

EXHIBIT “E” FOR ZC#23-009

KNOTT’S LEGACY

PLANNED DEVELOPMENT CONDITIONS ADDENDUM TO DEVELOPMENT PLAN

APPLICANT: DOUBLE EAGLE REAL ESTATE HOLDINGS, LLC

A. PURPOSE AND INTENT:

The purpose and the intent of this Knott’s Legacy Planned Development District (this “PD, PLANNED DEVELOPMENT DISTRICT”), is to provide a set of rules and regulations that will produce a new community with a wider variety of housing options and, as conditions in the marketplace support, limited commercial opportunities that will serve the ordinary daily needs of the community and its immediate environs. The regulations in this PD, PLANNED DEVELOPMENT DISTRICT will also allow room for exploration and experimentation in architecture and site design in order to create individual designs that positively contribute a harmonious whole.

B. GENERAL:

1. All proposed development shall be in accordance with the rules and regulations of this PD, PLANNED DEVELOPMENT DISTRICT, and development plans recorded hereunder, if any, shall be binding upon the applicant thereof, his and all successors and assigns, and shall limit and control all applications for building permits.
2. The existing provisions of the City of Mansfield, Texas Zoning Ordinance, as may

be amended, shall continue to be applicable to issues that are not covered by these PD, PLANNED DEVELOPMENT DISTRICT standards for Knott's Legacy.

3. In the event of a conflict between the provisions set forth in these PD, PLANNED DEVELOPMENT DISTRICT STANDARDS, and those of the City of Mansfield, Texas Zoning Ordinance, as may be amended, the provisions set forth herein shall take precedence.

C. **PROPERTY OWNERS' ASSOCIATION:**

A Property Owners' Association ("POA") shall be required and incorporated, and the owner of each dwelling / lot shall be a mandatory member. The bylaws of this POA shall establish a system of payment of dues to manage and to maintain those parts of the development that are used by the entire community which include without limitation: certain streets, rear alleys, open space, water features, and other facilities and grounds; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association. In addition to maintaining all parts of the development that are used by the entire community, the POA shall be responsible for maintaining the front yards and side yard space between buildings.

D. 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.

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

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

BLADE SIGN: A sign made from rigid material mounted perpendicular to a building wall with one side attached or supported by a device extending from a building wall.

BLOCK: The aggregate of private lots, open spaces, passages, and rear alleys, circumscribed by thoroughfares.

BLOCK FACE: The aggregate of all the exterior walls of a building that is set along a front lot line on one side of a block.

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

BUILDING FRONTAGE: The area between the exterior wall of building and the vehicular lanes (i.e., front lot line), inclusive of its built and its planted components.

CIVIC SPACE: An outdoor area that is permanently dedicated for structured or unstructured

recreation.

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

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

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

DOORYARD BUILDING FRONTAGE: A building frontage type with a shallow setback and a front garden or a patio, and usually with a low wall or hedge located at the front lot line (VARIANT: LIGHTWELL, LIGHT COURT).

FRONT LOT LINE: A lot line bordering a street or a civic space.

FRONT SETBACK: The distance from the front lot line to the point where a building may be constructed. This area shall be maintained clear of permanent structures with the exception of building features that are permitted to encroach as set forth in Paragraph (K)(1)(f) of this PD, PLANNED DEVELOPMENT DISTRICT.

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

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

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

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

MOBILE FOOD VENDOR PARK: A permanent location for mobile food vehicles. Such sites shall include required infrastructure and public seating for all vehicles serving in the park (SEE DIAGRAM 1).

PORCH: An open-air room appended to a building, with floor and roof, but no walls on at least 2 sides.

PRINCIPAL BUILDING: The main building on a lot.

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

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

ROW HOUSE: A single-family dwelling that shares a party wall with another of the same type and occupies the full Front Lot Line.

STOOP BUILDING 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.

