

MAIN STREET LOFTS

PLANNED DEVELOPMENT CODE



MAIN STREET AND NEWT PATTERSON STREET, MANSFIELD, TX

SUBMITTAL DATE:
January 28, 2015

A DEVELOPMENT BY:
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DEVELOPMENT NARRATIVE

NARRATIVE

Mr. Felix Wong
Director of Planning
City of Mansfield
1200 E. Broad Street
Mansfield, Texas 76063

Re: Zoning Change Request for Nichols Property
Main Street Lofts

Dear Mr. Wong,

It is the intention of the owners and the development team of the proposed Main Street Lofts project to request a change of zoning from PR – Pre Development to PD – Planned Development. The PD zoning will enable the Main Street Lofts project to provide substantial benefits to the City of Mansfield and create a project that represents the highest and best use of the property.

The Main Street Lofts project is planned with a mixture of uses and housing types in order to capitalize on the unique characteristics of the property. The mixed-use community is planned to have up to 900 loft-style multi-family units, and townhome/single family-type units providing a density transition from Main Street to North Street.

We recognize the significance of the project site and intend to assimilate the Main Street Lofts into the character of the Historic Downtown District by incorporating architectural and artistic standards that will complement the fabric of Downtown and become a catalyst to the growth and redevelopment of the area.

The frontage along Main and Newt Patterson will complement the Downtown architecture and streetscape through the use of on-street parking, and urban sidewalks and street trees. The primary vehicular entry to the Main Street Lofts will emphasize the public park entry by locating the project's entry opposite the park entrance and creating an intersection at that locale.

Our vision is to create a gateway that will make a major statement as you enter the Downtown District by focusing on the corner of Main and Newt Patterson using architectural features on the building façades and public space and incorporating a commercial component at the entrance to the project. The building façades along Main Street will employ a ground-floor storefront pattern that is visually consistent with a downtown streetscape. While much of the project focus will be on the high density feel and promotion along Main Street, we also have a duty to transition the project to appropriately blend with the existing uses on North Street and west. Therefore the project includes a framework for a buffer area to enhance the relationship to these environments.

The mixed-use plan will also serve as a framework to generate a network of amenities that will serve not only the residents of the community, but the residents of the City. These amenities include pedestrian

connections to the City's trail system and a public park that incorporates the property's natural beauty. The model will encourage interaction in the community and promote walkability in the area, a vital element needed in order to promote growth and reinforce the Downtown character.

Significant consideration has been taken to protect the most heavily treed areas and we believe that maintaining some of this "old-growth" is vital to the success and ambiance of the project. The open space will have public and private components. The trail is intended to connect the public sidewalk of the trail network to a public open space in the existing floodplain area on the southern portion of the property. The buffer between the buildings and the properties to the west will contain some private open space preserving terrain, habitat, slopes, watercourses, and trees along the buffer area.

The development should have a positive economic impact by attracting new residents and businesses, increasing the area's economic potential and helping to generate an increased tax base and sales tax revenue.

In comparing the impact of the proposed zoning and subsequent development with the current zoning, we believe that a mixed-use development will drive more economic activity, provide more public amenities, drive the growth of Downtown Mansfield, contribute to the TIRZ program, and extend the reach of the Historic Downtown District.

We look forward to the opportunity to work with you and contribute to the growth of Mansfield.

Sincerely,

Tim Coltart
Managing Director
Realty Capital Management

ADMINISTRATION

SECTION 2: ADMINISTRATION

A) Applicability

The requirements of these Standards are mandatory and all development on land located within the boundaries of this Planned Development District must adhere to the rules and regulations set forth herein.

B) Conflicting Regulations

Except as provided by these Standards, development within the Planned Development District is governed by City regulations. In the event of any conflict or inconsistency between these Standards and the applicable City regulations, the terms and provisions of these Standards shall control. In the event of a conflict between the text and the graphic images, the text shall control. Building codes, life safety codes, and Federal and State regulations take precedence where a standard requires or recommends actions that are in conflict with such codes and regulations.

C) Regulating Plan

The Regulating Plan defines the areas and locations of the Zones for regulatory purposes. The Regulating Plan and Zone Standards are included as a part of this Planned Development in Section 3, and identifies the rules for development.

D) Development Procedure

To develop a portion of the Planned Development District, or the entire District, the Applicant shall meet with the Development Review Committee (DRC) for preliminary review and comment. Any portion of the District may be developed, and may be developed in any order. The DRC shall indicate if any of the following procedures may be modified or omitted. A Preliminary Plat and a Site Plan must be submitted and approved prior to obtaining a building permit.

E) Simultaneous Submittal

A Preliminary Plat and Site Plan Submittal may be submitted for simultaneous review and approval.

F) Site Plan

The Site Plan application shall be submitted to Staff for review and comment by Staff. The Site Plan may include all of the property within this Planned Development or any portion of thereof.

1. If the Site Plan for Zones 1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3, 3.1, or 3.2 are in substantial conformance with the requirements of this Planned Development, it shall be approved administratively.
2. The Site Plan for zones 1.5, 1.6, and 3.3 shall be reviewed by Staff, and submitted to City Council for final approval.

G) Minor Modifications

The City Manager or designee may grant modifications to the requirement of street width, visibility, fire access or landscape requirements provided the modifications are deemed to be minor, are consistent with standards of health and safety, and are consistent with the goals of the overall development.

H) Final Plat

I) Council Overview

In the event that Staff denies a submittal, the Applicant will have the option to submit the application to the City Council for approval.

J) Private Deed Restrictions

Concurrent with a Site Plan Application that includes Single Family and Townhome lots, the Applicant will submit to the City Planning Department a copy of proposed Deed Restrictions applicable to the single family or townhome portion of the Planned Development District. The Deed Restrictions will, at a minimum, address the following issues:

1. Establish design guidelines for residential construction.
2. Establish a review and approval process for planned improvements.
3. Establish an association of Property Owners to maintain all common assets and property.
4. Establish that the property owner's association or homeowner's association are not allowed to divest responsibilities of any plat-recorded requirement without the consent of the City Council.

The City's review of the Deed Restrictions is strictly limited to assurance that they conform to the performance standards specifically established herein, and not to impose additional design requirements.

ZONE STANDARDS

SECTION 3: ZONE STANDARDS

SUBSECTION 3.1: General Standards Applicable to All Zones

- A. General: The following tables and illustrations identify general regulations for all zones within the Main Street Lofts Planned Development. Additional Regulations specific to each zone are found in the following Sections.
- B. Illustrative Concept (See Figure 3.1): The illustrative concept of the proposed land use is an example of the possible build-out of the subject property under the proposed zoning. The illustrative concept is not regulatory, and the final build-out may differ from the illustration.
- C. Regulating Plan (See Figure 3.2): The Regulating Plan shows the Zones within the Main Street Lofts Planned Development. The Zones are subject to regulations governing the following aspects of the development:
 1. Minimum and maximum areas permitted with-
- D. Permitted Use Table (See Table 3.1) : Lists the permitted and prohibited uses within the Main Street Lofts Planned Development.
- E. Development Standards (See Table 3.2) : The Development Standards define the minimum and maximum areas or lengths within the Regulating plan, and dimensional regulations.

ZONE IDENTIFICATION	SUMMARY OF ZONE DESCRIPTION
ZONE 1.1: Frontage, Hard Corner	Building frontage at the hard corner of Newt Patterson and Main Street, including the plaza area on the corner.
ZONE 1.2: Frontage, Newt Patterson Rd—east half	Building and streetscape frontage along Newt Patterson
ZONE 1.3: Frontage, Main Street	Building and streetscape frontage along Main Street , including the main entrance
ZONE 1.4: Frontage, Internal Boulevard	Building and streetscape frontage along the interior street
ZONE 1.5: Frontage, Newt Patterson Rd—west half	Building and streetscape frontage along Newt Patterson
Zone 1.6: Frontage, North Street	Building and streetscape frontage along North Street
ZONE 2.1: Frontage, Main Street	Building and streetscape frontage along Main Street between the bridge and the main entrance
ZONE 2.2: Tree-Save Area, Flood Plain	Park area including the floodplain area south of the private development
ZONE 2.3: Tree-Save Area, Buffer	Buffer area on the western boundary of the private development area
ZONE 3.1: Interior Development South	Building and parking areas that are interior to the southern block between the park area and the interior street
ZONE 3.2: Interior Development North	Building and parking areas that are interior to the northern block between the interior street and Newt Patterson
ZONE 3.3: Interior Development West	Building and parking areas interior to the blocks accessed from North Street

Figure 3.1: Illustrative Examples of Concept Plans—EXAMPLE A



Figure 3.1: Illustrative Examples of Concept Plans—EXAMPLE B

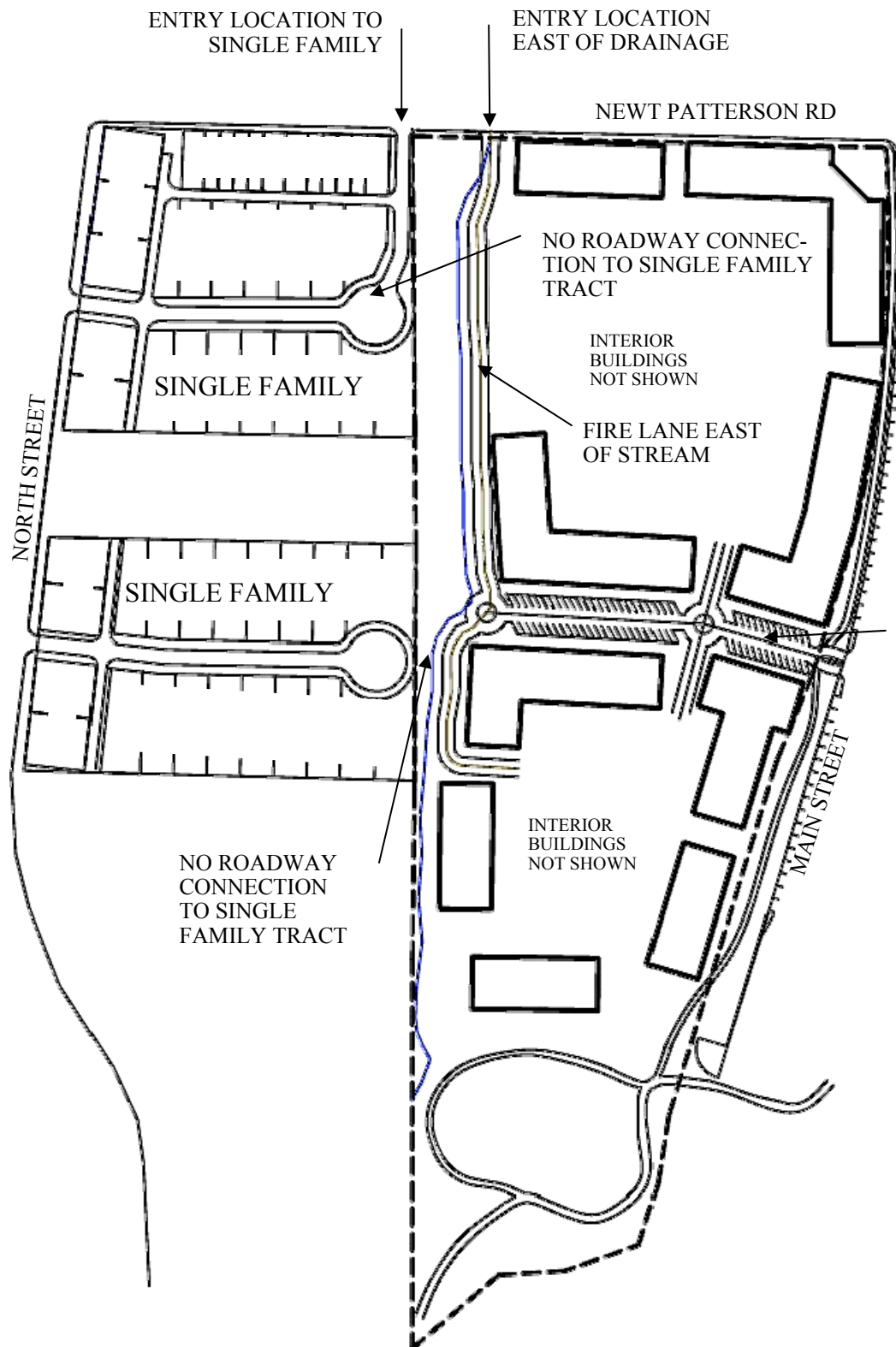
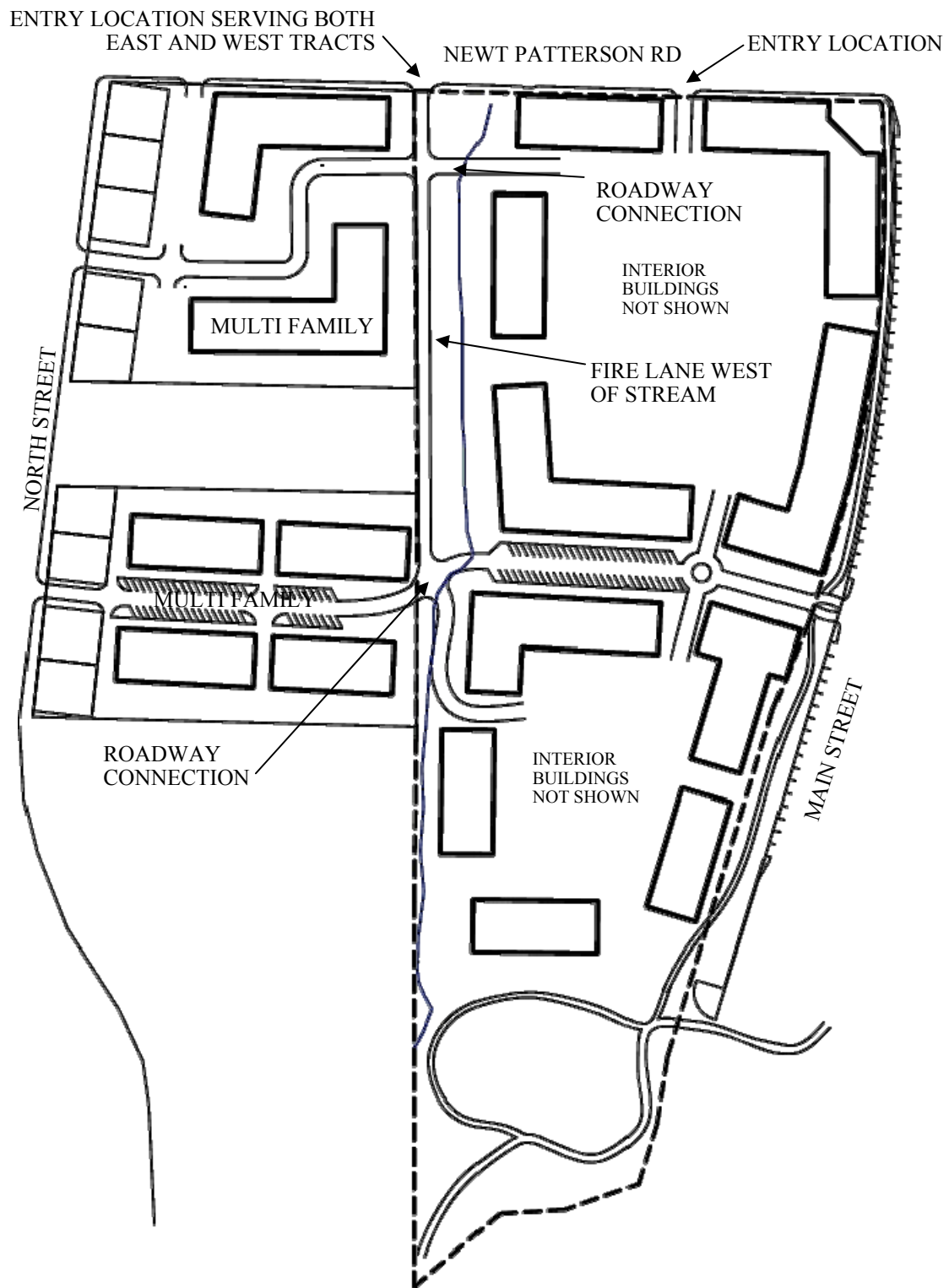


