

**THE RESERVE
PLANNED DEVELOPMENT DISTRICT
STANDARDS**



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SECTION 1. PURPOSE AND INTENT

The Reserve Planned Development District is intended to promote the creation of contained, mixed-use neighborhoods that are not wholly dependent on the automobile. The Planned Development District is designed to encourage and permit a wide range of integrated land uses within a framework of streets and alleys of a scale conducive to pedestrian activity. The intent is to accommodate a range of compatible land uses, mixing employment opportunities with housing, retail, and service uses. The Planned Development District emphasizes control over the scale and urban form of each building – building setback, size, height – as well as the relationship of development to the street, street landscaping, and other characteristics.

These The Reserve Planned Development District Standards and the Design Standards for The Reserve, which include the Street Framework Design Standards, define the regulations applicable to new development within the Planned Development District and its Sub-Districts. Hereinafter, The Reserve Planned Development District Standards and the Design Standards for The Reserve shall collectively be referred to as the “PD Standards.”

A developer may seek approval for a proposed development that will be governed by regulations different from the ones in these PD Standards by filing a zoning change application. It is not the intent of The Reserve PD for every development that includes minor modifications be required to be processed through a zoning change. Therefore, modifications that substantially comply with the purpose and intent of the PD Standards and do not deviate from any explicit or specific requirements in these PD Standards may be acceptable during site plan review.

SECTION 2. THE RESERVE DEVELOPMENT PLAN

The Reserve Development Plan attached to these PD Standards and incorporated herein delineates the boundaries of the Planned Development District and its Sub-Districts. The Reserve Development Plan is comprised of the following exhibits:

- Exhibit 1 Boundary and Sub-District Map;
- Exhibit 2 Street Framework Plan; and
- Exhibit 3 Open Space Plan.

SECTION 3. APPLICABILITY AND RULES OF CONSTRUCTION

3.1 **Applicability.** All developments within the boundaries of The Reserve Planned Development District are governed by the PD Standards set forth herein. The Design Standards for The Reserve mentioned above shall be used as a guide in the review of site plans pursuant to Section 10. Prior to development within the Planned Development District, the requirements of Section 10, Development Approval Process, must be satisfied.

- 3.2 **Rule of Construction.** Except as provided by these PD Standards, development within The Reserve Planned Development District is governed by all applicable City regulations, including but not limited to the Zoning Ordinance, Subdivision Ordinance, Tree Preservation Ordinance, Parkland Dedication and Development Fee Ordinance. In the event of any conflict or inconsistency between these PD Standards and the applicable City regulations, the terms and provisions of these PD Standards shall control. Local building codes, life safety codes, and all applicable Federal and State regulations take precedence where any standard requires or recommends actions that are in conflict with such codes and regulations.
- 3.3 **Block Size.** Blocks that do not conform to the maximum block size standards may be allowed at the time of site plan approval. The Director of Planning can approve nonconforming block lengths if conditions exist such that compliance would yield blocks that are too irregular or too closely spaced to facilitate the orderly development of the area.
- 3.4 **Pre-Existing Uses and Structures.** Uses in existence and uses for which an application for development was approved or was pending at the time of the adoption of these PD Standards may continue to operate within the Planned Development District. Any structure already constructed, or for which a valid unexpired permit exists, prior to the adoption of these regulations, may be constructed, repaired, reconstructed or expanded. However, such construction, repair, reconstruction or expansion shall require the submittal and approval of a site plan pursuant to procedures of Section 10. The approval criteria for said site plan shall be whether the site plan largely conforms to the purpose and intent of the PD Standards and the Sub-District to the extent practical considering all circumstances related to the pre-existing nature of the structure and/or use.
- 3.5 **Setback in Transition Area.** The City will allow flexibility in setback requirements in order to provide for proper transition at intersections where development along a street frontage meets with or turns the corner to development along another street frontage with a different setback requirement (e.g. development subject to a 80' build-to-line meets with development along another street subject to a smaller build-to-line or minimum setback). The exact building setback in the transition area will be approved at the time of site plan review provided that the site and architectural design meets the purpose and intent of the PD Standards and the Sub-District.

SECTION 4. DEFINITIONS

For the purposes of the PD Standards, the following terms, phrases, words and their derivations shall have the meaning ascribed to them in this section. When not inconsistent with the context, words used in the present tense include the future, words used in the singular number include the plural; and words used in the plural number include the singular. Definitions not expressly prescribed herein or in the Mansfield Zoning Ordinance are to be determined according to customary usage.

Apartment: Any building or portion thereof containing either: a) three or more dwelling units; or, b) two dwelling units and at least one separate space occupied by a nonresidential primary use.

Articulation: Off-sets, projections, recessed walls, windows, doors, etc. that provide variation to a building façade and its roofline.

Block: The development parcel(s) between two public or private streets.

Building Envelope: The exterior surface of a building's construction - the walls, windows, roof and floor; also referred to as "building shell" and indicating its maximum volume.

Building Massing: The aggregate size of a building; or the total height, width, and depth of all its parts.

Build-to-line: A line parallel to a property line adjacent to a street on which a specified portion of the façade of a building must be built. For purposes of meeting the Build-to-line standards, any permitted setback encroachment or any required façade recess or projections shall be counted as being built to the Build-to-line provided that the depth of the recess or projections does not exceed five (5) feet. In addition, for a build-to-line on any street except Matlock Road, a masonry wall or a hedge row of four feet or greater in height may be substituted for building façade along the applicable build-to-line.

Façade: The building elevation facing or oriented toward a public or private street, excluding alleyways.

Human Scale: The proportional relationship of a particular building structure, or streetscape element to the human form and function. Human scale relates the size and/ or height of a structure to the height and mass of a pedestrian traveling along the sidewalk or street adjacent to that structure or element.

Landscaping: Any of the following: plants, including, but not limited to, grass, vines, groundcover, trees, shrubs, flowers, mulch and bulbs, rocks, landscape edging, hardscape, water features, berms, irrigation systems and related improvements and materials.

Live-Work Unit: A residential dwelling unit and a business use combined within the same interior space.

Local Street: The streets segments that are identified as local streets in the Street Framework Design Standards.

Loft: A residential unit designed with high ceilings, open plans, and large windows located above street level commercial space.

Loggia: An arcaded or colonnaded porch or gallery attached to a larger structure.

Masonry: Materials including brick, natural or manufactured stone, structural clay tile, indented, hammered or split face concrete masonry unit or combination of these materials that are laid up unit by unit and set in mortar and that are at least two (2) inches in thickness.

Masonry-like: Materials including stucco, poured-in-place concrete wall, pre-cast wall that are profiled, sculptured, fluted, exposed-aggregated or have another non-smooth architectural finish.

Mixed-Use Building or Structure: A building or structure in which at least one of the upper floors of the building or structure has residential uses (live-work units or lofts) with retail or office uses on other levels.

Mixed Use Development: A lot or development containing primary uses from more than one of the use groups under which the individual uses are organized in Section 6.2, Permitted Use Table.

Outside Storage: The storage outdoors of materials, equipment or machinery.

Owner: Each and every person or entity who is a record owner of a fee simple interest or an undivided fee simple interest in a parcel of land within The Reserve. If such parcel is subject to a condominium or other multi-ownership regime, the owners' association representing such multi-ownership regime, and not individual unit owners, shall be deemed the owner thereof.

Pedestrian Paseo: A pedestrian-only mid-block connection between public or private streets.

Plaza: An open space usually at the intersection of important streets or an extra-wide sidewalk, set aside for civic purposes and commercial activity, its landscape consisting of durable pavement and formal tree plantings. A plaza is usually bordered by civic or private buildings. Plazas may range from very active places with adjacent complementary uses such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings, and amenities such as fountains or public art.

Pocket Park: Small open spaces serving a public purpose within more dense village-like development.

Preserve: Open space that preserves or protects endangered species, a critical environmental feature, or other natural feature. Access to a preserve may be controlled to limit impacts on the environment. Development in a preserve is generally limited to trails, educational signs, and similar improvements.

Primary Entrance: The entrance to a building that most pedestrians are expected to use and the principal architectural entrance.

Primary Cladding Material: Any material comprising more than thirty-five (35) percent of the area of a façade exclusive of windows and doors.

Primary Street: The streets segments that are identified as primary streets on the Street Framework Plan.

Public or Civic Building: Buildings used for active government or related functions, including public administration, libraries, community centers, and public safety functions.

Reflective Glass: Glass with exterior visible reflectance percentages in excess of twenty-seven (27) percent.

Secondary Cladding Material: Any material that provide architectural accent features such as window sills, lintels, rustication, pilasters, eaves and similar elements.

Secondary Street: The streets segments that are identified as secondary streets in the Street Framework Design Standards.

Shared Parking: One or more parking facilities shared by multiple uses.

Site Massing: The allowable three-dimensional placement and volume of buildings on a site.

Square: Open space set aside for civic purposes, with landscaping consisting of paved walks, lawns, trees, and civic buildings. A square is bordered by streets and buildings and is intended as a central place for the community that accommodates a wide variety of formal and informal small gatherings.

Street Frontage: The length of property along a public or private street.

Streetscape: The area between the building and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include a range of provisions such as paving materials, street/ pedestrian/ wayfinding signs, media boxes, parking meters, utility boxes, public art, water features, bollards, informational signage and other elements.

Texas SmartScape Program: An interactive multimedia tool on compact disk that can be used to select native and adapted plants for North Texas. The CD is available from the North Central Texas Council of Governments (NCTCOG) or the information may be downloaded from the NCTCOG Storm Water web site at www.dfwstormwater.com

SECTION 5. CREATION OF SUB-DISTRICTS

5.1 **Creation of Sub-Districts.** The following Sub-Districts are established within the Reserve Planned Development District: Central, Workplace, Highway 287, Business Campus, Neighborhood Center One, Neighborhood Center Two and South Pointe Expansion. The boundaries of each Sub-District are as shown on the Boundary and Sub-District Map of The Reserve Development Plan attached hereto as Exhibit 1. Property within each Sub-District shall conform to the PD Standards.

SECTION 6. PERMITTED USES

6.1 **Land Uses.** Only uses listed in the Permitted Use Table below are permitted in the Central, Workplace, Highway 287, Business Campus, Neighborhood Center One, and Neighborhood Center Two Sub-Districts. If there is a question as to whether an unlisted use is permitted, the Director of Planning shall make a determination whether the use is permitted or prohibited. The letter "P" in the Sub-District column opposite the listed permitted primary use means that the use is permitted as a use of right in that Sub-District, subject to compliance with the requirements of any conditions specified in the Special Conditions column adjacent to that use. The letter "S" in the Sub-District column opposite the listed permitted primary use means the use is permitted only if approved by a specific use permit obtained pursuant to the procedures of Section 6100 of the Zoning Ordinance. All uses approved by specific use permit must also comply with any condition listed or referenced in the Special Conditions column adjacent to that use. In addition to the regulations in Section 6.2, permitted uses in the Sub-Districts are further subject to Additional Use Restrictions in Section 6.3 and all applicable requirements of these PD Standards. The permitted use regulations applicable to the South Pointe Expansion Sub-District shall follow those applicable to the Residential Village District depicted in the South Pointe Planned Development District Standards approved by Ordinance No. 1518 and any future amendment thereof.

6.2 **Permitted Use Table.**

Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
Automobile/Vehicle Service Use Group									Refer to Section 6.3
1. Auto Glass, Upholstery or Muffler Shop		S	S	S	S			P	See Notes 1 and 2
2. Car Wash, Excluding Self-Service		S	S		S			P	See Notes 1 and 2
3. Auto Painting or Body Repair								P	See Notes 1 and 2
4. Auto Parts or Accessory Sales (Indoor)	S	S	S	S	S	S	S	P	
5. Auto Rental	S	S	S	S	S	S	S	P	
6. Auto Sales, In Building	S	S	S	S	S		S	P	
7. Gasoline Station	S	S	P	S	S	S	S	P	
8. Truck or Heavy Vehicle Repair								P	See Notes 1 and 2
9. Auto Service or Repair								P	See Notes 1 and 2
Commercial and Warehouse Use Group									Refer to Section 6.3
1. Bakery or Confectionery Wholesale		S						P	
2. Bottle Works Wholesale		S						P	
3. Building Material or Lumber Yard								S	See Note 2
4. Cabinet Making		S						P	
5. Woodworking Shop		S						P	
6. Chemical Products, Bulk Storage								P	
7. Upholstery		S						P	

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
8. Cleaning, Laundry Plant		S						P	
9. Dyeing Plant								S	
10. Cleaning Plant, Other Than Clothing and Linen								P	
11. Clothing Mfg. or Light Fabrication and Assembly		S						P	
12. Contractor Shop and Storage Yard (outside)								P	See Note 1
13. Heavy Machinery Sales, Service or Storage								P	See Note 1
14. Job Printing		S						P	
15. Newspaper Printing		S						P	
17. Maintenance or Repair Services For Buildings		S						P	
19. Paint Shop or Paint Mixing, Wholesale or Warehouse		S						P	
20. Plumbing, Electrical or Air Conditioning Sales and Service		S	S		S			P	
22. Scientific or Research Laboratories	S	S	S	S	S		S	P	
23. Storage or Sales Warehouse		S	S	S	S			P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
24. Wholesale Office or Sample Room Only		S	S	S	S		S	P	
Educational, Institutional and Special Use Group									Refer to Section 6.3
1. Art Gallery or Museum	P	P	P	P	P	P	P	P	
2. Church or Rectory	P	P	P	P	P	P	P	P	
3. College, University, Business or Professional School	P	P	P	P	P	P	P	P	
4. Community Center, Public	P	P	P	P	P	P	P	P	
5. Day Nursery or Child Care Center	P	P	P	P	P	P	P	P	
6. Elementary or Secondary School	P	P	P	P	P	P	P	P	
7. Fraternal Organization, Lodge or Civic Club	P	P	P	P	P	P	P	P	
8. Hospital/Home/Center for Substance Addiction or Psychiatric Patients	S	S	S	S	S	S	S	S	See Note 3
9. Hospital/Home/Center for General, Acute or Chronic Care	P	P	P	P	P	P	P	P	
10. Kindergarten, Private	P	P	P	P	P	P	P	P	
11. Labor Union or Similar Union Organization	P	P	P	P	P	P	P	P	
12. Library, Public	P	P	P	P	P	P	P	P	
13. Mortuary or Funeral Chapel	P	P	P	P	P	P	P	P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
14. Nursing or Assisted Living Facility	P	P	P	P	P	P	P	P	
15. Public Park, Playground	P	P	P	P	P	P	P	P	
16. Vocational or Trade School	P	P	P	P	P	P	P	P	
General Retail Use Group									Refer to Sec. 6.3
1. Bakery or Confectionery Store, Retail	P	P	P	P	P	P	P	P	
2. Book Store, Retail	P	P	P	P	P	P	P	P	
3. Camera and Photography Supply	P	P	P	P	P	P	P	P	
4. Cleaning and Laundry, Retail	P	P	P	P	P	P	P	P	
5. New Clothing or Department Store	P	P	P	P	P	P	P	P	
6. Drug Store or Pharmacy	P	P	P	P	P	P	P	P	
7. Florist, Retail	P	P	P	P	P	P	P	P	
8. Food or Beverage Sales Store	P	P	P	P	P	P	P	P	
9. Furniture, Home Furnishings or Appliance Store	P	P	P	P	P	P	P	P	
10. Upholstery, Retail	P	P	P	P	P	P	P	P	
11. Gift Store	P	P	P	P	P	P	P	P	
12. Handicraft or Art Object Sales Store	P	P	P	P	P	P	P	P	
13. Hobby, Toy or Game Store	P	P	P	P	P	P	P	P	
14. Jewelry Store	P	P	P	P	P	P	P	P	
15. Luggage or Leather Goods Store	P	P	P	P	P	P	P	P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
16. Nursery or Garden Store, Retail	P	P	P	P	P	P	P	P	See Note 2
17. Pet Shop	P	P	P	P	P	P	P	P	
18. Retail and Service Establishments Not Elsewhere Listed (Indoor)	S	S	S	S	S	S	S	S	
19. Sewing, Needlework and Goods Store	P	P	P	P	P	P	P	P	
20. Stationery or Office Supply Store	P	P	P	P	P	P	P	P	
21. Sporting Goods or Bicycle Store	P	P	P	P	P	P	P	P	
General Service and Office Type Use Group									Refer to Section 6.3
1. Advertising Agencies	P	P	P	P	P	P	P	P	
2. Drive-In Banking Facilities	P	P	P	P	P	P	P	P	
3. Banking Offices or Facilities Excluding Drive-In Services	P	P	P	P	P	P	P	P	
4. Beauty Shop or Barber Store	P	P	P	P	P	P	P	P	
5. Catering Service	P	P	P	P	P	P	P	P	
6. Computer and/or Data Processing Services	P	P	P	P	P	P	P	P	
7. Eating Places with Drive-In Service		S	S		S		S	S	
8. Eating Places without Drive-In Services	P	P	P	P	P	P	P	P	
9. Fix-It Shop or Household Appliance Service and Repair		S	S	S	S	S	S	P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
10. Agents for Garment Pressing, Laundries or Dry Cleaning	P	P	P	P	P	P	P	P	
11. Key Shop	P	P	P	P	P	P	P	P	
12. Mailing, Reproduction, Commercial Art, Photo or Steno Service	P	P	P	P	P	P	P	P	
13. Medical or Dental Laboratories	P	P	P	P	P	P	P	P	
14. Office, Physician, Dentist or Other Health Practitioners	P	P	P	P	P	P	P	P	
15. Office, Professional or Administration	P	P	P	P	P	P	P	P	
16. Personnel Supply Services	P	P	P	P	P	P	P	P	
17. Pet Grooming	P	P	P	P	P	P	P	P	
18. Private Club or Lodge	P	P	P	P	P	P	P	P	
19. Shoe Repair Shop or Shoe Shine Parlor	P	P	P	P	P	P	P	P	
20. Studio for Photographer, Musician or Artist	P	P	P	P	P	P	P	P	
21. Tailor or Dressmaking Shop	P	P	P	P	P	P	P	P	
22. Veterinarian Office Only	P	P	P	P	P	P	P	P	
Government Use Group									Refer to Section 6.3
1. Federal, State or Municipal Building	P	P	P	P	P	P	P	P	
2. Fire Station or Similar Public Safety Building	P	P	P	P	P	P	P	P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
3. Public Utility Shop or Storage								P	
Hotels, Group Quarters and Other Lodging Places									Refer to Section 6.3
1. Age Restricted Senior Living Facility	S	S	S	S	S		S	S	
2. Hotel	P	P	P	P	P		P	P	See Note 2
Manufacturing and Industrial Use Group									Refer to Section 6.3
1. Aircraft Hardware or Parts Manufacturing								P	
2. Appliance (Small) Manufacturing		S						P	
3. Container Manufacturing (Wood, Paper or Plastic)		S						P	
4. Creamery/Dairy Products Mfg. or Wholesale Distribution								P	
5. Electrical Component Manufacturing		S						P	
6. Electroplating								P	
7. Food Processing								P	
8. Furniture, Cabinet Manufacturing		S						P	
9. Kitchen Equipment								P	
10. Ice Cream Manufacturing								P	
11. Ice Manufacturing or Storage								P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
12. Machine Shop or Welding		S						P	
13. Metal Fabrication Plant								P	
14. Paper Products Manufacturing		S						P	
15. Stone Monument Works								P	
16. Temporary Batch Plant	P	P	P	P	P	P	P	P	See Note 2
17. Textile or Garment Manufacturing		S						P	
18. Industries Not Elsewhere Listed		S						S	See Note 2
Natural Resource and Extractions Use Group									
1. Oil or Gas Well Drilling or Production	S	S	S	S	S	S	S	S	See Note 2
Recreation and Entertainment Use Group									Refer to Section 6.3
1. Amusement, Commercial (Indoor)	P	P	P	P	P	P	P	P	
2. Bar, Dance Hall or Night Club	S	S	S	S	S		S	S	See Note 1
3. Bowling Alley	P	P	P	P	P		P	P	
4. Coin-Operated Amusement Devices	P	P	P	P	P	P	P	P	
5. Membership Sport or Recreation Club	P	P	P	P	P	P	P	P	
6. Parks	P	P	P	P	P	P	P	P	
7. Roller or Ice Skating Rink	P	P	P	P	P		P	P	
8. Cinema or Movie Theater (Indoor only)	P	P	P	P	P		P	P	

