

## EXHIBIT B-1 FOR ZC#-23-019

### PLANNED DEVELOPMENT DISTRICT REGULATIONS

#### PURPOSE AND INTENT:

The purpose and intent of this PD, PLANNED DEVELOPMENT DISTRICT, is to provide a distinct set of standards that will deliver and sustain a traditional neighborhood. These standards will also allow room for exploration and flexibility in architecture and urban design and be guided by the General Development Principles outlined below:

- 1. Promote a pedestrian-oriented urban form.** The development standards of this PD, PLANNED DEVELOPMENT DISTRICT focus on promoting a walkable, urban form of development. The focus on form promotes buildings that conform to tested urban design principles. Developments should maximize connectivity and access to and through developments and aim to create smaller blocks of development that are accessed through a network of streets, alleys, walkways and other publicly accessible means.
- 2. Require excellence in the design of the public realm and of buildings that front public spaces.** Streets, plazas, parks, and other civic spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.
- 3. Encourage creativity, architectural diversity, and exceptional design.** The residential standards found in this ordinance are intended to promote high quality design. High quality design is illustrated via character images and elevations with the intent of providing predictable styles of development. The standards in this PD, PLANNED DEVELOPMENT DISTRICT, should allow flexibility during

development review with the intent to support creativity and exceptional design while discouraging uniformity and monotony in architectural style and design.

**APPLICABILITY:**

- A. All development shall be in accordance with the provisions of this PD, PLANNED DEVELOPMENT DISTRICT, and the 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 (i.e., the “MANSFIELD ZONING ORDINANCE”) shall continue to be applicable to all those issues not covered by the rules and the regulations found in this PD, PLANNED DEVELOPMENT DISTRICT.
- C. The provisions of the Mansfield Subdivision Control Ordinance (i.e., the “SUBDIVISION CONTROL ORDINANCE”) shall continue to be applicable all those issues not covered by the rules and the regulations found in this PD, PLANNED DEVELOPMENT DISTRICT.
- D. In the event of a conflict between the standards outlined in this PD, PLANNED DEVELOPMENT DISTRICT, and any attached illustrations, photographs, exhibits, development plan, or other attached exhibit, the written standards specified in this document shall be considered primary. To ensure the intent of the development plan is met and aligns with the overall goals of this PD, PLANNED DEVELOPMENT DISTRICT, the Director of Planning is allowed flexibility to utilize the attached exhibits that inform these written standards. All elevations provided consider the appropriateness of building architecture, style, and illustrate a minimum acceptance of architectural detail. Any changes to elevations should clearly demonstrate standards above all provided elevations and exhibits. Appeals

during conflicts shall be made to the Director of Planning for review and appropriateness approval.

- E. In the event of a conflict between these rules and these regulations of this PD, PLANNED DEVELOPMENT DISTRICT and the MANSFIELD ZONING ORDINANCE 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 the standards that are set forth herein shall prevail.
- F. 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.
- G. A mandatory Property Owners Association (the “POA”) shall be required for all the property described on EXHIBIT “A”, which is intended to be developed for all allowable commercial uses as set forth in this PD, PLANNED DEVELOPMENT DISTRICT. The mandatory POA shall be responsible for the maintenance of all common areas, easements, and open space in the commercial portion of the planned development. A mandatory Homeowners Association (the “HOA”) shall also be required for all the property described on EXHIBIT “A” which is intended to be developed for all allowable residential uses as set forth in this PD, PLANNED DEVELOPMENT DISTRICT, and will be responsible for the maintenance of the lots owned by the HOA and all entryway features, screening walls (if any), fences, canopy trees, and landscaping.
- H. The POA and the HOA documents and any associated documents shall be filed in accordance with the City of Mansfield, Texas regulations and procedures. The documents shall be filed with the final plat at Tarrant County.

**DESCRIPTIONS OF DEVELOPMENT TRACTS:**

Development pursuant to the provisions of this PD, PLANNED DEVELOPMENT DISTRICT, is regulated in accordance with the intensity of the residential and commercial uses permitted. The property is intended to be developed for community retail and single-family detached residential dwellings on approximately 10.574 acres of land.

