

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 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 (M) that are specific to that thoroughfare “CHARLIE”, as defined in Paragraph (M)(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 (M) of this PD, PLANNED DEVELOPMENT DISTRICT.

C. PHASING PLAN:

1. GENERAL.

Exhibit “B-1”

- a. The Site may be developed as a single phase or multiple phases of development.
- b. The area of the Site depicted as the COMMERCIAL / MIXED-USE 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 COMMERCIAL / MIXED-USE OVERLAY DISTRICT will be developed in accordance with the standards set forth in Paragraph (S) 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. LIMITATION 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.

Exhibit “B-1”

- d. There shall be no limitation on the total number of lots that may be platted as LOT TYPE “C” within the COMMERCIAL / MIXED-USE 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 COMMERCIAL / MIXED-USE 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.

BED AND BREAKFAST: An owner-occupied lodging type offering one (1) to five (5) bedrooms, and that is permitted to serve breakfast in the mornings to guests.

BLADE SIGN: A sign made from rigid material mounted perpendicular to a building wall with one side
Exhibit “B-1”

attached or supported by a device extending from a building wall.

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.

COMMERCIAL: The term collectively defining lodging, office, and retail uses.

CORNER MARKET: A single small-scale retail business, that may be standalone or a part of a mixed-use building, typically supplying a limited selection of fresh or preserved food and sundries. It may or it may not be reinforced by a food service establishment or a mail center (SYNONYM: CORNER STORE).

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 (N)(1)(c) of this PD, PLANNED DEVELOPMENT DISTRICT.

GLAZING: The portion of a building elevation that is comprised of transparent glass, and that is usually Exhibit “B-1”

set in doors and windows.

LIVE-WORK: A mixed use unit consisting of a commercial and a residential use. It typically has a substantial commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as workspace with incidental residential accommodations that meet basic habitability requirements. The workspace is restricted to the first story of the unit.

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.

STOOP BUILDING FRONTAGE: A building frontage type wherein the front building façade is aligned
Exhibit “B-1”

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 Exhibit “B-1”

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.

3. SPECIFIC TO REAR ALLEYS.

- a. The minimum access easement width shall be 20 feet.

Exhibit "B-1"

- 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:

Exhibit “B-1”

- 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. Trails;
- xv. Water feature;
- xvi. Wildflower area; AND
- xvii. 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. 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

Exhibit "B-1"

Road. This buffer zone may include enhanced masonry features, landscaping, monumentation, and other aesthetic features at the entry to the site.

- 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 lot from an existing gas well shall be 150 feet from the well bore hole.
 - ii. No setback is required from other gas-related appurtenances.

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”.

I. **FENCING STANDARDS:**

Exhibit “B-1”

Except as otherwise provided in Paragraph (I) 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 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 wrought iron in appearance 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.

J. LANDSCAPING STANDARDS:

Except as otherwise provided in this Paragraph (J), 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”.

K. 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.

L. 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.

M. HABITABLE SPACE AND LOT STANDARDS:

1. GENERAL.
- a. The standards provided herein in this Paragraph M shall be applicable to all lots, unless otherwise noted below for lots located within the COMMERCIAL / MIXED-USE 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. All lots accessed by a rear alley shall be required to have a minimum front building setback of 15 feet.

7. Accessory dwelling units and accessory structures building setbacks. 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.

N. 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 COMMERCIAL / MIXED-USE OVERLAY DISTRICT, only, shall provide for a building frontage within the front building setback, only if a detailed site plan is approved for the COMMERCIAL / MIXED-USE 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;
 - iv. Stoop;
 - v. Shopfront (expressly limited to the COMMERCIAL / MIXED-USE OVERLAY DISTRICT).
- 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;
- v. Signs (expressly limited to only those that are permitted within the COMMERCIAL / MIXED-USE OVERLAY DISTRICT); AND
- vi. 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 24 inches above the adjacent sidewalk (or finished grade) and shall have minimum depth of five (5) feet.

O. PERMITTED USES:

Permitted uses of buildings and their lots shall be limited to allowable uses provided below, except where modified by the COMMERCIAL / MIXED-USE OVERLAY DISTRICT standards in Paragraph (S) 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 COMMERCIAL / MIXED-USE 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 (O)(1) and (O)(2) shall be prohibited within this PD, PLANNED DEVELOPMENT DISTRICT.

