

ARTICLE 1. TITLE AND GENERAL INFORMATION.

Section 1000. Title.

This ordinance shall be known as and may be referred to as the "Mansfield Zoning Ordinance".

Section 1100. Purpose of Ordinance.

The purpose of this ordinance is to guide and accomplish a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs best promote the public health, safety and welfare.

The zoning regulations and districts as herein established have been designed to:

1. Promote health, safety, morals, order, convenience, property and general welfare.
2. Promote efficiency and economy in the process of development.
3. Promote the healthful and convenient distribution of population.
4. Preserve adequate air and light.
5. Promote good civil design and arrangement.
6. Promote wise and efficient expenditure of public funds.
7. Provide for adequate public utilities and other public requirements.

Section 1200. Relationship to Other Laws.

It is not intended by this ordinance to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances except for the previously mentioned Ordinance No. 293 and Ordinance No. 416, or with private restrictions placed upon property by covenant, deed, easement, or other private agreement. Where this ordinance imposes a greater restriction upon land, buildings or structures than is imposed or required by other ordinances, covenants or agreements the provisions of this Ordinance shall govern, provided nothing stated herein shall state or imply any liability of the City to enforce private deed restrictions or agreements.

Section 1300. Application of This Ordinance.

No structure shall be constructed, erected, placed or maintained and no land use commenced or continued within the City except as specifically, or by necessary implication, authorized by this Ordinance. Specific Use Permit, [Industrial Use Permit](#) and/or variances are allowed only as granted by the Planning and Zoning Commission, [City Council](#) ~~and-or~~ the Board of Adjustments upon finding that the specified conditions exist. ~~Where a lot is devoted to a permitted principal use, customary accessory uses and structures are authorized except as prohibited specifically or by necessary implication.~~

Section 4400. Permitted Uses.

- A. **Use of Land and Buildings:** Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, "Special Conditions" and all other requirements of the Zoning Ordinance.
- B. **Permitted Use Table:** The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district subject to:

1. Providing off-street parking in the amounts required by reference to the "Parking Group Table" column, and
2. Subject to compliance with all of the requirements specified in the section or sections whose number appears in the "Special Conditions" column.

The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only after:

1. Providing off-street parking in the amounts required by reference to the "Parking Group Table" column,
2. Subject to compliance with all of the requirements specified in the section or sections whose number appears in the "Special Conditions" column, and
3. Obtaining a Specific Use Permit as set forth in Article 6, Section 6100.

The letter "I" in the zoning district column opposite the permitted use means the use is not permitted as a use of right in that district and is permitted only after:

4. Providing off-street parking in the amounts required by reference to the "Parking Group Table" column,
5. Subject to compliance with all of the requirements specified in the section or sections whose number appears in the "Special Conditions" column, and
6. Obtaining an Industrial Use Permit as set forth in Article 6, Section 6400.

The referenced requirements of "'Parking Group Table'" and "'Special Conditions'" listed in the above mentioned columns are provided in Section 7200 and Section 7800, respectively.

No primary use shall be permitted in any district other than a use shown in the following tables and no primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use.

- C. **Uses not Listed:** Primary uses not listed in the Permitted Use Table may be permitted in any district where similar uses are permitted subject to the ruling of the Director of Planning. The function and location requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be

similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.

- D. **Accessory Use:** A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premise as the primary existing use, and which has the same zoning district classification, shall be permitted as an accessory use without being separately listed as a permitted use [subject to the ruling of the Director of Planning](#).

Residential Districts													Permitted Primary Uses			Nonresidential Districts								
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	J. Manufacturing and Industrial Uses			OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Acid Manufacturing								P	P	8f	
													2. Aircraft Hardware or Parts Manufacturing							P	P	P	8f	
													3. Aircraft Manufacturing								I	P	8f	
													4. Ammonia Manufacturing								P	P	8f	
													5. Meat Packing							S	P		8f	
													6. Appliance (Small) Manufacturing							P	P	P	8f	
													7. Asphalt or Concrete Batch Plant							S	P		8f	
													8. Automobile Manufacturing								I	P	8f	
													9. Boiler Works								I	P	8f	
													10. Brick Kiln, Tilt or Foundry								P		8f	
													11. Cement or Hydrated Lime Manufacture								P		8f	
													12. Chemical Processing							S	I	P	8f	
													13. Clay Products Manufacturing							S	I	P	8f	
													14. Chlorine Manufacturing								P	P	8f	
													15. Container Manufacturing (Wood, Paper or Plastic)							P	P	P	8f	
													16. Cotton or Cottonseed Processing or Storage								I	P	8f	
													17. Creamery/Dairy Products Mfg. or Wholesale Distribution					P	P	P	P	P	8f	
													18. Electrical Component Manufacturing					P	P	P	P	P	8f	
													19. Electrical Equipment or Appliance Manufacturing (Large)								I	P	8f	
													20. Electroplating							P	P	P	8f	
													21. Feed Mill								P		8f	
													22. Organic Fertilizer Manufacturing								S		8f	
													23. Flour Mill								I	P	8f	