**DEVELOPMENT PLAN:**

For the purpose of this PD, PLANNED DEVELOPMENT DISTRICT, a site plan and illustrative renderings of the non-residential uses and single family residential uses are attached hereto, respectively, as “EXHIBITS B—D” (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 set forth a general plan of development for the property as identified under the rules and the regulations of this PD, PLANNED DEVELOPMENT DISTRICT.

**PHASING PLAN:**

Development under this PD, PLANNED DEVELOPMENT DISTRICT, may occur as a single phase, or multiple phases, provided that no application for a building permit for residential construction of the small lot product (generally 40-foot wide lots) may be made by the Developer (or their successors) prior to the design and the construction of a minimum of 10,000 square feet of the mandatory commercial space pursuant to the provisions that are set forth in this PD, PLANNED

DEVELOPMENT DISTRICT.

**DEVELOPMENT INTENSITY**

A. Residential construction.

1. Only one (1) buildings may be designed and constructed on each lot; one (1) principal building (i.e., single-family residential, detached)

B. Commercial construction.

1. A maximum of four (4) principal buildings designed and constructed for commercial use may be on a single lot or on multiple lots pursuant to the rules and the regulations of this PD, PLANNED DEVELOPMENT DISTRICT.

**DEFINITIONS:**

The following provides definitions for terms that are used in this PD, PLANNED DEVELOPMENT DISTRICT, that are either 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 ZONING ORDINANCE, 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 ZONING ORDINANCE, 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, cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions. Awnings are typically used to cover outdoor seating for cafés and restaurants.

**BUILDING FAÇADE:** 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 may not be accompanied by a food service establishment or a mail center (SYNONYM: CORNER STORE).

**DOORYARD BUILDING 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 (VARIANT: LIGHTWELL, LIGHT COURT).

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

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

**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.

**OPEN SPACE:** The land that is open to the sky and is specifically set aside for areas of structured or unstructured recreation and the enhancement of the urban environment (i.e., landscaped areas and hardscaped areas).

**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.

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

**SHOPFRONT BUILDING FRONTAGE:** A building frontage that is most conventional for retail use with substantial glazing, wherein the building façade is aligned close to the front lot line with the building entrance at sidewalk grade.

**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.

**GENERAL SITE AND BUILDING STANDARDS:**

The site and building standards provided below shall be specific to all construction on the property.

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 final landscaping plans shall require approval by the Director of Planning.

2. All single-family homes shall provide a minimum of one canopy tree found within the front yard. Tree species shall only be chosen from the recommended understory/ornamental trees in 155.092 Landscaping and Screening Standards.
3. 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, subject to review and approval by the Director of Planning. Retaining walls are limited to a maximum height of four (4) feet and shall be made of brick, brick veneer, local stone or local stone veneer and be capped.

C. CONSIDERATIONS FOR LIGHTING.

1. Exterior light fixtures shall be compatible with the architectural style of the building to which they are attached.
2. No Cobra head street lighting shall be permitted.

D. ARCHITECTURAL STANDARDS:

1. General.
  - a. All building elevations shall exhibit design continuity (i.e., exterior finish) and contain exterior accent materials that exhibit quality and durability.
  - b. All building elevations of a single architectural composition shall maintain a uniform level of quality in materials and detailing.
2. Walls.
  - a. No more than two (2) building wall materials shall be used on the exterior of any principal building or any outbuilding, excluding balconies, bay windows,



patios, porches, exterior shutters, trim, and other such architectural features.

- b. With the exception of openings for doors and windows only, all building walls shall be finished in brick, cast stone, stone and / or stucco. Cementitious fiber board and wood may only be used as an accent material.
  - 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 finishing systems (E.I.F.S.) and vinyl siding are prohibited.