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Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
Residential Use Group									Refer to Section 6.3
1. Townhouse/Brownstone	P	P	P	P	P	P	P		
2. Apartments	S	S	S	S	S		S		
3. Live-Work Unit	P	P	P	P	P		P		

- Notes:
1. This land use is not permitted as a primary use within 300' of the right-of-way of Highway 287 and Highway 360.
 2. This land use must comply with the special conditions and restrictions imposed on this or similar land use in the Mansfield Zoning Ordinance and other applicable city ordinances.
 3. This land use must have a full time medical and nursing staff, a minimum of 80 beds, and located on a minimum of 40 acres.

6.3 **Additional Use Restrictions.**

6.3.1 Apartment Building Minimum Story Limitation. Buildings containing apartments and no other primary use must contain a minimum of three (3) stories.

6.3.2 Limitation on Number of Residential Dwelling Units. The number of residential dwelling units permitted in each Sub-District is limited to the maximum number provided at Table 6.3.3. Once permits for construction of the maximum number of dwelling units in a Sub-District have been issued, no additional permits for residential construction shall be issued unless residential units have been reduced or permits for the construction of residential units have expired.

6.3.3 Table of Maximum Numbers of Residential Dwelling Units.

Sub-District	Maximum Number of Residential Dwelling Units Permitted
Central	1505
Workplace	1024
Neighborhood Center One	189
Neighborhood Center Two	272
Business Campus	612
South Pointe Expansion	932
Highway 287	0

6.3.4 Residential Use Location Restriction. Apartments, lofts, or live-work units are prohibited in the following areas:

- A) The area bounded by Rustic Meadow Addition, Matlock Road and Cannon Drive South; and
- B) The area bounded by Heritage Parkway, Matlock Road and railroad.

6.3.5 Outside Storage. No outdoor storage shall be permitted in the Central, Workplace and Business Campus Sub-Districts.

6.3.6 Establishments Selling Alcoholic Beverages. All Establishments that sell alcoholic beverages shall comply with the special conditions prescribed for such establishments in the Mansfield Zoning Ordinance.

SECTION 7. BUILDING PLACEMENT, AREA AND HEIGHT REGULATIONS

No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate building placement, height, lot coverage, floor area ratio, and other dimensional standards of the PD Standards.

SECTION 8. ADDITIONAL STANDARDS APPLICABLE TO ALL SUB-DISTRICTS

- 8.1 **Underground Utilities**: All utilities except electrical transmission lines shall be placed underground and comply with the following:
- 8.1.1 Feeder Lines shall be exempt from the underground installation requirement, to the extent that they are to be funded by Oncor Electric Delivery or another authorized utility service provider. If a feeder line is to be installed by a developer or property owner for the express benefit of their property, the underground installation requirement shall be operative; including any necessary offsite lines to serve such property.
- 8.1.2 Each of the utility companies shall be responsible for developing cost reimbursement procedures for the installation and extension of their underground utilities. Nothing herein shall prohibit or restrict any utility company from recovering the difference in cost of overhead facilities and underground utilities from the owner or developer in accordance with the provisions of such utility's approved tariff. No utility company shall be required to begin construction of underground facilities unless and until the owner or developer has made arrangements satisfactory to the specific utility company for the payment of such difference between the cost of overhead facilities and underground facilities.
- 8.1.3 The provisions of this subsection shall not be construed to require the City of Mansfield or the utility company to bear the additional cost of placing utilities underground.
- 8.1.4 The provisions of this subsection are not intended to alter the intent of the electrical franchise agreement.

SECTION 9. SUBDIVISION REGULATIONS AND STREET STANDARDS

- 9.1 **Subdivision Regulation**. Unless another standard is specifically set forth in these PD Standards, all requirements of the Subdivision Ordinance for the City of Mansfield shall govern the subdivision of land and construction of public improvements in The Reserve Planned Development District.
- 9.2 **Streets**. All public and private streets and blocks in the Planned Development District shall conform to the provisions of this Section.
- 9.2.1 **Street Standards**. Standards for streets within the Planned Development District shall be as set forth in the Street Framework Design Standards. Minor variations on the street standards may be approved as part of site plan approval by the Director of Planning.
- 9.2.2 **Street Type, Pattern and Location**. The type, pattern and location of all streets in the Planned Development District shall be in conformity with the Street Framework Plan of the Reserve Development Plan attached hereto

as Exhibit 2. The location of streets shown is approximate. Precise location shall be determined at the time of Site Plan approval. Street patterns shall be based on a small scale system of interconnecting streets.

- 9.3 **Street Frontage.** Lots need not have frontage on a public street if a different configuration has been approved as part of Site Plan approval pursuant to Section 10 of these PD Standards.
- 9.4 **Plat Review.** Any preliminary or final plat must substantially conform to an applicable approved Detailed Site Plan.

SECTION 10. DEVELOPMENT APPROVAL PROCESS

- 10.1 **Site Plan.** The site plan is a detailed plan of the public and private improvements to be constructed. The purpose of the plan is to ensure compliance with the PD Standards and all applicable development regulations and any previously approved, valid plans affecting development of the property, coordinate and document the design of public and private improvements to be constructed, and coordinate the subdivision of land.
- 10.1.1 **Applicability.** An approved, valid site plan shall be required prior to the approval of any plat or construction plan and permit for development within The Reserve Planned Development District.
- 10.1.2 **General Application.** The property owner shall apply for the approval of a site plan. This application shall include the information listed at Section 11 of these PD Standards.
- 10.1.3 **Standards and Procedures for Approval.** Where application for site plan approval is made for development within The Reserve Planned Development District, the Director of Planning may approve, conditionally approve, or deny the application based upon the criteria listed below. In the alternative, the Director of Planning may elect to present the site plan to the Planning & Zoning Commission. The applicant may appeal a decision of the Director of Planning to the Planning & Zoning Commission by filing a Notice of Appeal within ten (10) days following the date the Director of Planning notifies the applicant of his action. The Planning & Zoning Commission may approve, conditionally approve, table or deny a site plan based upon the criteria listed below:
- a) Compliance with the regulations set forth in these PD Standards;
 - b) Conformity with the intent and provisions of the Design Standards for The Reserve; and
 - c) Compliance with applicable City Ordinances and any previously approved, valid plans.

- 10.1.4 Appeals. The decision of the Planning and Zoning Commission to approve or deny a site plan shall be final and binding unless an appeal of the decision is made to the City Council. The applicant may appeal the decision of the Commission with regard to a plan by filing a Notice of Appeal in the office of the Director of Planning, no later than ten (10) days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission at a public meeting. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than forty-five (45) days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the Commission based on the criteria listed in Section 10.1.3 and may, where appropriate, remand the plan to the Commission for further proceedings consistent with City Council's decision.
- 10.1.5 Effect. Approval of a site plan will allow the developer to apply for approval of plats, engineering plans and building permits. So long as the site plan remains valid, the city shall not apply any additional requirements concerning building placement, streets, drives, parking, or landscaping. Site plan approval is separate and distinct from other permits and approvals as may be required by the city and other regulatory agencies. Approval of a site plan shall not affect other applicable regulations concerning development and land use. In addition to the modifications specifically authorized in these PD Standards, other modifications to these PD Standards may also be approved by the Director of Planning or Planning and Zoning Commission via site plan approval, provided that they do not modify any dimensional standard by more than ten (10) percent or any percentage limitation by more than ten (10) percent of the resulting dimension once the original percentage limitation is applied. To approve the modification, the Director of Planning or Commissioner must find that the intent of the original standard is served. Except as authorized hereinabove, a site plan may not be used to approve a modification or variance to these PD Standards. Where an approved plan conflicts with the PD Standards and no variance or exception is validly and expressly approved, the PD Standards shall apply.
- 10.1.6 Duration. The approval of a site plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the applicant must have submitted and received approval of engineering plans and/or building permits. If the engineering plans and/or building permits are not approved, the site plan approval is null and void. If engineering plans and/or building permits have been approved only for a portion of the property and for improvements, the site plan for the remaining property and/or improvements shall be null and void. The applicant shall be required to submit a new site plan for review and

approval subject to the then existing regulations. Site plan approval shall expire upon completion of the improvements shown on the plan.

10.1.7 Amendment. At any time following the approval of site plan and before the lapse of such approval, the property owner(s) may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping, and screening, changes to utilities and service locations, and other development aspects which do not substantially change the original plan. Any increase of building height or proximity to an abutting (offsite) single-family detached residential use shall not be considered a minor amendment. If the original site plan was approved administratively or the amendment constitutes a minor amendment, the Director of Planning may approve or disapprove a minor amendment. Disapproval may be appealed to the Planning & Zoning Commission. All other amendments shall be referred to the Planning & Zoning Commission.

10.1.8 Revocation. The Director of Planning, the Planning & Zoning Commission or the City Council may revoke approval of a site plan if it determines that the conditions of the approval have not been met, or if the plan contains or is based upon incorrect information which affects a significant health or safety interest.

SECTION 11. SITE PLAN APPLICATION REQUIREMENTS

The following information shall be provided with applications for Site Plan approval:

- a) A vicinity map locating the property in relationship to existing major thoroughfares.
- b) Title block, preferably in lower right-hand corner, including the following: "Site Plan, name of development, survey and abstract number or recorded plat information, city, county, state, date of preparation, acreage and lot data".
- c) Acceptable scale: 1" = 20', 1" = 40', 1" = 100' or as approved.
- d) Type size is legible at full scale and when reduced.
- e) North arrow, graphic and written scale in close proximity.
- f) Name, address, phone and fax of owner/developer and the firm preparing the plan.
- g) A map showing the boundaries of the different land uses and the boundary dimensions.

- h) Adjacent or surrounding land uses and zoning, streets, drainage facilities and other existing or proposed off-site improvements, sufficient to demonstrate the relationship and compatibility of the site to the surrounding properties, uses and facilities.
- i) The location and size of all streets, alleys, parking lots and parking spaces, loading areas or other areas to be used for vehicular traffic and the proposed access and connection to existing or proposed streets adjacent to the plan area. Include a chart indicating the number of required parking spaces by use, the method of calculation and the number of proposed parking spaces.
- j) The types of surfacing, such as paving (e.g. concrete, brick, turf, etc.) to be used at the various locations.
- k) The location and size of all fire lanes with all curb radii adjacent to the fire lane labeled. The nearest fire hydrant dimensioned to the property corner and all proposed fire hydrants.
- l) The location, height, setbacks, dimension, floor area, and floor area ratio for all buildings. Include the following building details in the site plan:
 - i) Entrance and exits to the building.
 - ii) Architectural renderings or elevations of proposed structures with all exterior materials for roofs, awnings, walls etc. labeled.
 - iii) Calculations of the masonry content on each façade and in total for each building. (Example: Area of front facade = h x 1, percent masonry = 80%).
 - iv) Building exterior illumination.
 - v) Storefront design, including the percentage of glass.
- m) Distance between buildings and distance from building to property lines.
- n) The number, location, and dimensions of the lots; and the setbacks, number of dwelling units, and number of units per acre (density).
- o) A graphic showing a typical lot layout, with size and setbacks.
- p) The location, size and type of each outside facility for waste or trash disposal. If no facility is shown, provide a note indicating method of disposal and removal.
- q) A tree survey locating all protected trees by type, size and species in a printed and electronic format, as required by the Landscape Administrator, and mitigation plan, if required by the City of Mansfield's Natural Resources Management Ordinance.

- r) A landscape plan showing all on-site and perimeter landscape. A chart indicating the size, length and width of the landscape areas, with the required number of plants and the proposed number of plants should be included on the plan. The landscape plan may be presented on a separate exhibit on the same sheet size and at the same scale as the site plan.
- s) The approximate location and size of any greenbelt or open space area, and if applicable, an open space management plan providing information on the ownership, maintenance and operation of such area.
- t) The approximate location and size of required Parkland Dedication areas, as required by the City of Mansfield's Parkland Dedication and Development Fee Ordinance for residential development.
- u) The location, type, and size of all fences, berms, or screening features.
- v) A plan, including elevations, showing location, size, height, orientation and design of all signs.
- w) The location, size and type of all pedestrian areas, bike paths, sidewalks and associated streetscapes.
- x) The location, size, type and purpose of any outside storage or outside display and method of screening. Indicate the percentage of outside storage as compared to the building square footage.
- y) Phases of development should be shown and broken down by use and acreage.
- z) The City Engineer may require a traffic impact analysis, water and sewer impact analysis, stormwater management plan, and other studies, including all necessary modeling, to be submitted for review and approval. The intent is to determine the improvements that are needed to support the proposed development and to avoid overloading the existing or planned infrastructure.
- aa) The Director of Planning, may, during administrative approval of a Site Plan, require other information in addition to the requirements above in connection with the review of a Site Plan. Where a Site Plan is not approved administratively, the Planning and Zoning Commission or the City Council may require other information in addition to the requirements above in connection with the review of a Site Plan.
- bb) If applicable, show the following mandatory owners association notes:
 - i) A mandatory owners association will be responsible for the maintenance of the "insert list of private amenities and common areas here". (Example: screening fences, common areas, parks, amenity centers, landscaping)

- ii) The Owners Association and associated documents shall be filed in accordance with the City of Mansfield policies. The documents shall be filed with the final plat. The documents shall be submitted in a timely manner to allow for a minimum of sixty (60) days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the development or delay in approval of a building permit. The City does not accept the responsibility for any delays caused by the failure to submit the association documents or the inaccuracy of the documents.