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

E. THOROUGHFARE STANDARDS:

1. GENERAL TO ALL THOROUGHFARES.
 - a. Thoroughfares may be paved in asphalt, brick, cobble, or concrete.
 - b. On-street parking spaces shall be paved in brick, cobble, or other material.
2. SPECIFIC TO TYPE “A” THOROUGHFARES.
 - a. The public right-of-way width shall not exceed 50 feet.
 - b. The pavement width shall be 30 feet (i.e., as measured from back of curb to back of curb and provided that parallel on-street parking is present).
 - c. The minimum sidewalk width shall be 5 feet.
 - d. The parkway width shall be a minimum of 4 feet.
3. SPECIFIC TO TYPE “B” THOROUGHFARES.
 - a. The maximum public right-of-way width shall be 30 feet.
 - b. The maximum pavement width shall be 22 feet (i.e., as measured from back of curb to back of curb and provided that parallel on-street parking is present).
 - c. The minimum sidewalk width, shall be 5 feet.
 - d. Parallel parking, where provided, shall be 8 feet in width.
4. SPECIFIC TO REAR ALLEYS:
 - a. The access easement width shall be 20 feet.
 - b. The pavement width shall be 14 feet.
 - c. Buildings and structures shall be setback from the centerline of the rear alley a minimum of 10 feet, except as provided by below:
 - i. Garages accessed by an alley shall be setback from the centerline of the rear alley a minimum of 15 feet.
 - ii. The design of rear alleys and the setbacks of structures from rear alleys

shall accommodate utilities and refuse collection. All paved areas for utilities and refuse collection shall be a minimum of 10 feet from the centerline of the rear alley.

- d. Alleys shall terminate at streets.
- e. The curb radius at the intersection of a rear alley and a street (e.g., Type A or Type B) shall be 20 feet.

5. SPECIFIC TO DRIVEWAYS:

- a. Driveways shall be limited to a maximum of 16 feet in width within the first 30 feet of lot depth from the street.

F. SITE DESIGN:

1. GENERAL.

- a. All row houses shall have their front lot line along a civic space or the mews as indicated in the development plan in EXHIBIT “C”.
- b. All removal of trees larger than six (6) inches caliper shall require approval by the Director of Planning. Prior to any grading being permitted on any property that is regulated by this PD, PLANNED DEVELOPMENT DISTRICT, a tree survey as required by the provisions as set forth in Chapter 99 of the Mansfield Code of Ordinances (“NATURAL RESOURCES MANAGEMENT”) shall be prepared and submitted to the Director of Planning for review and approval. It is understood that the required tree survey may result in increased preservation of trees, and that such preservation may influence the site design and layout of

lots. The Director of Planning may provide relief, and approve modifications in the site design and layout of the lots provided that the total number of lots row houses (i.e., town houses) and single-family detached dwellings shall not exceed 169. An increase in the total number of lots for residential activity may only be requested by submitting a request to the City Council for their review, consideration, and possible approval. No application for a building permit may be made prior to an approved grading plan.

- c. All retaining walls shall be limited to a maximum height of 4 feet and shall be made of brick (or brick veneer) or local stone (or local stone veneer) and shall also be capped.
- d. All utilities shall be placed underground.

2. CIVIC SPACE.

- a. A civic space type shall be selected for all open space lots where indicated in the development plan in EXHIBIT “C”.
- b. A civic space type shall be selected from a park, playground, or pocket park as are defined and illustrated in the City of Mansfield Zoning Ordinance for the S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT.
- c. A minimum of 50 percent of the trees provided within any civic space shall be canopy shade trees.
- d. Stormwater management and Low Impact Development infrastructure may be integrated into civic space design.
 - i. All stormwater management areas shall be shared use where possible.
- e. A minimum of 2 programming elements, excluding benches and seating areas,

as provided below shall be incorporated into all civic space:

- i. Community garden.
 - ii. Exercise equipment.
 - iii. Outdoor dining area.
 - iv. Outdoor furniture games.
 - v. Performance space.
 - vi. Public art.
 - vii. Water feature.
 - viii. Sports Court
 - ix. Playground
 - x. Other similar programming element.
- f. Where a civic space abuts an existing or planned pedestrian or bicycle trail, all such pedestrian and bicycle trails shall be continued through the civic space.

G. BUILDING SETBACKS:

1. The building setbacks shall be as depicted on the development plan in EXHIBIT “C”.
2. The building setbacks for accessory dwelling units and other accessory structures shall be in accordance with the provisions set forth in City of Mansfield Zoning Ordinance.

H. BUILDING HEIGHT:

1. GENERAL.

- a. Building height shall be measured in stories for each habitable level above sidewalk level.
- b. Building height shall be measured from finished floor to finished ceiling.
 - i. Stories shall not exceed more than 14 feet in height.
- c. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, attics, chimneys, cupolas, antennae, vents, elevator bulkheads, stair housings, and all other uninhabited accessory elements do not count toward building height.

2. PRINCIPAL BUILDINGS.

- a. All principal buildings in this PD, PLANNED DEVELOPMENT DISTRICT, shall have a maximum height of 2 stories, except as provided below.
 - i. Row houses shall have a minimum height of 2 stories and a maximum height of 3 stories.
- b. All principal buildings shall have a minimum ceiling height of 9 feet at the first story.