3. Roofs.

- a. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 8:12. 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 by a horizontal parapet wall no less than 42 inches high where the roof deck meets the parapet wall on all sides.
- c. Ancillary roofs may be sheds angled no less than 3:12.

4. Openings.

- a. All windows openings shall be vertically proportioned and shall be rectangular in shape where visible from thoroughfares and civic spaces.
- b. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from thoroughfares and civic spaces.

- c. All 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.
    - i. Flush-mounted windows are prohibited.
  - d. Door and window header heights shall be consistent on building walls fronting a thoroughfare or a civic space.
  - e. Door and window openings in building walls that are set along a thoroughfare, or a civic space shall be evenly spaced to create a harmonious composition.
    - i. All front doors (i.e., the main point of access for pedestrians into any principal dwelling) shall be a minimum of eight (8) feet in height.
  - f. Doors and windows that operate as sliders (i.e., not hinged) are prohibited.
  - g. Garage doors shall be made of wood or composite wood and may have glass or framed panels.
  - h. Garage doors shall not exceed 18 feet in width.
  - i. A single carriage light shall be installed directly above each garage door.
5. Attachments.
- a. 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.
  - b. All flooring at balconies and at porches shall be made of brick, concrete, or stone.
  - c. All chimneys, where visible, shall be clad in brick, cast stone, stone, or stucco.
    - i. Chimneys shall extend to the ground and shall provide a projecting cap

on top.

- d. Flues may be painted black or galvanized.
- e. Any part of a balcony projecting beyond a building wall shall be structurally supported by brackets of appropriate scale.
- f. Gutters, where provided, shall be made of copper, galvanized steel, aluminum, or painted if fronting a thoroughfare or open space.

6. Specific to residential construction.

- a. All principal dwelling units shall have a limit for door and window openings in building façades that are set along a thoroughfare 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.
- b. Building materials and architectural details found on the front façade must be provided along all facades. For the purpose of this portion of the development standards, windows will not be required on rear facades.
- c. All single family residential detached dwellings shall be constructed of a minimum of 60% masonry (brick, stone, or stucco).
- d. Elevation Diversity Requirement for Single-Family Residential Dwellings:  
To promote architectural variety within this development, single-family residential detached dwellings may utilize repeated floorplans; however, a minimum of six (6) distinct exterior elevations must be employed. The same elevation design may be repeated on a home provided it is at least six (6) lots away from any existing home with a similar elevation along the same block face. The same elevation also may not repeat directly across the alley or the

home to the left or right of the home directly across the alley. The intent of determining significant changes to elevations is to ensure no two homes are mistaken for the same home when examined side by side. In most instances this can be achieved by including all of the following items to be considered as a change of elevation.

Items to be Considered as a Change of Elevation

- Significant changes to roofline (altered area must be a minimum of 50% of the width of the structure);
- Additions of one or more dormers, when not identical to a house within the 6-lot pattern;
- Substantial differences in exterior materials (greater than 30% of front wall coverage); and
- Installation of box windows, or other architectural projections that project from the predominant wall plane greater than one foot.

Items Not to be Considered a Change of Elevation

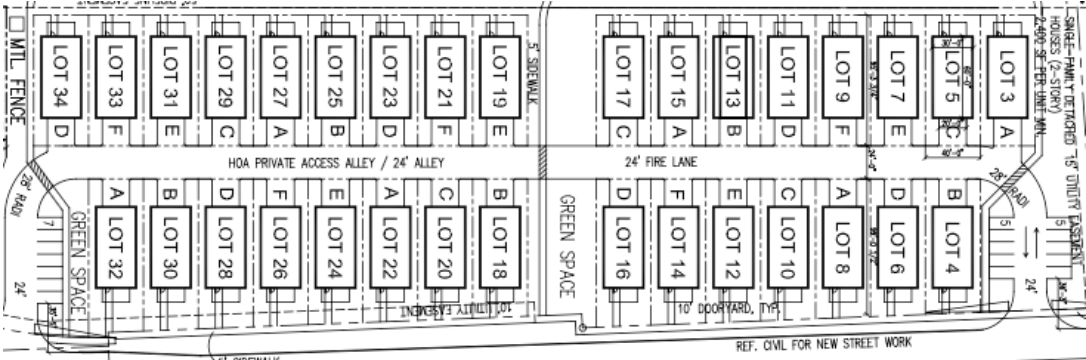
- Change in paint or brick color
- Change in windows: number, size or type
- Minor changes in exterior material, including add-on or adjustments of lintels, trim, arches, or similar minor aesthetic treatments.
- Mirrored or flipped building materials.