Residential Districts													Permitted Primary Uses	Nonresidential Districts								
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	J. Manufacturing and Industrial Uses (continued)	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													24. Food Processing					P	P	P	8f	
													25. Foundry, Forge Plant or Rolling Mill						I	P	8f	
													26. Furniture, Cabinet Manufacturing					P	P	P	8f	
													27. Kitchen Equipment					P	P	P	8f	
													28. Galvanizing, Hot Dip Metal Process						P	P	8f	
													29. Glue Manufacturing						P	P	8f	
													30. Heavy Equipment Manufacturing						I	P	8f	
													31. Ice Cream Manufacturing				P	P	P	P	8f	
													32. Ice Manufacturing or Storage				P	P	P	P	8f	
													33. Machine Shop or Welding				P	P	P	P	8f	
													34. Medical Waste Product Facility						S		8f	37
													35. Metal Fabrication Plant				S	P	P	P	8f	
													36. Manufactured Home, Industrialized Housing, Building Mfg.					P	P	P	8f	
													37. Oil Well Tools or Equipment Manufacturing					S	I	P	8f	
													38. Paper Manufacturing						S		8f	
													39. Paper Products Manufacturing				S	P	P	P	8f	
													40. Petroleum or Chemical Manufacturing						I	P	8f	
													41. Planing Mill					P	P	P	8f	
													42. Rope Manufacturing				P	P	P	P	8f	
													43. Salvage or Reclamation of Products (Inside Only)				S	P	P	P	8f	
													44. Smelter or Refinery						P		8f	
													45. Stone Monument Works						I	P	8f	
													46. Tanning, Curling, Treating or Storage of Skins and Hides						P	P	8f	

[illegible]

ARTICLE 6. SPECIFIC USE PERMIT, SPECIAL EXCEPTION AND OTHER PERMITS.

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Section 6400. Industrial Use Permit.

- A. **Purpose:** To provide for industrial uses that require special consideration in certain settings, which without specific consideration may have possible adverse impact on neighboring properties.
- B. **Permit Required:** A building permit or certificate of occupancy shall not be issued for any use which is permitted only by an Industrial Use Permit unless the Industrial Use Permit has first been approved in accordance with the provisions of this Ordinance and the use has met all the conditions of approval.
- C. **Application Procedure:** An application for an Industrial Use Permit shall be filed with the Planning Department. Upon receiving a complete application, the Director of Planning will submit it to the City Council for consideration.
- D. **Site Plan Requirements:** The Site Plan shall provide the following information:
1. A complete signed application as provided by the Planning Department or on the City's website at: www.mansfieldtexas.gov
 2. The appropriate fee in accordance with the current fee schedule adopted by City Council.
 3. On a separate 8 ½" X 11" exhibit, provide a metes and bounds description of the property included in the zoning change request, including the total acreage, signed and sealed by a registered surveyor.
 4. On a separate 24" X 36" or 22" X 34" sheet, drawn at the same scale as the plan, show the approximate topography of the plan area, all water courses that will remain in a natural state, 100-year floodway and 100-year floodplain per FEMA and other hydraulic and hydrologic studies as necessary. Provide two (2) copies.
 5. On a separate 24" X 36" or 22" X 34" sheet, drawn at the same scale as the plan, show proposed and existing water and sanitary sewer locations. Also include the locations and sizes of private water and sanitary sewer lines. Provide two (2) copies.
 6. A separate exhibit and documents indicating the traffic volumes, turning movements, evaluation of ingress and egress existing and proposed, when required by the City Engineer.
 7. An electronic copy of the plan in accordance with current established policy.
 8. Fifteen (15) copies of the plan at 24" X 36" or 22" X 34" drawn at an acceptable scale indicating all significant features of the proposed development to include:
 - a. A vicinity map locating the property in relationship to existing major thoroughfares.
 - b. Title block, preferably in the lower right-hand corner, including the following: "Site Plan for SUP, name of development, survey and abstract number or recorded plat information, city, county, state, date of preparation, acreage and number of lots".