Figure 3.1: Illustrative Examples of Concept Plans—EXAMPLE C



ZONE IDENTIFICATION



PHASING PLAN



TABLE 3.1 PERMITTED USE TABLE P=Permitted; R=Required, NP= Blank	ZONES											
	1.1	1.2	1.3	1.4	1.5	1.6	2.1	2.2	2.3	3.1	3.2	3.3
Permitted Primary Uses												
Mansfield Zoning Ordinance Section 4400-B												

E. Educational, Institutional and Special Uses

1. Art Gallery or Museum	P											
20. Public Park	R							R				

F. General Retail Uses

1. Bakery or Confectionery Shop, Retail	P											
2. Book Store, Retail												
3. Camera and Photography Supply												
7. Florist, Retail												
12. Handicraft or Art Object Sales Store												
13. Hobby, Toy or Game Shop												
14. Jewelry Store												
20. Sewing, Needlework and Goods Store												
21. Stationery Store												
22. Sporting Goods or Bicycle Shop												

G. General Service and Office Type Uses

1. Advertising Agencies	P											
8. Computer and/or Data Processing Services												
18. Office, Professional or Administration												
22. Shoe Repair Shop or Shoe Shine Parlor												
23. Studio for Photographer, Musician or Artist												
24. Tailor or Dressmaking Shop												

N. Residential Uses

1. Single Family Dwelling					P	P						P
2. Zero-lot-line Dwelling					P							P
3. Two Family Dwelling					P							P
3. Townhouse					P							P
4. Multi-family Dwelling	P						P			P		
5. Apartments												
6. Manufactured Housing												
7. Camping Trailer												

TABLE 3.2 ZONE STANDARDS TABLE	ZONES								
	1.1	1.2	1.3	1.4	2.1	2.2	2.3	3.1	3.2
ZONE STANDARDS									
AREA IN ACRES (+/- 20%)	0.5	0.5	1.0	2.0	1.5	3.0	1.5	4.5	7.5
FRONTAGE IN FEET (+/- 20%)	200	500	800	500	500	0	0	0	0
FRONTAGE ON NEWT PATTERSON	YES	YES	NO	NO	NO	NO	YES	NO	NO
FRONTAGE ON MAIN STREET	YES	NO	YES	NO	YES	YES	NO	NO	NO
FRONTAGE ON INTERNAL BOULEVARD	NO	NO	NO	YES	NO	NO	NO	NO	NO
THE SUM OF ALL DWELLING UNITS IN ZONES 1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3, 3.1, 3.2 SHALL NOT EXCEED 600									
STREETSCAPE STANDARDS									
SIDEWALK REQUIRED	YES	YES	YES	YES	TRAIL	TRAIL	NO	NO	NO
PARKWAY TREES REQUIRED	YES	YES	YES	YES	YES	NO	NO	NO	NO
OPEN SPACE MINIMUM STANDARDS									
MINIMUM AREA IN ACRES	0.1	0	0	0	0.3	2.5	0.5	0	0
MINIMUM WIDTH IN FEET	20	0	0	0	30	50	20	NA	NA
PARKING STANDARDS									
ON-STREET PARKING PERMITTED: PARALLEL	YES	NO	YES	YES	YES	NO	NO	NA	NA
ON-STREET PARKING PERMITTED: ANGLED-IN	NO	NO	NO	YES	NO	NO	NO	NA	NA
PARKING LOT PERMITTED	NA	NO	NO	NO	NO	NO	NO	YES	YES
CARPORT PARKING PERMITTED	NO	NO	NO	NO	NO	NO	NO	YES	YES
GARAGE PARKING PERMITTED	NO	NO	NO	NO	NO	NO	NO	YES	YES
GROUND FLOOR REQUIREMENTS									
BUILT TO COMMERCIAL STANDARDS	R	P	P	P	NP	NA	NA	NP	NP
LIVE /WORK UNITS ON GROUND FLOOR	R	P	P	P	NP	NA	NA	NP	NP
COMMERCIAL OCCUPANCY PERMITTED ON 1ST FLOOR	P	P	P	P	NP	NA	NA	NP	NP
RESIDENTIAL OCCUPANCY PERMITTED ON 1ST FLOOR	P	P	P	P	P	NA	NA	P	P
RESIDENTIAL OCCUPANCY PERMITTED 2ND FL & ABOVE	P	P	P	P	P	NA	NA	P	P
MAXIMUM HEIGHT OF BUILDINGS—IN STORIES	4	4	4	4	4	NA	NA	4	4

TABLE 3.1 PERMITTED USE TABLE, CONTINUED

P=Permitted; R=Required, NP= Not Permitted, NA= Not Applicable
SP = Site Plan Review

Land Use Category	1.5	1.6	3.3
Permitted Uses from Mansfield Zoning Ordinance			
C-1 Uses	NP	NP	NP
MF-1: Limited to Townhomes, Apartments	SP	NP	SP
Zero-lot line, Single Family	SP	SP	SP
Park or Open Space:	P	P	P

TABLE 3.2 ZONE STANDARDS, CONTINUED

	1.5	1.6	3.3
ZONE STANDARDS			
AREA IN ACRES (+/- 20%)	1.0	2.5	7.5
FRONTAGE IN FEET (+/- 20%)	400	800	0
FRONTAGE ON NEWT PATTERSON	YES	NO	NO
FRONTAGE ON NORTH STREET	NO	YES	NO
THE SUM OF ALL DWELLING UNITS IN ZONES 1.5, 1.6, 3.3 SHALL NOT EXCEED 300 DWELLING UNITS			
STREETSCAPE STANDARDS			
SIDEWALK REQUIRED	YES	NO	NO
PARKWAY TREES REQUIRED	YES	EXIST'G	NO
OPEN SPACE MINIMUM STANDARDS			
MINIMUM AREA	0	0	0
MINIMUM WIDTH IN FEET	0	0	0
PARKING STANDARDS			
ON-STREET PARKING PERMITTED: PARALLEL	NO	NO	NO
ON-STREET PARKING PERMITTED: ANGLED-IN	NO	NO	NO
PARKING LOT PERMITTED	NOTE 1	NO	YES
CARPORT PARKING PERMITTED	NOTE 1	NO	YES
GARAGE PARKING PERMITTED	NOTE 1	YES	YES
MINIMUM PARKING LOT DRIVE AISLE WIDTH	24	NA	24
GROUND FLOOR REQUIREMENTS			
BUILT TO COMMERCIAL STANDARDS	NO	NO	NO
COMMERCIAL OCCUPANCY PERMITTED ON 1ST FL	NO	NO	NO
RESIDENTIAL OCCUPANCY PERMITTED ON 1ST FL	YES	YES	YES
RESIDENTIAL OCCUPANCY PERMITTED 2ND FL & ABOVE	YES	YES	YES
MAXIMUM HEIGHT OF BUILDINGS—IN STORIES	4	3	4
Note 1: Yes, provided it is not visible from North Street or Newt Patterson Street			

STANDARDS FOR ZONES 1.1

Main & Newt Patterson Intersection Frontage

A. GENERAL

1. See Table 3.1 for Land Use restrictions.
2. See Table 3.2 for Area restrictions
3. See Table 7.1 for Architectural restrictions

B. ZONE 1.1 STREETScape STANDARDS

1. Street Space: Tree Space shall be 6' minimum in width. Tree trunk shall be planted a minimum of 3' from curb.
2. Sidewalk: Minimum 6' clear pedestrian width excluding trees wells or other obstructions.
3. Setback: Minimum setback shall be 0' from property line to the wall. Maximum setback shall match Zone 1.2 (on Newt Patterson side) or Zone 1.3 (on Main Street side) except where the building is adjacent to the required Open Space.
4. Porch Space: All dwelling and commercial units
5. Finished Floor Elevation: The finished floor elevation at any entry fronting the required Open Space shall be accessed directly from the sidewalk or Open Space at the Main/Patterson corner.
6. Parking: On-street parallel parking on Main Street shall be placed no closer than 50' from the intersecting curb lines of Newt Patterson Street and Main Street.
7. Open Space: A Plaza complying with Open Space Requirements in Section 5 shall be required between the building facade and the street curb.
8. Zone Boundaries: The zone includes the Building Facade, Setback, Sidewalk, Tree Space, Curb, and Parking Lane.

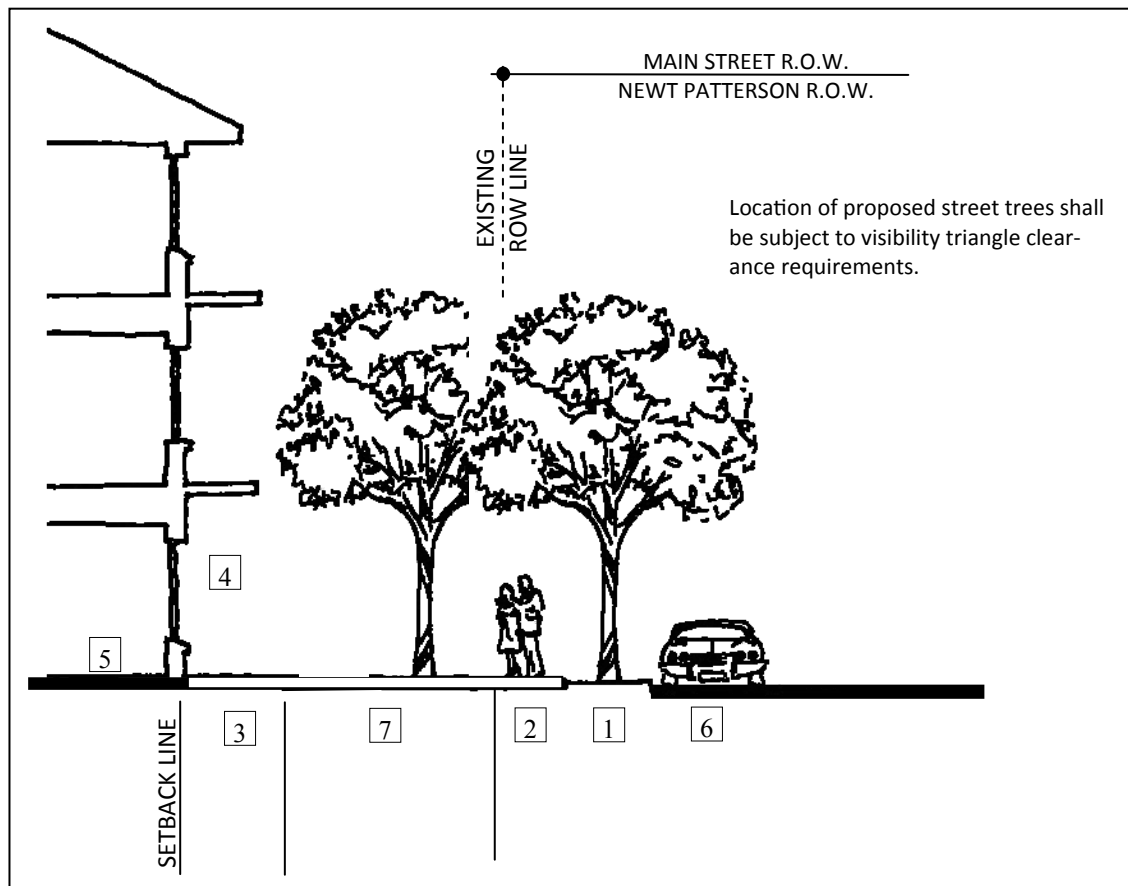


FIGURE 3.3 1.1 Streetscape Components

STANDARDS FOR ZONES 1.2

Frontage on Newt Patterson Street—East half

A. GENERAL

1. See Table 3.1 for Land Use restrictions.
2. See Table 3.2 for Area restrictions
3. See Table 7.1 for Architectural restrictions

B. ZONE 1.2 STREETScape STANDARDS

1. Street Space: Tree well or continuous parkway; Tree trunks shall be planted a minimum of 5' from the back of curb, and the tree space shall be a minimum of 7' in width.
2. Sidewalk: Minimum 6' clear pedestrian width excluding trees wells or other obstructions.
3. Setback: Setback shall be a minimum of 5' and a maximum of 15' or 5' from existing utility easements, whichever is greater.
4. Porch Space: The porch (ground floor only) or stoop may project into the Setback if the dwelling unit entrance opens directly onto the sidewalk. Balconies on the upper stories may encroach into the Setback.
5. Finished Floor Elevation: The finished floor elevation at any entry may be above or below the elevation of the adjacent sidewalk by a maximum of one-half story. At least one entry for each building fronting Newt Patterson is required to be accessed directly from the sidewalk.
6. Parking: No on-street parking is proposed for Newt Patterson. Garage parking is not permitted on the facade facing the street.
7. Zone Boundaries: The zone includes the Building Facade, Setback, Sidewalk, Tree Space, and Curb.

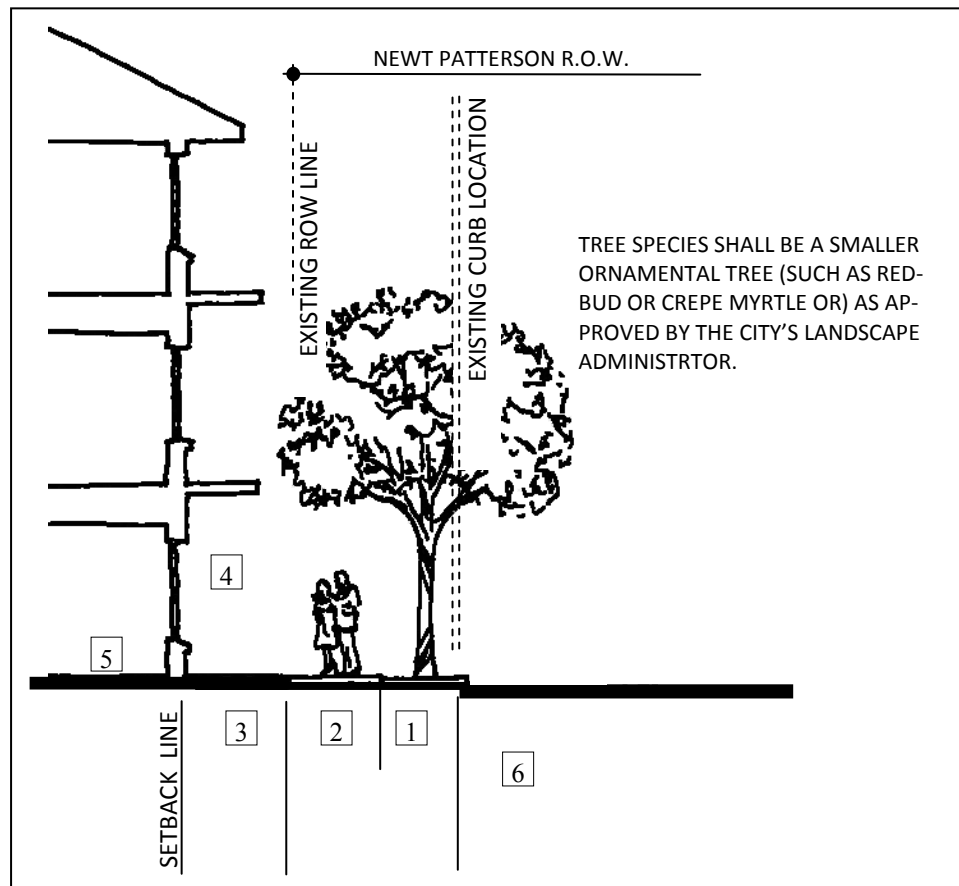


FIGURE 3.4 1.2 Streetscape Components

STANDARDS FOR ZONES 1.3

Main Street Frontage, including Entry

A. GENERAL

1. See Table 3.1 for Land Use restrictions.
2. See Table 3.2 for Area restrictions
3. See Table 7.1 for Architectural restrictions

B. ZONE 1.3 STREETScape STANDARDS

1. Street Space: Tree well; minimum 6' in width, adjacent to curb.
2. Sidewalk: Sidewalk shall be minimum 6' clear path.
3. Setback: The minimum setback shall be 0' and maximum setback shall be 18' or 5' from existing utility easements, whichever is greater. The wide variation in setback distance is established to ac-

commodate the variation in distance from Property line to curb. Buildings should generally be a consistent distance from the property line or a consistent distance from the curb.

