

EXHIBIT E FOR ZC#23-006

DREAMSVILLE MANSFIELD, PLANNED DEVELOPMENT DISTRICT REGULATIONS

PURPOSE AND INTENT:

The purpose and the intent of this Dreamsville Mansfield Planned Development District (this “PD, PLANNED DEVELOPMENT DISTRICT”), is to provide a distinct set of regulations that will produce a new housing community on an infill parcel of land for a multi-generational development that is not only aesthetically pleasing in all aspects, but carries an efficient use of infill development.

APPLICABILITY:

- A. All proposed development shall be in accordance with the provisions of this PD, PLANNED DEVELOPMENT DISTRICT, and development plans recorded hereunder, if any, shall be binding upon the applicant thereof, his and all successors and assigns, and shall limit and control all applications for building permits.
- B. The provisions of Chapter 155 of the Mansfield Code of Ordinances (Zoning Ordinance) shall continue to be applicable to all issues not covered by the regulations found in this PD, PLANNED DEVELOPMENT DISTRICT.
- C. In the event of a conflict between these PD, PLANNED DEVELOPMENT DISTRICT standards and the Zoning Ordinance, as amended, the standards that are set forth herein shall prevail.
- D. In the event of a conflict between these PD, PLANNED DEVELOPMENT DISTRICT standards and any of its illustrations, photographs, and other exhibits, including the site

plan, that are attached thereto, and that are specified elsewhere in text, the standards that are set forth herein in the text shall prevail.

- E. In the event of a conflict between these PD, PLANNED DEVELOPMENT DISTRICT standards and any other codes, ordinances, regulations, or standards as adopted by the City of Mansfield, Texas, the standards that are set forth herein shall prevail.
- F. The appeals process for this PD, PLANNED DEVELOPMENT DISTRICT, follows the considerations and procedures as set forth in Section 155.066 of the Mansfield Zoning Ordinance.

DESCRIPTIONS OF DEVELOPMENT TRACT:

Development pursuant to the provisions of this PD, PLANNED DEVELOPMENT DISTRICT, is regulated in accordance with the intensity of the residential uses permitted, according to the following legally described tract:

- A. DEVELOPMENT TRACT OF LAND LOCATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593 (EXHIBIT “A”).

DEVELOPMENT PLAN:

For the purpose of this PD, PLANNED DEVELOPMENT DISTRICT, a site plan and illustrative renderings of the dwelling unit types are attached hereto, respectively, as “EXHIBIT B - SD01” (collectively the “DEVELOPMENT PLAN”) to achieve the following:

- A. To establish all required setbacks and buffers for the property in the locations identified on the Development Plan; and

- B. To identify the uses of the dwelling units and clarify business applications within the dwelling units.

DEFINITIONS:

The following provides definitions for terms used in this PD, PLANNED DEVELOPMENT DISTRICT, that are technical in nature or otherwise may not reflect a common usage of the term.

Where terms are not defined in this PD, PLANNED DEVELOPMENT DISTRICT, and are defined in Section 155.012 of the Mansfield Code of Ordinances, such terms shall have the meanings ascribed to them as found in that Section. Where terms are not defined in this PD, PLANNED DEVELOPMENT DISTRICT or in Section 155.012 of the Mansfield Code of Ordinances, such terms shall have ordinarily accepted meanings such as the context applies.

ANCILLARY ROOF: A secondary structure attached to the principal structure, typically in the form of a one-story structure attached to a two-story structure.

ARCH: A curved symmetrical structure spanning an opening and typically supporting the weight of a bridge, roof, or wall above it.

ATTIC: The interior part of a building contained within a pitched roof structure.

AWNING: A fixed or movable shading structure, and cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions.

BROWNSTONE: A single-family dwelling that shares a party wall with another of the same type and it occupies the full width of the front lot line (SYNONYM: ROW HOUSE, SINGLE-FAMILY ATTACHED).

BUILDING ELEVATION: An exterior wall of a building.

BUILDING FRONTAGE: The area between a building elevation and the public right-of-way, it is inclusive of its built and planted components.

BUILDING HEIGHT: The vertical extent of a building measured in stories.

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

DRIVEWAY: A vehicular lane within a lot, often leading to a garage.

DOORYARD FRONTAGE: A building frontage type with a shallow setback and a front garden or a patio, usually with a low wall or hedge at the lot line, minimum of 3'-0" (VARIANT: LIGHTWELL, LIGHT COURT).

GLAZING: The portion of a building elevation that is comprised of transparent glass, and that is usually set in doors and windows.

