

## **EXHIBIT B FOR ZC#23-007**

### **MYMERLA ESTATES DEVELOPMENT PLANNED DEVELOPMENT DISTRICT STANDARDS**

Mymerla Estates is a three (3) acre development in Mansfield bordered to the east by Hunter Glen Drive. The development consists of 8 single-family residential lots with designated zoning as a PD, Planned Development District with a base zoning district of SF-8.4/16, Single-family Residential District (this PD, Planned Development District). The purpose of this Planned Development District Standards is to produce a new community of housing, to outline the development standards regarding the Mymerla Estates Development. Lot restrictions, building materials, or any other design standards not outlined in this document shall default to the City of Mansfield Code of Ordinances.

#### **General Standards:**

1. The proposed development will be in the complete accordance with provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors or assigns, and shall limit and control all building permits.
2. A mandatory Homeowners Association will be responsible for the maintenance of the lots owned by the (HOA), entryway features, screening walls, fences, canopy trees, landscaping.
3. The Homeowners Association and associated documents shall be filed in accordance with the City of Mansfield policies. The documents shall be filed with the final plat at Tarrant County.

#### **Permitted Uses:**

Permitted uses within the Mymerla Estates Planned Development District shall be restricted to all of those uses permitted in the SF-8.4/16 Single-Family Residential District as set forth in the City of Mansfield Code of Ordinances.

#### **Development Standards:**

1. All lots shall be a minimum of 9,100 square feet.
  - A. Maximum Lot Coverage is 45%
  - B. Maximum Height is 35 feet
  - C. Minimum lot width is 70 feet

- D. Minimum lot depth is 110 feet
- E. Minimum Floor Area is 2,000 square feet
- 2. Yard setback requirements:
  - A. Minimum Front Yard is 25 feet
  - B. Minimum Side Yard is 7.5 feet
  - C. Minimum Rear Yard is 15 feet
- 3. Garage Structure:
  - A. Each home shall have a minimum of two (2) covered parking spaces located within a garage. The required garage must be side or rear entry. The total percentage of garage doors facing the front yard shall not exceed 20% of the total number of lots developed on the property. Garage doors shall be of metal, wood, or composite wood.
- 4. Architectural Standards:
  - A. Homes shall have significant variations in principal building façade designs, including rooflines with apparent design variations. Homes shall have changes in the locations and openings for doors and windows that change the overall external elevation.
  - B. Windows shall be made of painted aluminum, wood, or vinyl, and shall have clear glass. Windows shall be single-, double-, or triple-hung or operable casements.
  - C. Specialty windows such as box windows or circular windows may be flush mounted to the exterior face of the building, all other windows are to be inset to create relief on the elevations.
  - D. Facades shall avoid large expanses of interrupted, single exterior materials and must be broken up by changes in plane, window replacement, window trim, or color changes.
  - E. Gutters, if provided, shall be copper, galvanized steel, aluminum or painted is exposed to the street.
- 5. Roofing Systems:
  - A. A minimum roof pitch of 8:12 (inches of rise per inches of run) from side to side shall apply to the predominant roof, except a time or slate roof may have a minimum roof pitch of 5:12 (inches of rise per inches of run) from side to side. A

variety of roof pitches may be incorporated into the roof design provided that the predominant roof meets the minimum roof pitch.

- B. All asphalt roof shingles shall be laminated architectural shingles with a three-dimensional appearance and warranted for at least thirty (30) years.

6. Landscaping:

- A. Required trees are encouraged to be placed along the south and west sides of any residential property to provide seasonal shade, sun, and temperature regulation.
- B. Required trees shall not be less than three (3) per lot.
- C. Shrubs shall be planted for at least 25% of the length of the foundation fronting a thoroughfare or a civic space or other required open space for all single-family residential (detached).
- D. Required shrubs shall not be less than two (2) feet in height.
- E. Front and rear yards shall be covered with sod except for areas with planting beds and flatwork; and
- F. An automatic irrigation system shall be provided for all landscaped areas.