4. Porch Space: All residential and commercial units shall have some entrances that open directly onto the sidewalk. Balconies on the upper stories may encroach into the Setback.
5. Finished Floor Elevation: The finished floor elevation at any entry may be above or below the elevation of the adjacent sidewalk by a maximum of one-half story.
6. Parking: On-street parallel parking on Main Street shall be located within the existing curb-to-curb distance.
7. Zone Boundaries: The zone includes the Building Façade, Setback, Sidewalk, Tree space, Curb, and Parking Lane.

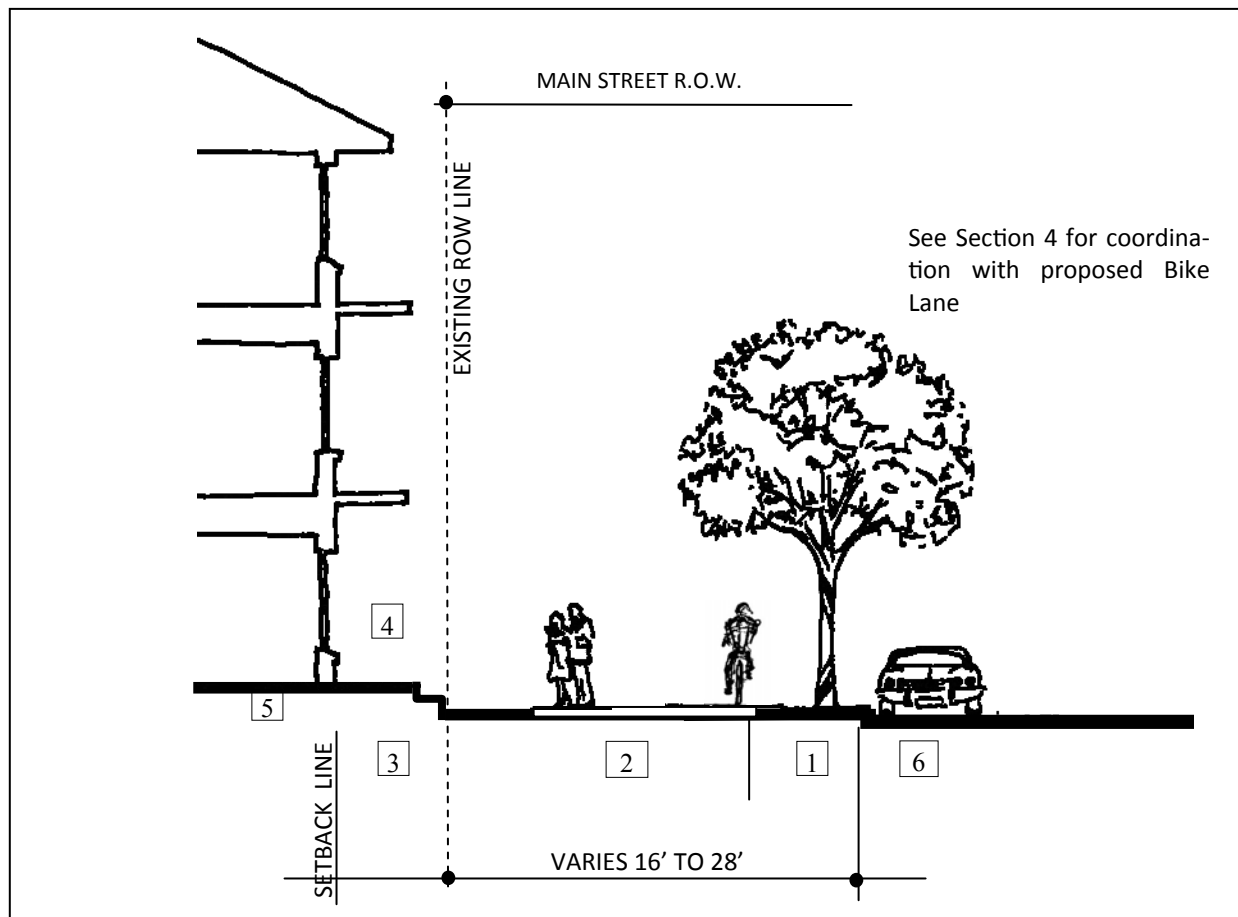
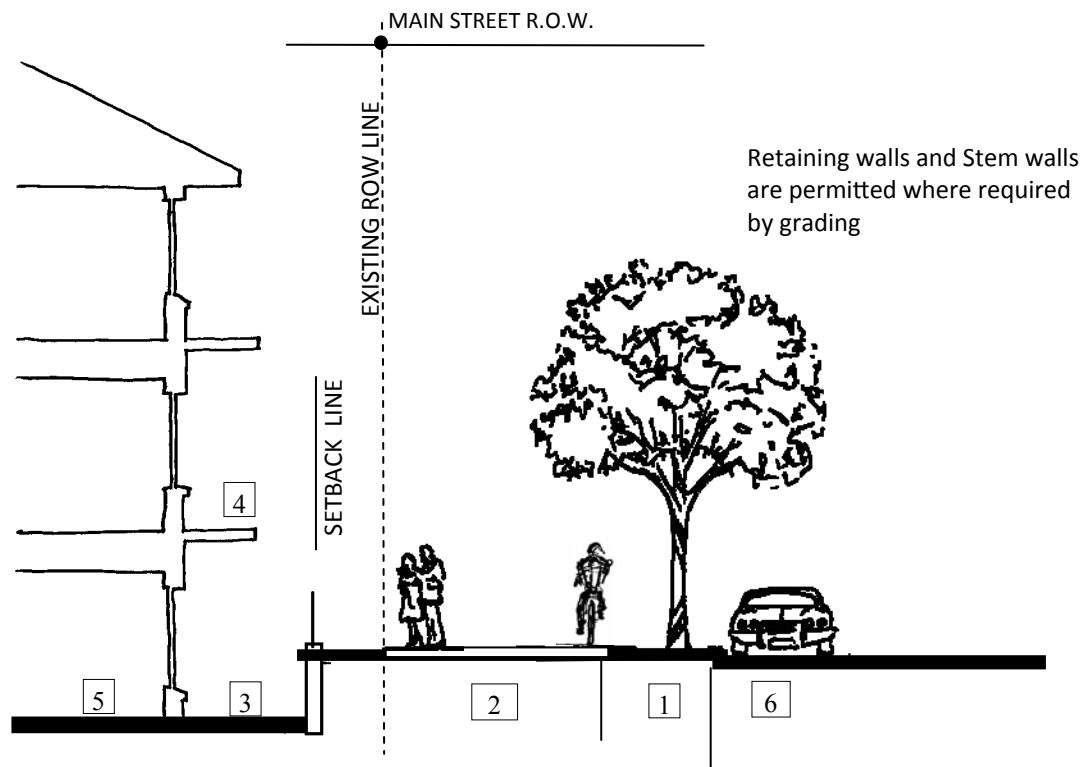


FIGURE 3.5 1.3 Streetscape Components



Where ground floor finish floor elevation is sufficiently above or below street grade to require a retaining wall, the setback shall be measured to the retaining wall.

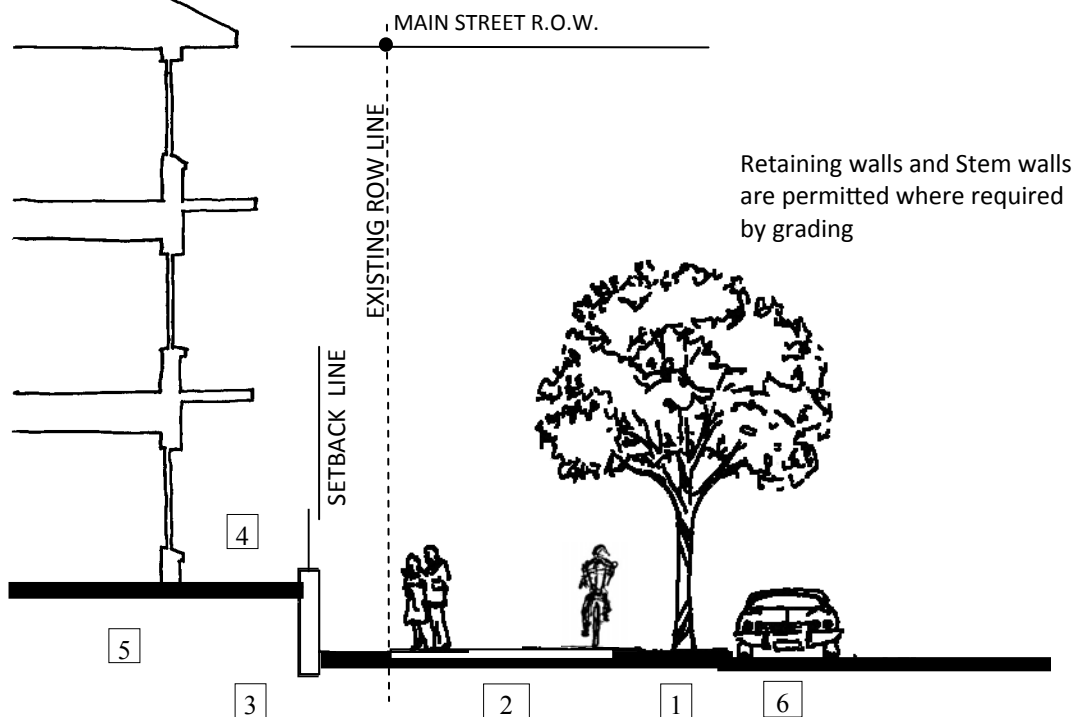


FIGURE 3.6 1.3 Streetscape Components

STANDARDS FOR ZONES 1.4

Internal Boulevard Frontage

A. GENERAL

1. See Table 3.1 for Land Use restrictions.
2. See Table 3.2 for Area restrictions
3. See Table 7.1 for Architectural restrictions

B. ZONE 1.4 STREETScape STANDARDS

1. Street Space: Tree well or continuous parkway; minimum 6' in width, adjacent to curb.
2. Sidewalk: Minimum 5' clear pedestrian width excluding trees wells or other obstructions.
3. Setback: Setback shall be a minimum of 0' and a maximum of 10' as measured from the edge of the sidewalk nearest the building to the building facade.
4. Porch Space: The porch (ground floor only) or stoop may project into the setback if the dwelling unit entrance opens directly onto the sidewalk. Balconies on the upper stories may encroach into the Setback.
5. Finished Floor Elevation: The finished floor elevation at any entry may be above or below the elevation of the adjacent sidewalk by a maximum of one-half story. At least one entry is required to be accessed directly from the sidewalk for each building fronting the internal boulevard. Finished floor elevation shall be a minimum two feet above the fully developed floodplain.
6. Parking: On-street angled-in or parallel parking on the internal boulevard shall be located adjacent to the curb. Garage parking is not permitted on this facade.
7. Zone Boundaries: The zone includes the Building Facade, Setback, Sidewalk, Tree Space, Curb, Parking Lanes, and Travel Lanes.

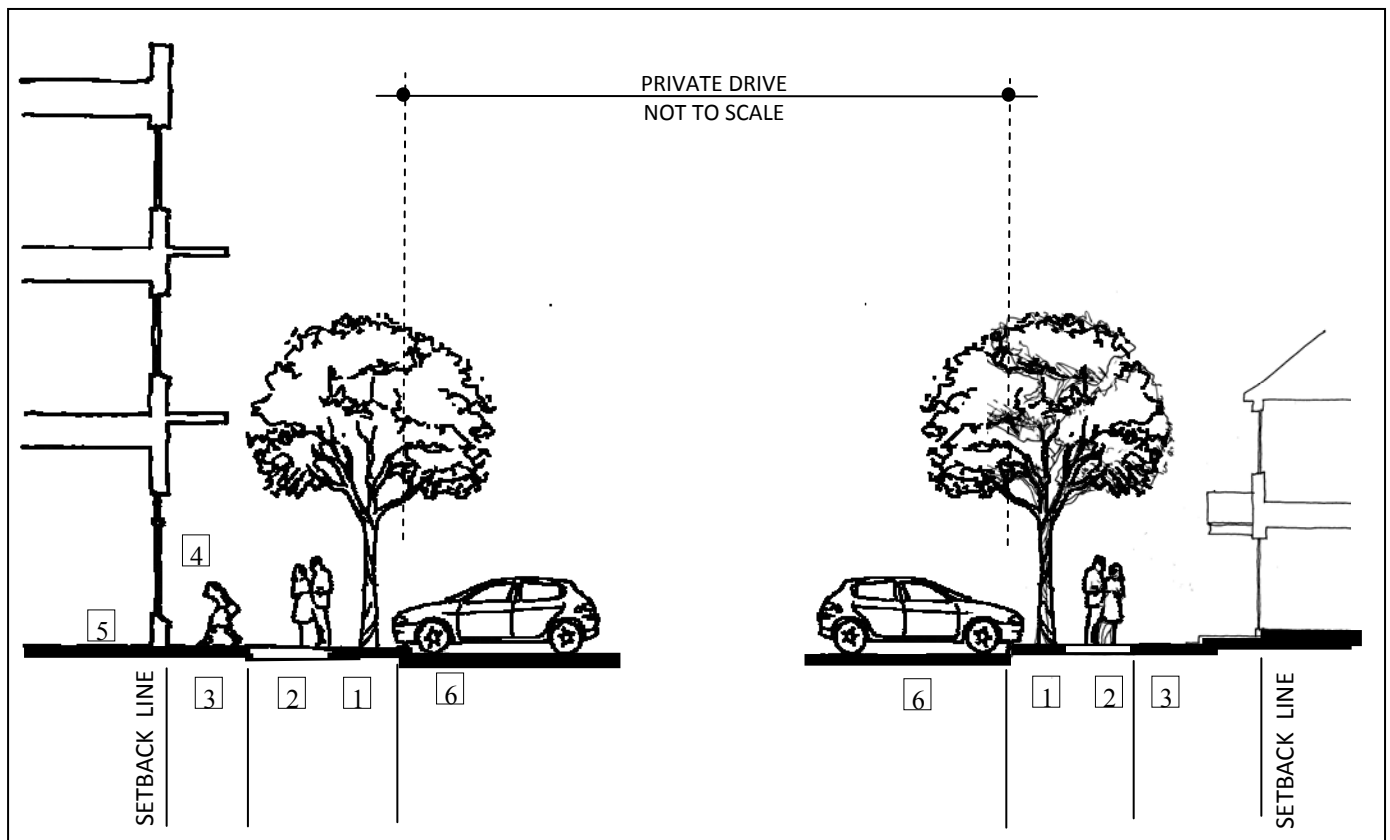


FIGURE 3.7 1.4 Streetscape Components

STANDARDS FOR ZONES 1.5

Frontage on Newt Patterson—West half.