- c. Acceptable scale: 1" = 20', 1" = 40', 1" = 100' or as approved.
- d. Type size is legible at full scale and when reduced.
- e. North arrow, graphic and written scale in close proximity.
- f. Name, address, phone and fax of owner/developer and the firm preparing the plan.
- g. A map showing the boundary dimensions.
- h. Adjacent or surrounding land uses, zoning, streets, drainage facilities and other existing or proposed off-site improvements, sufficient to demonstrate the relationship and compatibility of the site to the surrounding properties, uses and facilities.
- i. The location and size of all streets, alleys, parking lots and parking spaces, loading areas or other areas to be used for vehicular traffic and the proposed access and connection to existing or proposed streets adjacent to the plan area. Include a chart indicating the number of required parking spaces by use, the method of calculation and the number of proposed parking spaces.
- j. The types of surfacing, such as paving (e.g. concrete, brick, turf, etc.) to be used at the various locations.
- k. The location and size of all fire lanes with all curb radii adjacent to the fire lane labeled. The nearest fire hydrant dimensioned to the property corner and all proposed fire hydrants.
- l. The location, height, setbacks and floor areas for all buildings, the floor area ratio and the following building details :
 - (1) Entrance and exits to the building
 - (2) Architectural renderings or elevations of proposed structures with all exterior materials for roofs, awnings, walls etc. labeled.
 - (3) Calculations of the masonry content on each façade and in total for each building. (Example: Area of front façade = h x l, percent masonry = 80%)
 - (4) Distance between buildings and distance from building to property lines.
- m. The number, location, and dimensions of the lots.
- n. The location of all on-site facilities for liquid waste or method of temporary storage pending disposal, including existing or proposed septic fields.
- o. The location, size and type of each outside facility for waste or trash disposal. If no facility is shown, provide a note indicating method of disposal and removal.
- p. A tree survey locating all protected trees by type, size and species and mitigation plan, if required by the city's Natural Resources Management Ordinance. (Refer to the Tree Preservation Application as found on the city's website.)

- q. A landscape plan showing all landscape setbacks and buffers; parking lot landscaping; and any additional landscaping proposed. A chart indicating the size, length and width of the landscape areas, with the required number of plants and the proposed number of plants should be included on the plan. The landscape plan may be presented on a separate exhibit on the same sheet size and at the same scale as the site plan.
 - r. The location, type, and size of all fences, berms, or screening features.
 - s. A plan, including elevations, showing location, size, height, orientation and design of all signs regulated by the city's sign ordinance.
 - t. The location, size and type of all pedestrian areas and sidewalks.
 - u. The location, size, type and purpose of any outside storage or outside display and method of screening. Indicate the percentage of outside storage as compared to the building square footage.
 - v. Phases of development should be shown and labeled. Provide a development schedule indicating the start and finish date of each phase and improvements, broken down by use and acreage.
 - w. When deemed necessary, the City Council may ask for more information during the review of an Industrial Use Permit. Likewise, they may waive some of the information if the application is a simple request to deviate from the existing zoning category on the property.
- E. **Public Hearings:** The notification and public hearing process for an Industrial Use Permit shall follow those for a Specific Use Permit as set forth in Section 8600.C of this Ordinance.
- F. **Conditions for Approval:** An Industrial Use Permit shall be issued only if all of the following conditions have been found:
- 1. That the Industrial Use Permit will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
 - 2. That the establishment of the Industrial Use Permit will not impede the normal and orderly development and improvement of surrounding vacant property;
 - 3. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - 4. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - 5. That adequate nuisance or hazard prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - 6. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties; and