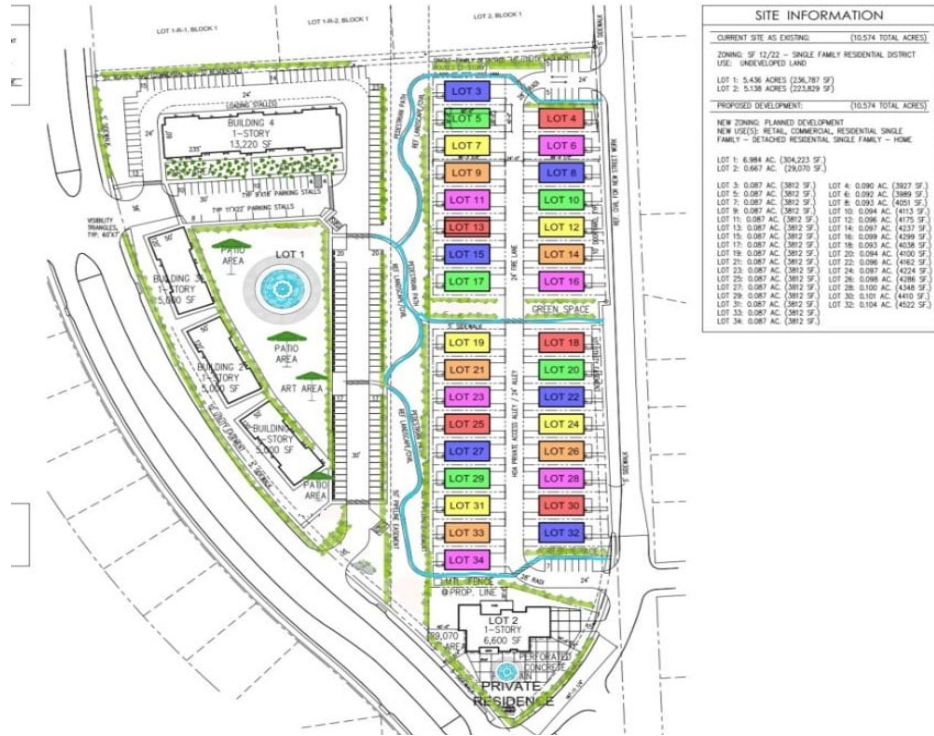
The purpose of this requirement is to ensure substantive changes in elevation to avoid repetitiveness, thereby minimizing uniformity and promoting

diversity in massing, rooflines, structural variations, and overall aesthetic appearance. When a conflict in determining elevation differentiation occurs, the developer or home builder will need to provide colored side by side renderings that clearly outline the differences between elevations.

Refer to lot diversity exhibit below:

ELEVATION DIVERSITY UNIT MIX	
• A UNITS	6
• B UNITS	5
• C UNITS	5
• D UNITS	6
• E UNITS	5
• F UNITS	5





*Lot by color variations possibility*

Specific to fences and walls:

- e. Fences along front lot lines shall be made of metal or wrought iron.
  - 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.
- f. Walls along front lot lines shall be made of brick or stone (or brick or stone veneer) and not exceed 42 inches in height.
  - i. All gates shall be made of metal or wood.
- g. Unless otherwise noted in this PD, PLANNED DEVELOPMENT DISTRICT, all fencing and walls shall comply with the requirements as set forth in Section

155.094 of the MANSFIELD ZONING ORDINANCE and the MANSFIELD  
SUBDIVISION CONTROL ORDINANCE.