A. GENERAL

1. See Table 3.1 for Land Use restrictions.
2. See Table 3.2 for Area restrictions
3. See Table 7.1 for Architectural restrictions

B. ZONE 1.4 STREETSCAPE STANDARDS

1. Street Space: Tree well or continuous parkway; minimum 6' in width, adjacent to curb.
2. Sidewalk: Minimum 6' clear pedestrian width excluding trees wells or other obstructions.
3. Setback for Multifamily: Setback shall be a minimum of 10' and a maximum of 15' or 5' from existing utility easements, whichever is greater. Setback for Single Family or Townhome: See Table 3.3.
4. Porch Space: The porch (ground floor only) or stoop may project into the setback if the dwelling unit entrance opens directly onto the sidewalk. Open balconies on the upper stories may encroach into the Setback.
5. Finished Floor Elevation: The finished floor elevation of Single family houses and Townhomes at the front entry shall be above the elevation of the adjacent sidewalk by a minimum of 12". The finished Floor elevation of a multifamily building may be above or below the elevation of the adjacent sidewalk by a maximum of one-half story. At least one entry of a multifamily building is required to be accessed directly from the sidewalk.
6. Parking: Parking shall be enclosed and located at the rear of the dwelling units accessed by alleys. Garage parking is not permitted on this facade.
7. Zone Boundaries: The zone includes the Building Facade, Setback, Sidewalk, Tree Space, and Curb, extending from Zone 2.3 on the east to Zone 1.6 on the west.

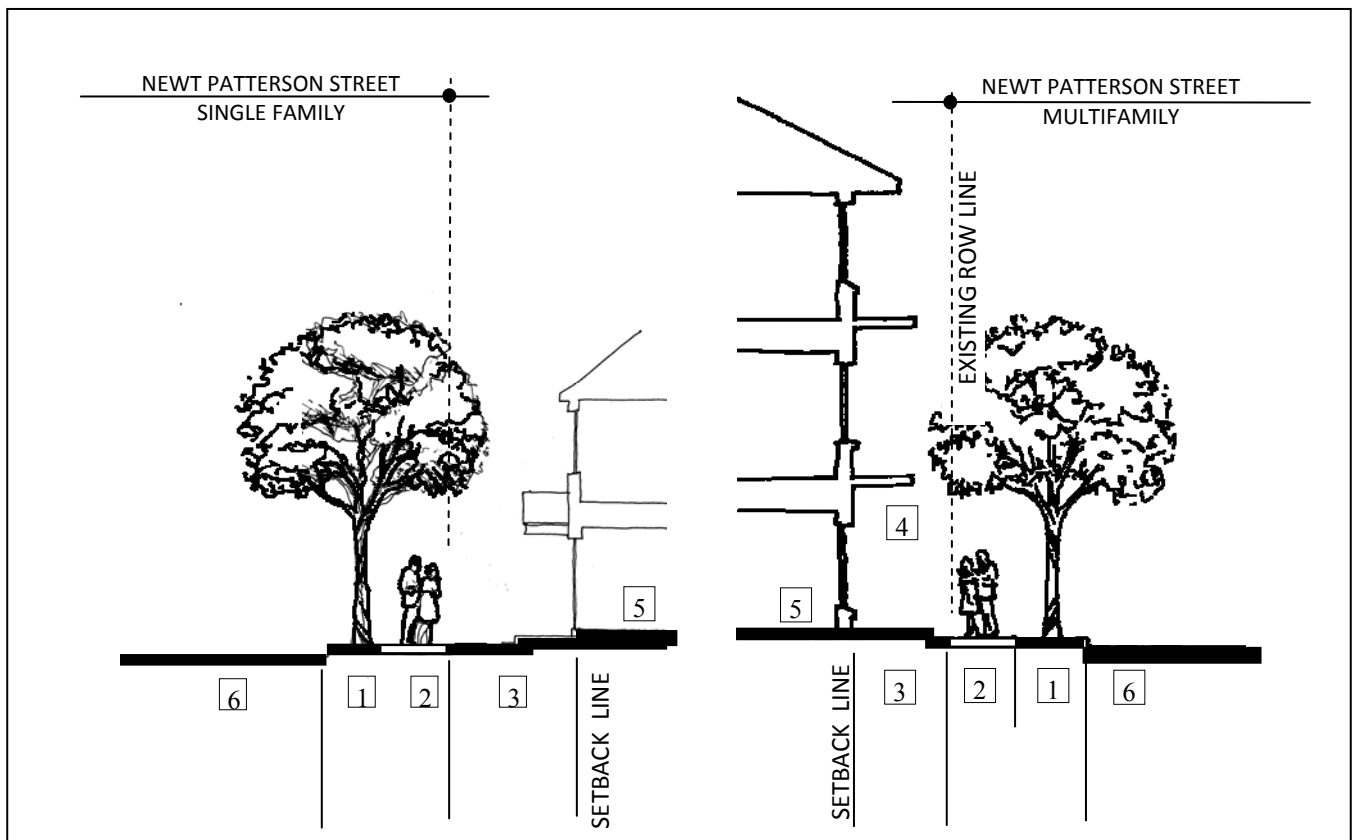


FIGURE 3.8 1.5 Streetscape Components

STANDARDS FOR ZONES 1.6

Frontage on North Street.

A. GENERAL

1. See Table 3.1 for Land Use restrictions.
2. See Table 3.2 for Area restrictions
3. See Table 7.1 for Architectural restrictions

B. ZONE 1.4 STREETScape STANDARDS

1. Street Space: A Continuous parkway minimum 8' in width; existing trees within the North Street ROW shall remain provided no conflicts exist between the trees and proposed installation of any new infrastructure.
2. Sidewalk: Optional sidewalk complying with City standards, and avoiding existing trees within the existing ROW where possible.
3. Setback: See Table 7.4 for Setback requirements.
4. Porch Space: The porch (ground floor only) or stoop may project into the setback if the dwelling unit entrance opens directly onto the sidewalk. Open balconies, bay windows, and roof overhangs may encroach into the Setback.
5. Finished Floor Elevation: The finished floor elevation of Single family houses at the front entry shall be equal to or above the elevation of the adjacent street paving.
6. Parking: Garage parking facing North Street is permitted. See Figure 3.10 for more information.
7. Zone Boundaries: The zone includes the Lots, optional Sidewalk, and existing trees.
8. Lot Configuration: Single Family or Townhome lots must be oriented to front North Street or orient the side facade toward North Street. The rear facade shall not be oriented toward North street, or to locate a wall and/or alley adjacent to North Street.

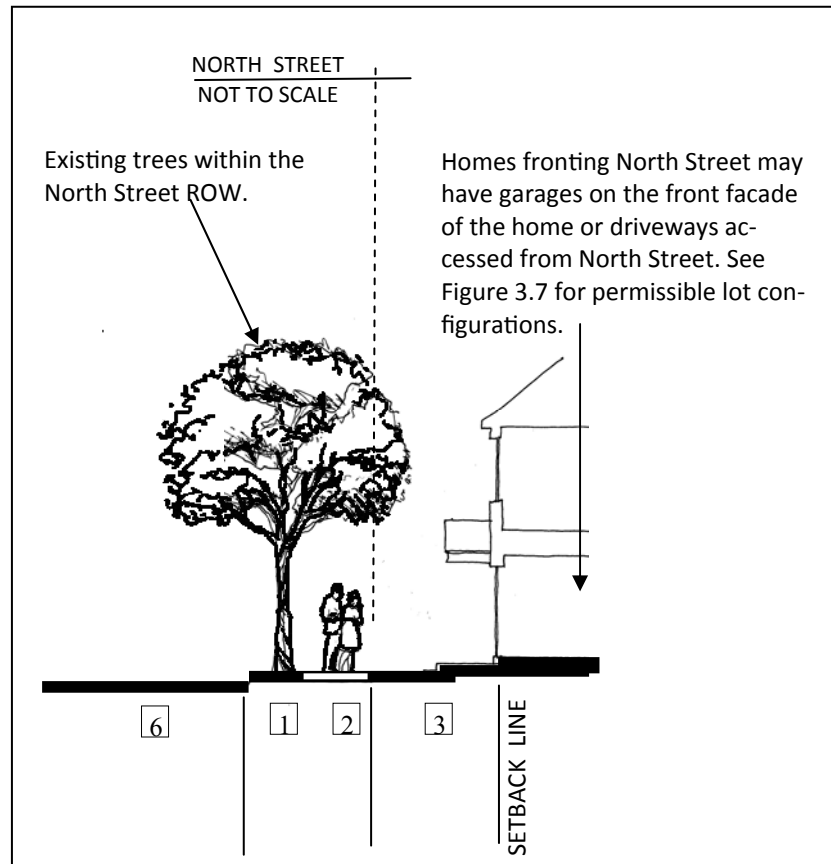
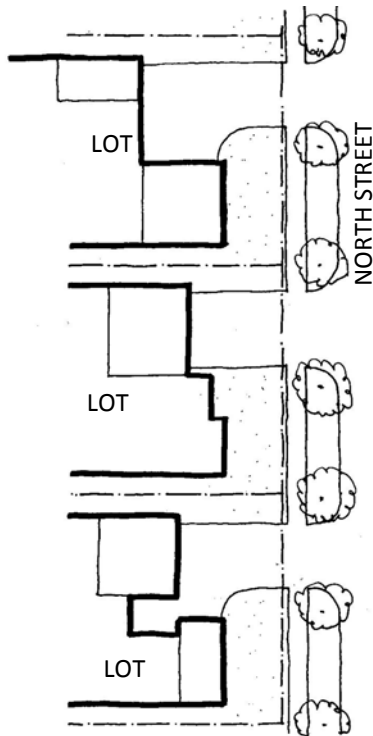


FIGURE 3.9 1.6 Streetscape Components



8. Lot Configuration Continued:

- a) PERMITTED: Lots with J-Swing” driveway configuration with driveways serving garages with garage doors perpendicular to the street.
- b) PERMITTED: Lots with direct access garages with the garage doors facing the street provided the garage doors are “carriage style” with wood cladding or simulated wood cladding.
- c) PERMITTED: Lots with a combination of front access and J-Swing configurations are permitted provided the garage doors are “carriage style” with wood cladding or simulated wood cladding.
- d) PERMITTED: Lots facing an internal street may place a side yard facing North Street providing privacy walls or fences comply with paragraphs e) and f) below.
- e) PROHIBITED: A wood screening or privacy fence is prohibited along the North Street Frontage.
- f) PROHIBITED: Masonry screening walls exceeding 3’ 6” in height are prohibited along the North Street Frontage for distances greater than 40’ per lot.

FIGURE 3.10 1.6 Permitted & Prohibited Lot Configurations

STANDARDS FOR ZONES 2.1

Main Street Frontage, south of entry, and
Park Frontage facing south.

A. GENERAL

1. See Table 3.1 for Land Use restrictions.
2. See Table 3.2 for Area restrictions
3. See Table 7.1 for Architectural restrictions

B. ZONE 2.1 STREETScape STANDARDS

1. Street Space: Trees shall be located adjacent to trail rather than adjacent to the street curb.
2. Trail: Minimum 8' clear pedestrian width.
3. Setback/Buffer: Setback shall be a minimum of 10' from the Main Street ROW to the Building wall, or 60' to the existing curb on Main Street, whichever is less, excluding porches and balconies. The Setback line on the south-facing facade does not apply.
4. Porch Space: The porch or balcony may project

into the setback. Balconies on the upper stories may encroach into the Setback.

5. Finished Floor Elevation: The finished floor elevation may be above the adjacent sidewalk/trail or finished grade by a full story or more. No entry is required to be accessed directly from the sidewalk/trail. Finished floor elevation shall be a minimum two feet above the fully developed floodplain.
6. Parking: On-street parallel parking on Main Street shall be located adjacent to the curb for the portion of Main Street north of the guardrail. Exposed garage doors are not permitted on this facade or the south facade facing the Park.
7. Open Space: A Buffer complying with Open Space Requirements in Section 5 shall be required in the Setback between the building facade and the street curb.
8. Zone boundaries: The zone includes the Building Facade, Setback/Buffer, Trail, Curb, and Parking Lane where applicable, as well as the building facade facing the park to the south.

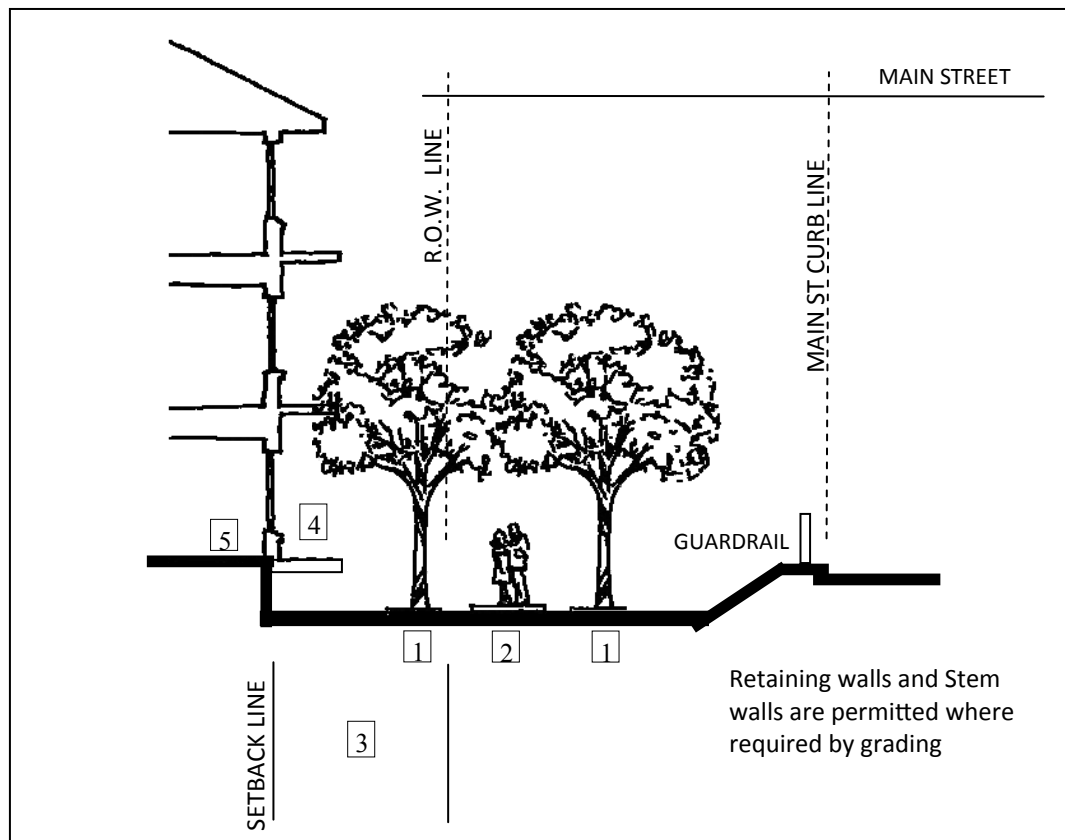


FIGURE 3.11 2.1 Streetscape Components

STANDARDS FOR ZONES 2.2

Park Frontage

A. GENERAL

1. See Table 3.1 for Land Use restrictions.
2. See Table 3.2 for Area restrictions
3. Table 7.1 Does not apply

B. ZONE 2.2 DEVELOPMENT STANDARDS

1. Tree Space: No tree planting is required within floodplain areas.
2. Trail: Minimum width shall be 8' clear pedestrian for the Local Trail; minimum width shall be 12' for the Regional Trail.
3. Setback/Buffer: Not Applicable.
4. Porch Space: Not Applicable.
5. Finished Floor Elevation: Not Applicable. No entry is required to be accessed directly from the sidewalk/trail.
6. Parking: Garage Parking is not permitted on any facade facing the park.
7. Open Space: A Park complying with Open Space Requirements in Section 5 shall be required within Zone 2.2.
8. Zone Boundary: The zone includes the Open Space, Trail, pond, and Park extending to the southern property boundary.