7. That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property.

G. Additional Conditions:

1. The City Council may, in the interest of the public welfare and to assure compliance with the intent of this Ordinance, require additional development standards, operational conditions and safeguards concerning items such as setbacks, ingress and egress, off-street parking and loading arrangements, landscaping and screening, construction of buildings and uses, term limits, air-quality and sewer pretreatment, security measures, and federal and state permits that may be important to the welfare and protection of adjacent property and the community as a whole.
- H. **Time Limit:** An Industrial Use Permit issued under this section shall be valid for a period of two (2) years from the date of issuance and shall become null and void unless construction or use is substantially underway during said two-year period, or unless an extension of time is approved by the City Council.
- I. **Revocation:** An Industrial Use Permit may be revoked or modified, after notice and hearing, for either of the following reasons:
1. The Industrial Use Permit was obtained or extended by fraud or deception; or
 2. That one or more of the conditions imposed by the City Council has not been met or has been violated.
- J. **Amendments:** The Director of Planning may approve minor variations or revisions from the original Industrial Use Permit which do not increase density, change traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods. The Director of Planning may refer any request for variation or revision that warrants special consideration to the City council for its review. If, in the City Council's determination, the variation or revision does not constitute a significant change to the original Industrial Use Permit, no public hearing will be called and the revision will be deemed approved. The City Council in its sole discretion may deny any request for revision to an Industrial Use Permit.
- K. **Processing Fee:** A processing fee shall be required for the processing of each Industrial Use Permit request in accordance to the Fee Schedule Ordinance of the City.
- L. **Limitation of Re-applications.** No new application for an Industrial Use Permit shall be heard for a particular parcel of property if within twelve (12) months prior to the date of said application either an application was denied by the City Council or an application was withdrawn after the giving of public notice, and such new application currently under consideration includes property which was all or a part of the previously denied or withdrawn case, and the application currently under consideration is for the same or a more intense use as determined by the City; however, on receipt of written request by the original applicant stating how conditions have changed substantially in the community since prior consideration of his proposal so as to justify an earlier review of this matter, the City Council may waive the mandatory delay period and authorize the acceptance of a new application.

M. Postponement of Public Hearings at Applicant's Request: A request for postponement of a scheduled public hearing on an application for Industrial Use Permit shall follow those for a Specific Use Permit as set forth in Section 8600.F of this Ordinance.

- 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 unless it is approved by the City Council as a Planned Development District.
- 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.

~~37. Medical Waste Product Facility: In addition to the conditions specified in Sections 6100.F and G of this Ordinance, Medical Waste Product Facilities shall be subject to the following supplemental conditions:~~

- ~~a. All medical waste product processing, treatment and storage area or equipment shall be completely enclosed within a building with four walls and a roof. The building must be shown on the site plan required for a Specific Use Permit in Section 6100 of this Ordinance.~~

- ~~b. All liquid waste discharge from medical waste product processing, treatment or equipment cleaning shall be contained in storage tanks within the building and be removed by a service provider qualified to handle such liquid waste discharge. Liquid waste discharge shall not be disposed of in the City's sanitary sewer system.~~
- ~~c. The facility shall comply with the requirements of the City's Industrial Sewer Pre-Treatment Program.~~
- ~~d. Stream, gas or emissions from the medical waste product processing or treatment equipment and storage tanks shall be contained in a closed system within the building and not be emitted into the atmosphere.~~
- ~~e. Doors, entries or openings into the medical waste product processing or treatment area shall remain closed at all times except for brief periods to send or receive products.~~
- ~~f. Air scrubbers shall be installed to process any air exchange from the building interior to the atmosphere to prevent odor.~~
- ~~g. A security plan must be submitted with the application for a Specific Use Permit. The security plan shall demonstrate that the facility will be protected against sabotage, trespass and vandalism corresponding to the level and type of medical waste products that will be processed, treated and stored in the facility.~~
- ~~h. The facility shall obtain all applicable state and/or federal permits authorizing the receipt, processing, treatment, collection, transfer, storage and disposal of medical waste products.~~
- ~~i. The facility shall have a secondary power source such as an emergency generator to maintain power at the facility during a disruption of electric service.~~
- ~~j. The medical waste product facility shall grant the City's Solid Waste Contractor the opportunity to audit the treatment processes to verify the treated medical waste products are acceptable for disposal at a solid waste landfill. The landfill location for the disposal of treated medical waste products may be different from that of other wastes, and additional charges may apply. The City's solid waste contractor shall have final decision on the landfill location where the treated medical waste products will be disposed of and shall have the right to refuse the collection of wastes from a medical waste product facility that does not pass the audit mentioned above.~~
- ~~k. 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.~~