P. 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

- 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.

Q. SIGNAGE:

- 1. Unless otherwise noted below for the development and the modification of buildings within the COMMERCIAL / MIXED-USE 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.

R. 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. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 6:12. 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 three (3) 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 (I)(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 the use of one (1) of the following architectural features on both the side façade that faces a street, and the front façade:
- i. A difference in distance from the exterior wall to the lot line (for side facades only) (i.e. exterior wall articulation);
 - ii. a secondary entrance (for side facades only);
 - iii. dormers with windows;
 - iv. soldier course brick above doors and windows;
 - v. a minimum of three (3) carriage lights;
 - vi. an additional canopy shade tree planted within the side yard;
 - vii. decorative or functional window shutters on of appropriate scale on windows;
 - viii. a decorative driveway;
 - ix. garage door separations clad with materials consistent with the building walls;
 - x. a minimum of three (3) gables;
 - xi. decorative eaves and soffits; AND,

xii. decorative railings.

xiii. Subject to review and approval by the Director of Planning, additional architectural features may be added to this list.

S. COMMERCIAL / MIXED-USE OVERLAY DISTRICT:

The City understands and supports the need for neighborhood-oriented 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 neighborhood-oriented retail and service uses in order to ensure that most dwellings are within walking or cycling distance of the ordinary activities for daily life. In an effort to accommodate neighborhood-oriented retail and service uses within this project, a “COMMERCIAL / MIXED-USE OVERLAY DISTRICT” may be applied to certain lots within this PD, PLANNED DEVELOPMENT DISTRICT that are indicated by the “MIXED-USE 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 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 COMMERCIAL / MIXED-USE 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 COMMERCIAL / MIXED-USE OVERLAY DISTRICT. The boundaries of the COMMERCIAL / MIXED-USE OVERLAY DISTRICT are shown on EXHIBIT “B”; and prior to any development within the COMMERCIAL / MIXED-USE 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 COMMERCIAL / MIXED-USE 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 COMMERCIAL / MIXED-USE OVERLAY DISTRICT, the rules and regulations set forth in this PD, PLANNED DEVELOPMENT DISTRICT are modified as follows:

1. GENERAL.

- a. Commercial uses may utilize the area located between a building façade and the vehicular lanes for outdoor seating, outdoor, provided that a minimum six (6)-foot contiguous clear path be maintained.
- b. Commercial uses shall not utilize the area located between a building façade and the vehicular lanes for outdoor display of merchandise, outdoor display of merchandise or other business-related activities.

2. MAXIMUM BUILDING AREA.

- a. The maximum building area that may be dedicated to a single commercial use shall be 5,000 square feet, except as provided below:
 - i. There shall be no maximum building area for a bed and breakfast,

but the number of bedrooms available for such lodging use is limited by the parking requirement of 1.0 assigned parking spaces for each bedroom, up to five (5), in addition to the parking requirement for the dwelling.

3. ADDITIONAL PERMITTED USES. In addition to the principal and the accessory residential uses that are permitted by-right in Paragraphs (O)(1) and (O)(2) of this PD, PLANNED DEVELOPMENT DISTRICT, the uses provided below are also permitted. Multiple uses per a building and lot are permitted.

- a. Artist Studio.
- b. Bed and Breakfast, up to five (5) rooms.
- c. Corner Market.
- d. Food Service Establishment, provided the specific use shall be limited to:
 - i. a Bakery (no drive-through);
 - ii. a Café (no drive-through);
 - iii. a Coffee Bar (no drive-through); AND
 - iv. a Restaurant (no drive-through).
- e. Live-work, provided the maximum number of employees and occupants shall be four (4).
- f. Mail Center.
- g. Office, provided the maximum number of employees and occupants shall be four (4).
- h. Personal Service Establishment, provided the specific use shall be limited to:

- i. a Barber;
 - ii. a Hairdresser;
 - iii. a Salon; AND
 - iv. a Tailor.
- i. Single-family Residential (Detached), in accordance with the applicable provisions for LOT TYPE “A” OR LOT TYPE “B” as set forth in this PD, PLANNED DEVELOPMENT DISTRICT.