LIVE-WORK: A mixed use building consisting of a commercial component and a residential component. The commercial component is restricted to the first story. It is intended to be occupied by a business operator who lives in the same building that contains the commercial activity.

LOT: A parcel of land accommodating a building or buildings under single ownership.

LOT COVERAGE: The percentage of any lot that may be covered by buildings and other roofed structures.

LOT LINE: The boundary that legally and geometrically demarcates a lot.

PIER: A solid support that is designed to sustain vertical pressure.

PORCH: An open-air room appended to a building, with floor and roof, but no walls on at least two (2) sides. Typical porch provided on sheet “EXHIBIT B - SD01”. Minimum depth is 5’-0” and width of 10’-0”.

PRINCIPAL ENTRANCE: The main point of access for pedestrians into a building.

REAR ALLEY: a private right-of-way, or access easement, designated to be a secondary means of vehicular access to the rear or to the side of lots; a rear alley may connect to a vehicular driveway located to the rear of lots providing access to accessory buildings, service areas, and parking, and may contain utility easements.

STOOP FRONTAGE: A building frontage wherein the building elevation is aligned close to the front lot line with the first story elevated from the sidewalk for privacy, and with an exterior stair and a landing at an entrance. Typical stoop provided on sheet “EXHIBIT B - SD01”

STORY: A habitable level within a building, excluding an attic or a raised basement.

GENERAL SITE AND BUILDING STANDARDS:

A. CONSIDERATIONS FOR UTILITIES.

1. Utilities shall be placed underground.
2. Utility services may require easements at the front, side, or rear lot lines for meters, pedestals, and other equipment requirements.

B. CONSIDERATIONS FOR LANDSCAPING.

1. All landscaping plans shall require approval by the Director of Planning.

2. All topographic transitions between improvements and existing grades or between lots shall appear to be natural slopes or to be garden terraces. In the event natural slopes or garden terraces are not possible, retaining walls may be used, at a maximum height of 2'-09, subject to review and approval by the Director of Planning.
3. All removal of trees larger than six (6) inches caliper shall require approval by the Director of Planning.

C. CONSIDERATIONS FOR LIGHTING.

1. Exterior light fixtures shall be compatible with the architectural style of the building to which they are attached.
 - a. Uplighting, floodlighting, and wall washing lighting shall be prohibited.
2. Garage doors opening onto a rear alley shall provide a light fixture with a photocell that lights from dusk to dawn.

SITE AND BUILDING STANDARDS SPECIFIC TO SINGLE-FAMILY ATTACHED (BROWNSTONES):

The site and building standards provided below shall be specific to construction the legally described property in "EXHIBIT A" and intended to allow only for single-family attached residential uses (i.e., brownstones) situated on individually platted lots.

- A. PERMITTED USES. Permitted uses of brownstones and lots shall be limited to allowable uses provided below, except where modified by the COMMERCIAL /

MIXED-USE OVERLAY DISTRICT standards as set forth in this PD, PLANNED DEVELOPMENT DISTRICT.

1. The uses permitted for lots shall be expressly limited to the following:
 - a. Brownstone.
 - b. Home Occupation.

B. LOT ORIENTATION.

1. All lots shall front on a street or a civic space.
2. All lots shall be accessed from a rear alley.

C. LOT SIZE AND LOT OCCUPATION.

1. The minimum lot size shall be a minimum of 1,800 square feet.
 - a. The minimum lot width shall be 22 feet.
 - b. The minimum lot depth shall be 80 feet.
 - c. The minimum lot frontage shall be 20 feet.
2. The maximum lot coverage for all principal buildings and their accessory buildings shall not exceed 70 percent.
3. The minimum habitable area for a principal building shall be 1,500 square feet of enclosed space, not including garages, patios, and porches.

D. BUILDING SETBACKS.

1. General:
 - a. Only one (1) principal dwelling unit may be built on each lot

2. Principal Buildings:
 - a. Minimum front yard — 5 feet.
 - b. Minimum side yard — 0 feet.
 - c. Minimum rear yard — 5 feet.
3. Accessory buildings.
 - a. Applicable regulations and restrictions for accessory building setbacks per Section 155.099 of the Mansfield Code of Ordinances shall apply.

E. BUILDING HEIGHT.

1. General:
 - a. Building height is limited by stories and is measured from highest adjacent sidewalk grade. Stories shall not exceed more than 14 feet in height.
 - b. Building height shall be measured from finished floor to finished ceiling.
 - c. Below grade stories do not count towards height calculations, provided they do not extend more than four (4) feet above the sidewalk grade.
 - d. Chimneys, cupulas, antennae, vents, elevator bulkheads, stair housing, and other uninhabited elements do not count towards building height.
2. Principal buildings.
 - a. Principal buildings shall have a minimum height of three (3) stories and be limited to a maximum height of three and a half (3.5) stories.
 - b. Principal buildings shall have a minimum ceiling height of ten (10) feet at the first story.