3. ACCESSORY BUILDINGS.

- a. Accessory buildings shall be limited to a maximum height of two (2) stories.
- b. Accessory buildings shall not be taller than the principal building on the same lot.

I. HABITABLE SPACE AND LOT COVERAGE:

1. The minimum habitable space for each dwelling shall be 1,500 square feet.
2. The maximum lot coverage for principal buildings and accessory buildings shall not exceed 85 percent.

J. BUILDING ORIENTATION:

1. The principal building shall be oriented parallel to the front lot line or the tangent to a curved front lot line.
 - a. The front lot line shall be along a street or a civic space (SEE DIAGRAM 2).
2. The principal building shall have a principal entrance accessible from the sidewalk.
3. Accessory dwelling units and structures shall be located behind or beside the principal building relative to the front lot line.

K. BUILDING FRONTAGES:

1. GENERAL TO ALL BUILDING FRONTAGES.
 - a. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, there shall be a building frontage provided for each principal building.
 - b. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, there are 4 building frontage types permitted:
 - i. Porch and fence;

- ii. Dooryard;
 - iii. Stoop; AND
 - iv. Shopfront.
- c. All row houses shall provide a dooryard or a stoop building frontage along the first story at the principal entrance.
- d. All dwellings to be constructed on lots that are shown on the development plan in EXHIBIT “C” shall provide a porch and fence building frontage on at least 2 building elevations (e.g., a wrap-around porch or a dooryard). Additionally, those lots that are shown on the development plan in EXHIBIT “C” and that are enumerated as “2” shall require a first story porch or dooryard at a minimum. Nothing contained within the provisions of this PD, PLANNED DEVELOPMENT DISTRICT, shall prohibit the attachment of a first story porch and a second story balcony encroaching with the porch attached below. However, at least 50 percent of the dwellings on lot shown on the development plan in EXHIBIT “C”, and which are enumerated as “2”, shall require a first story porch, and which are enumerated as “3”, shall require a second story balcony encroaching with the porch attached below.
- e. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, there shall be a dooryard building frontage provided along the first story of principal building façades fronting Cardinal Road.
- i. The dooryard building frontage shall be a minimum of 10 feet in depth, and it may project into the front setback up to 100 percent of its depth.
 - ii. The wall enclosing the required dooryard building frontage shall be of

brick, stone, or iron, except for the entry gate.

- f. For the purposes of this PD, PLANNED DEVELOPMENT DISTRICT, all the following building features within the building frontage may project up to four (4) feet:
 - i. Bay windows;
 - ii. Cornices;
 - iii. Eaves;
 - iv. Signs (limited to only those that are permitted in the COMMERCIAL OVERLAY DISTRICT); AND
 - v. Trim.

2. SPECIFIC TO PORCH AND FENCE BUILDING FRONTAGES.

- a. All porches may project into the front setback up to 100 percent of its depth.
- b. All porches shall be no less than six (6) feet deep.
- c. All porches shall be no less than 60 square feet in area.
- d. All fences and hedges located at front lot lines shall be limited to a maximum height of 4 feet.

3. SPECIFIC TO DOORYARD BUILDING FRONTAGES.

- a. Except as provided for dooryards fronting Cardinal Road, all other dooryards, where provided, shall be minimum of 5 feet in depth and shall be enclosed on 3 sides by fences, hedges, or walls.
 - i. The height of the fence, hedge, or wall shall be four (4) feet.
- b. A wall constructed of the material matching the adjacent building façade shall also be permitted.

4. SPECIFIC TO STOOP BUILDING FRONTAGES.
 - a. All stoops may project into the front setback up to 100 percent of its depth.
 - b. All stoops, where provided, shall be elevated a minimum of two (2) feet above the adjacent sidewalk and shall have minimum depth of four (4) feet.
5. SPECIFIC TO SHOPFRONT BUILDING FRONTAGES.
 - a. Shopfront building frontages shall be limited to those lots fronting Main Street and shall otherwise be designed and constructed in accordance with applicable rules and regulations found in the City of Mansfield Zoning Ordinance for the S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT.

