

PLANNED DEVELOPMENT REGULATIONS

Land Use - Two (2) Single family detached houses

Area and Height Regulations - Applicable only to the primary residential building

- Minimum Lot Area - 10,000 SF
- Minimum Lot Width - 50 ft
- Minimum Lot Depth - 110 ft
- Minimum Front Setback - 25 ft
- Minimum Rear Setback - 15 ft
- Minimum Side Setback, Interior - 5 ft
- Minimum Floor Area - 1,800 sf
- Minimum Off-Street Parking - 2 spaces per house
- Maximum Height - 35'
- Maximum Lot Coverage - 45%
- Minimum Parking - 2 spaces per garage per dwelling

Landscaping and Screening

- Three trees per lot with a minimum caliper size of 3.5 inches
- At least 50% of the foundation facing the streets must be planted with shrubs or flower beds
- Lawns and landscaping must be irrigated with an irrigation system

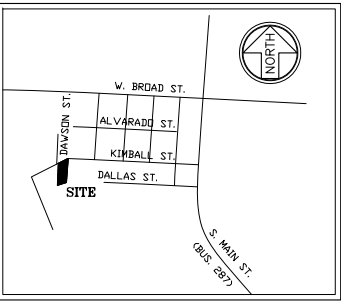
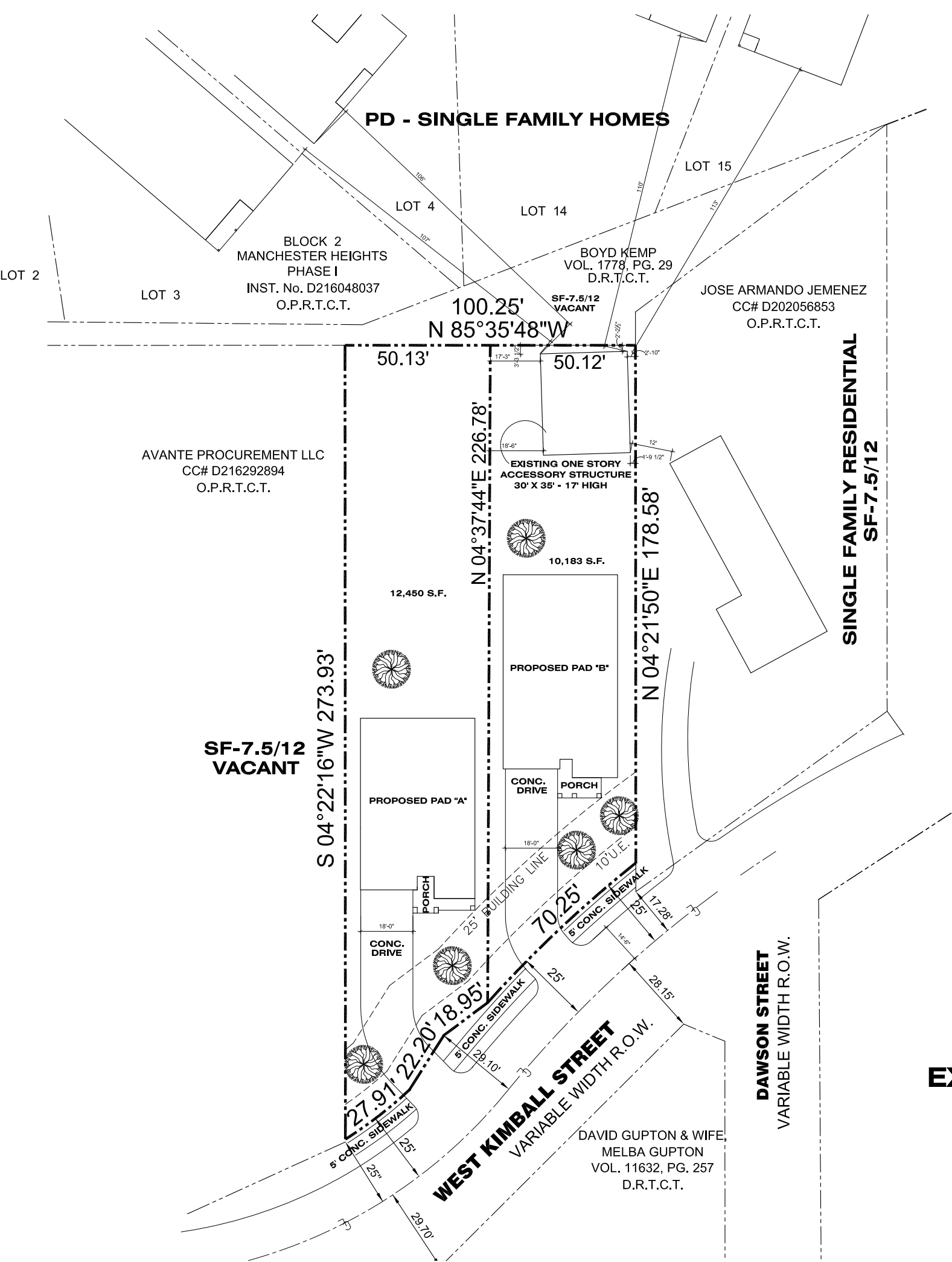
Architectural Standards

- Front building elevation must include a porch with minimum dimensions of 7 ft depth, 70 sf area and 6" x 6" columns
- Windows seen from the street are required to be wood, look like wood, or be covered with vinyl or aluminum cladding
- Roof shingles must be three dimensional architectural shingles.
- Minimum roof pitch must be 8:12.
- Facade cladding must be at least 70% wood or cementitious fiber materials
- Craftsman style details are encouraged
- Garage doors will incorporate small windows or woodgrain paint finish or carriage style enhancements
- Exterior elevation of the houses must vary from each other in terms of color, architectural features, roof form, and combination of cladding materials.

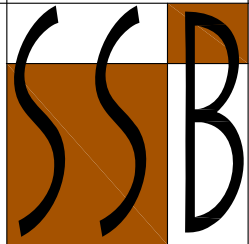
Accessory Building - The existing accessory structure shall be allowed to remain in its current size, height and setbacks as clearly identified in the Development Plan and be used as personal storage, workshop or cabana. Any new accessory structures or accessory additions shall be subject to the accessory structure requirements stated in Section 7800.B.5 of the Zoning Ordinance, with SF-7.5/12 as the base zoning. Pad B shall not be allowed any additional structures or additions to the existing accessory structure. If the existing accessory structure is removed, the regulations for this lot shall default to the Zoning Ordinance.

Compliance with PD Regulations

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.



VICINITY MAP
NOT TO SCALE



DESIGNS, INC.
900 N. WALNUT CREEK DR.
SUITE 100-PMB 366
MANSFIELD, TX 76063
PH: (817)300-7052
FAX: (817)477-3397

SITE PLAN

PROJ: 607 W. KIMBALL ST.

DATE: 11-24-19

REVISIONS:

PLAN NO.:

607 W. KIMBALL

SITE PLAN

SCALE: 1"=40'

607 W. KIMBALL
LOT 1, BLOCK 1
BASTIAN ADDITION
MANSFIELD, TX.

OWNER:
MANSFIELD CUSTOM HOMES
1848 LONE STAR RD. SUITE 308
MANSFIELD, TX 76063
682-518-1158



SCALE: 1"=40'

EXHIBIT B FOR ZC#19-018