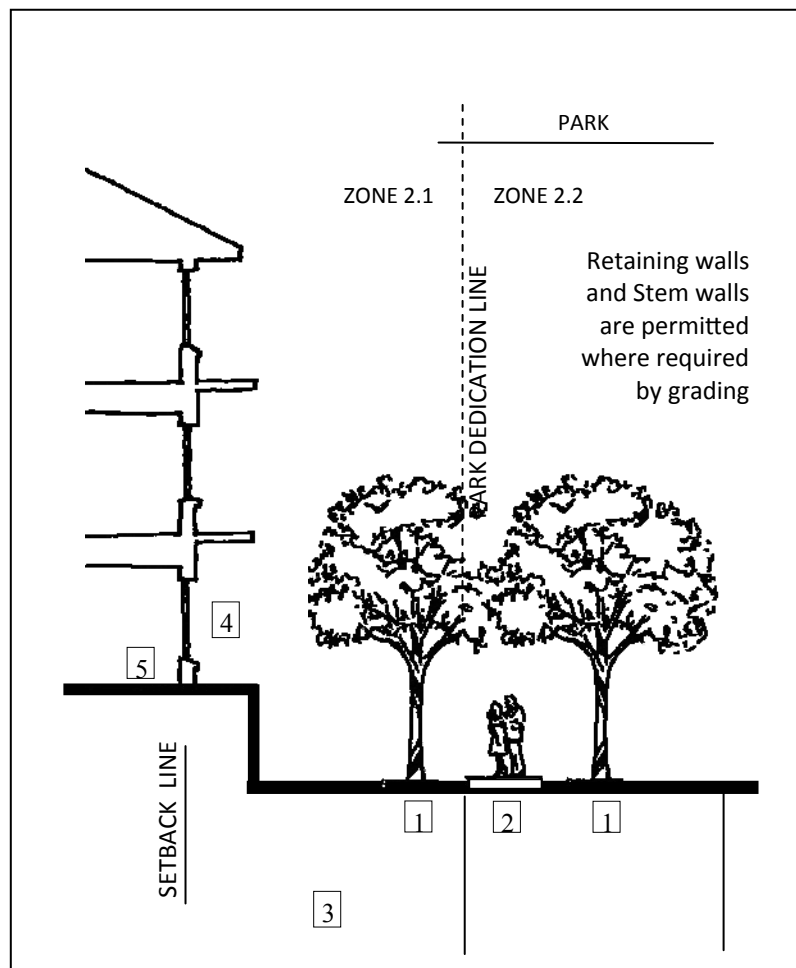


FIGURE 3.12 2.2 Development Components

STANDARDS FOR ZONES 2.3

Buffer Area along existing streambed.

A. GENERAL

1. See Table 3.1 for Land Use restrictions.
2. See Table 3.2 for Area restrictions
3. Table 7.1 does not apply

B. ZONE 2.3 DEVELOPMENT STANDARDS

1. Street Space: Trees within Buffer to remain where possible.
2. Trail: No Sidewalk or Trail is required, but it is permitted.
3. Setback/Buffer: Although no buildings are permitted, porches, patios, balconies, and recreational uses may encroach into the Zone 2.3, including swimming pools. Fire lanes may pass through Zone 2.3.
4. Porch Space: The porch or balcony may project into Zone 2.3.
5. Finished Floor Elevation: Not applicable. No entry is required to be accessed directly from the Buffer area. Porches, balconies, patios, or recreational uses shall be a minimum of 2' above the flood plain elevation.
6. Parking: Garage parking is permitted on facades facing Zone 2.3.
7. Open Space: A Buffer complying with Open Space Requirements in Section 5 shall be required within Zone 2.3.
8. Zone Boundaries: The zone extends 10' on both sides of the centerline of the stream running north-south along the western boundary of the subject property.

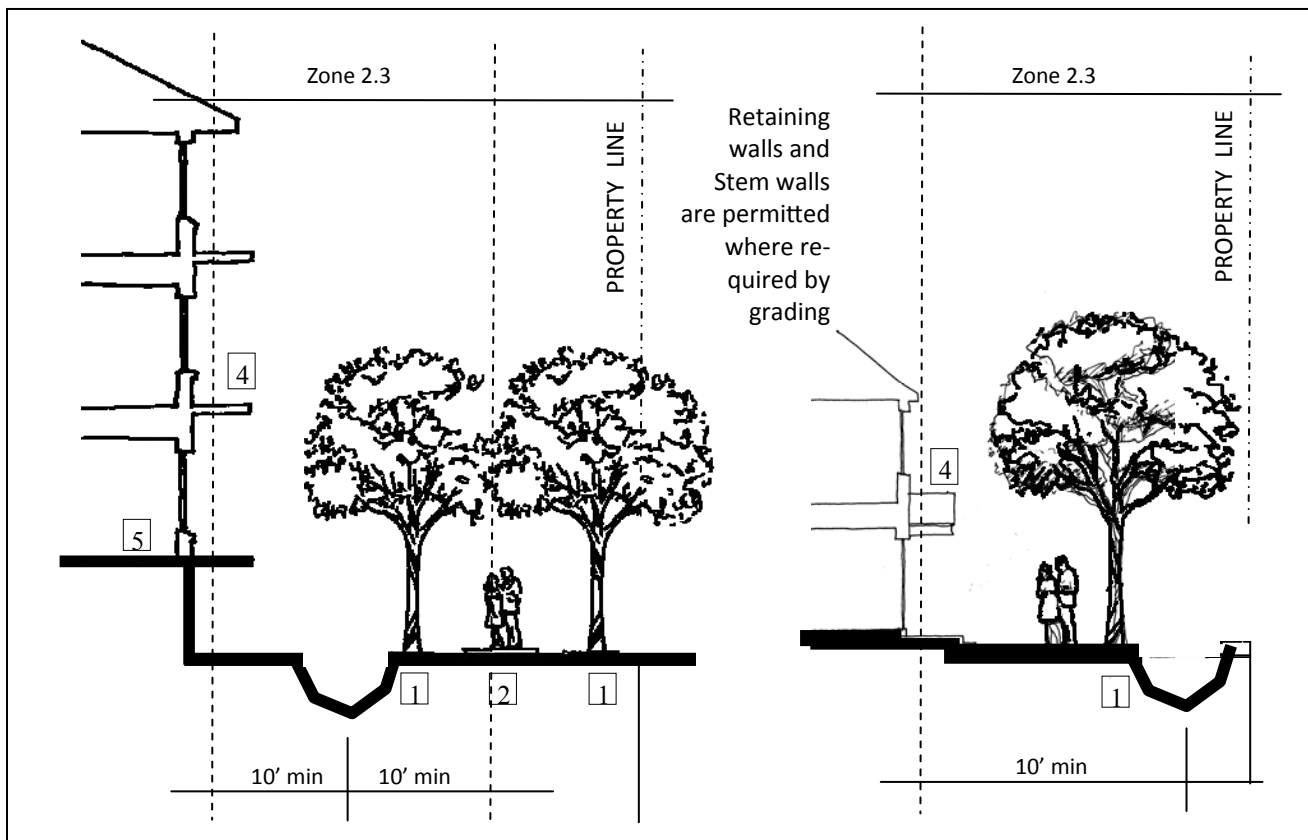


FIGURE 3.13 2.3 Development Components

STANDARDS FOR ZONES 3.1 and 3.2

Internal Buildings, Parking

A. GENERAL

1. See Table 3.1 for Land Use restrictions.
2. See Table 3.2 for Area restrictions
3. See Table 7.1 for Architectural restrictions

B. 3.1 & 3.2 DEVELOPMENT STANDARDS

1. Tree space: See Section 6 for parking lot landscape requirements.
2. Sidewalk: Sidewalks shall be a minimum of 4' in width.
3. Setback: Not applicable.
4. Porch Space: Not Applicable.
5. Finished Floor Elevation: The finished floor elevation at any entry may be above or below the elevation of the adjacent parking area by a maximum of one-half story. Finished floor elevation shall be a minimum two feet above the fully developed floodplain.
6. Parking: On-street parking is not applicable. Parking shall be located in a parking lot, carport, or garage.
7. Open Space: No open space is required.
8. Zone Boundaries: The zone includes the rear facades of buildings fronting Newt Patterson, Main Street, the internal boulevard, zones 2.2 or 2.3, and also includes buildings wholly within the Zones 3.1 and 3.2.

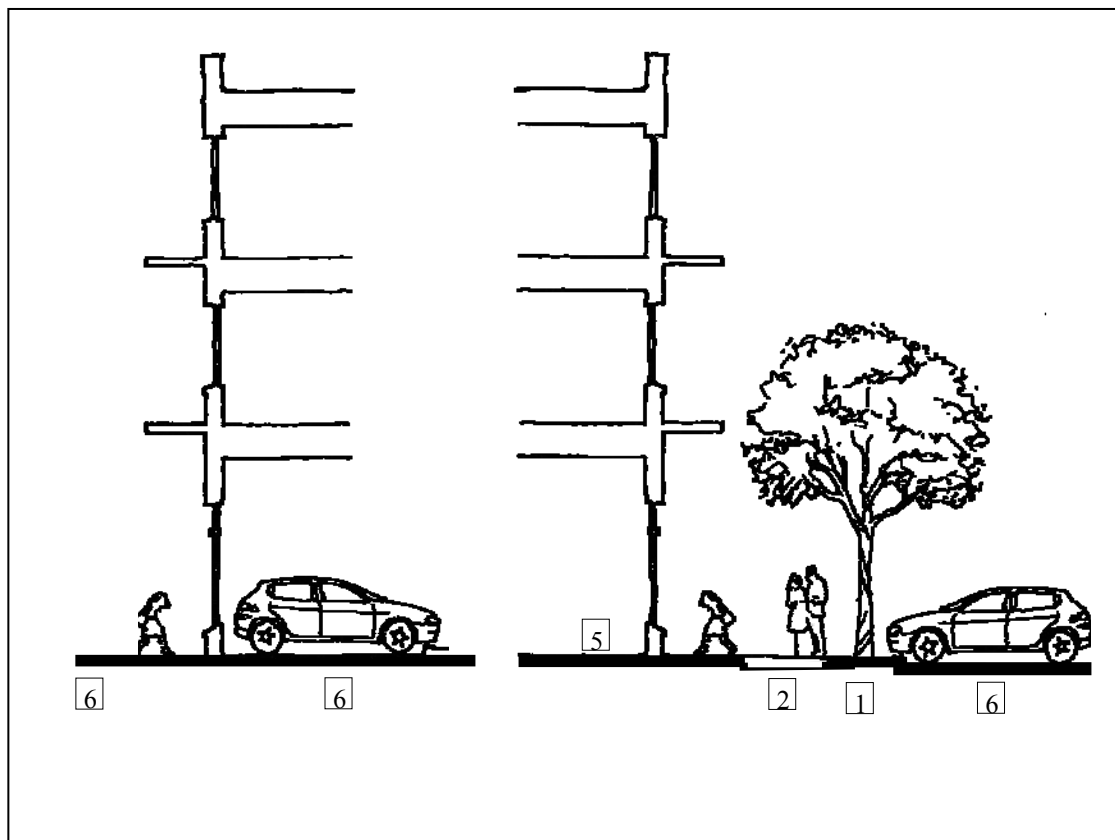


FIGURE 3.14 3.1 and 3.2 Development Components

STANDARDS FOR ZONES 3.3

Internal Buildings, internal lots, and Parking

A. GENERAL

1. See Table 3.1 for Land Use restrictions.
2. See Table 3.2 for Area restrictions
3. See Table 7.1 for Architectural restrictions
4. Zone 3.3 may be used for single family homes, townhomes, Zero-lot line homes, or multifamily .

B. 3.3 DEVELOPMENT STANDARDS

1. Tree space: For new internal streets, Tree planting shall comply with Table 5.2. For Parking Lots, tree planting shall comply with landscape standards in Table 6.2 Parking Standards.
2. Sidewalk: Sidewalks adjacent to new internal roadways shall be a minimum of 4' in width.

3. Setback: See Setback Table below.
4. Porch Space: If internal streets are added, the streetscape shall comply with Zone 1.4 zone Standards.
5. Finished Floor Elevation: The finished floor elevation Shall comply with Zones 3.1 and 3.2 for multifamily land use.
6. Parking: On-street parking is not applicable. Parking shall be located in a parking lot. Garage parking and carport is permitted.
7. Open Space: No public open space is required.
8. Zone Limits: The zone includes the rear facades of buildings fronting Newt Patterson, Main Street, the internal boulevard, the park, and the western Buffer. The Zone also includes the rear and front facades of buildings wholly within the Zones 3.1 and 3.2.

TABLE 3.3 SETBACK REQUIREMENTS FOR ZONE 1.5, 3.3

	FRONT SET BACK (EXCLUDING GARAGE)	SIDE SETBACK INTERNAL	SIDE SETBACK EXTERNAL	REAR SETBACK (EXCLUDING GARAGE)	GARAGE SETBACK TO ALLEY OR STREET	SETBACK TO OTHER PROPERTY*
SINGLE FAMILY DETACHED	15	5	10	15		10
SINGLE FAMILY ATTACHED	10	5	10	15		10
ZERO LOT LINE	10	0 AND 5	10	15		5
TOWNHOME	10	0	5	15		5
MULTIFAMILY	10	0	0	0		25
INTERNAL STREET PAVING	NA	NA	NA	NA	20 TO R.O.W.	5
ALLEY PAVING	NA	NA	NA	NA	3	5
PARKING LOT PAVING	NA	NA	NA	NA	0	10

* "OTHER PROPERTY" MEANS ANY PROPERTY OUTSIDE OF THE PLANNED DEVELOPMENT ZONING DISTRICT

THE STREET AND THOROUGHFARE STANDARDS

A) THOROUGHFARE TABLES

TABLE 4.1 Permitted Street Sections

PERMITTED THOROUGHFARE TYPES	
	LOCATION PERMITTED
STREET 1	Internal Boulevard
STREET 2	Internal Boulevard
DRIVE AISLE	Parking areas, fire lanes
FIRE LANE	Parking areas, fire lanes

TABLE 4.2 Street Sections Summary

	CURB TO CURB	Median	Drive Lane	Parking Lane	Parking
STREET 1	64		12	20	Angled in 60°
STREET 2	40		12	8	Parallel
DRIVE AISLE PARKING LOT	24		12	18	90°
FIRE LANE	24				NA

ROW = Right-of-way

- B) FIRE LANE PLAN: The Fire Lane Plan and building location and distance from fire lane is subject to the Site Plan submittal and review procedure prior to approval.
- C) FIRE APPARATUS ACCESS: The minimum and maximum building setbacks as established in all zones within this section and as measured from existing utility easements can be altered to allow for aerial apparatus access to comply with Building and Fire Codes.