7. Screening.

- a. Rooftop mechanical equipment shall be fully screened from view on all sides by parapet walls of which shall be at least 12 inches greater in height than the equipment.
- b. Ground mounted equipment, where practicable, shall be oriented to the rear or the side of lots. Ground mounted equipment located along a building frontage shall be visually screened by a screening structure or by landscaping, either of which shall be equal to or greater than the height of the equipment.
  - i. All landscaping shall be at least three (3) feet in height at the time of planting.
- c. Outdoor refuse / recycling collection receptacles shall not be located along any building frontage and shall be located towards the rear or the side of buildings and lots. Outdoor refuse / recycling collection receptacles shall be located off a rear alley where available. All outdoor refuse / recycling receptacles shall be visually screened on three (3) sides by opaque walls made of brick, cast stone, or stone, and at least six (6) feet in height. Access doors into the outdoor refuse / recycling receptacle shall be constructed of opaque metal matching the height of the wall. All walls and access doors shall screen the outdoor receptacle from view on all sides. Lids are required on all outdoor receptacles that are not in a roofed enclosure.
- d. Loading docks and service areas shall be visually screened, shall not be located

along building frontages, and shall be located towards the rear of the building and its lot.

**DEVELOPMENT STANDARDS:**

A. LOT STANDARDS.

1. The minimum residential lot width is 40 ft..
2. There is no minimum lot size.
3. Lot coverage shall not exceed 80 percent for all construction.
4. All platted lots shall front on a thoroughfare or a civic space (i.e., the front lot line).

B. BUILDING SETBACKS.

All buildings shall be setback from the boundaries of their lots according to the following:

1. Front building setbacks for principal buildings:
  - a. 20 feet maximum.
2. Side building setbacks for principal buildings:
  - a. five (5) feet minimum from side lot lines for detached principal buildings.
3. Rear building setbacks for principal buildings:
  - a. 15 feet minimum, as measured from the centerline of the rear alley; AND
  - b. in the absence of rear alley, five (5) feet minimum.

C. BUILDING HEIGHT.

1. Building height shall be measured in stories for each habitable level above-ground, as provided below:
  - a. Stories are measured from finished floor to finished ceiling.



- b. For residential construction, all ground floors shall have a minimum story height of 10 feet.
- c. For commercial construction, ground floors shall have a minimum story height of 11 feet and a maximum story height of 18 feet.
- d. For residential construction and commercial construction, second stories shall not exceed 14 feet in height.
- e. Building height measurement shall not include the following:
  - i. attics;
  - ii. belfries;
  - iii. chimneys;
  - iv. clock towers;
  - v. vents; AND
  - vi. other uninhabited accessory elements.

2. Principal buildings.

- a. Principal building height for all construction shall be limited to two (2) stories.

D. BUILDING ORIENTATION.

- 1. Principal buildings shall be designed and constructed to have their principal pedestrian entrance along a thoroughfare or an open space with the exception of entrances off of a courtyard, that are visible from public rights-of-way.

E. BUILDING FRONTAGES.

- 1. General.

The front building façade (and front building setback) shall have the required building frontage.

- a. The front building façade (and front building setback) of each detached single-family residence shall provide: (i) a dooryard; (ii) a porch (and fence); or (iii) a stoop building frontage.
  - b. The front building façade of each principal building designed and constructed for commercial use shall provide a shopfront building frontage only.
  - c. Design inspiration for the building frontages shall be as shown in DIAGRAM NO. 1, DIAGRAM NO. 2, DIAGRAM NO. 3, and DIAGRAM NO. 4.
2. Specific to porch (and fence) building frontages:
- a. Porches shall be no less than six (6) feet deep.
  - b. Porches shall be permitted to encroach to within five (5) feet of a front lot line.
    - i. Stairs to porches may encroach up to the front lot line, but not into the public right-of-way (i.e., thoroughfare).
  - c. Fences and hedges at the front lot lines shall be limited to a maximum height of four (4) feet.
3. Specific to dooryard building frontages:
- a. Dooryards may encroach into the front setback up to 100 percent of its depth.
  - b. Dooryards shall be no less than 10 feet deep.
  - c. Dooryards shall be bound by walls three (3) feet in height on three (3) sides.
    - i. Walls for dooryard building frontages shall be constructed of brick or stone (or shall be faced with brick veneer or stone veneer) and shall match the adjacent building elevation.
4. Specific to stoop building frontages:
- a. Stoops shall be no less than four (4) feet deep.

