



20'-6"

12:12, TYP. FRONT FACING

BAY WINDOW

3-D ARCHITECTURAL SHINGLES, TYP.

GABLES, TYP.

SHAKE SIDING, TYP.

HEADER, TYP.

BRICK, TYP.

SIDING, TYP.

BAY WINDOW

PROPOSED BUILDING - FRONT ELEVATION

310 E. BROAD ST.: A PORTION OF BLOCK 10-ORIGINAL TOWN OF MANSFIELD

EXHIBIT B FOR ZC#20-003
PLANNED DEVELOPMENT REGULATIONS

Base Zoning: OP, Office Park District

Permitted Uses: Professional and medical office, retail uses, personal service uses, and artist/musician/photography studio.

Building Requirements:

- No expansion shall be made to the existing building.
- Exterior reconstruction and remodeling of the existing building must be compatible with the historic character of the building.
- Maximum height of the proposed building shall not exceed the height of the existing building.
- Exterior facade of the proposed building shall comprise of a combination of brick, cementitious fiber board and shake siding as depicted in the building elevation(s).
- Roof of the proposed building shall have a gable or hip form.
- Exterior paint colors of the existing building and proposed building will be compatible with each other.

Parking Requirements:

- Minimum off-street parking shall be provided as shown in the Development Plan.
- The new parking and drive surface will be constructed of concrete.

Landscaping and Screening Requirements:

- Landscaping and screening shall be provided as shown in the Development Plan
- New landscaping must be irrigated with an irrigation system.
- All equipment shall be ground-mounted and located in the side or rear yard and shall require screening if visible from the street or adjacent property. Screening may comprise of dense shrubs or low fencing that fully conceal the equipment.

Sign Standards: Directory Sign and Name Plate Signs shall be permitted as prescribed in Section 7100, Sign Standards of the Zoning Ordinance with the exception that the Directory Sign will setback only 5' from the front property line.

Residential Proximity Requirements:

- Setback from Adjacent Residential Zoning - A reduced building setback from the adjacent residential zoning shall be permitted as shown in the Development plan.
- Lighting shall be shielded or pointed away from the adjacent residential properties as prescribed in Section 7400, Residential Proximity Standards of the Zoning Ordinance.

Trash Service: It shall be handled via trash carts and screened by fence enclosure as shown in the Development Plan.

Outside Storage: There will be no outside storage of materials or merchandise on the property.

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.