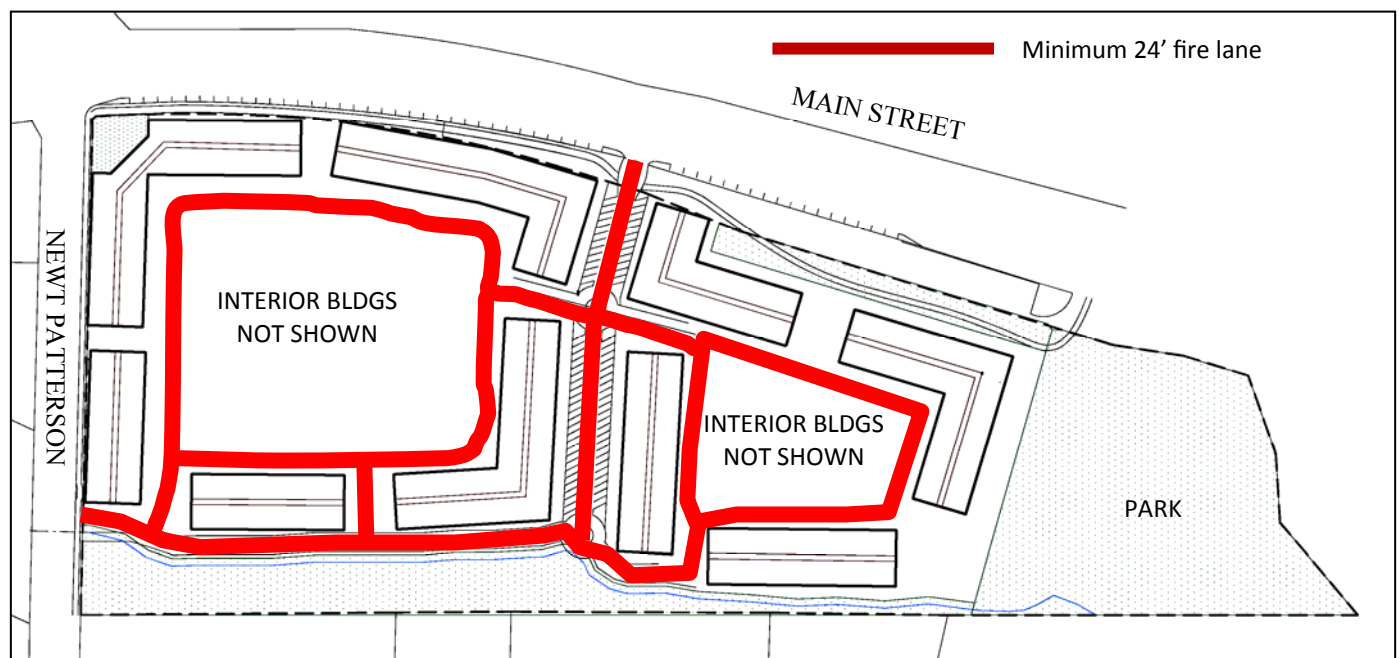
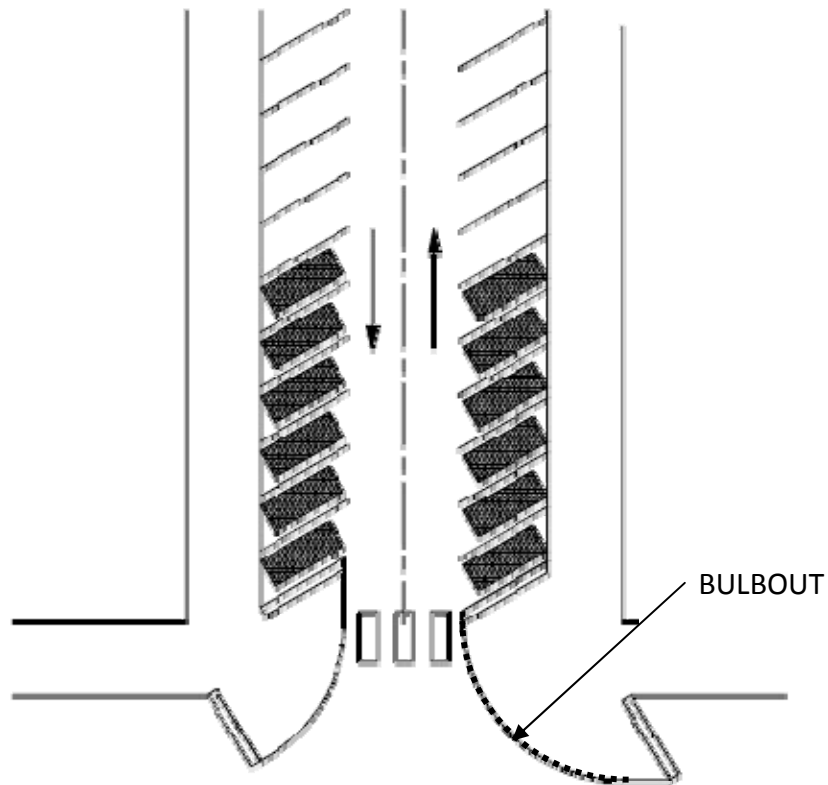


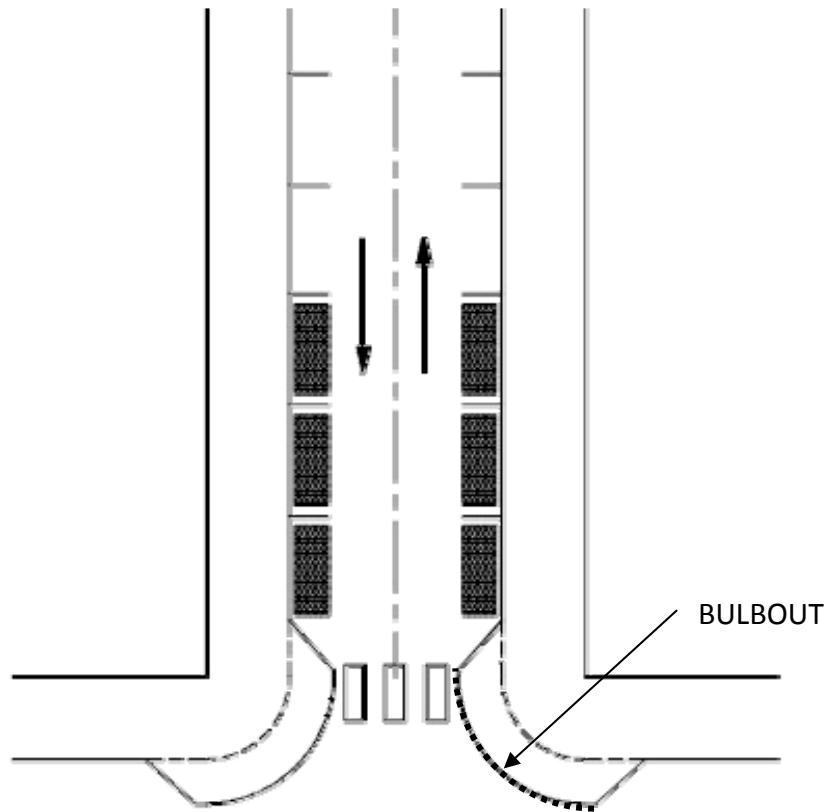
FIGURE 4.1 Fire Department Access

THOROUGHFARE DESIGN



STREET 1		
DESCRIPTION	Internal Boulevard	
MEDIAN	No	
MINIMUM CURB TO CURB (B-B)	64'	
MINIMUM TRAVEL LANE WIDTH	12'	
PARKING LANE WIDTH	20'	
PARKING ANGLE	60°	
MINIMUM INTERSECTION RADIUS	28'	
BULBOUT REQUIRED	YES	
CROSSWALK WIDTH	6' Min	
PARKWAY/ TREEWELL	Parkway or Tree well	

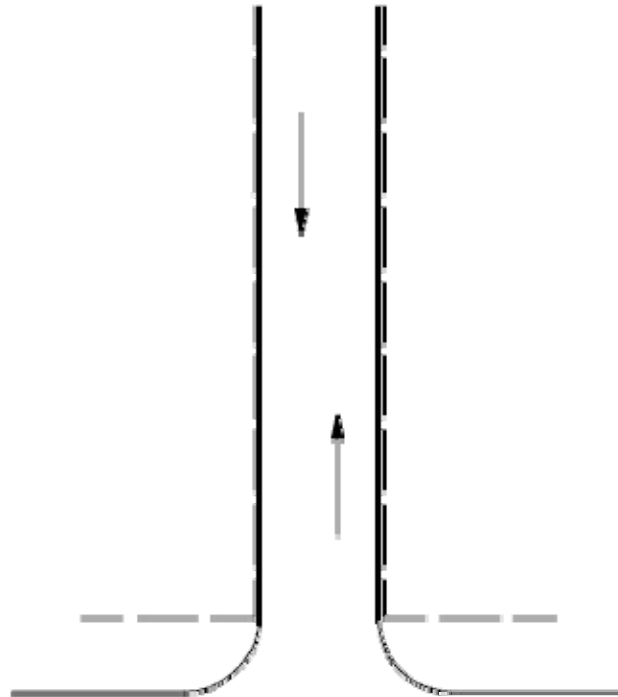
THOROUGHFARE DESIGN



STREET 2

DESCRIPTION	Internal Boulevard
MEDIAN	No
MINIMUM CURB TO CURB (B-B)	40'
MINIMUM TRAVEL LANE WIDTH	12'
PARKING LANE WIDTH	8'
PARKING ANGLE	parallel
MINIMUM INTERSECTION RADIUS	28'
BULBOUT REQUIRED	Optional
CROSSWALK WIDTH	6'
PARKWAY/ TREEWELL	Parkway or Tree well

THOROUGHFARE DESIGN



FIRE LANE

DESCRIPTION	Fire Lane
MEDIAN	No
CURB TO CURB	24' minimum paved width
TRAVEL LANE WIDTH	12'
PARKING LANE WIDTH	No parking
PARKING ANGLE	No parking
INTERSECTION RADIUS	28' inside radius
BULBOUT REQUIRED	No
CROSSWALK WIDTH	Not Applicable
PARKWAY/ TREETWELL	Not Applicable

NOTE: The minimum Fire Lane width may be reduced to 20' if approved by the Devel-

OPEN SPACE STANDARDS

SUBSECTION 5.1: PARK & OPEN SPACE ADMINISTRATION

- A. This Section defines the park and open space requirements.
- B. Each zone has requirements for minimum parks and open space and must comply with the following standards.
- C. The parks and open spaces require turf or mulch as the ground cover. The Plaza may be paved. Seasonal color and shrubbery is permitted.
- D. Surplus open space in one zone may be applied to deficiencies in other zones.
- E. Due to the nature of the site and the tree preservation, no Tree Survey or Tree Mitigation shall be required in any zone.

TABLE 5.1 Park and Open Space Requirements

P= PERMITTED R= REQUIRED N=NOT PERMITTED NA= NOT APPLICABLE

PARK TYPES	PARK	MAIN STREET BUFFER	WEST BUFFER	PLAZA
MINIMUM AREA in SF	100,000 *	20,000	20,000	400
MINIMUM WIDTH	NA	50	20	20
TRAIL CONNECTION	R	R	P	NA
WATER FEATURE	P	P	P	P
SHADE STRUCTURE	P	P	P	P
LIGHTING	P	P	P	R
BENCHES & TRASH	P	P	P	R
TABLES & CHAIRS	P	P	P	P
PICNIC TABLE	N	N	P	N
DRINKING FOUNTAIN	P	P	P	P
PLAYGROUND	N	N	N	N

* The Park shall be approximately equal to the area of Zone 2.2, but the total area will consist of some natural habitat

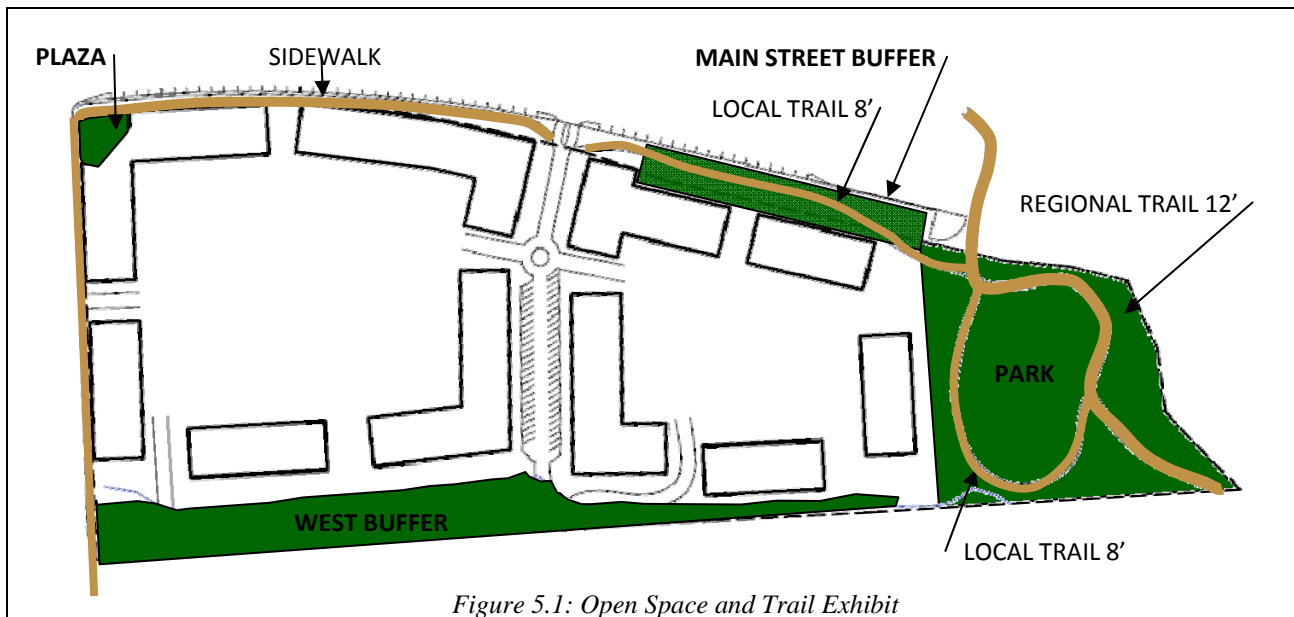


Figure 5.1: Open Space and Trail Exhibit

SUBSECTION 5.2: Street Trees

- A. This Section defines requirements for new trees to be planted within the development.
- B. Species: Acceptable trees species shall include the species indicated in Section 7300, Paragraph EE of the Mansfield Zoning Ordinance, and included herein as Appendix A.
- C. Minimum Size: The minimum size trunk diameter of a newly planted required street tree shall be 3.5" (three and one half inches).
- D. Minimum Tree Well Size: The minimum tree well size shall be 6' by 6' without using an approved root protection and barrier system. A smaller tree well or a tree well of different dimensions, may be used upon review and approval of plans, details, and specifications.

TABLE 5.2 TREE PLANTING REQUIREMENTS

ZONE	SPACING	COMMENTS
1.1	30'	Required trees located within the Open Space may be located anywhere within the open space and are not required to be placed adjacent to the curb. Tree locations shall be subject to compliance with the Visibility Zone requirements.
1.2	35'	
1.3	35'	
1.4	35'	
1.5	35'	
1.6	35'	Existing Trees along the North Street Frontage shall remain wherever possible, and additional trees are not required provided the spacing between existing trees does not exceed 70'
2.1	40'	Tree planting along Main Street Frontage shall be adjacent to the trail, rather than adjacent to the curb.
2.2		No tree planting is required in this zone.
2.3		Existing Trees along the North Street Frontage shall remain wherever possible, and additional trees are not required provided the spacing between existing trees does not exceed 70'
3.1		See Section 6 for parking lot landscape requirements.
3.2		See Section 6 for parking lot landscape requirements.
3.3	40'	Where internal streets are added, street trees shall be planted in the Tree Space adjacent to the curb no farther apart than 40' on center. Where parking lots are added, they shall comply with the landscape requirements herein.