4. ADDITIONAL USE RESTRICTIONS.

- a. Bed and Breakfast:
 - i. the lodging shall be owner-occupied;
 - ii. the maximum length of stay shall not exceed 14 days; AND
 - iii. the operator is permitted to provide food service at all times.
- b. Corner Market:
 - i. a minimum of 50 percent of its total retail sales and display area shall be dedicated exclusively to the sale of food and beverages that are intended for home preparation and consumption;
 - ii. a minimum of 50 percent of its total retail sales and display area shall be dedicated exclusively to the sale of perishable goods including but not limited to: dairy; fish; meat; and poultry; AND
 - iii. a maximum 10 percent of its total retail sales and display area of the corner market may be devoted to the sale of alcohol, exclusively for off-site consumption;
 - iv. the building area for commercial enterprise is limited to the first

- story;
 - v. the retail sale of discount and used merchandise is prohibited; AND
 - vi. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
 - c. Food Service Establishment:
 - i. the food service establishment shall be further restricted to seating no more than 40 patrons; AND
 - ii. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
 - d. Live-work:
 - i. the building area for commercial enterprise is limited to the first story;
 - ii. the business owner must reside at the property; AND
 - iii. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
 - e. Office:
 - i. the building area for commercial enterprise is limited to the first story;
 - ii. the business owner must reside at the property; AND
 - iii. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
5. PROHIBITED USES. The following uses of buildings and their lots are not allowed in this COMMERCIAL / MIXED-USE OVERLAY DISTRICT:
- a. Any use not listed in Paragraphs (O)(1), (O)(2), and (S)(3) shall be prohibited within this COMMERCIAL / MIXED-USE OVERLAY DISTRICT.
6. MINIMUM REQUIRED PARKING (COMMERCIAL USES ONLY).

- a. Bed and Breakfast:
 - i. 1.0 assigned parking spaces for one bedroom, up to five (5), in addition to the parking requirement for the dwelling.
- b. Office:
 - i. 3.0 assigned parking spaces per 1,000 square feet of net office space.
- c. All Other Commercial Uses:
 - i. 4.0 assigned parking spaces per 1,000 square feet of net retail space.
 - ii. Retail spaces under 1,500 square feet shall be exempt from the parking requirements in this Paragraph (S)(6).

7. ADDITIONAL PARKING REQUIREMENTS.

- a. Parking lots shall be located to the rear or the side of buildings.
- b. Parking lots shall not provide more than 20 parking spaces.
- c. Parking lots may be paved with pervious materials.
- d. Parking lots shall be accessed by rear alleys where available.
- e. Parking provided shall include the actual parking spaces provided within the lot and along the adjacent thoroughfare.

8. ADDITIONAL SIGNAGE REQUIREMENTS. Signage for commercial uses shall be designed in accordance with the following and are expressly limited to the sign types provided below.

- a. General:
 - i. All signage shall be externally illuminated.
- b. Sign band:
 - i. One (1) external permanent sign band may be applied to the exterior

wall of each building, and not to exceed three (3) feet in height, provided there is a shopfront building frontage at the first story.

c. Blade signs:

- i. One (1) blade sign for each first story business, no more than six (6) square feet each, may be permanently installed perpendicular to the building façade.
- ii. Blade signs shall clear eight (8) feet above the sidewalk.
- iii. Businesses on corner lots may install one (1) blade sign per frontage.

d. A-frame sidewalk signs:

- i. One (1) A-frame sidewalk sign not to exceed six (6) square feet, may be placed in front of a first story business during business hours.
- ii. A-frame sidewalk signs shall be made of wood or metal and shall have a hand-crafted design.

9. ADDITIONAL STANDARDS FOR SHOPFRONTS (FIRST STORY ONLY).

- a. The first story of principal buildings with a commercial use or commercial uses within the COMMERCIAL / MIXED-USE OVERLAY DISTRICT shall be designed to have a shopfront building frontage, and such shopfronts shall be designed and constructed in accordance with the applicable provisions in the MANSFIELD ZONING ORDINANCE for the D, DOWNTOWN DISTRICT.