C) *Freeway Commercial Development Regulations*

Development in the Freeway Commercial District must comply with the City of Mansfield's Zoning Ordinance governing development in the C-2 District and the Freeway Overlay District, and any future amendments thereof.

D) *Multi-Family Residential Regulations*

Only the applicable regulations for the MF-2 District contained within the City of Mansfield Zoning Ordinance, and any amendment thereof, shall apply to the Multi-Family Residential District except for the following:

1)	Buffer from single-family lots	40′ wide with required screening to be determined by the City Council during future approval of detailed site plans
2)	Setbacks	
	(a) Along street rights-of-way	Min: 10′
	(b) From single-family lots	Min: 25′
3)	Density	Max: 25 units per acre
4)	Lot Coverage	Max: 70%
5)	Masonry Construction	70% brick and stone
6)	Building Height	Max: 3 floors
7)	Dwelling Unit Size	1-bedroom 690 s.f.; 2-bedroom 1,000 s.f.
8)	Parking	1.7 spaces per unit
9)	Signage	Similar to Villa di Lucca or Villaggio
10)	Shingles	Architectural, 3-dimensional shingles
11)	Carport	Pitched roof, metal post
12)	Amenities	A recreation facility should be provided with at least one (1) of the following amenities: (a) Swimming pool; (b) Pavilion and/or cabanas (c) Playgrounds; (d) Lighted courts for activities such as volleyball, basketball, tennis, shuffleboard, racquet ball, croquet; or (e) Other amenities approved by the Director of Planning that meet the intent of this provision.
13)	Equipment	All equipment is intended to be on the ground. If required to be placed on the roof, then the equipment shall be located to the interior of the project and screened from view.