- b. Stoops shall be between four (4) and six (6) feet in width.
  - c. Stoops may encroach into the setback up to 100 percent of its depth.
    - i. Stairs to stoops may encroach up to setback, but not into a public right-of-way (i.e., thoroughfare) or civic space.
  - d. Stoops shall be raised a minimum of two (2) feet from the average sidewalk grade at the building frontage. With a final grading plan, the Director of Planning can provide reasonable flexibility to this requirement.
5. Specific to shopfront building frontages:
- a. The shopfront windows, doors, signage, awnings, details, and lighting shall be designed as a unified architectural composition. Shopfront building frontages shall also be designed in proportions that reflect human-scaled movement and encourage visual interest at the street level. Each shopfront building frontage shall be architecturally articulated and distinguished from the adjoining tenant space to the satisfaction of the Director of Planning.
  - b. A minimum of 70 percent of the front building façade between two (2) and 12 feet above the adjacent sidewalk shall be glazed in clear glass. A minimum of 50 percent of any building façade facing any open space or other area provided for structured or unstructured recreation shall be glazed in clear glass between two (2) and 12 feet above the adjacent sidewalk.
    - i. Where appropriate, sliding doors and / or folding doors that allow the activity of the business to open adjacent to and onto the sidewalk may be installed for food service establishments. Design inspiration for all such sliding doors and folding doors shall be as shown in DIAGRAM

NO. 5 — A and DIAGRAM NO. 5 — B.

- c. A shopfront building frontage may include awnings, provided that all awnings shall project horizontally from the building façade a minimum of six (6) feet in depth.
  - i. Awnings may encroach to within two (2) feet of the front lot line.
- d. A shopfront shall be subject to the following design requirements:
  - i. Bulkheads shall be between 24 and 36 inches in height.
  - ii. Bulkheads shall be made of brick, cast stone, stone, or stucco.
  - iii. Transom windows shall be installed above the bulkhead and display windows and shall be a minimum of four (4) feet in height.
- e. A commercial use may utilize the building frontage, the adjacent sidewalk, or a combination of both for outdoor display of merchandise, for outdoor seating, for outdoor serving, and for other business-related activities provided that a minimum 6-foot contiguous path for pedestrians be maintained.
  - i. Outdoor seating and outdoor serving areas shall be separated from all thoroughfares, sidewalks, and pedestrian paths using any combination of wrought-iron railings, metal fencing, planters, and landscaping.
  - ii. Outdoor display of merchandise shall not be left outdoors past business hours.

F. BUILDING AREA.

1. Residential construction.

- a. The minimum building area for each single-family residence (detached) shall be 2,400 square feet.

2. Commercial construction.

- a. There shall be no minimum building area for commercial construction.
- b. The maximum building area for a single tenant space or a single building shall not exceed 13,220 square feet.

G. GENERAL TO ALL ALLOWABLE PRINCIPAL USES AND ACCESSORY USES.

1. Residential buildings and their lots are restricted to one (1) principal use.
2. Commercial buildings and their lots may have more than one (1) principal use.

H. SPECIFIC TO ALL ALLOWABLE PRINCIPAL USES.

The allowable principal uses for all buildings and their lots shall be limited to the following:

1. Artist studio.
2. Bank.
3. Fitness studio.
4. Food service establishment, provided the specific use shall be further restricted to the following:
  - a. bakery;
  - b. bistro;
  - c. café;
  - d. coffee bar;
  - e. ice cream shop; AND
  - f. restaurant.
5. Medical Clinic, excluding Urgent Care.
6. Mobile Food Vendor Park.
7. Office.

