

EXHIBIT B FOR ZC#23-001

PD, PLANNED DEVELOPMENT DISTRICT REGULATIONS

GENERAL STANDARDS:

Except as otherwise provided herein, development within this PD, Planned Development District shall be in accordance with the regulations in Section 155.066, PD, Planned Development District Regulations, in accordance with the regulations in Section 155.067, FR, Freeway Overlay District Regulations, and in accordance with other codes, ordinances, regulations, and standards as adopted by the City of Mansfield, Texas. Where a conflict exists between this PD, Planned Development District and other land development regulations, this PD, Planned Development District standards shall prevail. For the purposes of this PD, Planned Development District, the regulations of the FR, Freeway Overlay District shall apply to all portions of the property.

PERMITTED USES:

Except where modified by regulations set forth in the FR, Freeway Overlay District, uses permitted in this PD, Planned Development District shall be restricted to those in Section 155.054, Permitted Uses, applicable to the I-1, Light Industrial District. All uses requiring a specific use permit shall be reviewed and approved in accordance with the provisions set forth in Section 155.080, Specific Use Permit, except where prohibited by regulations for the FR, Freeway Overlay District.

PROHIBITED USES:

In addition to those uses that are expressly prohibited by the FR, Freeway Overlay District, all the following uses shall also be expressly prohibited within this PD, Planned Development District:

- A. Adult Entertainment Establishment.

- B. Building Material or Lumber Yard.
- C. Bus Station or Terminal.
- D. Cleaning, Laundry Plant.
- E. Clothing Manufacturing or Light Fabrication and Assembly
- F. Dyeing Plant.
- G. Motor Freight Terminal.
- H. Open Storage or Outdoor Storage.
- I. Parking Lot, Truck.
- J. Pawn Shop.
- K. Recreational Vehicle Sales, Including RV Trailers.
- L. Storage or Sales Warehouse.
- M. Temporary Storage of Impounded Vehicle.
- N. Trailer or Manufactured Housing Sales or Rental.
- O. All Manufacturing and Industrial Uses listed on the Permitted Use Table under Heading J
(i.e., Section 155.054, Permitted Uses).

*Mini warehouses (self-storage) are allowed with site plan approval (see Exhibit B-1 for example rendering)

* Storage or Sales Warehouse is allowed with site plan approval

AREA, SETBACK, AND HEIGHT REGULATIONS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District shall comply with all regulations in Section 155.055, Area, Setback, and Height Regulations applicable to the I-1, Light Industrial District.

ARCHITECTURE:

- A. The architecture for all buildings and their appurtenances shall be inspired by other similar projects located within the municipal limits of Mansfield (See EXHIBIT “D”).
- B. The architecture for all buildings and their appurtenances shall otherwise be in accordance with the provisions in Section 155.056, Community Design Standards for the I-1 Freeway Overlay District.
- C. The exterior finish material on all buildings and their appurtenances, with the exception of openings for doors and windows, shall be restricted to masonry construction materials and to masonry-like construction materials as both are defined in Section 155.012, Definitions.
- D. Office-to-warehouse ratio shall be 20 percent or greater.

SIGN STANDARDS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.090, Sign Standards, applicable to the I-1, Light Industrial District.

OFF-STREET PARKING AND LOADING STANDARDS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.091, Off-Street Parking and Loading Standards.

LANDSCAPING AND SCREENING STANDARDS:

Except where modified by regulations set forth in the FR, Freeway Overlay District, development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.092, Landscaping and Screening Standards, applicable to the I-1, Light Industrial District.

RESIDENTIAL PROXIMITY STANDARDS:

Development within this PD, Planned Development District, shall comply with all regulations existing in Section 155.095, Residential Proximity Standards, applicable to the I-1, Light Industrial District.

MISCELLANEOUS STANDARDS:

- A. Building walls set along a thoroughfare shall provide architectural relief, including recesses and projections. Architectural relief shall be required at intervals of 25 feet in length.
- B. Building walls constructed along a thoroughfare shall incorporate a minimum of 25 percent glazing. Glazing in building walls along a thoroughfare shall not extend to finished grade, and shall be designed as shopfronts with knee walls of a masonry material between two (2) and three-and-a-half (3.5) feet in height.
- C. Building mechanical equipment including, but not limited to, electric meters, gas meters, water meters, and transformers and refuse storage shall be visually screened and not located along thoroughfares.
- D. All rooftop mechanical equipment shall be visually screened from all sides by parapet walls or opaque screening enclosures both of which shall be at least 12 inches greater in height than the equipment.
- E. All collection receptacles shall be visually screened on all sides by a solid wall a minimum of six feet in height, and constructed of a material matching the nearest building wall. All

access doors into the collection receptacle shall be made of opaque metal matching the height of the solid walls. Lids shall be required on collection receptacles that are not in a roofed enclosure.

- F. All loading docks and service areas shall be located away from thoroughfares, and shall be visually screened from adjoining properties to the satisfaction of the Director of Planning.

BINDING ON APPLICANT; SUCCESSORS AND ASSIGNS; AND APPLICATIONS FOR PLATTING AND BUILDING PERMITS:

Development shall be in accordance with the provisions of this PD, Planned Development District, and all development plans prepared for design review and recorded hereunder shall be binding upon the applicant thereof, his and all successors and assigns, and shall limit and control all applications for building permits. Development plans shall be prepared and submitted in accordance with the provisions set forth in Section 155.066, PD, Planned Development District Regulations, prior to the submittal of any applications for platting or permitting.