F. BUILDING FRONTAGES.

1. General:

- a. Lots fronting on two (2) or more streets or civic spaces shall have building frontages along each street or civic space- (i.e., Identified on Site Plan Notes on sheet “EXHIBIT B – SD01”).
- b. Balconies, bay windows, and such are permitted to encroach into the front setback up to 100 percent of its depth.
- c. In order to encourage diversity in design, building frontages shall vary lot to lot.
- d. All brownstones shall provide a dooryard frontage or a stoop frontage.

2. Dooryard frontages:

- a. Dooryards may be raised a minimum of two (2) feet from average sidewalk grade at the frontage.
- b. Fences or walls shall be provided as a part of the dooryard.
- c. All dooryards shall be no less than five (5) feet deep.
- d. All dooryard fences and walls shall be four (4) feet in height.
- e. All dooryards shall be bound by fences or walls on three (3) sides.
- f. An evergreen hedge may replace a fence or wall.
- g. Dooryards may be paved in brick, cobble, or stone.

3. Stoop frontages:

- a. All stoops shall be no less than five (5) feet in depth.
- b. All stoops shall be between four (4) and six (6) feet in width.
- c. All stoops shall be covered by a pitched roof structure.

- d. Stoops may encroach into the front setback up to 100 percent of its depth.
- e. Stoops may be recessed into the main volume of the brownstone where front setbacks are less than five (5) feet.

G. PARKING REQUIREMENTS.

1. General:

- a. A minimum of two (2) parking spaces shall be provided for each principal dwelling unit and located within a garage.
- b. Required parking shall be accessed from a rear alley and the required parking shall be oriented to the rear of the lot.
- c. All garages shall be configured in the following orientation, as generally described below:
 - (i) Rear-entry, within the principal dwelling unit volume; and
 - (ii) The garage shall be set toward the rear of the principal dwelling unit volume.

H. ARCHITECTURE.

1. General.

- a. The architectural design and inspiration for the brownstones shall generally be derived from PHOTOGRAPH NO. 1, PHOTOGRAPH NO. 2, and PHOTOGRAPH NO. 3 attached to this PD, PLANNED DEVELOPMENT DISTRICT. Block-based architecture diversity shall include special details to enhance the distinctiveness of each unit. This

may include changes in color, material, height, entry portico, stoops, railings, and other similar architectural features and elements et cetera.

Site Plan located on sheet “EXHIBIT B – SD01” shows different colors to represent each block-based architecture units.

- b. There shall be no more than five (5) principal dwelling units attached under the same roof.

2. Walls.

- a. More than two (2) building wall materials shall be used on the exterior of a brownstone, excluding bay windows, patios, porches, exterior shutters, trim, and such.
- b. Building walls shall be finished in brick or stone. Cementitious fiber board, stucco, and wood can only be used as an accent material and where used on a single building, shall not exceed 20 percent of the total building wall area, with each building elevation being calculated independently.
 - (i) All stucco shall be masonry.
 - (ii) All stucco shall have a smooth sand finish.
 - (iii) All exposed exterior wood shall be painted or stained.
 - (iv) Exterior insulation and finish systems (E.I.F.S.) are prohibited.
- c. The heavier of the building wall materials shall be located below the light (e.g. stone below brick; brick below stucco; and stucco below cementitious fiber board and wood). The material transition shall run horizontally across the entire length of the building elevation.
- d. Arches and piers shall match the primary materials and the primary colors

of the building walls and shall be no less than 12 inches by 12 inches.

- e. Columns shall be made of concrete or stone and shall be no less than 12 inches by 12 inches.
- f. Posts shall be made of wood or a synthetic material that has the appearance of wood.
 - (i) All posts shall be no less than six (6) inches by six (6) inches.
- g. All columns, piers, and posts shall be appropriately spaced in order to form square or vertically proportioned bays.

3. Roofs.

- a. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 6:12. Sloped roofs shall only be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal, provided that it complements an architectural style and that it minimizes glare.
- b. Principal roofs, where low-slope (i.e., flat), shall be surrounded on all sides by a horizontal parapet wall no less than three-and-a-half (3.5) feet in height where the roof deck meets the parapet wall.
- c. Ancillary roofs may be sheds angled no less than 3:12.