Design Standards for The Reserve

City of Mansfield, Texas



Originally prepared by RTKL Associates Inc. and adopted on January 23, 2006
Revised on December 10, 2012

I. INTRODUCTION TO THE DESIGN STANDARDS

The creation of The Reserve at Mansfield reflects the public policy of the City of Mansfield to prepare new, compelling typologies for suburban development that offer an alternative to the low-density, homogenous outskirts of our core cities. It calls for the creation of contained, lively mixed-use neighborhoods that are not wholly dependent on the automobile.

These Design Standards for The Reserve will be used as a guide in the review of site plans pursuant to Section 10 of The Reserve Planned Development District Standards and are intended to address the following:

1. Development Guidelines – Guidelines that establish the density and dimensional standards for the various residential and non-residential building types in each Sub-District within The Reserve Planned Development District.
2. Street Framework Design Standards– Guidelines that establish design standards for the proposed hierarchy of public and private streets serving all Sub-Districts within The Reserve Planned Development District.

II. DESIGN STANDARDS FOR THE SUB-DISTRICTS

In order to implement the built form in the vision for The Reserve at Mansfield, the area has been subdivided into a series of Sub-Districts. These new Sub-Districts have been designed to successfully coexist with preexisting development. The new Sub-Districts are the Central, Workplace, Highway 287, Business Campus, Neighborhood Center One and Neighborhood Center Two Sub-Districts as shown in the Boundary and Sub-District map of the The Reserve Development Plan attached hereto as Exhibit 1. The description, intent, and design standards of these new Sub-Districts are detailed in the following sections.

A. CENTRAL SUB-DISTRICT GUIDELINES

Capitalizing on several planned hospitals within the community, the Marketing Strategy for The Reserve proposes the creation of the Central Sub-District, an intensive mixed-use urban district based on health-sciences and related uses. The core of the Central Sub-District is located on Matlock Road between East Broad Street and Heritage Parkway, and extends several blocks to the east and west of Matlock Road. This Sub-District houses a wide range of uses including hospital, office buildings, support housing, assisted care facilities, service retail, eateries, and other support uses. These uses congregate on a local, gridded street system defined by smaller building setbacks and sidewalks with pleasant urban streetscapes. Highly designed and landscaped intersections are intended to form major "punctuation points" within the community fabric creating signature addresses for adjacent land uses.

1. USE LIMITATIONS

Sites in the Central Sub-District may generally be used for the following land uses: medical, office, apartments, lofts, townhouses, brownstones, live-work units, retail, service and restaurant. It is encouraged that a single development or building be mixed-use in nature, incorporating any or all of these land uses in either a horizontal or vertical manner. The following land uses are not permitted:

- Land uses with drive-thru facilities located along the front of the building.
- Warehouse and manufacturing
- Any land use which creates a noxious impact from mechanical noise, vibration, or pollution beyond the boundaries of the building.

Refer to The Reserve Planned Development Standards for details on permitted uses.

The floor area limitations of land uses within the Central Sub-District are as follows:

- Restaurants: 12,000 sf maximum
- Residential:
 - Apartments, lofts, townhouses, brownstones, and live-work units
 - Efficiency: 600 sf minimum
 - 1 Bedroom: 750 sf minimum
 - 2 Bedroom: 950 sf minimum
 - 3 Bedroom: 1,200 sf minimum
 - Townhouse/brownstone: 1,200 sf minimum

Buildings containing apartments and no other primary use must have a minimum of three (3) stories.

1.1 Mixed-Use Development Phasing – On lots fronting Matlock Road, no more than fifty (50) percent of the floor area shall be devoted to residential uses.

As described above, the essential idea behind the Central Sub-District is to create a development pattern that avoids the fragmented look of the large "box" building sitting in a sea of parking. Instead, the emphasis is on visual continuity taking the form of "street wall" buildings, connecting walls, and consistent street tree plantings. The development guidelines to follow have been crafted in order to maintain scale and compatibility with the creation of a mixed-use neighborhood.

2. BUILDING PLACEMENT

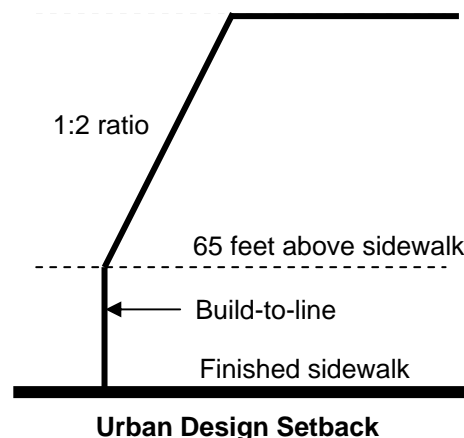
It is intended that buildings along streets within the Central Sub-District create a strong "street wall" in which the urban form and block closure along the street is the definitive characteristic of its environment.

Consistency must be maintained along the street edge and around corners. The following establishes minimum and maximum setbacks to create this effect, while allowing flexibility for design variety.

2.1 Building Setbacks – In order to maintain consistency of built form throughout the Central Sub-District, buildings shall be constructed on a consistent or defined building setback. This approach ensures consistency throughout the Central Sub-District and yields an urban environment. The specific building setback dimensions are defined as follows:

East Broad Street.....	80 feet build-to-line from the street right-of-way
Secondary Streets.....	8 feet build-to-line from the street right-of-way
Local Streets	5 feet build-to-line from the street right-of-way
Heritage Parkway.....	25 feet minimum setback from the street right-of-way
Miller Road.....	25 feet minimum setback from the street right-of-way
Matlock Road (between East Broad Street and Hospital Drive).....	80 feet build-to-line from the street right-of-way
Matlock Road (between Hospital and Heritage Parkway).....	10 feet build-to-line from the street right-of-way

2.2 Urban Design Setback – In order to avoid a “canyon effect” along streets within the Central Sub-District, buildings above four stories shall set back to fall within the envelope defined by an additional one (1) foot horizontally for every two (2) feet vertically beginning at sixty-five (65) feet above finished sidewalk grade at the build-to-line.



2.3 Minimum Development Street Frontage – In order to allow some flexibility and variety within the built form of this Sub-District, a minimum of eighty (80) percent of each development’s total building street frontage shall be built on the build-to-lines described above. The remaining twenty (20) percent may set back further than the build-to-line dimensions. This requirement does not apply to development street frontage immediately adjacent to Heritage Parkway or Miller Road where a build-to-line is not applicable.

2.4 Setback Encroachment – Any building feature or architectural attachment to the primary building facade may encroach up to five (5) feet from the building face into the setback area. These features include, but are not limited to, the following:

- Stoops
- Chimneys
- Awnings
- Porches
- Canopies
- Eaves
- Planters
- Bay windows
- Mounted Signs
- Balconies
- Pilasters
- Tower elements
- Cornices

2.5 Parking Setback – No parking or parking structure shall be placed within the setback area except that parking for development fronting E. Broad Street and the part of Matlock Road, where an 80-foot build-to-line is applicable, may comply with the double-sided parking lane (slip road) condition in front of the building as provided in Section 2.1 of the Neighborhood Center Two Sub-District.

3. SITE CONTROLS

There are a series of site controls affecting how development and streetscape interact. These controls are critical in achieving the desired urban environment.

3.1 Lot Coverage – As the Central Sub-District has been envisioned to be denser in built form than conventional suburban areas, the minimum lot coverage shall be forty (40) percent to ensure a village-like atmosphere. The maximum lot coverage shall be eighty (80) percent to provide for circulation, setbacks and small open spaces. The maximum lot coverage will be inclusive of parking lots and other types of parking facilities.

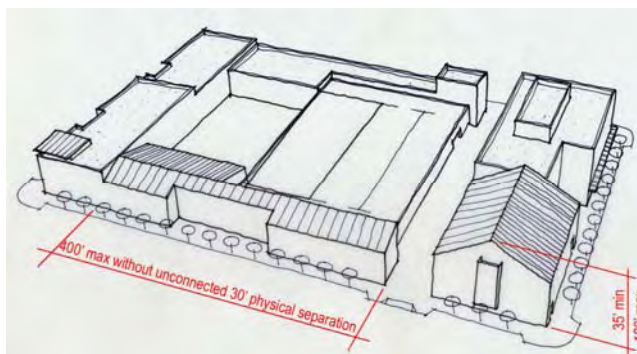
3.2 Block Configuration – In order to present the village-like environment defined by development within a street grid, the Central Sub-District should be based on development built on blocks. All blocks within the Central Sub-District should run generally north-south and east-west. The maximum block length in the north-south direction should be approximately four hundred (400) feet. The maximum block length in the east-west direction should be approximately six hundred (600) feet. A block may be less than the maximum length prescribed herein. All streets defining a particular development block should be completed to correspond with the completion of said development.

3.3 Site Massing and Floor Area Ratio – By prescribing specific site massing strategies in key areas, a consistent and desired urban form is created. For development in the Central Sub-District, taller development should occur along Matlock Road to reinforce the importance of the Matlock Road corridor. The maximum floor area ratio for all blocks adjacent to Matlock Road shall be 2.5. The maximum Floor Area Ratio for all remaining blocks shall be 2.0. On blocks with frontage on Matlock Road, the taller or tallest buildings (excluding parking structures) are encouraged to be placed closest to Matlock Road.

4. BUILDING MASSING AND HEIGHT

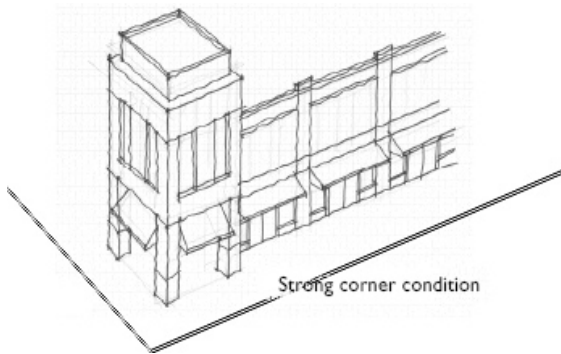
Restrictions on minimum building height are intended to assure a minimum level of urbanity and building intensity within the Central Sub-District area. Buildings within this Sub-District that would not meet such criteria would dilute the urban intentions envisioned for the Central Sub-District by eroding the massing and definition of the street.

4.1 Height Limits – In order to ensure a minimum level of vertical consistency and street-wall volume, all buildings adjacent to Matlock Road shall have a minimum average height of twenty-seven (27) feet. There is no maximum height limit in the Central Sub-District.



Height Limits and Building Lengths

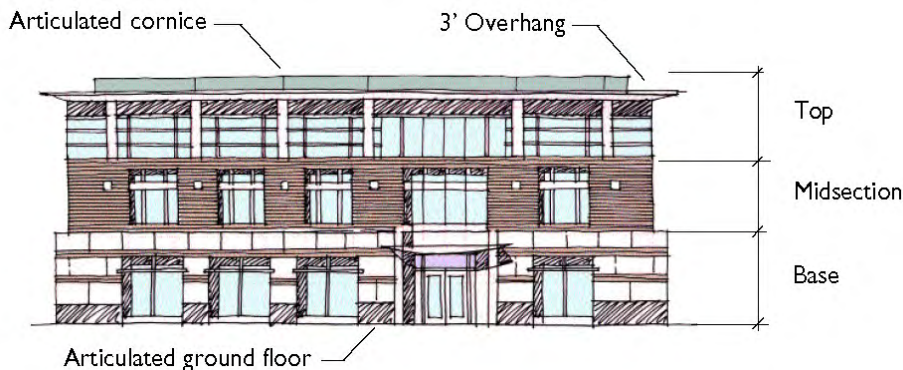
4.2 Building Corner Treatments – Buildings should reinforce a strong and pronounced corner condition at street intersections. Corner clips and other design approaches that do not form an orthogonal corner should not be allowed except at intersections identified on the Reserve Open Space Plan as having pocket parks. All buildings should be designed to accommodate City of Mansfield required visibility triangles without compromising the corner design.



Building Corner Treatment - strong and pronounced corner condition

4.3 Maximum Building Length – Buildings shall not be longer than four hundred (400) feet along any one street frontage without an unconnected physical separation of at least thirty (30) feet between another building.

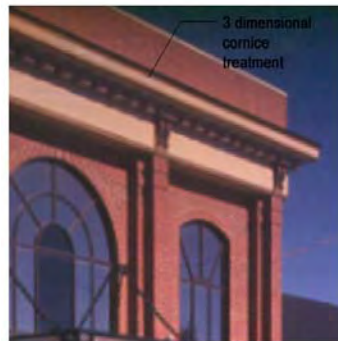
4.4 Building Articulation – Building facades fronting public and private streets and driveways should have massing changes and architectural articulation to provide visual interest and texture. Buildings within the Central Sub-District are intended to avoid oversimplified one-dimensional facades that lack a human scale. Design articulation should not apply evenly across the building facade, but should be grouped for greater visual impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggia, canopies, pediments, and moldings that break up the mass of the building are encouraged. All buildings should be designed to emphasize a “base, mid-section, and top.” The base may be defined through the use of unified storefront heights, running awnings, and the building(s) base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The building’s top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves.



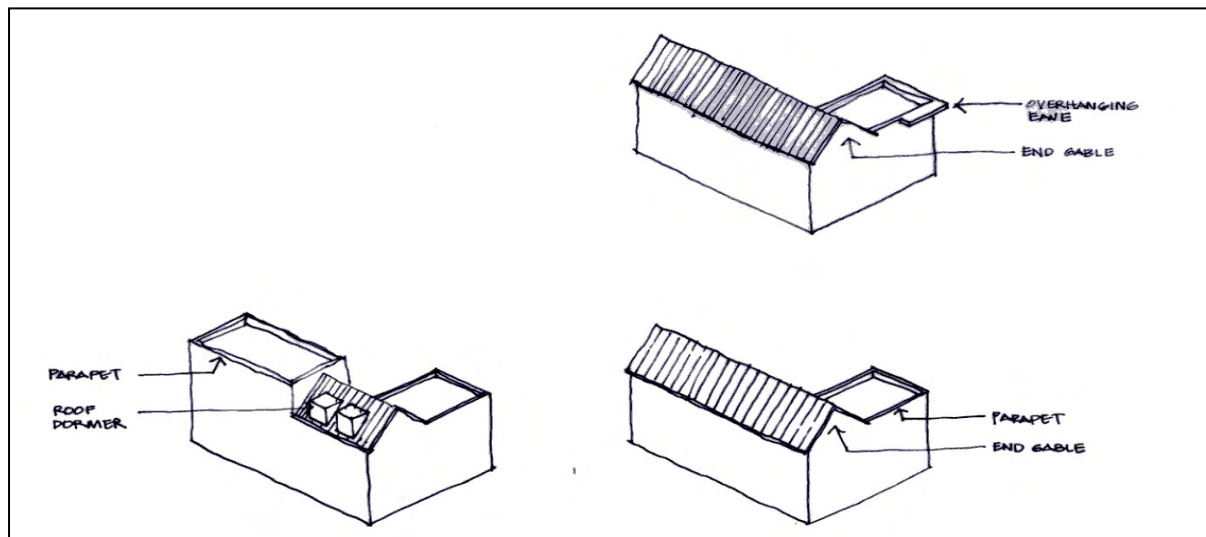
Building Articulation

4.5 Roof Line Articulation – Variations in roof lines should be used to add interest and reduce the scale of large buildings in the Central Sub-District. In order to provide such variations, the roofline for each building shall utilize at least two of the features below:

1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls.
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope.
4. Exposed end gable conditions.
5. Roof dormers designed to interrupt the eave line.



Roof Line Articulation



Roof Line Articulation

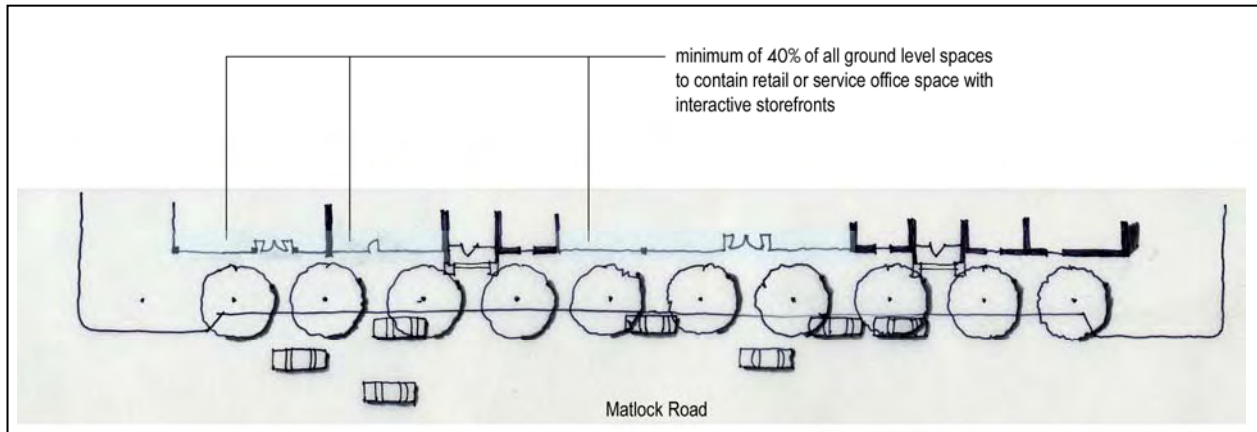
5. GROUND FLOOR BUILDING LEVEL

The design standards for ground floor building level are intended to encourage proper pedestrian interaction at street level, while ensuring visibility of retail and privacy of residential areas.

