

Exhibit B

Hanover Planned Development District Standards

SECTION 1. PURPOSE AND INTENT

Hanover is a mixed-use community intended to allow for a range of single-family residential housing options, as well as townhouse and mixed-use commercial areas. Hanover will offer a variety of residential products that will provide a broad-range of distinctive and varied home sites.

The housing types and building design standards for any particular area shall be controlled by the regulations applicable to the pertinent districts delineated on the Hanover Development Plan.

The purpose and intent of this Planned Development District is also illustrated through the exhibits. In the event of a conflict between the written text and the illustrations, the written text contained herein shall control.

SECTION 2. DEFINITIONS

For the purposes of these regulations, the definitions and rules of construction found in Article 2 of the City of Mansfield's Zoning Ordinance, and any future amendments thereof, apply to development in Hanover. The terms defined below are specific to Hanover.

1. **Architectural Review Committee:** means the Architectural Review Committee created in the Hanover Covenants, Conditions and Restrictions (CC&Rs).
2. **Commercial Uses:** means a commercial use as defined in the C-2 District in the City of Mansfield Zoning Ordinance, and any future amendments thereof.
3. **Hanover Development Plan:** means the geographic plan for Hanover that establishes and delineates the boundaries of Hanover as well as land use sub-districts.
4. **Masonry:** means the following finishes: brick, stone, or man-made stone.
5. **Mixed Use:** means commercial uses within the Townhouse/Mixed Use District that may be in the same structure as a residential use or in a structure without residential uses.
6. **Residential Product:** means the different varieties of residential lots that can be constructed in Hanover.

SECTION 3. APPLICABILITY AND RULES OF CONSTRUCTION

1. All development on land located within the boundaries of Hanover must adhere to the rules and regulations set forth in these Hanover Planned Development District Standards. All development plans recorded hereunder shall limit and control all building permits.
2. Except as provided by these Hanover Planned Development District Standards, development within Hanover is governed by the applicable City regulations. In the event of any conflict or inconsistency between these Hanover Planned Development District Standards and the applicable City regulations, the terms and provisions, of these Hanover Planned Development District Standards shall control.
3. Freeway and Secondary Freeway Overlay Districts apply to this District. In the event of a conflict between the Hanover Planned Development District standards and the Overlays, the Hanover Planned Development District standards apply.

SECTION 4. ALLOCATION OF LAND USES

The final land use allocation in Hanover must comply with the Hanover Development Plan.

SECTION 5. CREATION OF DISTRICTS

1. Commercial District (C)

As shown on Exhibit C, the Commercial District is located in proximity to the freeways that frame Hanover Planned Development District. The development in the C district will include regional-serving commercial and retail uses. All development in the Commercial District must comply with the City of Mansfield's Zoning Ordinance governing development in the C-2 District and the Freeway Overlays, and any future amendments thereof.

2. Townhouse/Mixed Use District (TH-MU)

The Townhouse/Mixed Use District is shown on Exhibit C. The Townhouse/Mixed Use District is located in a transition area between the Residential District and Commercial District. Mixed Use Development must comply with the MF-1 Multifamily District standards for townhouse development and commercial development must comply with the C-2 District and the Freeway Overlays except as provided in the Hanover Planned Development District Standards.

3. **Residential District (R)**

Any of the following products are allowable within the Residential District in accordance with the Hanover Planned Development District Standards. The Residential District is shown on Exhibit C.

A. **Residential Product 1**

Except as provided in this District, development of the Residential Product 1 must comply with the SF-9.6 District. The Residential Product 1 is established to allow for areas of low-density residential use and associated uses. The lots are a minimum of 9,600 square feet. The Residential Product 1 is appropriate where low density residential development is desired.

B. **Residential Product 2**

Except as provided in this District, development of the Residential Product 2 must comply with the SF-8.4 District. The Residential Product 2 is established for areas of low-density residential use and associated uses. The minimum lot size for the Residential Product 2 is 8,400 square feet.

C. **Residential Product 3**

Except as provided in this District, development of the Residential Product 3 must comply with the SF-7.5 District, except the minimum lot size of 7,200 square feet.

D. **Residential Product 4**

Except as provided in this District, development of the Residential Product 4 is established for single-family residential purposes and associated uses on lots with a minimum area of 6,000 square feet.

SECTION 6. PERMITTED USES

1. **Commercial District.** The permitted uses in the Commercial District shall be those uses allowed in the City of Mansfield's C-2 Zoning District unless prohibited by the Freeway Overlay or Secondary Freeway Overlay Districts.
2. **Townhouse/Mixed Use District.** The permitted uses in the Townhouse/Mixed Use District shall be townhouse and those uses allowed in the City of Mansfield's C-2 Zoning District unless prohibited by the Freeway Overlay or Secondary Freeway Overlay Districts.
3. **Residential District.** The permitted uses in the Residential District shall be those uses allowed in the City of Mansfield's SF-9.6 Zoning District.

SECTION 7. BULK STANDARDS

1) Residential District

Development within the Residential District must comply with the following development standards table.

Detached Residential Products

Products	Min. Lot Area (sq. ft.)	Min. Floor Area (sq. ft.)	Max. Lot Coverage	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Interior Side Yard (feet)	Min. Exterior Side Yard (feet)	Min. Rear Yard (feet)	Max. Height (feet)
1	9,600	2,200	50%	80	120	25	7	15	15	35
2	8,400	1,900	50%	70	120	25	5	15	15	35
3	7,200	1,800	50%	60	120	25	5	15	15	35
4	6,000	1,700	50%	50	120	25	5	15	15	35

No additional side yard is required for units with more than one story.

2) Townhouse/Mixed Use District

Townhouse development within the Townhouse/Mixed Use District must comply with the following development standards table. Maximum density for townhouse development is 12.5 dwelling units per acre. Mixed Use development must comply with the City of Mansfield's Zoning Ordinance governing development in the C-2 District, and any future amendments thereof.

Min. Lot Area	Min. Floor Area	Max. Lot Coverage	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Side Yard	Min. Garage Side Yard (alley access)	Min. Rear Yard	Min. Garage Rear Yard (alley access)	Max. Height	Max. units per building
2,200 sq. ft.	1,200 sq. ft.	80%	20'	80'	10'	0-5'	0- 5'	10'	7'	35'	8

3. Commercial District

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

SECTION 8. RELATIONSHIP TO SUBDIVISION STANDARDS

1. Unless specifically addressed in these regulations, the Subdivision Regulations for the City of Mansfield will govern the subdivision of land and construction of public improvements in Hanover.
2. Non-standard street sections must be approved by the City Engineer.
3. Any approved Final Subdivision Plat must substantially conform to the applicable approved Development Plan.

Exhibit C: Hanover Development Plan

Previously Approved PD



HANOVER DEVELOPMENT PLAN: EXHIBIT C
 SOMERSET | MANSFIELD, TEXAS

OCTOBER 6, 2014
 PROJECT#: 14012
 CASE #: ZC14-007

MESA