4. Openings.

- a. Principal dwelling units shall have a limit for door and window openings in building elevations that are set along a street or a civic space. No less than 15 percent and no more than 40 percent of the total building wall area shall be used for door and window openings.

- (i) All windows openings shall be vertically proportioned and shall be rectangular in shape where visible from streets and civic spaces.
 - (ii) All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from streets and civic spaces.
- b. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.
- c. Door and window header heights shall be consistent on building elevations fronting a street or a civic space.
- d. Door and window openings in building elevations that are set along a street or a civic space shall be evenly spaced to create a harmonious composition.
- e. Garage doors shall be made of wood or composite wood and may have glass or framed panels.

5. Attachments.

- a. Chimneys, where visible, shall be clad in brick, stone, or stucco.
 - (i) All chimneys shall extend to the ground and shall have a projecting cap on top.
- b. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.
- c. All flooring at balconies and at porches shall be made of brick, concrete,

or stone.

- d. Any part of a balcony projecting beyond a building wall shall be structurally supported by concrete beams or profiled sills or wood beams or brackets of appropriate scale.

I. STREETSCAPE STANDARDS.

1. Private streets shall be paved in concrete, and they may be paved in other surface materials including asphalt, brick, cobble, or stone subject to review and approval by the Director of Planning.
2. Private streets shall have street trees planted on center, every 30 feet.
3. The minimum sidewalk width shall be five (5) feet.
4. The minimum parkway width shall be four (4) feet.
5. Rear Alleys:
 - a. The minimum width of the access easement for an alley shall be 20 feet and shall have a minimum pavement width of 14 feet.

J. SITE PLAN.

1. Development shall require a site plan subject to review and approval by the Director of Planning. Such site plan shall be reviewed and approved prior to platting and the issuance of any building permit. The site plan shall be prepared and submitted to demonstrate compliance with all the provisions for development

and all other applicable provisions of this PD, PLANNED DEVELOPMENT DISTRICT and the Mansfield Code of Ordinances.

COMMERCIAL / MIXED-USE OVERLAY DISTRICT:

Consistent with the recently adopted Mansfield 2040 Plan, the City of Mansfield, Texas (the “City”) understands and supports the need for neighborhood-centered retail and service uses which are typically found in walkable and mixed-use environments. The City understands and supports the need for neighborhood-oriented retail and service uses to ensure that most dwellings are within walking or cycling distance of the ordinary activities necessary for daily life. In order to accommodate neighborhood-oriented retail and service uses within this project, a “COMMERCIAL / MIXED-USE OVERLAY DISTRICT” shall be applied to certain lots within this planned development that may be appropriate for commercial activities as shown on “EXHIBIT B – SD-01”. It is understood that not all the lots within this PD, PLANNED DEVELOPMENT DISTRICT may need to be developed for neighborhood-oriented retail and service use due to conditions and preferences in the marketplace. It is further understood that nothing contained within this PD, PLANNED DEVELOPMENT DISTRICT, shall require the developer, or any property owner to develop, nurture, and sustain any commercial enterprise for lots located within the COMMERCIAL / MIXED-USE OVERLAY DISTRICT. Within the boundaries of the COMMERCIAL / MIXED-USE OVERLAY DISTRICT, the rules and regulations set forth in this PD, PLANNED DEVELOPMENT DISTRICT are modified as follows:

A. GENERAL:

1. BUILDING HEIGHT.

- a. Any building constructed within the COMMERCIAL / MIXED-USE OVERLAY DISTRICT shall be at least two (2) stories in height or have the appearance of being at least two (2) stories in height, if a single story.

2. MAXIMUM BUILDING AREA.

- a. The maximum building area that may be dedicated to a single commercial use shall be 2,500 square feet, except as provided below:
- i. The maximum building area for a corner market shall be 5,000 square feet.

3. ADDITIONAL PERMITTED USES. In addition to the residential uses permitted by-right in Paragraph (A) of SITE AND BUILDING STANDARDS SPECIFIC TO SINGLE-FAMILY ATTACHED (BROWNSTONES) as set forth in this PD, PLANNED DEVELOPMENT DISTRICT, the additional uses provided below are also permitted. Multiple uses per a building and lot are permitted.

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

- f. Mobile Food Vendor Park.
- g. Office (the maximum number of employees and occupants shall be 4).
- h. Personal Service Establishment, provided the specific use shall be limited to:
 - i. a Barber, Hairdresser, or Salon (the maximum number of chairs shall be 2); AND
 - ii. a Tailor.