5.1 General Ground Level Elevation (*Residential Uses*) – For residential uses at the ground floor which face a street, the finished floor elevation shall average thirty (30) inches above the finished sidewalk grade. Elsewhere, the finished floor elevation for ground level residential uses shall not be lower than the finished sidewalk grade.

5.2 General Ground Level Elevation (Non-Residential Uses) – For non-residential uses at the ground floor, other than basement mechanical storage and parking levels, the finished floor elevation may not be lower than the finished sidewalk grade.

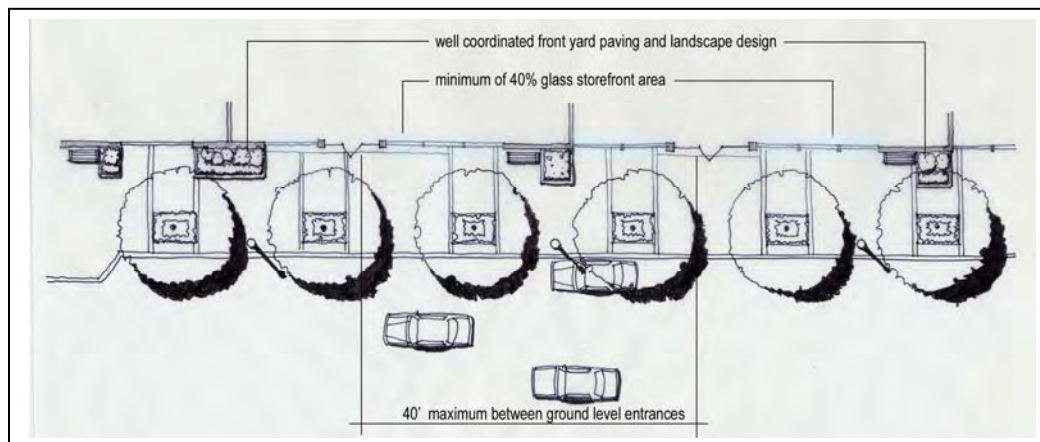
5.3 Ground Level Programming (Matlock Road) – To encourage the active streetscape experience envisioned for the Matlock Road frontage, a minimum of forty (40) percent of all ground-level spaces fronting Matlock Road shall contain retail or service/office (retail, service, office, hotel, recreation, or entertainment) uses with interactive storefront design. This amount shall be calculated as forty (40) percent of the linear street frontage of the Matlock Road-facing blocks.



Ground Level Programming – along Matlock Road

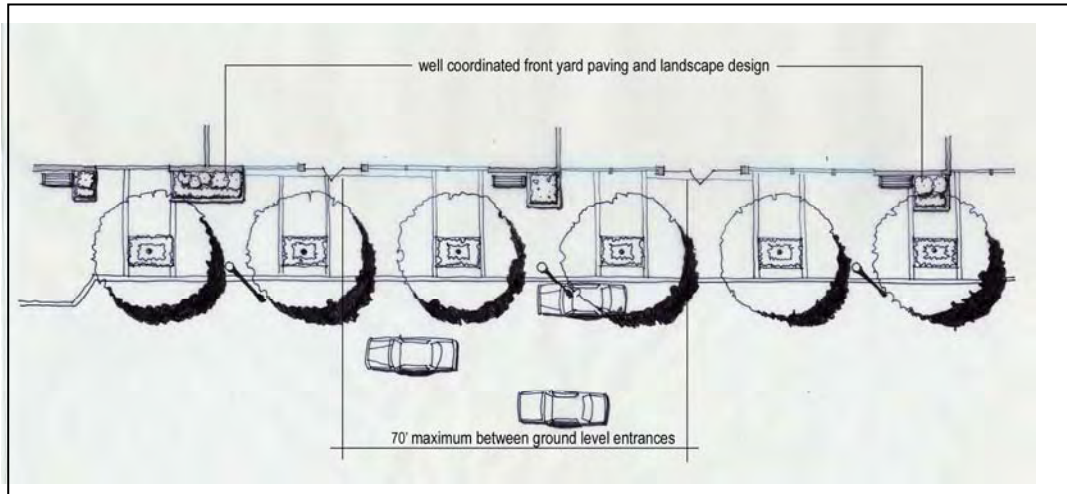
5.4 Ground Level Programming (Other than Matlock Road) – All non-residential, community-serving uses within mixed-use projects shall be oriented toward the street/ sidewalk in store-front conditions. In addition to office and commercial uses, these may include a mixed-use development's fitness center, marketing and management facilities and community halls.

5.5 Ground Level Design (Matlock Road) – Building facades that front Matlock Road shall have ground-level entries no more than forty (40) feet apart, shall have ground-level storefront design characterized by a minimum of forty (40) percent glass storefront area regardless of use, and should take special care to prepare front yard paving and landscape designs that interface with and enhance the Matlock Road streetscape and sidewalk condition.



Ground Level Design – along Matlock Road

5.6 Ground Level Design (Other than Matlock Road) – Building facades that front streets other than Matlock Road within the Central Sub-District should have ground-level entrances no more than seventy (70) feet apart and should coordinate the front yard design with streetscape and sidewalk conditions of the adjacent street.



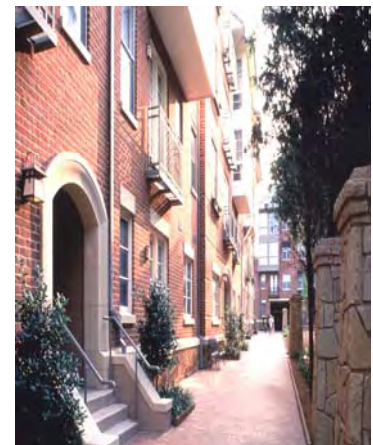
Ground Level Design – along streets other than Matlock Road

5.7 Sidewalk Entry Hierarchy – Entrances into residential buildings that do not follow a format with street-level entrances for each unit shall use the following:

- *Carriage way* – A twelve (12) foot wide entrance centered on the building and paved to complement sidewalk design while bringing the sidewalk experience into an internal private courtyard. Each carriage way may have a privacy gate within the building volume that is designed to allow views into the courtyard beyond.
- *Secondary entry* – A six (6) foot wide entrance with ornamental entrance gate accessed by a stair stoop and defined by low cheek walls and planters at the sidewalk. The stoop entrance is intended to carry the pedestrian up to the level of the internal building elevation thirty (30) inches above finished sidewalk grade on average. Mailboxes, bicycle racks, and trash receptacles should be grouped around these secondary entries



Carriage Way



Secondary Entry

6. EXTERIOR APPEARANCE OF BUILDINGS

The material and color design standards described herein are intended to provide a uniform character and complementary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility.

6.1 Façade Cladding Materials (up to and including the third story) – Building facades facing or oriented toward a public or private street shall be constructed of at least seventy (70) percent masonry materials on the first three stories.

6.2 Façade Cladding Materials (fourth story and above) – Building facades facing or oriented toward a public or private street shall comply with the material and percentage requirements defined above; with the addition of EIFS and natural stucco products as allowable materials above the third floor.

6.3 Façade Cladding Materials for Matlock Road – Building façades facing or oriented toward Matlock Road in the Central Sub-District shall be constructed of at least seventy (70) percent brick and complementary natural or manufactured stone.

6.4 Dominant Cladding Material – No one cladding material should comprise more than seventy-five (75) percent of a building's facade.

6.5 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) shall be used as primary cladding, with one material being dominant. A third primary cladding material is allowed if used on a special architectural feature, such as a tower, corner element, primary entrance articulation, and is limited to one application per building facade.

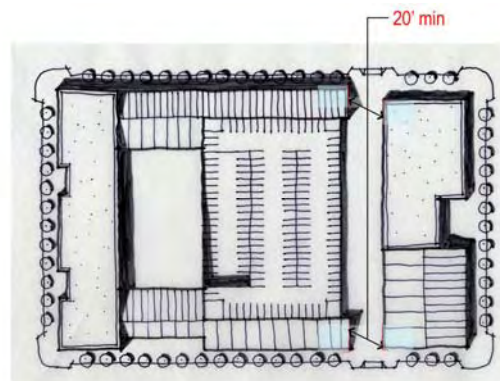
6.6 Prohibited Cladding Material – The following materials are prohibited for use as cladding:

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Natural or simulated wood siding
- Vinyl or plastic siding
- Wood roof shingles
- Reflective glass with reflectance percentages in excess of twenty-seven (27) percent
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

6.7 Windows and Glass – Above the first floor, punched-type window openings should be used. They should be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

6.8 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) shall be used on any building.

6.9 Material Transition around Corners – The dominant cladding material should transition a minimum of twenty (20) feet around building corners, visible from public streets, to the internal areas of a block.



Material Transition around Corners

6.10 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

6.11 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

6.12 Prohibited Building Colors – Garish, highly reflective, fluorescent, and stark white and metallic colors should not be used. Black should not be used as a primary building color, but may be used as an accent color.

6.13 Accent Colors – Accent colors should be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.

7. EXTERIOR ILLUMINATION

Exterior illumination discourages "dead spaces" within an urban environment and highlights the Matlock Road corridor as inherently unique. Because the street network is intended to be pedestrian-oriented, illumination of buildings should be provided to promote the safety of all pedestrians while creating an opportunity to highlight key architectural features.

7.1 Illumination Location – Illumination should be provided on all exterior building walls which face streets and walkways.

7.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaries causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as applicable.

8. PARKING AREAS

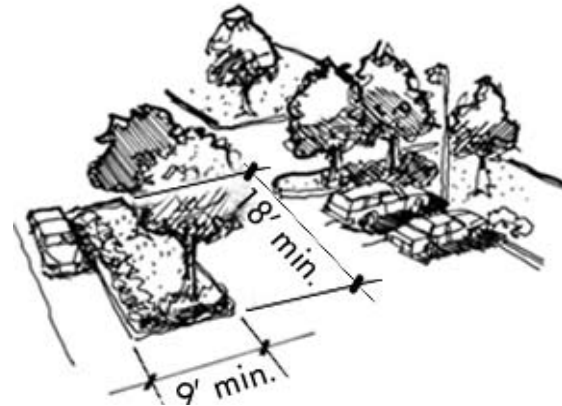
The purpose of parking area design standards is to ensure that the parking areas themselves are not the dominant feature of the Central Sub-District. These design standards are intended to encourage physical consistency throughout the area, including the appearance of parking structures.

8.1 Parking Supply – Parking areas shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Mansfield Zoning Ordinance.

8.2 Shared Parking – Shared parking is encouraged in the Central Sub-District. Reductions to the standards above may be considered based on a shared parking analysis that is submitted for approval.

8.3 Parking Format – Surface parking lots that are adjacent to Matlock Road are allowed only between East Broad Street and Hospital Drive and not allowed along the rest of Matlock Road. Along Heritage Parkway and Miller Road, only two rows of surface parking spaces are allowed between the streets and buildings. Along all other streets, surface parking lots are allowed only when visually screened (refer to Section 8.6 Surface Parking Perimeter Screening). Parking structures should not be visible from streets on more than two (2) sides of each block. Whenever possible, a parking structure should be designed so that the narrow façade of the garage will be the side exposed to view from the street. Beyond these two sides, a liner development such as townhouses, offices, live-work units, or lofts shall be constructed to shield the garage from being visible from the street.



Surface Parking Landscaping

8.4 Surface Parking Landscaping – All surface parking lots that contain ten (10) or more parking spaces shall provide landscaping and screening in accordance with Section 7300, Landscaping and Screening Requirements of the Mansfield Zoning Ordinance. In addition, plantings shall be situated around, along or adjacent to parking structures. There shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One tree shall be planted for every forty (40) linear feet of median.

8.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete.

8.6 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of four (4) foot high masonry walls designed with a running base and wall cap of complementary stone material or dense evergreen hedge. The wall or hedge edge condition should be designed to allow articulated and lighted pedestrian entrance features at the corners of the block, or no less than five hundred (500) feet apart. Liner developments such as townhouses, offices, live-work units, or lofts may be used to substitute this wall or hedge edge condition. All heights are measured as points above the grade of the parking lot.

8.7 Parking Structure Facades – Where parking structures are within view of streets, openings in the parking structure shall not exceed fifty-five (55) percent of the facade area. The portion of the parking structure that is visible from the street shall have an architecturally finished facade that is compatible with the surrounding buildings.

9. DRIVEWAYS

Like parking areas, driveways are not intended to dominate the streetscape within the Central Sub-District. These design standards are intended to promote a pedestrian-oriented experience that is not compromised by vehicles.

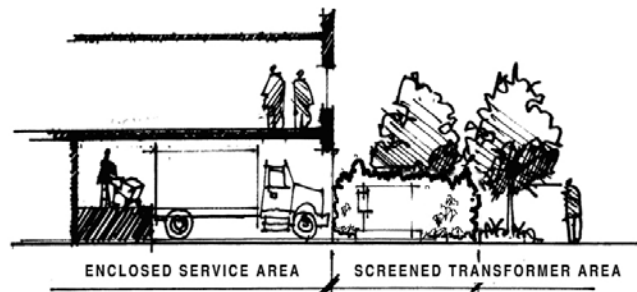
9.1 Allowable Curb Cuts – In order to avoid discontinuity within the streetscape of the Central Sub-District, no more than one curb cut shall be allowed along Matlock Road between street intersections as shown in the Street Framework Plan and no more than two curb cuts should be allowed along other

streets between street intersections. Curb cuts in this Sub-District should comply with the City of Mansfield driveway regulations.

10. SERVICE AND EQUIPMENT AREAS

Service areas are defined as zones and loading docks where servicing of the site takes place and include wall-, ground- or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

10.1 Placement of Service Areas – Service areas are not intended to be visible from streets or adjacent properties. Therefore, no service areas shall front or be visible from a street, and are encouraged to be placed within the building envelope they serve. If this is not possible, service areas should not be placed adjacent to a street, but should be placed at the side or rear of a building and shall be screened from view. Loading areas must not be located closer than fifty (50) feet to any single-family lot or public right-of-way, unless wholly within an enclosed building.



Service Area Placement

10.2 Service Area Screening – The design of all service area screening shall be complementary to the design of the building it serves in terms of its material and color. The entrance to the service area shall be enclosed by gates designed to complement the building they serve. Transformers, switch gears, air conditioners, and other ground-mounted equipment and utility functions must be screened from view with evergreen plantings six (6) feet in height at installation.

10.3 Roof-Mounted Equipment Screening – All roof-mounted equipment shall be screened from view from a sidewalk or street through the use of design features that complement the building they serve in terms of material and color and shall not appear as an "add-on" element. As such, roof-mounted equipment areas should be incorporated into the building design in the most integrated manner possible.

11. SIGNAGE

Signage will play an important role in creating an interesting village experience within the Central Sub-District. Signs must be of high quality of design and materials, carefully designed for their positive aesthetic streetscape appearance, and must not detract from their environment. Representative signs include blade signs, wall signs, canopy and awning signs, storefront signage, building identification signs, and primary tenant signs.

11.1 Signage Review – Applications for sign permits shall be submitted for review, and no sign shall be erected until the applicant receives a sign permit from the City of Mansfield.

11.2 Non-Permitted Signs – No sign shall be permitted in the Central Sub-District except those signs listed below.

11.3 Maximum Signage Allowances – Commercial establishments within the Central Sub-District are allowed any combination of two (2) of the following sign types:

1. Awning Sign
2. Canopy Sign
3. Wall Sign

4. Bay Window Sign
5. Arcade Sign
6. Vertical Projection Sign

The two (2) signs cannot be the same type. Establishments located on the corner of a building with two (2) public facades are allowed the sign combination on each façade. Additionally, all commercial establishments are allowed one of each of the following types of signs:

1. Small Blade Sign
2. Window Sign
3. Temporary Banner Sign
4. Rear of Building Sign

11.4 Allowable Sign Types

1. Awning Signs - An Awning Sign is a sign that is applied to, attached to or painted on an awning, which is intended for protection from the weather or as a decorative embellishment and projects from a wall over a door or window.

- Awnings must be professionally constructed and cannot be made of vinyl.
- All internal support structures must be made of metal.
- Awnings are allowed to project over a sidewalk to a maximum of six (6) feet and must have a minimum clearance of nine (9) feet.
- Awnings may have side panels, but may not have a panel enclosing the underside of the awning.
- Awnings may have lettering and graphics on the front or side vertical panels only, except that awnings located over the primary entrance of a building may have one (1) store logo or the store name applied within a sixteen (16) square foot area on the sloped portion of the awning.
- Awnings may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- In no case can the supporting structure of an Awning Sign extend into or over the street curb. Awnings must end a minimum of two (2) feet from the curb edge. In instances where an awning encroaches into areas where street lights, trees or other obstacles in the streetscape conflict, the awning must be reduced in size (overhang) so as to eliminate the conflict.
- Awning support structures must be designed to meet local wind loads.
- Awnings shall not be internally illuminated.
- Awnings that do not include lettering or graphics are not considered signs.

