

EXHIBIT "A"

A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	G. General Service and Office Type Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Advertising Agencies	P	P	P	P	P	P	P	6d	
													2. Advertising Service with Outdoor Storage Facilities				P	P	P	P	6d	
													3. Drive-In Banking Facilities			P	P	P	P	P	6a	
													4. Banking Offices or Facilities Excluding Drive-In Services	P	P	P	P	P	P	P	6a	
													5. Beauty Shop or Barber Shop	S	P	P	P	P	P	P	4a	
													6. Catering Service			P	P	P	P	P		
													7. Coin-Operated Laundries and/or Dry Cleaning, Self-Service		P	P	P	P	P	P	4e	
													8. Computer and/or Data Processing Services	P	P	P	P	P	P	P	6d	
													9. Eating Places with Drive-In Service Through Service		S	S	S	S	S	P	5b	21, 36
													10. Eating Places without Drive-In Services Through Service		P	P	P	P	P	P	5a	21
													11. Fix-It Shop or Household Appliance Service and Repair		S	P	P	P	P	P	4c	
													12. Food Carts			P	P					33
													13. Agents for Garment Pressing, Laundries or Dry Cleaning	S	P	P	P	P	P	P	4a	
													14. Key Shop	S	P	P	P	P	P	P	4a	
													15. Mailing, Reproduction, Commercial Art, Photo or Steno Service	P	P	P	P	P	P	P	6d	
													16. Medical or Dental Laboratories	P	P	P	P	P	P	P	6d	
													17. Office, Physician, Dentist or Other Health Practitioners	P	P	P	P	P	P	P	6c	
													18. Office, Professional or Administration	P	P	P	P	P	P	P	6d	
													19. Personnel Supply Services	P	P	P	P	P	P	P	6d	
													20. Pet Grooming		P	P	P	P	P	P	4a	
													21. Private Club or Lodge			P	P	P	P	P	5b	21
													22. Shoe Repair Shop or Shoe Shine Parlor	P	P	P	P	P	P	P	4a	
													23. Studio for Photographer, Musician or Artist	P	P	P	P	P	P	P	4a	
													24. Tailor or Dressmaking Shop	P	P	P	P	P	P	P	4a	

SECTION 7200B PARKING GROUP TABLE

Use	Number of Parking Spaces	Required For each	Additional Requirements
(outdoors)		exclusive of building	
e. Ballpark, Stadium	1	8 seats	
f. Lodge, Fraternal Organization	1	200 sq. ft. of floor area	
g. Golf Course		Minimum of 30 spaces	
h. Driving Range or Miniature Golf	1	Space for each driving tee	
4. PERSONAL SERVICE AND RETAIL			
a. Personal Service Shop	1	200 sq. ft. of floor area	
b. Retail Store or Shops (Inside)	1	250 sq. ft. of floor area for the first 3,000 sq. ft.; thereafter one (1) space for each additional 300 sq. ft.	
c. Furniture Sales, Appliance Sales and Repair	1	400 sq. ft. of floor area	
d. Open Retail Sales	1	600 sq. ft. of site area exclusive of buildings	
e. Coin-operated or Self-service Laundry or Dry Cleaning	1	3 washing machines	
5. FOODS AND BEVERAGE SERVICES			
a. Eating or Drinking Place (inside), eating only; no drive-in windows <u>through</u> <u>service</u>	1	100 sq. ft. of floor area	Minimum of 12 spaces
b. Eating or Drinking Place with Drive-in windows <u>Through</u> <u>Service</u> , Bar, Night club, and Private Club	1	75 sq. ft. of floor area	Minimum of 4 spaces; for drive-in window, <u>see</u> <u>Section</u> <u>7800.B.36 for</u> <u>stacking</u> <u>requirements</u>

Exhibit "C"

36. Eating Places with Drive-Through Service: In addition to the conditions specified in Sections 6100.F and G of this Ordinance, Eating Places with Drive-Through Service shall be subject to the following supplemental conditions:
- a. For the purposes of this Section, the following definitions shall apply:
 1. Cross access shall mean a service drive providing vehicular access between two or more contiguous sites so that drivers need not enter the public street system.
 2. Stacking lane shall mean an area of stacking spaces and driving lane provided for vehicles waiting for drive-through service that is physically separated from other traffic and pedestrian circulation on the site.
 3. Stacking space shall mean an area within a stacking lane for vehicles waiting to order and/or finish a drive-through transaction.
 - b. Two (2) points of access to the property shall be provided to aid in traffic circulation.
 - c. Shared access with adjacent lots should be established wherever feasible. Shared access should be provided by a driveway connecting two or more contiguous lots to the public street system.
 - d. Cross access should be provided across the width of the property to adjacent lots. An access easement must be established wherever cross access is provided.
 - e. The stacking lane(s) shall not be parallel to a public street when there is not a building or a row of parking spaces between the stacking lane(s) and the street.
 - f. The stacking lane(s) should be designed to prevent circulation congestion on the property and on adjacent public streets. The design should minimize conflicts between pedestrian and vehicular traffic and should not impede access in or out of parking spaces.
 - g. The stacking lane(s) for vehicles waiting for drive-in service shall be clearly delineated from traffic aisles, other stacking lanes and parking areas with striping, curbing, landscaping or alternative paving.
 - h. The stacking lane(s) shall be integrated with the on-site circulation pattern and shall not enter or exit directly into a public street.
 - i. For a stacking lane next to a curb, landscaping or property line, a by-pass or exit lane shall be provided to allow vehicles to leave the stacking lane.
 - j. The stacking lane(s) should accommodate at least five (5) stacking spaces before the order board and four (4) stacking spaces between the order board and the transaction window.

- k. The intersection of a stacking lane and walk-in customer access shall be clearly delineated with a crosswalk with alternative paving, and/or striping.
- l. Each stacking lane shall have a minimum width of ten (10) feet along straight segments and a minimum width of twelve (12) feet along curve segments.
- m. The stacking lane, menu or order board and speaker shall be located a minimum of one hundred (100) feet from the property line of residential zoning district.
- n. When a stacking lane(s) is not screened by the restaurant building, additional screening shall be provided by planting shrubs along the entire lot line that is parallel or close to parallel to the stacking lane. The shrubs must be planted at three (3) feet on center and have a minimum height of three (3) feet at the time of planting.
- o. A landscape buffer with a minimum width of twenty (20) feet shall be provided along the side lot lines of the property. The buffer must have one (1) tree planted for each twenty-five (25) linear feet or portion thereof.
- p. Exposed machinery and areas for storage, service and disposal shall be screened from adjacent lots and public streets using the same predominant construction materials on the building.
- q. The design of proposed buildings and additions should complement, whenever feasible, the roof line, roof pitch, arrangement of openings, color, exterior materials, proportion and scale of existing non-residential buildings in the vicinity.
- r. An Eating Place with Drive-Through Service shall not be permitted on property within the boundaries of Historic Mansfield TIRZ No. 2 as established in Ordinance No. OR-1861-12.
- s. An Eating Place with Drive-Through Service should comply with the driveway design and spacing requirements and other application requirements in the City of Mansfield Roadway Design Manual.
- t. Notwithstanding the foregoing provisions, the Planning and Zoning Commission may recommend and the City Council may approve such modifications, changes or alternatives to the above conditions as they deem appropriate.