4. ADDITIONAL USE RESTRICTIONS.

- a. Corner Market:
 - i. a minimum of 50 percent of its total retail sales and display area shall be dedicated exclusively to the sale of food and beverages intended for home preparation and consumption;
 - ii. a minimum of 50 percent of its total retail sales and display area shall be dedicated exclusively to the sale of perishable goods including but not limited to: dairy; fish; meat; and poultry; AND
 - iii. a maximum 10 percent of its total retail sales and display area of the corner market may be devoted to the sale of alcohol, exclusively for off-site consumption;
 - iv. the building area for commercial enterprise is limited to the first story;
 - v. the retail sale of discount and used merchandise is prohibited; AND
 - vi. the hours of operation shall be limited from 7:00 A.M. to 9:00

P.M.

b. Food Service Establishment:

i. the food service establishment shall be further restricted to seating no more than 40 patrons; AND

ii. the hours of operation shall be limited from 7:00 A.M. to 9:00

P.M.

c. Live-work:

i. the building area for commercial enterprise is limited to the first story;

ii. the business owner must reside at the property; AND

iii. the hours of operation shall be limited from 7:00 A.M. to 9:00

P.M.

d. Office:

i. the building area for commercial enterprise is limited to the first story;

ii. the business owner must reside at the property; AND

iii. the hours of operation shall be limited from 7:00 A.M. to 9:00

P.M.

5. OUTDOOR SEATING AND OUTDOOR SERVING.

a. Commercial uses may utilize the area located between a building façade and the vehicular lanes for outdoor seating and outdoor serving, provided that a minimum 6-foot contiguous clear path be maintained.

b. Commercial uses shall not utilize the area located between a building

façade and the vehicular lanes for outdoor display of merchandise.

6. PROHIBITED USES. Any use not listed in Paragraphs (A)(3) shall be prohibited within this COMMERCIAL / MIXED-USE OVERLAY DISTRICT.

7. MINIMUM REQUIRED PARKING (COMMERCIAL USES ONLY).

a. Office:

i. 3.0 assigned parking spaces per 1,000 square feet of net office space.

b. All Other Commercial (Retail) Uses:

i. 3.0 assigned parking spaces per 1,000 square feet of net retail space.

ii. Retail spaces under 1,500 square feet shall be exempt from the parking requirements in this Paragraph (A)(6).

8. ADDITIONAL PARKING REQUIREMENTS.

a. Parking lots shall be located to the rear or the side of buildings.

b. Parking lots shall not provide more than 20 parking spaces.

c. Parking lots may be paved with pervious materials.

d. Parking lots shall be accessed by rear alleys where available.

e. Parking provided shall include the actual parking spaces provided within the lot and along the adjacent thoroughfare.

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

a. General:

i. All signage shall be externally illuminated.

b. Sign band:

i. One external permanent sign band may be applied to the exterior wall of each building, and not to exceed 3 feet in height, provided there is a shopfront building frontage is provided at the first story.

c. Blade signs:

i. One blade sign for each first story business, no more than 6 square feet each, may be permanently installed perpendicular to the building wall.

ii. Blade signs shall clear eight feet above the sidewalk.

iii. Businesses on corner lots may install one blade sign per frontage.

d. A-frame sidewalk signs:

i. One A-frame sidewalk sign not to exceed 6 square feet, may be placed in front of a first story business during business hours

ii. A-frame sidewalk signs shall be made of wood or metal and shall have a hand-crafted design.

MISCELLANEOUS STANDARDS:

A. BUILDING MECHANICAL AND ROOFTOP MECHANICAL EQUIPMENT.

1. Building mechanical equipment including, but not limited to, electric meters, gas meters, water meters, and transformers and refuse storage shall be visually screened.

2. Rooftop mechanical equipment shall be visually screened from all sides by parapet walls or opaque screening enclosures, both of which shall be a minimum of twelve (12) inches greater in height than the equipment.

B. COLLECTION RECEPTACLES.

1. All collection receptacles shall be visually screened on all sides by a solid, opaque wall a minimum of six feet in height, and constructed of a material matching the nearest building wall to the satisfaction of the Director of Planning. All access doors into the collection receptacle shall be made of opaque metal matching the height of the solid walls.

C. MANDATORY PROPERTY OWNERS' ASSOCIATION.

1. A mandatory property owners' association shall be recorded in the public records of Tarrant County, Texas, and shall be binding upon all purchasers of land within development. The mandatory property owners' association shall be responsible for the maintenance of all on-site parking, lighting, landscape, irrigation, fences, walls, gates (non-vehicular, access control systems, storm water quality and detention systems, private streets, and civic space and amenities.

PHOTOGRAPH NO. 1.



PHOTOGRAPH NO. 2.



PHOTOGRAPH NO. 3.

