	P	P	P	P	
12. Library, Public	P	P	P	P	P	P	P	P	
13. Mortuary or Funeral Chapel	P	P	P	P	P	P	P	P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
14. Nursing or Assisted Living Facility	P	P	P	P	P	P	P	P	
15. Public Park, Playground	P	P	P	P	P	P	P	P	
16. Vocational or Trade School	P	P	P	P	P	P	P	P	
<b>General Retail Use Group</b>									Refer to Sec. 6.3
1. Bakery or Confectionery Store, Retail	P	P	P	P	P	P	P	P	
2. Book Store, Retail	P	P	P	P	P	P	P	P	
3. Camera and Photography Supply	P	P	P	P	P	P	P	P	
4. Cleaning and Laundry, Retail	P	P	P	P	P	P	P	P	
5. <del>Discount, Variety</del> <a href="#">New Clothing or Department Store</a>	P	P	P	P	P	P	P	P	
6. Drug Store or Pharmacy	P	P	P	P	P	P	P	P	
7. Florist, Retail	P	P	P	P	P	P	P	P	
8. Food or Beverage Sales Store	P	P	P	P	P	P	P	P	
9. Furniture, Home Furnishings or Appliance Store	P	P	P	P	P	P	P	P	
10. Upholstery, <a href="#">Retail</a>	P	P	P	P	P	P	P	P	
11. Gift, <del>Novelty or Souvenir</del> <a href="#">Store</a>	P	P	P	P	P	P	P	P	
12. Handicraft or Art Object Sales Store	P	P	P	P	P	P	P	P	
13. Hobby, Toy or Game Store	P	P	P	P	P	P	P	P	
14. Jewelry Store	P	P	P	P	P	P	P	P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
15. Luggage or Leather Goods Store	P	P	P	P	P	P	P	P	
16. Nursery or Garden Store, Retail	P	P	P	P	P	P	P	P	See Note 2
17. Pet Shop	P	P	P	P	P	P	P	P	
18. Retail and Service Establishments Not Elsewhere Listed (Indoor)	<del>PS</del>	<del>PS</del>	<del>PS</del>	<del>PS</del>	<del>PS</del>	<del>PS</del>	<del>PS</del>	<del>PS</del>	
19. Sewing, Needlework and Goods Store	P	P	P	P	P	P	P	P	
20. Stationery <u>or Office Supply</u> Store	P	P	P	P	P	P	P	P	
21. Sporting Goods or Bicycle Store	P	P	P	P	P	P	P	P	
<del>22. Used Merchandise Store</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>See Note 1</del>
<b>General Service and Office Type Use Group</b>									Refer to Section 6.3
1. Advertising Agencies	P	P	P	P	P	P	P	P	
2. Drive-In Banking Facilities		P	P	P	P	P	P	P	
3. Banking Offices or Facilities Excluding Drive-In Services	P	P	P	P	P	P	P	P	
4. Beauty Shop or Barber Store	P	P	P	P	P	P	P	P	
5. Catering Service	P	P	P	P	P	P	P	P	
<del>6. Coin-Operated Laundries and/or Dry Cleaning, Self-Service</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		<del>P</del>	
7. Computer and/or Data Processing Services	P	P	P	P	P	P	P	P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
8. Eating Places with Drive-In Service	P	PS	PS	P	PS	P	PS	PS	
9. Eating Places without Drive-In Services	P	P	P	P	P	P	P	P	
10. Fix-It Shop or Household Appliance Service and Repair	P	PS	PS	PS	PS	PS	PS	P	
11. Agents for Garment Pressing, Laundries or Dry Cleaning	P	P	P	P	P	P	P	P	
12. Key Shop	P	P	P	P	P	P	P	P	
13. Mailing, Reproduction, Commercial Art, Photo or Steno Service	P	P	P	P	P	P	P	P	
14. Medical or Dental Laboratories	P	P	P	P	P	P	P	P	
15. Office, Physician, Dentist or Other Health Practitioners	P	P	P	P	P	P	P	P	
16. Office, Professional or Administration	P	P	P	P	P	P	P	P	
17. Personnel Supply Services	P	P	P	P	P	P	P	P	
18. Pet Grooming	P	P	P	P	P	P	P	P	
19. Private Club or Lodge	P	P	P	P	P	P	P	P	
20. Shoe Repair Shop or Shoe Shine Parlor	P	P	P	P	P	P	P	P	
21. Studio for Photographer, Musician or Artist	P	P	P	P	P	P	P	P	
22. Tailor or Dressmaking Shop	P	P	P	P	P	P	P	P	
23. Veterinarian Office Only	P	P	P	P	P	P	P	P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
<b>Government Use Group</b>									Refer to Section 6.3
1. Federal, State or Municipal Building	P	P	P	P	P	P	P	P	
2. Fire Station or Similar Public Safety Building	P	P	P	P	P	P	P	P	
3. Public Utility Shop or Storage								P	
<b>Hotels, Group Quarters and Other Lodging Places</b>									Refer to Section 6.3
1. <del>Senior Independent Age Restricted Senior Living Facility</del>	<del>PS</del>	<del>PS</del>	<del>PS</del>	<del>PS</del>	<del>PS</del>		<del>PS</del>	<del>PS</del>	
2. Hotel	P	P	P	P	P		P	P	See Note 2
<del>3. Motel</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		<del>P</del>	<del>P</del>	<del>See Note 2</del>
<del>4. Private Dormitory</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	-	<del>P</del>	<del>P</del>	
<del>5. Organization Hotel or Lodging</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	-	<del>P</del>	<del>P</del>	
<b>Manufacturing and Industrial Use Group</b>									Refer to Section 6.3
1. Aircraft Hardware or Parts Manufacturing								P	
2. Appliance (Small) Manufacturing		<del>PS</del>						P	
3. Container Manufacturing (Wood, Paper or Plastic)		<del>PS</del>						P	
4. Creamery/Dairy Products Mfg. or Wholesale Distribution								P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
5. Electrical Component Manufacturing		PS						P	
6. Electroplating								P	
7. Food Processing								P	
8. Furniture, Cabinet Manufacturing		PS						P	
9. Kitchen Equipment								P	
10. Ice Cream Manufacturing								P	
11. Ice Manufacturing or Storage								P	
12. Machine Shop or Welding		PS						P	
13. Metal Fabrication Plant								P	
14. Paper Products Manufacturing		PS						P	
15. Stone Monument Works								P	
16. Temporary Batch Plant	P	P	P	P	P	P	P	P	See Note 2
17. Textile or Garment Manufacturing		PS						P	
18. Industries Not Elsewhere Listed		S						S	See Note 2
<b>Natural Resource and Extractions Use Group</b>									
1. Oil or Gas Well Drilling or Production	S	S	S	S	S	S	S	S	See Note 2
<b>Recreation and Entertainment Use Group</b>									
1. Amusement, Commercial (Indoor)	P	P	P	P	P	P	P	P	Refer to Section 6.3