2. Canopy Signs - A Canopy Sign is a sign that is applied to, attached to or painted on an architectural canopy, which is intended for protection from the weather or as an architectural embellishment and projects from a wall over a door or window. The sign may not be greater in size than ten (10) percent of the size of the front face of the canopy of which it is a part of, attached to, or a maximum of twenty-five (25) square feet, whichever is greater.

- Canopies may be made out of wood, metal or glass, but all support structures must be made of metal.
- Canopies are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Canopies may have side panels, and may have a panel enclosing the underside of the canopy.
- Canopies may have lettering and graphics on or above the front panel of canopies over main entrances only.
- Canopies may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.

- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.
- In no case can the supporting structure of a canopy extend into or over the street curb. Canopies must end a minimum of two (2) feet from the curb edge. In instances where a canopy encroaches into areas where street lights, trees or other obstacles in the streetscape conflict, the canopy must be reduced in size (overhang) so as to eliminate the conflict.
- Canopy support structures must be designed to meet local wind loads.
- Canopies which do not include lettering or graphics are not considered signs.

3. Wall Signs - A Wall Sign is painted on or erected parallel to the face of a building. Wall signs may not extend more than twelve (12) inches from the face of the building and may not extend above the roofline.

- A Wall Sign may have internally illuminated or non-illuminated lettering and graphics applied to the face of the panel attached to the wall.
- A Wall Sign may include neon tubing attached directly to a wall surface when forming a border for the subject matter, or when forming letters, logos or pictorial designs.
- Wall Signs must be contained horizontally and vertically within a tenant's lease space or storefront.
- When projections on the wall face prevent the erection of the sign against the wall face, the space between the back of the sign and the wall must be closed at the top, bottom and ends with noncombustible materials.
- Signage panel, lettering and graphics can be made of wood, sign foam that simulates wood or metal.
- Individual letters or graphics may be internally illuminated and glow with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.
- All sign lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The length of a Wall Sign cannot exceed seventy-five (75) percent of the storefront or overall leased wall length of the wall on which it is erected.
- The height of a Wall Sign is limited to four (4) feet when located on the first and second floors of a building. The height of a Wall Sign is limited to ten (10) feet when located on upper floors of a building.

4. Bay Window Signs - A Bay Window Sign is a sign erected parallel to the façade of any building to which it is attached and supported throughout its entire length at its base by the top edge of a bay window.

- A Bay Window Sign may have non-illuminated or internally illuminated lettering and graphics. Neon is permitted.
- Lettering and graphics may be raised up on pins to prevent the graphics from being obscured by the window trim from the sidewalk.
- Signage lettering and graphics must be made of wood, sign foam that simulates wood or metal. Faces of internally illuminated graphics may be made of acrylic, lexan or similar material.
- Signage lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow through their front faces. Exposed raceways, conduits and transformers are prohibited.
- The length of the bay window sign cannot exceed the width of the bay window. The height of the sign cannot exceed four (4) feet and the depth of the sign cannot exceed twelve (12) inches.

5. Arcade Signs - An Arcade Sign is a panel erected parallel to a building façade and within the opening of an arcade. Arcade signs must be supported their entire length by metal brackets, grillage or supports.

- An Arcade Sign may be non-illuminated or internally illuminated. An Arcade Sign may include neon tubing when forming a border for the subject matter or when forming letters, logos or pictorial designs.
- The bottom edge of an Arcade Sign must be at least nine (9) feet above the finished grade.
- The location of an Arcade Sign must be centered on the arcade entrance.
- The signage panel must be made of wood, sign foam made to look like wood or metal. The support for the sign must be decorative and made of metal.
- Sign lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows and pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed raceways, conduits and transformers or prohibited.
- The height of the Arcade Sign cannot exceed four (4) feet.

6. Vertical Projecting Signs - A Vertical Projecting Sign is a sign that is attached to and projecting out from a building face or wall more than twelve (12) inches, generally set at a right angle to the building.

- A Vertical Projecting Sign may overhang the sidewalk but must be located a minimum of three (3) feet from the back of curb. At least nine (9) feet of clearance must be provided between the bottom of the sign and the sidewalk.
- Vertical Projecting Signs can extend above a tenant's lease space with approval of the owner of the building.
- The support structure from which the projecting sign panel is suspended must be decorative in nature and made of metal. The supports must be engineered to withstand local wind loads.
- The sign panel, lettering and graphics must be made of wood, synthetic wood or metal.
- Signage lighting must be affixed to the building or to the sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- A vertical projecting sign's background panel may be internally illuminated and made out of acrylic, Plexiglas or similar sheeting. Individual letters or graphics may be internally illuminated and glow with either a halo-illumination effect, or glow through their front face. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The length of a Vertical Projecting Sign cannot exceed seventy-five (75) percent of the overall wall length of the wall on which it is erected or a maximum of twenty-five (25) feet, whichever is less.
- Vertical Projecting Signs must be double-sided. The depth of the sign panel may not exceed fifteen (15) inches, including the depth of the applied letters or graphics.
- The size of a Vertical Projecting Sign cannot exceed one hundred and fifty (150) square feet in area. Only one face of the sign will be used to calculate size.

7. Small Blade Signs - A Small Blade Sign is attached to and projects out from a building face or wall more than twelve (12) inches and is generally set at a right angle to the building.

- Small Blade Signs may project over the sidewalk, but must be set back at least three (3) feet from the back of curb and have at least nine (9) feet of clearance from grade.
- Support structures for Small Blade Signs must be decorative in nature and made of metal. Supports must be engineered to support local wind loads.
- The sign panel, lettering and graphics can be made of wood, synthetic wood or metal.
- A Small Blade Sign's background panel may be internally illuminated or made of acrylic, Plexiglas or similar plastic sheeting. Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front face. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.

- Indirect lighting must be attached to the building or sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The size of a Small Blade Sign cannot exceed twelve (12) square feet in area. The support structure is not included when calculating area.
- Small Blade Signs must be double sided and the depth of the sign cannot exceed eight (8) inches. Only one face of the sign will be used to calculate size.

8. Window Signs - A Window Sign is a sign that is visible from a public street or sidewalk and that is posted, attached, painted or affixed in or on a window.

- Window Signs must be located on the inside of the window.
- The area of the Window Sign cannot exceed twenty-five (25) percent of the square footage of the window in which the sign is located.
- Only one (1) Window Sign is allowed per window.
- Window Signs may be located on the upper floors of a building.
- Hours of operation, not to exceed two (2) square feet per window, shall not be counted in the square footage allowance of a Window Sign.
- When the address of the business is displayed as a Window Sign, the address shall not be counted in the square footage allowance.

9. Temporary Banner Signs - A Temporary Banner Sign is a sign having characters, letters or graphics applied to a plastic, cloth canvas or other light fabric. Temporary Banner Signs must be mounted on the exterior of a building.

- Each occupied tenant space shall be allowed one (1) Temporary Banner Sign three (3) times per calendar year, for a maximum period of fourteen (14) days per display. A minimum of ninety (90) days shall be required between each Temporary Banner Sign permit. The fourteen (14) day display period will commence on the first day the Temporary Banner Sign is displayed. In the case of a special promotion for a grand opening event, a display period may be extended to twenty-one (21) days provided that the promotion begins within the first three (3) months of the date of the issuance of a certificate of occupancy or business license and the grand opening is limited to the address noted on the certificate of license.
- Temporary Banner Signs advertising "Going Out of Business" events are prohibited.
- Temporary Banner Signs must be professionally constructed and may not be attached directly to windows with adhesive tape.
- The maximum area of a Temporary Banner Sign is forty-eight (48) square feet.

10. Rear of Building Signs - Rear of Building Signs are signs that do not face a public street and are used to identify tenants in a building or tenant space.

- One (1) Rear of Building Sign per tenant is allowed on the rear face of the building or tenant space if there is a public entrance to the building or tenant space from the rear of the building.
- Rear of Building Signs, may be Wall Signs or Window Signs and may be made of the same materials that are permitted for these signs.
- Rear of Building Signs cannot exceed twenty-four (24) square feet in area.
- Rear of Building Signs shall only identify tenants in the building or tenant space to which the sign is attached.

11. Lamppost Banners - A Lamppost Banner is a sign that is a fabric banner applied to lampposts with standard banner arms.

- The Lamppost Banners must be made of canvas, vinyl or other suitable banner fabric.
- Lamppost Banners must be double-sided with similar imagery on both faces.

- Lamppost Banners must include pictorial elements.
- The maximum size for Lamppost Banners is two feet, six inches (2'-6") wide by five (5) feet tall.
- No more than two (2) Lamppost Banners may be erected on a single lamppost.
- The minimum clearance from the pavement to the lower banner arm is nine (9) feet and the Lamppost Banner and banner arm cannot extend over the street pavement.
- Lamppost Banners are limited to holiday messages, community events or festivals. No retail advertising shall be permitted on Lamppost Banners.

12. Valet Parking Identification - Valet Parking Identification is a series of signs used to identify a valet parking station. Each station is allowed one (1) valet station with umbrella or awning and cones.

- Valet parking identification or valet parking operations shall not occur in the public right-of-way.

13. Project Directory Sign - Project Directory Signs contain a map or listing of key destinations within the Central Sub-District. The Project Directory Sign is scaled to pedestrian use.

- A Project Directory Sign may be single or double-sided and may be internally illuminated. Exposed conduits, raceways or transformers are prohibited.
- The maximum size for a Project Directory Sign is twelve (12) square feet.
- Project Directory Signs may be placed on the sidewalk provided a four (4) foot clear area is provided for pedestrians.
- No retail advertising is allowed on Project Directory Signs.

12. FENCING

To be consistent with the street-oriented, pedestrian-friendly atmosphere of the Central Sub-District, fencing should be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance.

12.1 Fencing Intent – Fencing is intended only to define small private spaces and should not screen or fence-off an entire development or large portions thereof.

12.2 Fencing Length and Height – The maximum length of a fence shall be fifty (50) feet without a break of thirty (30) feet.

12.3 Fencing Material – All fencing shall be wrought iron or decorative steel.

12.4 Safety Standards – Areas where guard rails or security fences are required for safety, such as fences for day care centers and swimming pools, should conform to all government regulations and be compatible to design of architectural and fencing concepts for adjacent buildings.

13. STREETScape AND OPEN SPACE

The primary landscape experience within the Central Sub-District should be the urban streetscape. Therefore, wide sidewalks and plantings of canopy trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color set in paved sidewalk surfaces are appropriate. Plantings should promote entrance demarcation and pedestrian interest. Streetscape design should be based upon creating safe and inviting walking environments through an interconnected network of streets with wide sidewalks, street furniture, and amenities. The owners shall be responsible for providing the streetscape identified below unless such improvements are part of a public project.

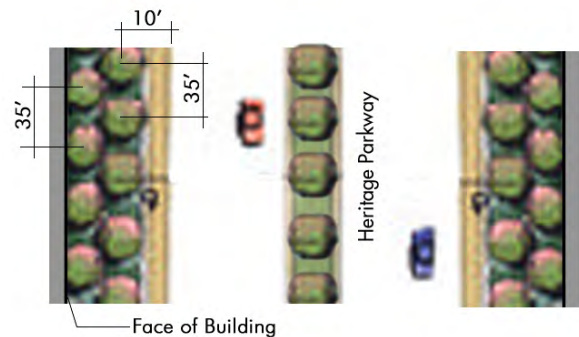
13.1 Front Yards – Sidewalks and landscaping shall be provided between the street and building facade to offer an inviting walking experience. Plant materials should consist of shade trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color, and may be omitted at building entries, seating areas, and adjacent to commercial uses.



Front Yard – showing sidewalk, landscaping, street tree and tree planter

13.2 Street Trees – Except as specified hereinafter, street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant. Street tree material should follow the recommendation of the Landscape Administrator, and should generally follow the type of canopy line created by red oak, live oak, etc. Street trees should use a consistent species along both sides of each block.

13.3 Street Trees Along Heritage Parkway and Miller Road – Street Trees along Heritage Parkway and Miller Road shall be a double row of staggered trees parallel to Heritage Parkway, with the trees in each row planted at an average of thirty-five (35) feet on-center across each block face and ten (10) feet from the back of curb. These trees shall have a minimum caliper of three-and-a-half (3.5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant. Tree material should follow the recommendation of the Landscape Administrator, and should be of consistent species along both sides of each block.



Street Trees Along Heritage Pkwy & Miller Rd – showing double row of staggered trees

13.4 Street Trees Along East Broad Street and Part of Matlock Road – There shall be a double row of trees parallel to East Broad Street and the part of Matlock Road subject to the 80-foot build-to-line as specified in Section 2.1 of the Neighborhood Center Two Sub-District.

13.5 Tree Planters – Except along Heritage Parkway, Miller Road, East Broad Street and Matlock Road, street trees shall be centered within five (5) foot by ten (10) foot planters as leave-outs within the sidewalk and surrounded with either a twelve (12) inch high ornamental steel fence or brick turn-up edge. These planters shall also consist of evergreen groundcover and perennial plantings for aesthetic interest. The street-facing leading edge of all planters shall be placed one and a half (1.5) feet from the face of the curb to allow clearance for passenger car doors to open.

13.6 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

13.7 Open Space – The provisions of adequate and appropriate open space areas add value to development and are encouraged in all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of pocket parks, children’s play areas, plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, and similar facilities (see Open Space Plan in Exhibit 3). Plazas or squares may be located at a street intersection or at a focal point within the Sub-District and should be small in scale (8,000 sq. ft. – ½ acre). Pocket parks may also be located at street intersections and should be small in scale (600 – 2000 sq. ft.). The following criteria should be used to evaluate the merits of proposed open spaces in the Central Sub-District:

- The extent to which environmental elements preserved are considered integral and prominent features or focal points of “front yards” in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along streams and creek corridors has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

Whenever open space areas are proposed, an application for development shall include an open space management plan to be approved by the City and shall provide information regarding the ownership, maintenance and operation of such areas. Open space area that is dedicated and accepted as public park will be maintained by the City.

13.8 Street Benches – Street benches shall be provided at average intervals of one hundred and fifty (150) feet along all block faces except along Heritage Parkway. Street benches should be placed facing the sidewalk and curb, and parallel to the buildings. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.

13.9 Street Lights – Street lights shall be provided four (4) feet from face of curb at average intervals of ninety (90) feet along all block faces except along Heritage Parkway. The light fixtures shall be mounted ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be of metal halide type.

13.10 Bicycle Racks – Bicycle racks shall be provided at average intervals of one hundred and fifty (150) feet along all block faces except along Heritage Parkway and clustered at street light or building entry locations.

13.11 Litter Containers– Litter containers shall be provided at average intervals of one hundred and fifty (150) feet along all block faces except along Heritage Parkway and clustered at street light or building entry locations.



Street Lights

14. UNDERGROUND UTILITIES

All utilities except electrical transmission lines shall be placed underground in accordance with the PD Standards.

B. HIGHWAY 287 SUB-DISTRICT

The Highway 287 Sub-District is generally comprised of properties between U.S. Highway 287 and Regency Parkway, East Broad Street, and the South Pointe Expansion Sub-District. It is intended that the Highway 287 Sub-District will provide opportunities for employment land uses including industrial, commercial and office uses. Development in this area should complement the existing businesses and present a strong and unified frontage along the Highway 287 corridor, East Broad Street and Heritage Parkway.

1. BUILDING PLACEMENT

Buildings within the Highway 287 Sub-District should be sited to create a strong presence from Highway 287, East Broad Street, and Heritage Parkway.

1.1 Site Planning – The site planning of developments within the Highway 287 Sub-District should respect certain relationships with adjacent land areas. Buildings should be sited to take advantage of the Low Branch greenbelt and other views afforded by the site or prominent views to the site from Highway 287 and primary roadways.

1.2 Building Setbacks – There shall be a minimum setback of twenty-five (25) feet from the highway and street right of ways.

1.3 Outside Storage – No outside storage or outside operations of any kind shall be permitted within three hundred (300) feet of the right-of-way line of Highway 287 and within the minimum setback from any street. Outside storage areas must be screened from adjacent properties, along Highway 287 and any street by an opaque screening wall or fence. For screening from adjacent highway and street frontages, the screening wall must be constructed of material consistent with the predominant façade material of the building in which the primary use is located, and shall have adjacent plantings of dense evergreen material three (3) feet in height at installation. At the owner's discretion, the opaque screening and adjacent planting may be substituted with a hedge row of dense evergreen plant materials to form a linear visual screen at least six (6) feet in height at installation. Outside storage must not be stacked or raised above the height of the screening wall or fence or hedge row.

