

### Planned Development Regulations:

- Land Use: Detached Single-Family Residential

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- Minimum Lot Area: 5,400 sq. ft. per lot
- Minimum Residential Floor Area: 1,800 sq. ft. per unit
- Maximum Lot Coverage: 55%
- Minimum Lot Width: 60 ft.
- Minimum Lot Depth: 90 ft.
- Minimum Front Yard: 25 ft.
- Minimum Rear Yard: 15 ft.
- Minimum Interior Side Yard: 5 & 10 ft. (a)
- Minimum Exterior Side Yard: 25 ft.
- Maximum Height: 35 ft.
- Off-Street Parking: 2 garage spaces per residence; specifications shall adhere to Section 7200 of the Zoning Ordinance
- Architectural Standards: The building materials noted in Section 4600C3 of the Zoning Ordinance shall be prohibited in this development
- Landscaping Standards: Residential landscaping shall adhere to Section 7300 of the Zoning Ordinance

a.) Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side

Note: The corner lot shall be at least 10' wider than the min. lot width

**Concept Elevations/ Representative Product:**



**ZC#18-023**  
**Exhibit B**

**801 Stell Ave.**

# Development Plan

**0.28 acres**

**Property Owner:**  
City of Mansfield  
1200 E. Broad St.  
Mansfield, TX 76063  
817-276-4200