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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
2. Bar, Dance Hall or Night Club	S	S	S	S	S		S	S	See Note 1
3. Bowling Alley	P	P	P	P	P		P	P	
4. Coin-Operated Amusement Devices	P	P	P	P	P	P	P	P	
5. Membership Sport or Recreation Club	P	P	P	P	P	P	P	P	
6. Parks	P	P	P	P	P	P	P	P	
<del>7. Pool or Billiard Hall</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
8. Roller or Ice Skating Rink	P	P	P	P	P		P	P	
9. Cinema or Movie Theater (Indoor only)	P	P	P	P	P		P	P	
<b>Residential Use Group</b>									Refer to Section 6.3
1. Townhouse/Brownstone	P	P	P	P	P	P	P		
2. Apartments	<del>PS</del>	<del>PS</del>	<del>PS</del>	<del>PS</del>	<del>PS</del>		<del>PS</del>		
3. Live-Work Unit	P	P	P	P	P		P		

- Notes:
1. This land use is not permitted as a primary use within 300' of the right-of-way of Highway 287 and Highway 360.
  2. This land use must comply with the special conditions [and restrictions](#) imposed on this or similar land use in ~~Section 7800~~ of the Mansfield Zoning Ordinance [and other applicable city ordinances](#).
  3. [This land use must have a full time medical and nursing staff, a minimum of 80 beds, and located on a minimum of 40 acres.](#)

6.3 **Additional Use Restrictions.**

6.3.1 Apartment Building Minimum Story Limitation. Buildings containing apartments and no other primary use must contain a minimum of three (3) stories.

6.3.2 Limitation on Number of Residential Dwelling Units. The number of residential dwelling units permitted in each Sub-District is limited to the maximum number provided at Table 6.3.3. Once permits for construction of the maximum number of dwelling units in a Sub-District have been issued, no additional permits for residential construction shall be issued unless residential units have been reduced or permits for the construction of residential units have expired.

6.3.3 Table of Maximum Numbers of Residential Dwelling Units.

Sub-District	Maximum Number of Residential Dwelling Units Permitted
Central	1505
Workplace	1024
Neighborhood Center One	189
Neighborhood Center Two	272
Business Campus	612
South Pointe Expansion	932
Highway 287	0

6.3.4 Residential Use Location Restriction. Apartments, lofts, or live-work units are prohibited in the following areas:

- A) The area bounded by Rustic Meadow Addition, Matlock Road and Cannon Drive South; and
- B) The area bounded by Heritage Parkway, Matlock Road and railroad.

6.3.5 Outside Storage. No outdoor storage shall be permitted in the Central, Workplace and Business Campus Sub-Districts.

6.3.6 Establishments Selling Alcoholic Beverages. All Establishments that sell alcoholic beverages shall comply with the special conditions prescribed for such establishments in the Mansfield Zoning Ordinance.

**SECTION 7. BUILDING PLACEMENT, AREA AND HEIGHT REGULATIONS**

No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate building placement, height, lot coverage, floor area ratio, and other dimensional standards of the PD Standards.