L. PERMITTED USES:

Permitted uses of buildings and lots shall be limited to allowable uses provided below, except where modified by the COMMERCIAL OVERLAY DISTRICT standards in Paragraph (P):

1. PRINCIPAL USES.
 - a. Row House.
 - b. Single-Family Residential (Detached).
2. ACCESSORY USES.
 - a. All accessory uses which are permitted by-right within the SF-7.5/18, Single-Family Residential District.
3. ADDITIONAL USE RESTRICTIONS.
 - a. Row House:

- i. There shall be no more than five (5) principal dwelling units attached under the same roof.
- 4. PROHIBITED USES. The following uses of buildings and their lots are not allowed in this PD, PLANNED DEVELOPMENT DISTRICT:
 - a. Any use not listed in Paragraphs (L)(1) and (L)(2) shall be prohibited within this PD, PLANNED DEVELOPMENT DISTRICT.

M. PARKING REQUIREMENTS (SPECIFIC TO RESIDENTIAL USES):

- 1. MINIMUM REQUIRED PARKING.
 - a. A minimum of 2.0 parking spaces shall be provided for each dwelling.
- 2. PARKING ACCESS.
 - a. On all residential lots less than 60 feet in width, the minimum required parking shall be accessed from a rear alley.
 - b. On all residential lots 60 feet or larger in width, the minimum required parking may be accessed from a driveway.
 - i. Driveways for single family detached lots shall be limited to 12 feet in width.
- 3. GARAGE ORIENTATION.
 - a. Garage doors are not allowed to face streets or civic spaces except as provided below (SEE DIAGRAM 2).
 - i. Garage doors for row houses that have their front lot line along a civic

space (i.e., mews) are allowed to face streets provided that individual garage doors shall not exceed 16 feet in width.

N. SIGNAGE:

1. Unless otherwise noted below for the development and the modification of buildings within the COMMERCIAL OVERLAY DISTRICT, all rules and regulations of the City of Mansfield Zoning Ordinance for signs shall apply to properties developed in accordance with this PD, PLANNED DEVELOPMENT DISTRICT.

O. BUILDING MATERIALS AND CONFIGURATION:

1. GENERAL.

- a. All exterior walls of a single building shall maintain a uniform level of quality in materials and detailing.

2. WALLS.

- a. No more than 2 wall materials shall be present in any building, excluding bay windows, patios, porches, exterior shutters, trim, and such.
- b. All building walls shall be finished in brick, cementitious fiber board, stone, or stucco. Wood may 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 elevation being calculated independently.
 - i. All stucco shall be masonry.
 - ii. All stucco shall have a smooth sand finish.

- iii. All exposed exterior wood shall be painted or stained.
 - iv. Exterior insulation and finish systems (E.I.F.S.) and vinyl siding are prohibited.
 - c. The heavier of the building wall materials shall be located below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood). 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.
 - i. All arches and piers shall be no less than 12 inches by 12 inches.
 - e. Columns shall be made of concrete or stone.
 - i. All columns 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, rectangular, 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 it complements an architectural style and it minimizes glare.
 - b. Principal roofs, where low-slope (i.e., flat), shall be surrounded on all sides by

a horizontal parapet wall that is 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 buildings shall have a limit for door and window openings along all elevations that are set along a street or a civic space. No less than 10 percent and no more than 50 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 all building walls that front 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, composite wood, or aluminum and may have glass or framed panels. Architectural features such as ornamental straps

and handles shall be required.

- f. Garage doors openings shall be a single car garage door or a double car garage door.
 - i. Single car garage doors shall be a maximum 10 feet wide.
 - ii. Double car garage doors shall be a maximum 16 feet wide.
- g. No garage door shall be the same in each rowhouse building, whether it be a 3-unit, 4-unit, or 5-unit building.

5. ATTACHMENTS.

- a. Chimneys, where visible, shall be clad in brick, stone, stucco, or cementitious fiber board.
 - i. All chimneys on exterior walls 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 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.

6. SPECIFIC TO SINGLE-FAMILY RESIDENTIAL (DETACHED).

- a. Building elevations along streets and civic spaces shall not be repeated more than twice along the same block face, or directly across the street, and shall be separated by a minimum 2 varied elevations.

7. SPECIFIC TO ROW HOUSES.

- a. All row houses shall include special details to enhance the distinctiveness of each dwelling. This may include changes in color, material, height, trim, entry portico, stoops, railings, and other architectural features.

8. SPECIFIC TO FENCES, WALLS, AND OTHER SUITABLE VISUAL SCREENS.

- a. Fences along front lot lines shall be made of metal or wrought iron or wood.
 - i. All metal and wrought iron shall be black.
 - ii. All wood shall be painted or stained.
 - iii. All gates shall be made of metal or wood.
- b. Walls along frontage lines shall be constructed of brick, stone, or stucco.
 - i. All gates shall be made of metal or wood.
- c. Unless otherwise noted in this PD, PLANNED DEVELOPMENT DISTRICT, all fencing and wall requirements shall comply with the provisions set forth in the City of Mansfield, Texas Zoning Ordinance, as amended.