PARKING STANDARDS

SUBSECTION 6.1: REQUIRED PARKING.

- A. The number of required parking spaces shall be determined as follows:
- B. Parking spaces for persons with disabilities will be provided in the number and with such dimensions as are required by the Texas Accessibility Standards.
- C. The parking requirement may be reduced upon a submittal of the parking calculation by the applicant and approval by the City.
- D. **Dimensions.** The minimum required dimensions of parking spaces and aisles, if any, shall be as indicated in this Section 6.
- E. **On-Street Parking:** On-street parking may be counted toward required parking.
- F. **Covered Parking:** Structure is to be masonry or metal and must comply with the regulations governing building materials. Carports of metal construction are permitted.

TABLE 6.1 Minimum Required Parking

OCCUPANCY / USE	MINIMUM REQUIRED PARKING
General Office and Retail "Blended Rate"	1 space per 250 sq ft (4/1000 SF)
General Office only	1 space per 333 sq ft (3/1000 SF)
Restaurant	1 space per 100 sq ft (10/1000 SF)
Multifamily	
1 bedroom/efficiency	1 space per unit
2 bedrooms	1.8 spaces per unit
3 bedrooms or more	2 spaces per unit
Single Family	2 spaces off-street plus 0.5 spaces on-street or within a reasonable distance from a visitor entrance.

TABLE 6.2 Parking Standards

PARKING TYPE	PARKING STANDARD	COMMENT	% COUNT
ON-STREET PARKING:			
Parallel Parking:	8' x 20' min	From Back of Curb	100%
Angled-in Parking	See Figure 6.1	Angle = 60° from Curb	100%
PARKING LOTS			
Parking Space, Typical	9' x 18'	Accessible spaces comply w ADA	100%
Aisle Width	24' min		
Landscape Requirements		1 tree per 12 spaces average	
Tandem Spaces	9' x 18'	Only behind associated garage space for same tenant	100%
GARAGES			
"Tuck-under" Garage Spaces	9' x 20' Min	Permitted in 3.1; 3.2 3.3 Zones	100%
Tuck-under" Garage Doors		Garage Doors Required	
Carport Spaces	9' x 18'	Not readily visible from Street	100%

100% COUNT: Each parking space counts as 1.00 space toward the required minimum parking.

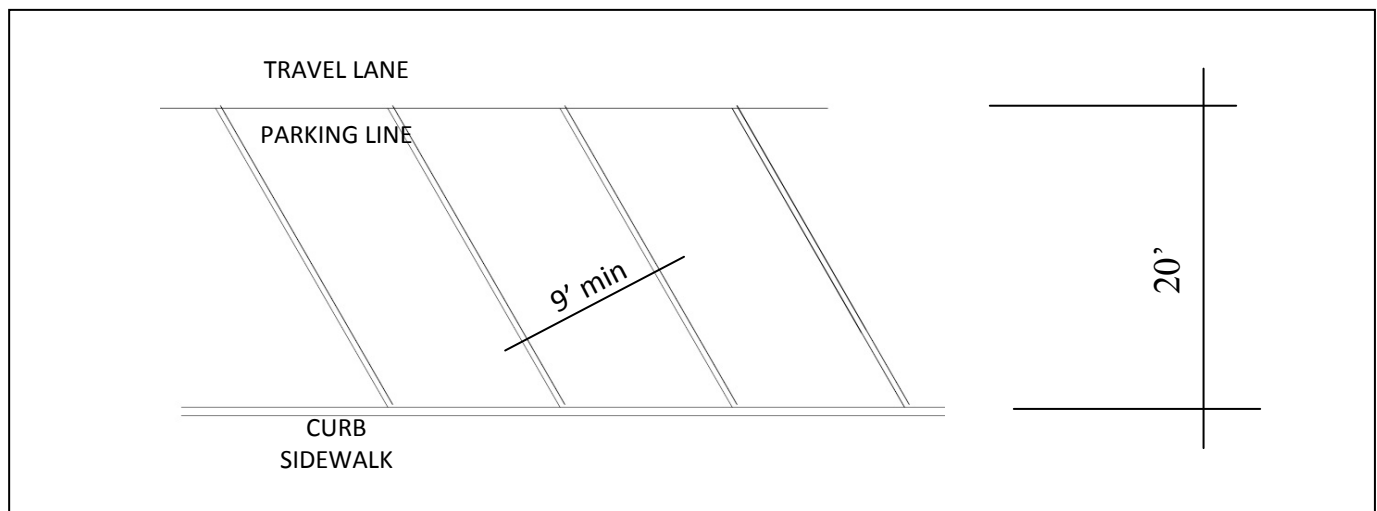


Figure 6.1: Angled-in Parking Dimensions

ARCHITECTURE AND BUILDING STANDARDS

SECTION 7: ARCHITECTURAL STANDARDS
General Standards Applicable to All Zones

- A. General: The following tables and illustrations identify general regulations for all zones within the Main Street Lofts Planned Development.
- B. The intent of the architectural and building regulations is to establish specific development standards along the public Rights-of-way that are appropriate to the surrounding neighborhoods, and to allow greater flexibility where the buildings are not visible from the surrounding neighborhoods.
- C. Since the Planned Development does not include detailed engineering plans, any architectural elements that are required by engineering due to grading, such as retaining walls or stem walls, shall be permitted
- D. Where the tables require a specific quantity of a wall material, that area is measured excluding windows, doors and other appurtenances.
- E. If a material is not addressed in the table, or if a new material falls into a prohibited category but should be permitted, the material may be submitted to DRC for an evaluation. If it is deemed appropriate, it may be approved administratively.
- F. Though wood siding is not permitted, wood may be used decoratively, for eave brackets, rafter tails, porch column wraps, and other elements subject to building and fire codes.

TABLES	SUMMARY OF TABLES
Table 7.1	Describes the minimum requirements for ground floors where the ground floor must be compatible with a Main Street style frontage
Table 7.2	Describes the minimum standards for materials and masonry construction <u>FOR MULTIFAMILY BUILDINGS</u>
Table 7.3	Establishes the bulk regulations relative to the Mansfield Code Section 4500 B, <u>FOR MULTIFAMILY LOTS.</u>
Table 7.4	Establishes the bulk regulations relative to the Mansfield Code Section 4500 B, <u>FOR SINGLE FAMILY LOTS.</u>

TABLE 7.1 GROUND FLOOR BUILDING STANDARDS								
P= PERMITTED R= REQUIRED N=NOT PERMITTED NA= NOT APPLICABLE								
ITEM	1.1	1.2	1.3	1.4	2.1	2.2	2.3	3.1; 3.2; 3.3
PRIMARY UNIT ENTRANCE								
ACCESS FROM SIDEWALK	R	P	P	P	N	NA	NA	NA
ACCESS FROM INTERIOR CORRIDOR	P	P	P	P	R	NA	NA	P
MINIMUM GLASS AREA (FIG 7.1)	60%	25%	25%	25%	25%	25%	25%	Per building code
MINIMUM CEILING HEIGHT	10'	8'	8'	8'	8'	8'	8'	8'

GROUND FLOOR COMMERCIAL STOREFRONT STANDARDS

'Commercial Standards' applies only to the appearance, not building code requirements.



SEE TABLE 7.2 FOR UPPER FLOOR
BUILDING STANDARDS

SIGN BAND 3' MIN TO 5' MAX IN HEIGHT

GLASS AREA MINIMUM:

Height = Window Sill to Ceiling at the store front.

Length = frontage of tenant space

Wall Area = Height x Length

Glass Area = 60% of wall area minimum

Required panels under display windows: 6" min and 36" max.

Figure 7.1: Ground floor built to commercial standards

TABLE 7.2 MATERIAL BUILDING STANDARDS

P= PERMITTED R= REQUIRED N=NOT PERMITTED NA= NOT APPLICABLE

ITEM	1.1	1.2	1.3	1.4	1.5*	1.6	2.1	2.2	2.3	3.1; 3.2; 3.3*
MAIN ST, PATTERSON ST, INTERN ENTRY DRIVE FRONTAGE										
FACADE MATERIALS										
MASONRY, minimum	R - 90%	R - 50%	R - 50%	R-20%	R - 50%	R-80%	R-50, R-20% ¹	NA	NA	P
STUCCO, maximum	P - 10%	P - 50%	P - 50%	P - 80%	P - 50%	P-20%	P-50%, P-80%	NA	NA	P - 100%
HARDI-BOARD, maximum	P - 10%	P - 10%	P - 10%	P - 50%	P - 10%	P	P - 20%	NA	NA	P - 50%
WOOD	N	N	N	N	N	P	N	NA	NA	N
METAL, maximum	P - 10%	P - 10%	P - 10%	P - 10%	P - 10%	P	P - 10%	NA	NA	P - 10%
EXPOSED CMU	N	N	N	N	N	NA	N	NA	NA	N
EXPOSED AGGREGATE	N	N	N	N	N	NA	N	NA	NA	N
SLIDING GLASS DOORS	N	N	N	P	N	NA	P	NA	NA	P

¹ FACADES FRONTING MAIN STREET SHALL BE MINIMUM 50% MASONRY, FACADES FRONTING THE PARK TO THE SOUTH SHALL MIN 30% MASONRY.

* ZONE RESTRICTIONS APPLY TO MULTIFAMILY BUILDINGS, SEE TABLE 7.4 FOR SINGLE FAMILY / TOWNHOMES

* FACADE MATERIAL SHALL TRANSITION A MINIMUM OF 20' AROUND BUILDING CORNER TO INTERNAL AREA OF A BLOCK

* MASONRY MATERIALS INCLUDE BRICK, STONE, CULTURED STONE, AND CAST STONE, BUT EXCLUDE CMU AND EXPOSED CONCRETE.

TABLE 7.3 MULTIFAMILY REGULATIONS

ITEM	ZONES 1.1 + 1.2 + 1.3 + 1.4 + 1.5 + 2.1 + 3.1 + 3.2 + 3.3
MINIMUM LOT AREA:	NA
MINIMUM FLOOR AREA PER MULTIFAMILY UNIT	550 EFF; 650 1-BDRM; 900 2-BDRM; 1,000 3-BDRM
MINIMUM FRONT YARD	See Zone Standards
MINIMUM REAR YARD	See Zone Standards
MINIMUM INTERIOR SIDE YARD	See Zone Standards
MINIMUM EXTERIOR SIDE YARD	See Zone Standards
MAXIMUM HEIGHT	See Zone Standards
MINIMUM MASONRY CONSTRUCTION	See Table 7.2

TABLE 7.4: TOWNHOME AND SINGLE FAMILY BUILDING STANDARDS

ITEM	1.5	1.6	3.3
MINIMUM LOT AREA PER DWELLING UNIT	2000 SF	8400 SF	2000 SF
MINIMUM FLOOR AREA PER UNIT	1600 SF	1800 SF	1600 SF
MINIMUM LOT WIDTH	22'	70'	22'
MINIMUM LOT DEPTH	90'	110'	90'
SETBACKS			
MINIMUM FRONT SETBACK	See Table 3.3	25'	See Individual Zone Standards and Table 3.3
MINIMUM REAR SETBACK		15'	
MINIMUM INTERIOR SIDE SETBACK		10'	
MINIMUM EXTERIOR SIDE SETBACK		15'	
MAXIMUM HEIGHT	SEE TABLE 3.2	SEE TABLE 3.2	SEE TABLE 3.2
MINIMUM MASONRY CONSTRUCTION	80%	80%	80%
GARAGE ACCESS	Alley	Front or Alley	Alley or front driveway

LOFT BUILDING STANDARDS: APPLIES TO ZONES 1.1, 1.2, 1.3 ONLY

Zone 1.3	Zone 1.1	Zone 1.2
shall be similar to photo in materials, windows, and balcony treatment to this section of the image below, as well as the section of the image labelled as Zone 1.2	shall be similar to photo in materials, windows, pilaster design, and balcony treatment Windows (excluding bedroom and bathroom windows) in Zone 1.1 shall be a minimum of 5'6" in height and 9' in ganged width	shall be similar to photo in materials, windows, and balcony treatment

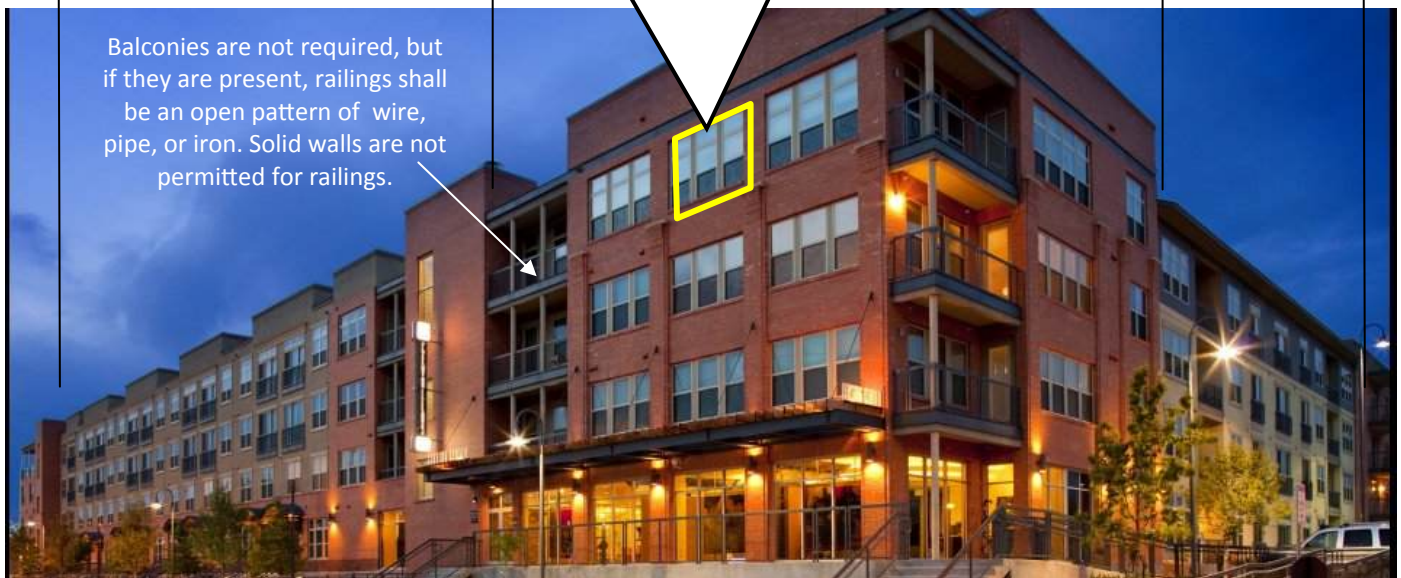


Figure 7.2: Loft Building Standards

SIGNAGE

SECTION 8: SIGNAGE STANDARDS

General Standards Applicable Zones 1.1, 1.2, 1.3, 1.4, 1.5

- A. General: The following tables and illustrations identify general regulations for all zones within the Main Street Lofts Planned Development.
- B. The Main Street Lofts Planned Development shall comply with the Mansfield Sign Regulations as established in Section 7100 of the Mansfield Zoning Ordinance, except as described below.
- C. For the purpose of enforcement of signage regulations, the Main Street Lofts Planned Development shall be classified as a single General Business, occupying two street frontages.
- D. The Main Street frontage shall be permitted one Wall Sign not to exceed 30 feet in length or 4 feet in height plus either a) a Monument Sign not to exceed 50 square feet per side or b) a Projection Sign attached to a building not to exceed 50 square feet per side.
- E. The New Patterson Frontage shall be permitted one Wall Sign not to exceed 30 feet in length or 4 feet in height plus either a) a Monument Sign not to exceed 50 square feet per side or b) a Projection Sign attached to a building not to exceed 50 square feet per side.
- F. The Newt Paterson signage may be placed within Zone 1.1 and may be visible from Main Street.