8. Open-air Farmers Market.
9. Personal Service, provided the specific use shall be further restricted to following:
  - a. alterations;
  - b. barber;
  - c. day spa;
  - d. dry cleaner;
  - e. hairdresser; AND
  - f. salon.
10. Retail, provided the specific use shall be further restricted to the following:
  - a. arts and crafts store;
  - b. book store;
  - c. clothing store;
  - d. commercial kitchen;
  - e. corner market;
  - f. cosmetics store;
  - g. dairy goods store;
  - h. eyewear store;
  - i. gift store;
  - j. hardware goods store;
  - k. home décor store;
  - l. jewelry store;
  - m. office supplies store;
  - n. pet supplies store; AND

- o. pharmacy.
  - 11. Single-family residential (detached).
  - 12. Veterinary clinic (no outdoor kennels).
- I. SPECIFIC USE PERMITS. Consideration for all specific use permits shall be in accordance with the standards and procedures set forth in Section 155.080 of the MANSFIELD ZONING ORDINANCE. The following uses require review and approval of a specific use permit:
- 1. Childcare center.
- J. PROHIBITED USES AND STRUCTURES. Any use that is not allowed by-right or approved by a specific use permit in accordance with the standards and procedures set forth in Section 155.080 are not allowed within this PD, PLANNED DEVELOPMENT DISTRICT. The following specific uses of buildings and their lots are additionally not allowed within this PD, PLANNED DEVELOPMENT DISTRICT:
- 1. Body piercing parlor or tattoo parlor;
  - 2. Check cashing;
  - 3. Drive-through facility;
  - 4. Liquor store, package store, or package liquor store;
  - 5. Outside storage of retail goods and merchandise;
  - 6. Pawn shop, second hand shop, or thrift store;
  - 7. Retail sales of guns or weapons; AND
  - 8. Urgent care.
- K. ADDITIONAL RULES AND REGULATIONS.
- 1. Corner market.
    - a. A minimum of 50 percent of the total retail sales area and display area shall

be dedicated exclusively to the sale of food and beverages that are intended for home preparation and consumption;

- b. A minimum of 35 percent of its total retail sales area and display area shall be dedicated exclusively to the sale of perishable goods including but not limited to: dairy; fish; fruits; grains; meat; poultry; and vegetables;
- c. A maximum 15 percent of its total retail sales area and display area shall only be dedicated to the sale of alcohol, exclusively for off-site consumption; AND
- d. The retail sale of discount and used merchandise is prohibited.

2. Retail.

- a. The retail sale of discount and used merchandise is prohibited.

L. MANDATORY COMMERCIAL.

- 1. The Developer shall design and construct (or the Developer shall cause to be designed and constructed) a minimum of 10,000 square feet of the mandatory commercial space prior to submitting any application for any building permit for residential construction pursuant to the provisions of this PD, PLANNED DEVELOPMENT DISTRICT.
- 2. The Developer shall (or shall cause) a minimum of 2,500 square feet of the mandatory commercial space to be permanently dedicated to the operation of at least one (1) food service establishment in accordance with applicable rules and regulations of this PD, PLANNED DEVELOPMENT DISTRICT and all other applicable codes, ordinances, and standards of the MANSFIELD CODE OF ORDINANCES. For purposes of this PD, PLANNED DEVELOPMENT DISTRICT, the 2,500 square feet of permanently dedicated commercial space to the operation of a food service establishment shall be designed and constructed as part of the required 10,000 square feet of the mandatory



commercial space.

M. PARKING STANDARDS.

1. General.

- a. Parking provided shall include the actual parking spaces provided within the private lot and along the parking lane corresponding to the private lot.
- b. Unless otherwise noted below, all applicable provisions of Section 155.091 of the MANSFIELD ZONING ORDINANCE shall apply.