2. SITE MASSING AND FLOOR AREA RATIO The maximum floor area ratio for the Highway 287 Sub-District is 2.0.

3. BUILDING MASSING

3.1 Building Articulation – The design of all buildings should develop a human scale to enhance the immediate pedestrian experience. Human scale details should be prevalent on all buildings and may be achieved through sensitive treatment of building massing, entry design, window and exterior material treatments, elements at the building base, and definition of a building roof line. In general, building facades should have massing changes and architectural articulation to provide visual interest and texture in order to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building. This articulation should not apply evenly across the building facade, but should be gathered for greater design impact employing changes in volume and plane. Architectural elements that break up the mass of the building are encouraged. All buildings should be designed to emphasize a "base, mid-section, and top." The base may be defined through the use of unified storefront heights, running awnings, and the building(s) base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The building's top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves.

3.2 Roof Line Articulation – Variations in rooflines should be used to add interest and reduce the scale of large buildings. Roof features should complement the character of the overall development, and shall have at least one of the following features:

1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope
4. Exposed end gable conditions
5. Roof dormers

4. EXTERIOR APPEARANCE OF BUILDINGS

The material and color design standards described herein are intended to provide a uniform character and complementary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Therefore, building materials should be durable, sustainable and of high quality, with sufficient variation to create visual interest and diversity, and to reduce the scale of large building masses.

4.1 Façade Cladding Materials – Building facades facing or oriented toward a public or private street shall be construction of at least seventy-five (75) percent masonry or masonry-like materials. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish.

4.2 Building Massing – All facades of a building should feature design characteristics to help reduce the perceived scale of buildings. The following techniques should be considered in building design: deep inset windows, inset entrances or step-backs, projections in the frontlines of buildings, variations in colors and textures to help reduce perceived mass. Buildings over twenty-four (24) feet high should incorporate such techniques to break up the perceived building mass.

4.3 Dominant Cladding Material – No one cladding material shall comprise more than eighty (80) percent of a building's facade.

4.4 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) shall be used as primary cladding, with one material being dominant. A third primary cladding material is allowed if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade.

4.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding.

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Natural or simulated wood siding
- Vinyl or plastic siding
- Wood roof shingles
- Reflective glass with reflectance percentages in excess of twenty-seven (27) percent
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- EIFS (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

5. EXTERIOR ILLUMINATION

Exterior illumination discourages "dead spaces" within an urban environment. Illumination of buildings should be provided to promote the safety of all pedestrians while creating an opportunity to highlight key architectural features to be seen from Highway 287, East Broad Street and Heritage Parkway.

5.1 Illumination Location – Illumination should be provided on all exterior building walls which face Highway 287, East Broad Street and Heritage Parkway. In general, floodlighting of the façade is not allowable; rather, architectural highlighting of key building features and entryways should be the focus.

5.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaries causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as applicable.

6. PARKING AREAS

These design standards are intended to encourage physical consistency throughout the area.

6.1 Parking Supply – Parking areas (including on-street parking) shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Mansfield Zoning Ordinance.

6.2 Surface Parking Landscaping – All surface parking lots that contain ten (10) or more parking spaces shall provide one (1) canopy tree for every ten (10) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) foot by eighteen (18) foot landscape islands placed at intervals which cause no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and evergreen shrubs, and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. All required trees in this subsection shall have a minimum caliper of three (3) inches.

6.3 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete.

6.4 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of three (3) foot plantings of dense evergreen hedge at the time of installation measured above the grade of the parking lot.

6.5 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking. Each island shall contain at least one (1) canopy tree and evergreen shrubs per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One (1) tree shall be planted for every forty (40) linear feet of median. All required trees in this subsection shall have a minimum caliper of three (3) inches.

6.6 Parking Structure Facades – Where parking structures are within view of streets, it should be designed so that the narrow façade of the garage will be the side exposed to the street. The openings in the parking structure shall not exceed fifty-five (55) percent of the facade area. The portion of the parking structure that is visible from the street shall have an architecturally finished front facade that is compatible with the surrounding buildings.

7. SERVICE AND EQUIPMENT AREAS

Service areas are defined as zones and loading docks where servicing of the site development program takes place and should include wall-, ground- and roof-mounted mechanical and equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

7.1 Placement of Service Areas – Service areas shall be placed at the side or rear of buildings and be screened from adjacent property and streets. Ideally, service areas should be provided at the rear (the side opposite of a street) of all buildings. Where it is necessary to locate service areas on the side of buildings, special care must be taken to screen any view into the service area from motorists and pedestrians passing by on the street. All service areas are encouraged to be placed within a building's envelope; in those instances where this is not possible, no service area shall be located closer than eighty (80) feet to a public street.

7.2 Service Area Screening – When service areas are not able to be placed within the building envelope, they shall be screened by masonry walls six (6) feet in height with adjacent plantings of dense evergreen material three (3) feet in height at installation. In addition, all off-street loading areas and overhead doors must be screened from view of any street or adjacent property. In all cases, screening walls and screening plantings must be architecturally compatible with the design of the buildings they serve.

7.3 Ground-Mounted Mechanical Equipment – Ground-mounted equipment and utility functions such as air conditioners, transformers, and switchgears are encouraged to be consolidated in a single enclosed service area. As an alternative, they shall be screened from view with dense evergreen plantings at least six (6) feet in height at installation.

7.4 Roof-Mounted Mechanical Equipment – All roof mounted mechanical elements must be screened from view. This screening shall be accomplished in a manner which is architecturally compatible with the building design and material, and shall not appear as an "add-on" element. As such, roof-mounted equipment areas should be incorporated into the building design in the most integrated manner possible.

8. SIGNAGE

It is important that the image presented by the signage of the Highway 287 Sub-District be appropriately dignified and of a quality level compatible with the architecture. The appearance of the signage should be traditional in nature, and colors should be rich but subdued. Materials will include painted aluminum, brick, slate, and masonry. Signage for this Sub-District shall follow the minimum standards set by the City of Mansfield Zoning Ordinance for the C-2 Zoning District.

9 SITE LANDSCAPING

Landscaping is an important element in the image of the Highway 287 Sub-District. Appropriate landscaping will integrate buildings into their surroundings, unify elements of the development, frame and focus views, break up long building elevations, and provide screening for roadways, parking and service areas.

9.1 Landscape Requirements – Except as specified hereinbelow, landscaping requirements shall follow those prescribed by the Mansfield Zoning Ordinance for the C-2 Zoning District. Plant material shall be selected from those identified as native plants, and those that have been adapted to the local climate and conditions. Native plants and planting practices are identified through the "Texas SmartScape" program.

9.2 Street Trees Along Highway 287 – Street trees along Highway 287 shall be a double row of staggered trees parallel to the roadway, with the trees in each row planted at an average of thirty-five (35) feet on center. These trees shall have a minimum caliper of three-and-a-half (3.5) inches at installation.

9.3 Street Trees Along Heritage Parkway – Street Trees along Heritage Parkway shall be a double row of staggered trees parallel to Heritage Parkway, with the trees in each row planted at an average of thirty-five (35) feet on-center across each block face and ten (10) feet from the back of curb. These trees shall have a minimum caliper of three-and-a-half (3.5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant. Street tree material should follow the recommendation of the Landscape Administrator, and should generally follow the type of canopy line created by red oak, live oak, etc. Street trees should use a consistent species along both sides of each block.

9.4 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

9.5 Open Space – The provisions of adequate and appropriate open space areas add value and should be integral to development adjacent to Low Branch. Open spaces may be in the form of linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, etc. The following criteria should be used to evaluate the merits of proposed open spaces in the Highway 287 Sub-District:

- The extent to which environmental elements preserved are considered “features” or “focal points” and integrated into the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks and natural walking paths has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing and future open space.

Whenever open space areas are proposed, an application for development shall include an open space management plan to be approved by the City and shall include the following information:

- Distribution of responsibility and guidelines for the maintenance and operation of the protected open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the protected open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.
- Provisions that in the event the party responsible for maintenance of the protected open space fails to maintain all or any portion in reasonable order and condition, the City of Mansfield may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of which may be charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

9.6 Common Area Maintenance – All buildings, landscaping, internal roads, parking lots, and service areas should be maintained in a safe, clean, and orderly condition at all times by the owners.

Maintenance responsibilities include, but are not limited to lawn mowing and landscape maintenance; replacement of dead plant material; clean-up of trash and litter; repair, painting, and routine maintenance of all buildings and signs; and repair and replacement of light fixtures and bulbs. Dead trees, shrubs and unsightly landscaping should be removed and replaced within thirty (30) days of removal.

Parking areas, private streets, internal roads, entrance drives, and pedestrian pathways should be kept in good repair. Parking lot striping and other pavement graphics should be repainted as needed. Drainageways should be kept clean and free of obstructions, and appropriate action should be taken to prevent or repair erosion.

10. UNDERGROUND UTILITIES

All utilities except electrical transmission lines shall be placed underground in accordance with the PD Standards.

C. WORKPLACE SUB-DISTRICT

The Workplace Sub-District is generally comprised of properties between Regency Parkway, Heritage Parkway, East Broad Street, and the Central Sub-District. It is intended that the Workplace Sub-District will provide opportunities for employment land uses including commercial and office uses while allowing some apartments, townhouses, brownstones, live-work units, residential and service land uses along a street grid network to facilitate a transition in land use and activity from the existing industrial land uses along U.S. Highway 287 to the Central Sub-District.

1. USE LIMITATIONS

The Workplace Sub-District may be used primarily for commercial and office land uses. In addition; apartments, lofts, townhouses, brownstones, live-work units, and ground level service retail land uses may be used to transition from the industrial, commercial and office uses in the Highway 287 Sub-District to the mixed-use in the Central Sub-District. It is encouraged that a single development or building be mixed-use in nature, incorporating any or all of the land uses mentioned above in either a horizontal or vertical manner. The following land uses are not permitted:

- Land uses with drive-thru facilities located along the front of the building.
- Any land use which creates a noxious impact from mechanical noise, vibration, or pollution beyond the boundaries of the building.

Refer to The Reserve Planned Development Standards for details on permitted uses.

The floor area limitations of land uses within the Workplace Sub-District are as follows:

- Restaurants: 12,000 sf maximum
- Residential:
 - Apartments, lofts, townhouses, brownstones, and live-work units
 - Efficiency: 600 sf minimum
 - 1 Bedroom: 750 sf minimum
 - 2 Bedroom: 950 sf minimum
 - 3 Bedroom: 1,200 sf minimum
 - Townhouse/brownstone: 1,200 sf minimum

Buildings containing apartments and no other primary use must have a minimum of three (3) stories.

1.1 Outside Storage – No outside storage or outside operations of any kind shall be permitted in the Workplace Sub-District.

As with the intent behind the Central Sub-District development pattern, the Workplace Sub-District is intended to create a development pattern which takes the form of "street wall" buildings, with connecting walls and consistent street tree plantings along a street grid of small-to-medium block size. The development guidelines to follow have been crafted in order to maintain scale and compatibility with the creation of such a mixed-use neighborhood.

2. BUILDING PLACEMENT

Development that occurs within the Workplace Sub-District will have larger setbacks than the Central Sub-District in order to allow a spatial transition to the industrial and commercial uses in the Highway 287 Sub-District.

2.1 Site Planning – Generally, the site planning of the blocks within the Workplace Sub-District should maintain a strong street edge. Visually significant structures should terminate any view corridors along street axes within the street system. Where pocket parks occur (see Open Space Plan in Exhibit 3), the building should wrap this park and create strong architectural features on at least one side of the park.

2.2 Building Setbacks – There shall be a build-to-line of ten (10) feet from the right-of-way line of secondary and local streets and eighty (80) feet from the right-of-way line of East Broad Street; and a minimum building setback along Regency Parkway and Heritage Parkway as shown below:

- Regency Parkway 25 feet minimum setback from the street right-of-way
- Heritage Parkway 25 feet minimum setback from the street right-of-way

2.3 Minimum Development Street Frontage – In order to maintain some consistency with the urban streetscape environment created within the Workplace Sub-District, a minimum of sixty (60) percent of each development's total building street frontage shall be built on the build-to-line described above. The remaining forty (40) percent may setback further than the build-to-line dimensions. This requirement does not apply to development street frontage immediately adjacent to Regency Parkway and Heritage Parkway where a build-to-line is not applicable.

2.4 Setback Encroachment – Any building feature or architectural attachment to the primary building facade may encroach up to five (5) feet from the building face into the setback area. These features include, but are not limited to, the following:

- Stoops
- Planters
- Chimneys
- Bay windows
- Awnings
- Mounted Signs
- Porches
- Balconies
- Canopies
- Pilasters
- Eaves
- Tower elements
- Cornice

2.5 Parking Setback – Parking shall be located behind the buildings to allow maximum frontage of buildings along the streets. No parking or parking structure shall be placed within the setback area.

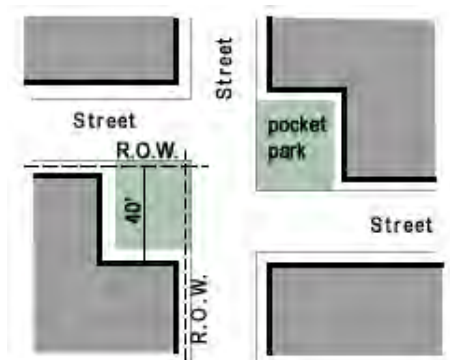
3. SITE CONTROLS

There are a series of site controls effecting how development and streetscape interact. These controls are critical in achieving the desired environment presented in the Vision for The Reserve.

3.1 Lot Coverage – As the Workplace Sub-District has been envisioned to be less dense in built form than the Central Sub-District, the maximum lot coverage shall be sixty (60) percent to provide for circulation, setbacks and small open spaces.

3.2 Block Configuration – The maximum block length should be approximately six hundred (600) feet.

3.3 Street Alignment and Pocket Parks – It is intended that any east-west street will connect with east-west streets in the Central Sub-District. If such direct street connections are not possible, a corner pocket park is encouraged to be created to span the dimension between street offsets (see Open Space Plan in Exhibit 3). The east-west build-to-line adjacent to this pocket park should be forty (40) feet from the right of way of the east-west street.



Street Alignment & Pocket Parks

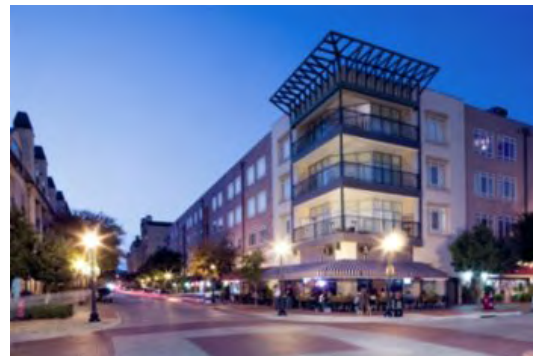
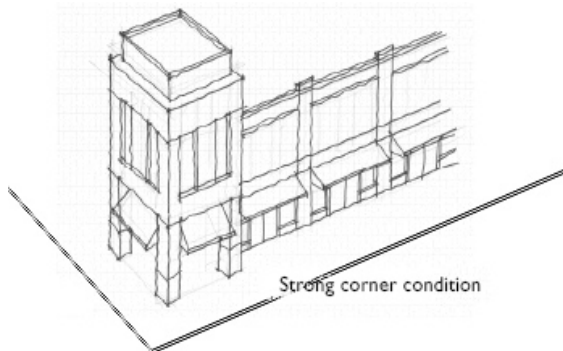
3.4 Site Massing and Floor Area Ratio – The maximum floor area ratio for the Workplace Sub-District shall be 2.0.

4. BUILDING MASSING AND HEIGHT

Restrictions on minimum building height are intended to form a proper transition from the commercial and industrial buildings in the Workplace Sub-District to the Central Sub-District.

4.1 Height Limit – There is no maximum height limit within the Workplace Sub-District.

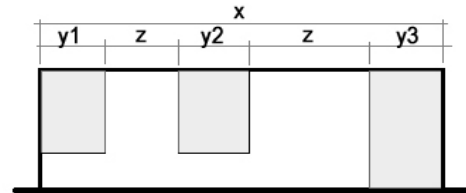
4.2 Building Corner Treatments – Buildings should reinforce a strong and pronounced corner condition at street intersections. Corner clips and other design approaches that do not form an orthogonal corner should not be allowed except at intersections identified on the Reserve Development Plan as having pocket parks. All buildings should be designed to accommodate City of Mansfield required visibility triangles without compromising the corner design.



Building Corner Treatment showing strong and pronounced corner

4.3 Maximum Building Length – Large buildings within the Workplace Sub-District should be broken down in scale, horizontally and vertically, into smaller elements. Building edges along both public and private streets should maintain a street "wall" along the build-to-line. In addition, buildings shall not be longer than five hundred and fifty (550) feet without an unconnected physical separation of at least forty-five (45) feet between another building. This separation should provide the location for an entry drive into the parking area behind the building.