P. COMMERCIAL OVERLAY DISTRICT:

The City understands and supports the need for neighborhood-oriented retail and service uses which are typical elements found in walkable and mixed-use environs. The City understands and supports the need for neighborhood-oriented retail and service uses in order to ensure that most dwellings are within walking or cycling distance of the ordinary activities for daily life. In an effort to accommodate neighborhood-oriented retail and service uses within this project, a “COMMERCIAL OVERLAY DISTRICT” shall be applied to certain lots within this PD,

PLANNED DEVELOPMENT DISTRICT that may be appropriate for commercial activities. 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 OVERLAY DISTRICT as shown on EXHIBIT “C”. Within the boundaries of the COMMERCIAL OVERLAY DISTRICT, the rules and regulations set forth in this PD, PLANNED DEVELOPMENT DISTRICT are modified as follows:

1. GENERAL.

- a. Commercial uses are permitted on any lot located within the COMMERCIAL OVERLAY DISTRICT except as provided below.
 - i. Commercial uses are prohibited on any lot not fronting Main Street, or that is not accessed by a rear alley.
- b. Commercial uses may utilize the area located between a building façade and the vehicular lanes for outdoor seating, outdoor, provided a minimum 6-foot contiguous clear path be maintained.
- c. Commercial uses shall not utilize the area located between a building façade and the vehicular lanes for outdoor display of merchandise, outdoor display of merchandise or other business-related activities.

2. MAXIMUM BUILDING AREA.

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

be 2); AND

ii. a Tailor.

4. ADDITIONAL USE RESTRICTIONS.

a. Bed and Breakfast:

i. the lodging shall be owner-occupied;

ii. the maximum length of stay shall not exceed 14 days; AND

iii. The operator is permitted to provide food service in the morning.

b. Corner Market:

i. a minimum of 50 percent of its total retail sales and display area shall be dedicated exclusively to the sale of food and beverages intended for home preparation and consumption;

ii. a minimum of 50 percent of its total retail sales and display area shall be dedicated exclusively to the sale of perishable goods including but not limited to: dairy; fish; meat; and poultry; AND

iii. a maximum 10 percent of its total retail sales and display area of the corner market may be devoted to the sale of alcohol, exclusively for off-site consumption;

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

v. the retail sale of discount and used merchandise is prohibited; AND

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

c. Food Service Establishment:

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

- ii. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
 - d. Live-work:
 - i. the building area for commercial enterprise is limited to the first story;
 - ii. the business owner must reside at the property; AND
 - iii. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
 - e. Office:
 - i. the building area for commercial enterprise is limited to the first story;
 - ii. the business owner must reside at the property; AND
 - iii. the hours of operation shall be limited from 7:00 A.M. to 9:00 P.M.
5. PROHIBITED USES. The following uses of buildings and their lots are not allowed, as modified by regulations of the COMMERCIAL OVERLAY DISTRICT in this PD, PLANNED DEVELOPMENT DISTRICT:
- a. Any use not listed in Paragraphs (P)(3) shall be prohibited within this PD, PLANNED DEVELOPMENT DISTRICT.
6. MINIMUM REQUIRED PARKING (COMMERCIAL USES ONLY).
- a. Bed and Breakfast:
 - i. 1.0 assigned parking spaces for one bedroom.
 - b. Office:
 - i. 3.0 assigned parking spaces per 1,000 square feet of net office space.
 - c. 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 (P)(6).

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

8. ADDITIONAL SIGNAGE REQUIREMENTS. Signage for commercial uses shall be designed in accordance with the following and are expressly limited to the sign types provided below.
 - a. General:
 - i. All signage shall be externally illuminated.
 - b. Sign band:
 - i. One 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.

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

- a. The first story of commercial buildings within the **COMMERCIAL OVERLAY DISTRICT** may be designed to have a shopfront frontage, provided shopfront frontages shall be designed and constructed in accordance with the provisions in the City of Mansfield Zoning Ordinance for the **S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT**.

DIAGRAM 1.

EXAMPLE OF PUBLIC SEATING FOR MOBILE FOOD VENDOR PARK



DIAGRAM 2.

PRINCIPAL BUILDING ORIENTATION



DIAGRAM 3.

GARAGE DOOR ORIENTATION



DIAGRAM 4.

EXAMPLE OF CIVIC SPACE



DIAGRAM 5.

RETENTION POND DESIGN