2. Parking requirements. There are no minimum parking requirements for commercial uses; and maximum parking requirements shall be as provided below for commercial uses. Maximum parking requirements for all commercial uses shall include the actual parking spaces that are provided within the private lot and along the parking lane (i.e., on-street parking) corresponding to the private lot. There shall be a minimum parking requirement as provided below for residential uses:

- a. Residential: 2.0 assigned parking spaces per dwelling unit
  - i. The minimum required parking shall be located within a garage.
- b. Office: 4.0 assigned parking spaces per 1,000 square feet (maximum).
- c. Retail: 10.0 assigned parking spaces per 1,000 square feet (maximum).
- d. All other uses: 4.0 assigned parking spaces per 1,000 square feet (maximum).

3. PARKING ACCESS.

- a. Garages shall be accessed by driveways from the rear alley.
- b. Vehicular entrances to parking lots shall be no wider than 24 feet at the front lot line.

4. PARKING LOCATION.

- a. Carports and garages shall be located at the rear of the lot.
- b. Garages may be attached to or detached from dwellings.
- c. Parking lots shall be oriented to the rear or the side of the lot.

5. PHYSICAL REQUIREMENTS.

- a. Parking lots shall be visually screened from thoroughfares and civic spaces by hedges that are between three (3) and four (4) feet in height, and with openings no larger than necessary to allow for automobile and pedestrian access.
- b. Parking lots are not allowed between any building façade and a thoroughfare or a civic space.
- c. All on-street parking spaces shall be paved in brick, cobble, or stone.
  - i. Other materials are also permitted, provided they have the appearance of the paving materials noted above, subject to review and approval by the Director of Planning.
- d. A minimum of one (1) bicycle rack shall be provided within the private lot for every 20 vehicular parking spaces.

N. LANDSCAPING STANDARDS. Unless otherwise noted within the rules and regulations of this PD, PLANNED DEVELOPMENT DISTRICT, all provisions of Section 155.092 of the MANSFIELD ZONING ORDINANCE shall apply to property developed in accordance this PD, PLANNED DEVELOPMENT DISTRICT.

- 1. Buildings and structures are prohibited within the existing 50-foot easement buffer in the location shown on the DEVELOPMENT PLAN.

O. OPEN SPACE STANDARDS. Unless otherwise noted within the rules and regulations of this PD, PLANNED DEVELOPMENT DISTRICT, all provisions of Section 155.073 of the

MANSFIELD ZONING ORDINANCE shall apply to property developed in accordance this PD, PLANNED DEVELOPMENT DISTRICT. Inspiration for the design, the landscape, and the programming for the open space providing structured and / or unstructured recreation for the commercial buildings shall be in accordance with DIAGRAM NO. 6 included within the standards of this PD, PLANNED DEVELOPMENT DISTRICT.

- P. RETENTION POND AREA. If required, the retention pond area shall be wet, and shall also be well-landscaped and integrated into the design of the site, subject to review and approval by the Director of Planning. Inspiration for the design and landscaping of the retention pond area shall be in accordance with DIAGRAM NO. 7 included within the standards of this PD, PLANNED DEVELOPMENT DISTRICT.

DIAGRAM NO. 1

DESIGN INSPIRATION FOR DOORYARD BUILDING FRONTAGE



DIAGRAM NO. 2

DESIGN INSPIRATION FOR PORCH



DIAGRAM NO. 3

DESIGN INSPIRATION FOR SHOPFRONT BUILDING FRONTAGE



DIAGRAM NO. 4

DESIGN INSPIRATION FOR STOOP BUILDING FRONTAGE



DIAGRAM NO. 5 — A

DESIGN INSPIRATION FOR SLIDING DOORS AND FOLDING DOORS





DIAGRAM NO. 5 — B

DESIGN INSPIRATION FOR SLIDING DOORS AND FOLDING DOORS



DIAGRAM NO. 6

DESIGN INSPIRATION FOR COMMERCIAL OPEN SPACE



DIAGRAM NO. &  
DESIGN INSPIRATION FOR RETENTION POND AREA