4.4 Building Articulation – Facades facing public and private streets and extending greater than one hundred (100) feet in length shall incorporate wall plane recesses or projections for a minimum of twenty (20) percent of the total length of such façade. Each recess or projection shall have a minimum depth of at least three (3) percent of the length of the facade. No uninterrupted length of a façade shall exceed ninety (90) feet. These standards are intended to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approach a more human scale. Such articulation should not apply evenly across the building facade, but should be grouped for greater design impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies (in a non repetitive pattern), loggia, canopies, pediments, moldings, etc., that break up the mass of the building are encouraged. All buildings should be designed to emphasize a "base, mid-section, and top." The base may be defined through the use of unified storefront heights, running awning, and the buildings' base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The buildings' top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves.



$$y1 + y2 + y3 \geq 20\% \text{ of } x$$

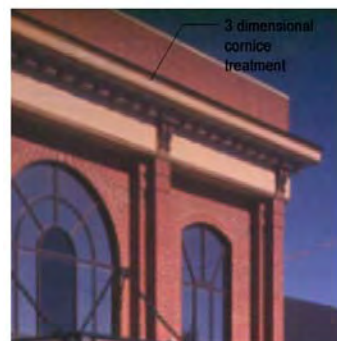
$$y1, y2, y3 \text{ depth} \geq 3\% \text{ of } x$$

$$z \leq 90 \text{ feet}$$

Building Articulation Formula

4.5 Roof Line Articulation – Variations in roof lines should be used to add interest and reduce the scale of large buildings in the Workplace Sub-District. In order to provide such variations, the roofline for each building shall utilize at least two of the features below:

1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment.
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls.
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope.
4. Exposed end gable conditions.
5. Roof dormers designed to interrupt the eave line.



Roof Line Articulation

5. GROUND FLOOR BUILDING LEVEL

The design standards for ground floor building level are intended to encourage proper pedestrian interaction at street level, while ensuring visibility of businesses and privacy of residential areas.

5.1 General Ground Level Elevation – For residential uses at the ground floor which face a street, the finished floor elevation shall average thirty (30) inches above the finished sidewalk grade. Elsewhere, the finished floor elevation for ground level residential uses shall not be lower than the finished sidewalk grade.

5.2 Ground Level Programming – All functions of a building which interact with customers or the community shall be oriented toward the street in a storefront condition. All non-residential, community-serving uses within a mixed-use residential development shall be oriented toward the street/sidewalk in store-front conditions. These may include the fitness center, leasing and management, community halls, service retail, and similar uses.

5.3 Sidewalk Entry Hierarchy – Entrances into residential buildings that do not follow a format with street-level entrances for each unit shall use the following:

- *Carriage way* – A twelve (12) foot wide entrance centered on the building and paved to complement sidewalk design while bringing the sidewalk experience into an internal private courtyard. Each carriage way may have a privacy gate within the building volume that is designed to allow views into the courtyard beyond.
- *Secondary entry* – A six (6) foot wide entrance with ornamental entrance gate accessed by a stair stoop and defined by low cheek walls and planters at the sidewalk. The stoop entrance is intended to carry the pedestrian up to the level of the internal building elevation thirty (30) inches above finished sidewalk grade on average. Mailboxes, bicycle racks, and trash receptacles should be grouped around these secondary entries.

6. EXTERIOR APPEARANCE OF BUILDINGS

The material and color design standards described herein are intended to provide a uniform character and complementary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility.

6.1 Façade Cladding Materials – Building facades facing or oriented toward a public or private street shall be constructed of at least seventy-five (75) percent of masonry or masonry-like materials. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish.

6.2 Back & Side Facades – All facades of a building should feature design characteristics similar to those façades facing streets.

6.3 Dominant Cladding Material – No one cladding material should comprise more than seventy-five (75) percent of a building's facade.

6.4 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) shall be used as primary cladding, with one material being dominant. A third primary cladding material is allowed if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade.

6.5 Prohibited Cladding Materials – The following materials are prohibited for use as cladding:

- Smooth, unfinished or untextured concrete masonry units or concrete walls

- Natural or simulated wood siding
- Vinyl or plastic siding
- Wood roof shingles
- Reflective glass with reflectance percentages in excess of twenty-seven (27) percent
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

6.6 Ratio of Solid to Void – The ratio of glass to wall of the building façade should not be more than forty (40) percent except for ground level commercial areas. Tenants occupying less than twenty-five thousand (25,000) square feet with facades fronting streets should be transparent between the height of three (3) feet and eight (8) feet above the sidewalk grade for no less than sixty-five (65) percent of the horizontal length of the building façade. This should not apply to side and rear facades or to buildings interior to a block.

6.7 Windows and Glass – Above the first floor, punched-type window openings should be used. They should be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

6.8 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) shall be used on any building.

6.9 Material Transition around Corners – The dominant cladding material should transition a minimum of twenty (20) feet around building corners to internal areas of a block.

6.10 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

6.11 Entrances – Entryway design elements should create focal points for the building façade and a sense of orientation. Each building on the site should have clearly defined, highly visible customer entrances featuring no less than three of the following elements:

- Overhangs
- Canopies or Porticos
- Recesses/Projections
- Arcades
- Raised corniced parapets over the entrance
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Integral planters that incorporate landscaped areas or seating areas

6.12 Façade Changes – Buildings should have architectural features and patterns that create visual interest, reduce large areas of undifferentiated building façade, and recognize the character of the overall development. Building facades should include a repeating pattern that should include no less than three of the elements listed below. All elements should repeat at intervals of no more than one hundred (100) feet, either horizontally or vertically.

- Color Change
- Texture Change
- Material Module Change
- Expression of structural bay or other façade variation through a change in plane

6.13 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

6.14 Prohibited Building Colors – Garish, highly reflective, fluorescent, and stark white and metallic colors should not be used. Black should not be used as primary building color, but may be used as accent color.

6.15 Accent Colors – Accent colors should be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.

6.16 Canopies, Arcades, & Overhangs – Structural awnings and canopies are encouraged at the ground level to enhance articulation of the building volumes. The material of awnings and canopies should be architectural materials that complement the building and address the following:

- Fabric awnings are only allowed on upper levels.
- Awnings should not be internally illuminated.
- Awnings should not extend more than six (6) feet over the sidewalk.
- Canopies should not exceed seventy (70) feet without a break.
- Canopies should respect the placement of street trees and lighting.

7. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within an urban environment. Because the Sub-District is intended to be pedestrian-oriented, illumination of buildings should be provided to promote the safety of all pedestrians while creating an opportunity to highlight key architectural features.

7.1 Illumination Location – Illumination should be provided on all exterior building walls which face streets, walkways, and parking fields. In general, floodlighting of the façade is not allowable; rather, architectural highlighting of key building features and entryways should be the focus. Finally, accent sconces should be provided along the base of the building to correspond with structural elements and entryways along the streetscape.

7.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaries causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as applicable.

8. PARKING AREAS

The purpose of parking area design standards is to ensure that the parking areas themselves are not the dominant feature of the Workplace Sub-District. These design standards are intended to encourage

physical consistency throughout the area, including the appearance of parking structures and designing parking access in a way that minimizes conflicts or disruption of the pedestrian environment.

8.1 Parking Supply – Parking areas shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Mansfield Zoning Ordinance.

8.2 Shared Parking – Shared parking is encouraged in the Workplace Sub-District. Reductions to the standards above may be considered based on a shared parking analysis that is submitted for approval.

8.3 Parking Format – Surface parking lots are allowed along streets only when visually screened (refer to Section 8.6 Surface Parking Perimeter Screening). Parking structures may not be visible from streets on more than two (2) sides of each block. Whenever possible, a parking structure should be designed so that the narrow façade of the garage will be the side exposed to view from the street. Beyond these two sides, a liner development such as townhouses, offices, live-work units, or lofts shall be constructed to shield the garage from being visible from the street.

8.4 Surface Parking Landscaping – All surface parking lots that contain ten (10) or more parking spaces shall provide landscaping and screening in accordance with Section 7300, Landscaping and Screening Requirements of the Mansfield Zoning Ordinance. In addition, plantings shall be situated around, along or adjacent to parking structures. There shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One tree shall be planted for every fourth (40) linear feet of the median.

8.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete.

8.6 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of four (4) foot high masonry walls designed with a running base and wall cap of complementary stone material or dense evergreen hedge. The wall or hedge edge condition should be designed to allow articulated and lighted pedestrian entrance features at the corners of the block, or no less than five hundred (500) feet apart. Liner development such as townhouses, offices, live-work units, or lofts may be used to substitute this wall or hedge edge condition. All heights measured as points above the grade of the parking lot.

8.7 Parking Structure Facades – Where parking structures are within view of streets, openings in the parking structure shall not exceed fifty-five (55) percent of the facade area. The portion of the parking structure that is visible from the street shall have an architecturally finished facade that is compatible with the surrounding buildings.

9. DRIVEWAYS

Similar to the Central Sub-District, the overall experience of the Workplace Sub-District is to have a village-like atmosphere defined by buildings with smaller setbacks along a system of gridded streets and drives. In addition to a clear system of public streets as described in this document, the design of private streets and drives should also convey this atmosphere in which driveways and parking areas do not dominate the streetscape experience. The following design standards are intended to promote a

pedestrian-oriented experience that is not compromised by the car through a system of driveways that are spaced sufficiently apart to ensure that conflicting movements at adjacent driveways do not overlap and capacity is not compromised.

9.1 Allowable Curb Cuts – In order to avoid discontinuity within the streetscape of the Central Sub-District to the east, no more than two curb cuts should be allowed per block face.

10. SERVICE AND EQUIPMENT AREAS

Service areas are defined as zones and loading docks where servicing of the site development program takes place and shall include wall-, ground- or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

10.1 Placement of Service Areas – Service areas are not intended to be visible from streets or adjacent properties. Therefore, no service areas shall front or be viewed from a street, and are encouraged to be placed within the building envelope they serve. If this is not possible, service areas should not be placed adjacent to a street, but should be placed at the side or rear of a building and shall be screened from view. Loading areas must not be located closer than fifty (50) feet to any single-family lot or public right-of-way, unless wholly within an enclosed building.

10.2 Service Area Screening – When service areas are not able to be placed within the building envelope, they shall be screened by masonry walls six (6) feet in height with adjacent plantings of dense evergreen material three (3) feet in height at installation. In addition, all off-street loading areas and overhead doors must be screened from view of any street or adjacent property. Transformers, switchgears, air conditioners, and other ground-mounted equipment or utility functions must be screened from view with evergreen plantings six (6) feet in height at installation.

10.3 Service Area Screening Design – The design of service area screening shall be complementary to the design of the building it serves in terms of its material and color. The entrance to the service area shall be enclosed by gates designed to complement the building they serve.

10.4 Roof-Mounted Equipment Screening – All roof-mounted equipment shall be screened from view from a sidewalk or street through the use of design features that complement the building they serve in terms of material and color and shall not appear as an "add-on" element. As such, roof-mounted equipment areas should be incorporated into the building design in the most integrated manner possible.

11. SIGNAGE

Signage will play an important role in creating an interesting village experience within the Workplace Sub-District. Signs must be of high quality of design and materials and should be carefully designed for their positive aesthetic streetscape appearance and must not detract from their environment. Representative signs include blade signs, wall signs, canopy and awning signs, and other storefront and temporary signage. Signage for this Sub-District shall follow standards set forth in the Central Sub-District portion of this document.

12. FENCING

To be consistent with the street-oriented, pedestrian-friendly atmosphere of the Workplace Sub-District, fencing should be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance.

12.1 Fencing Intent – Fencing is intended only to define small private spaces and should not screen an entire development (or large portions thereof).

12.2 Fencing Length and Height – The maximum length of a fence shall be fifty (50) feet without a break of 30 feet.

12.3 Fencing Material – All fencing must be wrought iron or decorative steel.

12.4 Safety Standards – Areas where guard rails or security fences are required for safety, such as fences for day care centers and swimming pools, should conform to all government regulations and be compatible to design of architectural and fencing concepts for adjacent buildings.

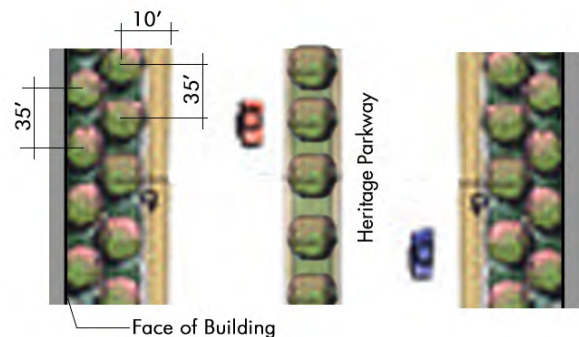
13. STREETScape AND OPEN SPACE

The primary landscape experience within the Workplace Sub-District should be the urban streetscape. Therefore, wide sidewalks and plantings of canopy trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color set in paved sidewalk surfaces are appropriate. Plantings should promote entrance demarcation and pedestrian interest. Streetscape design should be based upon creating safe and inviting walking environments through an interconnected network of streets with wide sidewalks, street furniture, and amenities. The owners shall be responsible for providing the streetscape identified below unless such improvements are part of a public project.

13.1 Front Yards – Sidewalks and landscaping shall be provided between the street and building facade to offer an inviting walking experience. Plant materials should consist of shade trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color, and may be omitted at building entries, seating areas, and adjacent to commercial uses.

13.2 Street Trees – Except along Heritage Parkway, East Broad Street and Regency Parkway, street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant. Street tree material should follow the recommendation of the Landscape Administrator, and should generally follow the type of canopy line created by red oak, live oak, etc. Street trees should use a consistent species along both sides of each block.

13.3 Street Trees Along Heritage Parkway – Street trees along Heritage Parkway shall be a double row of staggered trees parallel to Heritage Parkway, with the trees in each row planted at an average of thirty-five (35) feet on-center across each block face and ten (10) feet from the back of curb. These trees shall have a minimum caliper of three-and-a-half (3.5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant. Street tree material should follow the recommendation of the Landscape Administrator, and should be of consistent species along both sides of each block.



Street Trees Along Heritage Parkway – showing double row of staggered trees

13.4 Street Trees Along E. Broad Street – There shall be a double row of trees parallel to E. Broad Street as specified in Section 2.1 of the Neighborhood Center Two Sub-District.

13.5 Street Trees Along Regency Parkway – Street trees shall be planted along Regency Parkway at an average of forty (40) feet on-center. These trees shall have a minimum caliper of three-and-a-half (3.5) inches at installation.

13.6 Tree Planters – Except along Heritage Parkway, East Broad Street and Regency Parkway, street trees shall be centered within five (5) foot by ten (10) foot planters as leave-outs within the sidewalk and surrounded with either a twelve (12) inch high ornamental steel fence or brick turn-up edge. These planters shall also consist of evergreen groundcover and perennial plantings for aesthetic interest. The street-facing leading edge of all planters shall be placed one and a half (1.5) feet from the face of the curb to allow clearance for passenger car doors to open.

13.7 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

13.8 Open Space – The provisions of adequate and appropriate open space areas add value to development and are encouraged in all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of pocket parks, children's play areas, plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas and similar facilities (see Open Space Plan in Exhibit 3). Plazas or squares may be located at a street intersection or at a focal point within the Sub-District and should be small in scale (8,000 sq. ft. – ½ acre). Pocket parks may also be located at street intersections and should be small in scale (600 – 2000 sq. ft.). The following criteria should be used to evaluate the merits of proposed open spaces in the Workplace Sub-District:

- The extent to which environmental elements preserved are considered integral and prominent features or focal points of "front yards" in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along streams and creek corridors has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

Whenever open space areas are proposed, an application for development shall include an open space management plan to be approved by the City and provide information regarding the ownership, maintenance and operation of such areas. Open space area that is dedicated and accepted as public park will be maintained by the City.

13.9 Street Benches – Street benches shall be provided at average intervals of one hundred and fifty (150) feet along all block faces except along Heritage Parkway and Regency Parkway. Street benches should be placed facing the sidewalk and curb, and parallel to the buildings. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.

13.10 Street Lights – Street lights shall be provided four (4) feet from face of curb at average intervals of ninety (90) feet along all block faces except along Heritage Parkway and Regency Parkway. The light fixtures shall be mounted ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be of metal halide type.

13.11 Bicycle Racks – Bicycle racks shall be provided at average intervals of one hundred and fifty (150) feet along all block faces except along Heritage Parkway and Regency Parkway and clustered at street light or building entry locations.