WALL SIGN, PLUS:

PROJECTION SIGN OR

MONUMENT SIGN



WALL SIGN, PLUS:

PROJECTION SIGN OR

MONUMENT SIGN



DEFINITIONS

Administrative

Regulating plan. A plan for adoption of zoning that establishes the location of component zones, establishing land uses and development standards.

Zone An area within the Regulating Plan that specifies a specific set of development rules and standards.

Buildings

Building Height The vertical distance measured from the lowest finished floor to the bottom of the roof eave on sloped roofs or to the roof surface on a flat roof.

Building Area The total square feet of floor space within the outside dimensions of a building, including each floor level, but excluding cellars, carports or garages.

Commercial Standards Commercial Standards refer to the Ground Floor requirements for buildings as described in Section 7.

Facade. Façade is the exterior face of the building fronting or oriented toward a street or roadway, excluding alleyways.

Finish Floor Elevation The vertical measurement of any floor relative to Sea Level.

Floor Area See *Building Area*

Ground Floor The floor of a building which contains the primary entrance and exit nearest to the exterior grade level for pedestrian access.

Ground Floor Elevation The vertical measurement of the Ground Floor relative to Sea Level.

Glass Area The area of glass and its supporting frame that meets the standards identified in Section 7.

Primary Entrance. The primary entrance is the main or principal pedestrian entrance of all buildings (except outbuildings). For buildings fronting a street, the primary entrance is the entrance designed for access by pedestrians from the sidewalk. This is the primary architectural entrance even though day-to-day residential access may be via a secondary entrance associated with a garage, driveway or other vehicular use area.

Sign Band The portion of a building façade, above the first floor glass area, devoted to signs indicating the names or marks of the businesses occupying the tenant spaces.

Lots

Building line See "Setback"

Lot An undivided tract or parcel of land under one ownership having frontage on a street and either occupied or to be occupied by a building or building group together with accessory buildings or an open space.

Lot Area The net area of the lot, excluding streets and alleys

Lot line means the lines bounding a lot.

Lot line, front, means any lot line adjacent to a street or public access easement.

Lot line, rear, means any lot line opposite a front lot line and not adjacent to a street or public access easement.

Lot line, side, means any lot line not designated as a front or rear lot line.

Lot Width the distance between the side lot lines measured along the required front yard setback line. In the case of a lot having more than one required front yard, the lot width shall be measured along the building line associated with the street address.

Lot Depth The average distance between the front lot line and the rear lot line

Lot Coverage the percentage of a lot or tract covered by the foundation or first floor of buildings

Setback means a line parallel or approximately parallel to the street line or property line, at a specified distance therefrom, establishing the minimum distance from the street line or property line that a building may be erected.

Signage Area Signage area is the smallest rectangle that encompasses all text and logos.

Street Frontage The side of a lot facing or abutting a street or public park

Open Space

Buffer, Landscape areas of land parallel to streets or to adjacent land uses, and abutting a property line, set aside to provide visual screening through the use of landscaping or fences or both.

Floodplain An area, through design or designation, set aside to accept and temporarily store storm water above grade. May also be used as a Park or other Open Space.

Open Space: Any outdoor area generally without buildings or parking, except as an accessory use.

Park: A park is a type of Open Space that is designed mainly for unstructured recreation. A park consists of areas of turf, trees, paths, trails, and park furnishings

Plaza. A plaza is an open space available for civic purposes and commercial activities. A plaza is bounded by buildings and streetscape and consists primarily of pavement with trees being optional. Plazas can be wider sidewalks or extensions of sidewalks for the purpose of providing outdoor seating for restaurants and cafes.

Preserve. An open space reserved for land that is intended for conservation. It consists of areas in the flood plain, woodlands, creeks, water bodies, steep grades, and other environmentally sensitive lands.

Parking

Parking, Carport a roofed structure open on at least one side and used or designed to be used for the storage of one or more vehicles at or near the same elevation as the adjacent driveway, alley, or parking lot.

Parking Garage An enclosed space, or portion of a building to store vehicles at or near the ground floor level.

Parking Lot An area within a lot, to store multiple vehicles

Parking Space A paved area to store one vehicle

Streets& Streetscape

Alley a space or thoroughfare that affords secondary means of access to a lot. Lot lines adjacent to alleys, alley easements, or alley rights-of-way do not constitute frontage.

Median The portion of the street, between the travel lanes of opposite direction, devoted to landscaping.

Parking Lane The portion of the street devoted to on-street parking.

Parking, On-street A lane within the Street devoted to the storage of vehicles.

Porch Space An area between the Build-to Line or the Setback line and the Property Line that permits portions of the building, such as porches, to encroach into the setback area.

Streetscape. Streetscape includes all improvements in a public right-of-way or private easement between the street curb and the Building Façade. Improvements include sidewalk, street trees, street lights, signage, and furnishings such as benches, trash receptacles, drinking fountains, bike racks, etc.

Travel Lane The portion of the street devoted to moving vehicles.

(Tree) Parkway The continuous landscaped area located within the Pedestrian Easement, between the sidewalk and the street curb, devoted to trees.

Tree Space The portion of the Streetscape adjacent to the street curb, devoted to trees planted in tree wells or in a continuous parkway.

Uses

Live-work unit. A live-work unit is a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses under 3000 SF and is located on the street level. The 'live' component may be located on the street level (behind or beside the work component) or any other level of the building.

Residential loft. Residential loft is a residential unit located above street level commercial space.

Single-family residential, detached dwelling unit.

A single-family detached residential unit is a freestanding building on an individual lot or tract of land intended for occupancy by one family.

Single-family residential, attached dwelling unit.

A single-family attached residential unit is a building on an individual lot intended for occupancy by one family that shares one or more common walls with similar adjacent units, also on individual lots.

EE. Recommended Plant List: All plants used to satisfy this ordinance shall be of a species common or adaptable to this area of Texas. The following is a list of recommended plants. Plant material not on this list must be approved by the Landscape Administrator before installation.

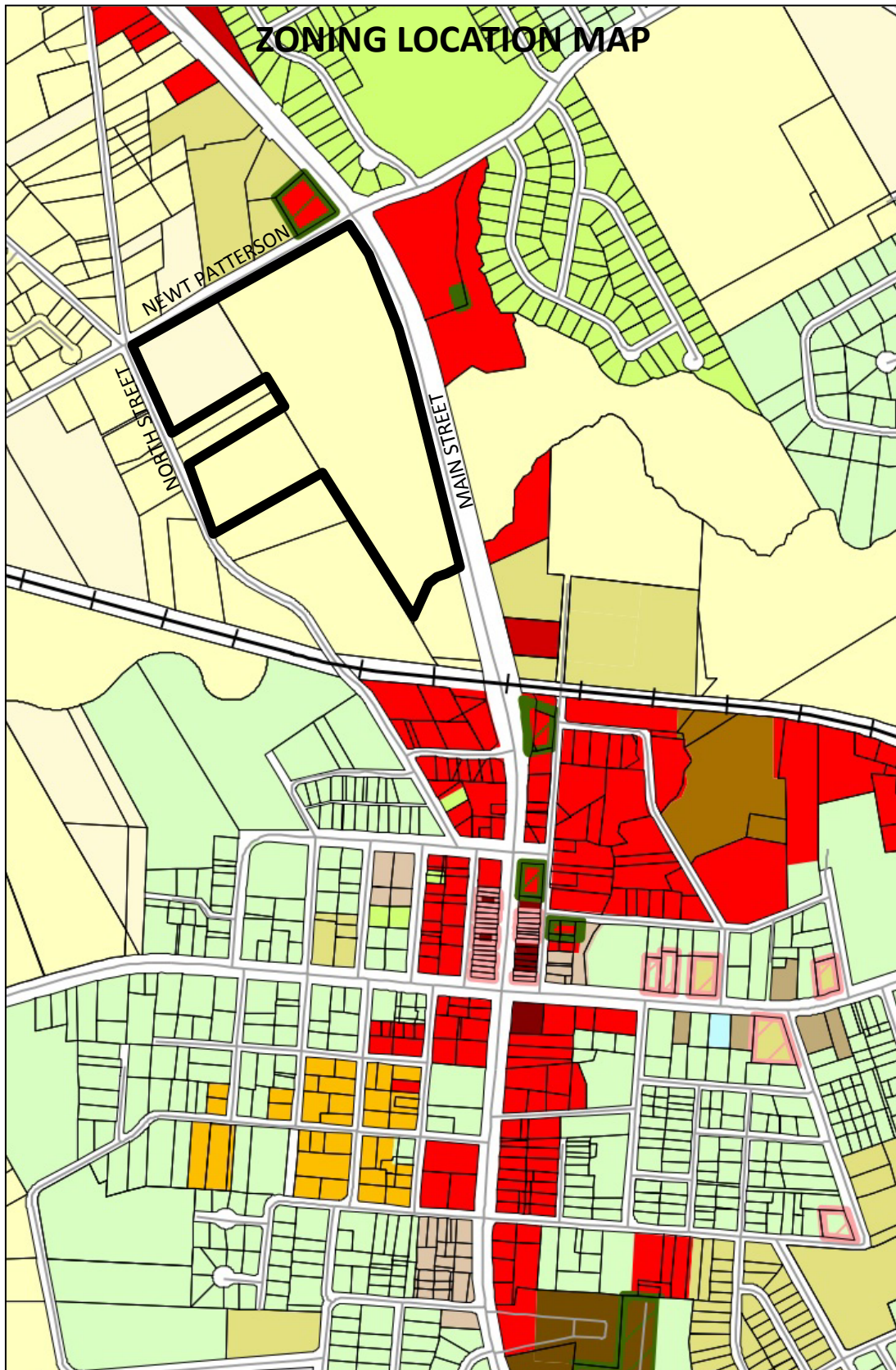
Canopy-type Trees

American Elm
Bald Cypress
Black Hickory
Black Oak
Black Walnut
Blackjack Oak
Bur Oak
Cedar Elm
Chinese Pistache
Chinquapin Oak
Dawn Redwood
Durand Oak
Eastern Red Cedar
Big Tooth Maple
Ginkgo
Green Ash
Gum Bumelia
Lacebark Elm
Lacey Oak
Live Oak
Pecan
Post Oak
River Birch
Rusty Blackhaw
Sawtooth Oak
Shumard Red Oak
Southern Magnolia
Sweet Gum
Green Ash
Texas Ash
Texas Oak
Texas Walnut

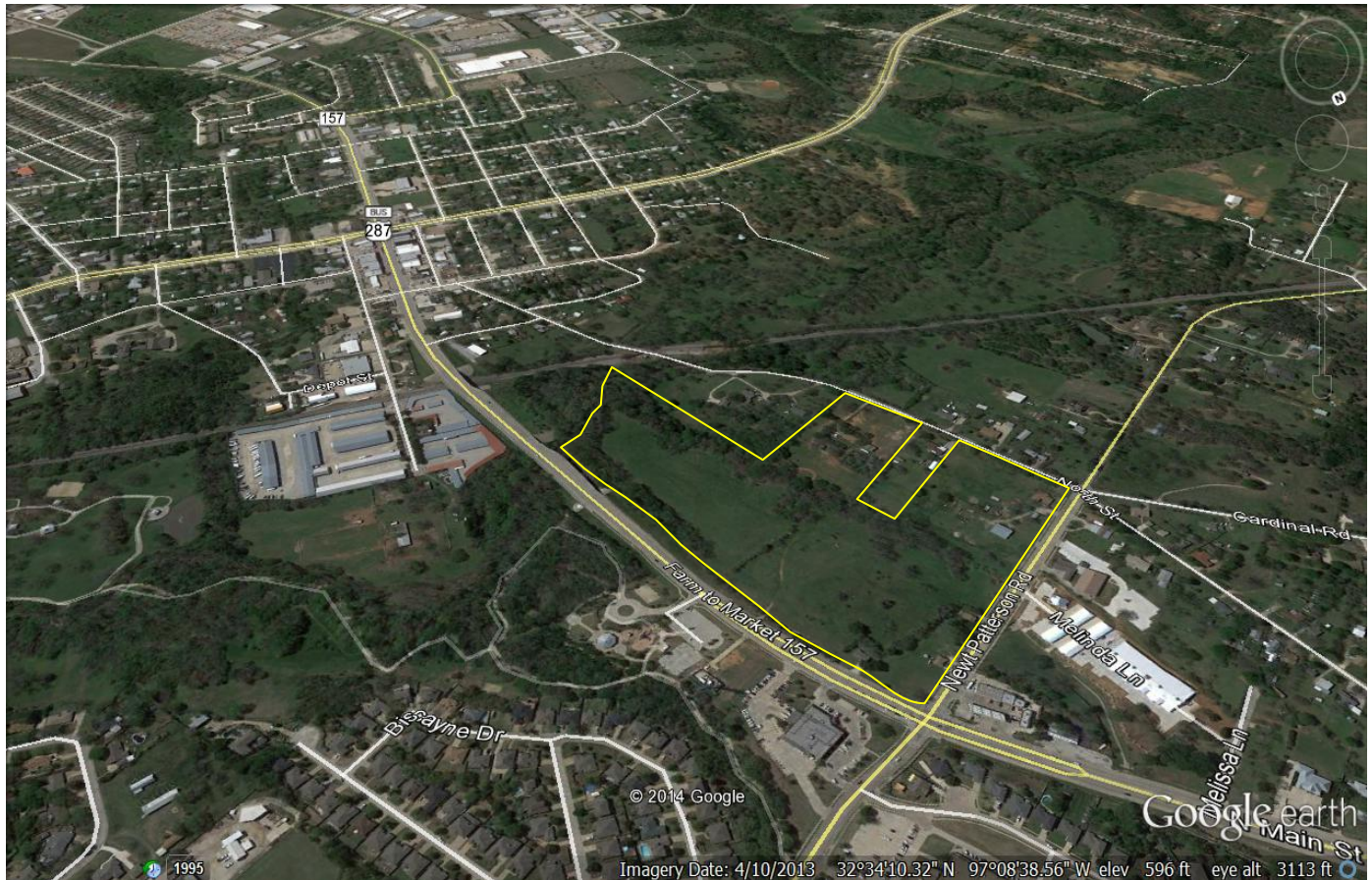
Medium/Ornamental Trees

Afghan Pine
Austrian Pine
Bigelow Oak
Black Cherry
Carolina Buckthorn
Cherry Laurel
Crape Myrtle
Deciduous Holly
Desert Willow
Eve's Necklace
Flowering Crabapple
Goldenrain Tree
Hercules Club
Japanese Black Pine
Japanese Maple
Mexican Buckeye
Mexican Plum
Native Hawthorns
Reverchon and Littlehip)
Persimmon
Ponderosa Pine
Possumhaw Holly
Prairie Flame-leaf Sumac
Redbuds
Rusty Blackhaw Viburnum
Savannah Holly
Shantung Maple
Slash Pine
Southern Wax Myrtle
Texas Buckeye
Vitex
Yaupon Holly

7300-21



ZONING LOCATION MAP



CHANGES FROM THE DECEMBER 23 DRAFT TO JANUARY 14 DRAFT

[illegible]