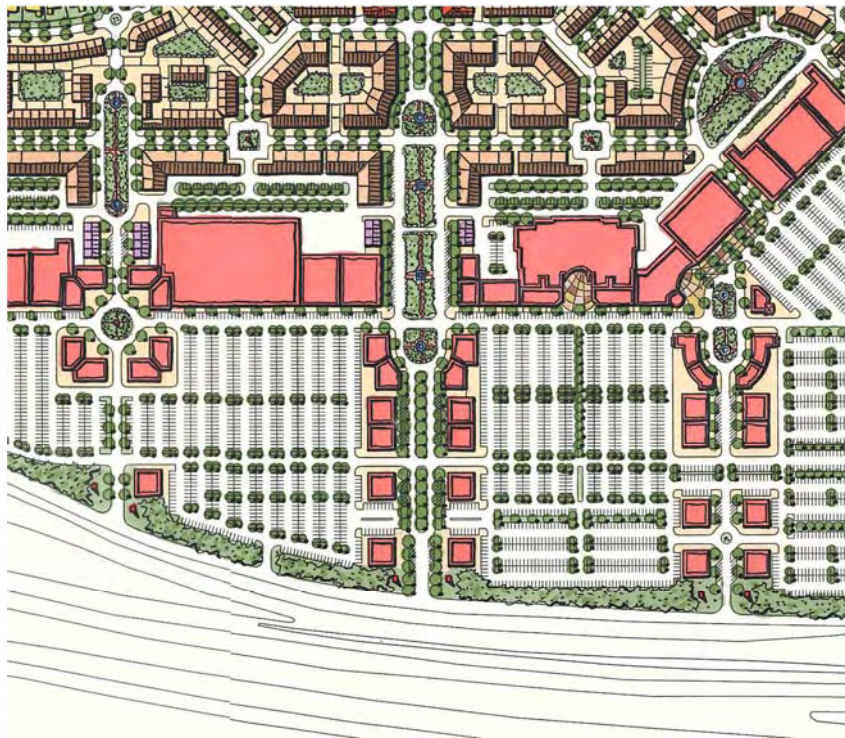
13.12 Litter Containers – Litter containers shall be provided at average intervals of one hundred and fifty (150) feet along all block faces except along Heritage Parkway and Regency Parkway and clustered at street light or building entry locations.

14. UNDERGROUND UTILITIES

All utilities except electrical transmission lines shall be placed underground in accordance with the PD Standards.

D. NEIGHBORHOOD CENTER ONE SUB-DISTRICT

The Neighborhood Center One Sub-District occurs where commercial uses transition to residential uses around primary freeway interchanges. This Sub-District is designed to provide better transition between land uses. This is accomplished by using pedestrian oriented streets to integrate commercial developments and transition uses such as apartments, townhouses, brownstones, live-work units, and lofts. This provides a better connection between the higher intensity commercial uses and lower intensity residential uses with on street parking and urban streetscape treatments to complement pedestrian oriented streets. This Sub-District employs Frontage Zones for the more intense commercial uses along the freeway frontage and East Broad Street, and Transition Zones for properties making connections from adjacent communities to Frontage Zone development.



1. USE LIMITATIONS

Neighborhood Center One Sub-District may be used primarily for service, retail and entertainment land uses. In addition, apartments, lofts, townhouses, brownstones and live-work units could be used to transition from the Frontage Zone to the adjacent communities. It is encouraged that developments or buildings in the Transition Zone be mixed-use in nature, incorporating any or all of these land uses in either a horizontal or vertical manner. The following land uses are not allowed:

- Warehouse and manufacturing
- Any land use which creates a noxious impact from mechanical noise, vibration, or pollution beyond the boundaries of the building.

Refer to The Reserve Planned Development Standards for details on permitted uses.

The floor area limitations of land uses within Neighborhood Center One Sub-District are as follows:

- Residential:
 - Apartments, lofts, townhouses, brownstones and live-work units
 - Efficiency: 600 sf minimum
 - 1 Bedroom: 750 sf minimum
 - 2 Bedroom: 950 sf minimum
 - 3 Bedroom: 1,200 sf minimum
 - Townhouse/brownstone: 1,200 sf minimum

Buildings containing apartments and no other primary use must have a minimum of three (3) stories.

As described above, the essential idea behind the Neighborhood Center One Sub-District is to create a development pattern that avoids the fragmented look of the intensive commercial development sitting in a sea of parking with a "back side" service area facing low-density residential uses. Instead, the emphasis is on visual continuity taking the form of "village-like" buildings, connecting walls, and consistent street tree plantings making connections from the community behind to the commercial frontage. The development guidelines to follow have been crafted in order to maintain scale and compatibility with the creation of such a mixed-use neighborhood center.

2. BUILDING PLACEMENT

It is intended that buildings within Neighborhood Center One Sub-District create a strong "portal experience" to the adjacent community. This is accomplished by using pedestrian-oriented side streets that perforate the frontage development and related parking areas, allowing access to the adjacent communities through transition development that lines the edge of blank facades and smaller buildings that line these cross-through side streets.

For clarity, the "Frontage Zone" is defined as any block fronting on Highway 360 or East Broad Street; and where a block is comprised of more than one building site, the Frontage Zone shall be that portion of the block occupied by buildings fronting on Highway 360 or East Broad Street and consisting more than 25,000 square feet of tenant space(s) plus the area between those buildings and Highway 360 or East Broad Street. The "Transition Zone" is defined as any lot or portion of a lot that does not meet the definition of a Frontage Zone. The Transition Zone is usually occupied by the buildings that "turn the corner" from the Frontage Zone to face the side streets described above.

2.1 Building Setbacks (Frontage Zone) – There shall be a minimum setback of twenty-five (25) feet from the right of way line of Highway 360 and East Broad Street.

2.2 Building Setbacks (Transition Zone) – There shall be a build-to-line of five (5) feet from the right-of-way line of secondary streets, local streets and Street D (labeled in the Street Framework Plan).

2.3 Minimum Development Street Frontage (Transition Zone) – A minimum of sixty (60) percent of each development's total building street frontage shall be built on the build-to-line defined in Section 2.2. The remaining forty (40) percent may set back further than the build-to-line dimensions.

2.4 Setback Encroachment (Transition Zone) – Any building feature, defined as architectural attachments to the primary building facade, may encroach up to five (5) feet from the building face into the setback area. These features may include, but are not limited to:

- Stoops
- Chimneys

- Awnings
- Porches
- Canopies
- Eaves
- Planters
- Bay windows
- Mounted Signs
- Balconies
- Pilasters
- Tower elements
- Cornice

2.5 Parking Setback (*Transition Zone*) – In the Transition Zone, parking will generally be located behind the buildings to allow maximum frontage of buildings along the street. No parking or parking structure shall be placed within the setback area in the Transition Zone. The parking restrictions here do not apply to the Frontage Zone adjacent to East Broad Street and Highway 360.

3. SITE CONTROLS

There are a series of site controls effecting how development and streetscape interact. These controls are critical in achieving the desired environment presented in the Vision for The Reserve.

3.1 Lot Coverage (*Transition Zone*) – As the Neighborhood Centers have been envisioned to be less dense in built form than the Central Sub-District, a maximum lot coverage of sixty (60) percent has been proposed to provide for circulation, setbacks and small open spaces.

3.2 Block Requirements (*Frontage Zone*) – The maximum block length shall be approximately six hundred (600) feet. This allows side streets from either East Broad Street or the State Highway 360 frontage road to compartmentalize the commercial/retail development and provide connection to the mixed-use development behind.

3.3 Block Requirements (*Transition Zone*) – The maximum block size shall be approximately four hundred (400) feet by six hundred (600) feet.

3.4 Site Massing and Floor Area Ratio – The maximum floor area ratio for the Neighborhood Centers is 2.0.

4. BUILDING MASSING AND HEIGHT

Restrictions on minimum building height are intended to form a proper transition from commercial buildings to residential structures behind.

4.1 Height Limit (*Frontage Zone*) – All buildings within the Frontage Zone shall not exceed a maximum height of fifty (50) feet.

4.2 Height Limit (*Transition Zone*) – All buildings within the Transition Zone shall not exceed a maximum height of forty-five (45) feet.

4.3 Building Corner Treatments – Buildings should reinforce a strong and pronounced corner condition at street intersections. Corner clips and other design approaches which erode the corner are not allowable. All buildings should be designed to accommodate City of Mansfield required visibility triangles without compromising the corner design.

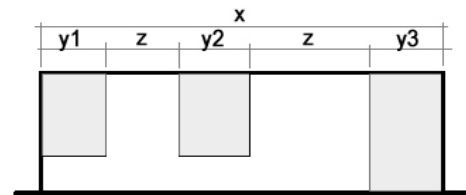
4.4 Maximum Building Length – Buildings shall not be longer than five hundred fifty (550) feet without an unconnected physical separation of twenty-five (25) feet between another building. This separation will mark the location of a pedestrian paseo allowing a walkable connection to the residential and parking areas behind the commercial/retail mixed use frontage buildings.



4.5 Building Articulation – Facades facing public and private streets and extending greater than one hundred (100) feet in length shall incorporate wall plane recesses or projections for a minimum of twenty (20) percent of the total length of such façade. Each recess or projection shall have a minimum depth of at least three (3) percent of the length of the façade. No uninterrupted length of a façade shall exceed fifty (50) feet in length. These standards are intended to avoid oversimplified one-dimensional facades reducing the perceived scale of the building and approach a more human scale. Such articulation should not apply evenly across the building facade, but should be grouped for greater design impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies (in a non repetitive pattern), loggia, canopies, pediments, moldings, etc., that break up the mass of the building are encouraged. All buildings should be designed to emphasize a “base, mid-section, and top.” The base may be defined through the use of unified storefront heights, running awning, and the buildings’ base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The buildings’ top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves.



Pedestrian Paseos



$$y1 + y2 + y3 \geq 20\% \text{ of } x$$

$$y1, y2, y3 \text{ depth} \geq 3\% \text{ of } x$$

$$z \leq 50 \text{ feet}$$

Building Articulation

4.6 Roof Line Articulation – Variations in roof lines should be used to add interest and reduce the scale of large buildings. Roof features should complement the character of the overall development and shall have at least one of the following features:

1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment.
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope.
4. Exposed end gable conditions.
5. Roof dormers interrupting the eave line.

5. GROUND FLOOR BUILDING LEVEL

The design standards for ground floor building level in the Transition Zone are intended to encourage proper pedestrian interaction at street level, while ensuring visibility of retail and privacy of residential areas.

5.1 General Ground Level Elevation (*Transition Zone*) – For residential uses at the ground floor which face a street, the finished floor elevation shall average thirty (30) inches above the finished sidewalk grade. Elsewhere, the finished floor elevation for ground level residential uses shall not be lower than the finished sidewalk grade.

5.2 Ground Level Programming (*Transition Zone*) – All non-residential, community-serving uses within mixed-use residential projects shall be oriented toward the street/sidewalk in store-front conditions. These may include the fitness center, leasing and management, community halls, service retail, and similar uses.

5.3 Ground Level Design (*Transition Zone*) – Buildings that front on side streets that intersect with East Broad Street or Matlock Road and occupied mostly by residential use should have ground-level entrances no more than seventy (70) feet apart.

5.4 Sidewalk Entry Hierarchy (*Transition Zone*) – Entrances into residential buildings that do not follow a format with street-level entrances for each unit shall use the following:

- *Carriage way* – A twelve (12) foot wide entrance centered on the building and paved to complement sidewalk design while bringing the sidewalk experience into an internal private courtyard. Each carriage way may have a privacy gate within the building volume that is designed to allow views into the courtyard beyond.
- *Secondary entry* – A six (6) foot wide entrance with ornamental entrance gate accessed by a stair stoop and defined by low cheek walls and planters at the sidewalk. The stoop entrance is intended to carry the pedestrian up to the level of the internal building elevation thirty (30) inches above finished sidewalk grade on average). Mailboxes, bicycle racks, and trash receptacles should be grouped around these secondary entries



Carriage Way



Secondary Entry

6. EXTERIOR APPEARANCE OF BUILDINGS

The material and color design standards described herein are intended to provide a uniform character and complementary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Therefore building materials shall be durable, sustainable and of high quality, with sufficient variation to create visual interest and diversity, and to reduce the scale of large building masses.

6.1 Façade Cladding Materials – Building facades facing or oriented toward a public or private street shall be constructed of at least seventy-five (75) percent masonry or masonry-like materials. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish.

6.2 Back & Side Facades – All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.

6.3 Dominant Cladding Material – No one cladding material shall comprise more than sixty-five (65) percent of a building’s facade.

6.4 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) shall be used as primary cladding, with one material being dominant. A third primary cladding material is allowed if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade.

6.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding materials.

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Natural or simulated wood siding
- Vinyl or plastic siding
- Wood roof shingles
- Reflective glass with reflectance percentages in excess of twenty-seven (27) percent
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- EIFS (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

6.6 Ratio of Solid to Void (*Frontage Zone*) – The ratio of glass to wall of the building façade should not be more than forty (40) percent except for ground level commercial areas. Tenants occupying less than twenty-five thousand (25,000) square feet should be transparent between the height of 3 feet and 8 feet above the sidewalk grade for no less than sixty-five (65) percent of the horizontal length of the building façade.

6.7 Ratio of Solid to Void (*Transition Zone*) – Glass should not represent more than fifty (50) percent of a building facade.

6.8 Windows and Glass – Above the first floor, punched-type windows are appropriate. They should be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all retail storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

6.9 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) shall be used on any building.

6.10 Material Transition around Corners – The dominant cladding material should transition a minimum of twenty (20) feet around building corners to internal areas of block.

6.11 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

6.12 Entrances (*Frontage Zone*) – Entryway design elements should create a focal point for the building façade and a sense of orientation. Each building on the site should have clearly defined, highly visible customer entrances featuring no less than three of the following elements:

- Overhangs
- Canopies or Porticos
- Recesses/Projections
- Arcades
- Raised corniced parapets over the entrance
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Integral planters that incorporate landscaped areas or seating areas

6.13 Façade Changes – Buildings should have architectural features and patterns that create visual interest, reduce large areas of undifferentiated building façade, and recognize the character of the overall development. Building facades should include a repeating pattern that should include three of the elements listed below. All elements should repeat at intervals of no more than one hundred (100) feet, either horizontally or vertically.

- Color Change
- Texture Change
- Material Module Change
- Expression of structural bay or other façade variation through a change in plane

6.14 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

6.15 Prohibited Building Colors – Garish, highly reflective, fluorescent, and stark white and metallic colors should not be used. Black should not be used as primary building color, but may be used as accent color.

6.16 Accent Colors – Accent colors should be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.

6.17 Canopies, Arcades, & Overhangs (*Frontage Zone*) – Structural awnings and canopies are encouraged at the ground level to enhance articulation of the building volumes. The material of awnings and canopies should be architectural materials that complement the building and address the following:

- Fabric awnings are only allowed on upper levels.
- Awnings should not be internally illuminated.
- Awnings should not extend more than six (6) feet over the sidewalk.
- Canopies should not exceed seventy (70) feet without a break.
- Canopies should respect the placement of street trees and lighting.

7. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within an urban environment. Because the Sub-District is intended to be pedestrian-oriented, illumination of buildings should be provided to promote the safety of all pedestrians while creating an opportunity to highlight key architectural features.

7.1 Illumination Location – Appropriate Illumination should be provided on all exterior building walls which face streets, walkways, and parking fields.

7.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaries causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as Applicable.

8. PARKING AREAS

The purpose of parking area design standards is to ensure that the parking areas themselves are not the dominant feature of the Neighborhood Centers. These design standards are intended to encourage physical consistency throughout the area, including the appearance of parking structures and designing parking access in a way that minimizes conflicts or disruption of the pedestrian environment.

8.1 Parking Supply – Parking areas (including on-street parking) shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Mansfield Zoning Ordinance.

8.2 Shared Parking – Shared parking is allowable in certain Neighborhood Center One Sub-District applications. Reductions to the standards above may be considered based on a shared parking analysis that is submitted for approval.

8.3 Parking Format – Parking areas in the Transition Zone are encouraged to be in a parking structure or below grade with the exception of on-street or visitor parking. Surface parking lots are allowed along streets only when visually screened (refer to Section 8.6 Surface Parking Perimeter Screening). Parking structures may not be visible from streets on more than two (2) sides of each block. Whenever possible, a parking structure should be designed so that the narrow façade of the garage will be the side exposed to view from the street. Beyond these two sides, a liner development such as townhouses, offices, live-work units, or lofts shall be constructed to shield the garage from being visible from the street.

8.4 Surface Parking Landscaping – All surface parking lots that contain ten (10) or more parking spaces shall provide one (1) canopy tree for every ten (10) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) foot by eighteen (18) foot landscape islands placed at intervals which cause no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and evergreen shrubs, and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking structures, low wing walls or screening walls. All required trees in this subsection shall have a minimum caliper of three (3) inches.

8.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete.

8.6 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of three (3) foot plantings of dense evergreen hedges at time of installation measured above the grade of the parking lot.

8.7 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking. Each island shall contain at least one (1) canopy tree and evergreen shrubs per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One (1) tree shall be planted for every forty (40) linear feet of median. All required trees in this subsection shall have a minimum caliper of three (3) inches.

8.8 Parking Structure Facades – Where parking structures are within view of streets, openings in the parking structure shall not exceed fifty-five (55) percent of the facade area. The portion of the parking structure that is visible from the street shall have an architecturally finished facade that is compatible with the surrounding buildings.

9. DRIVEWAYS

Like parking areas, driveways are not intended to dominate the streetscape within the Neighborhood Center One Sub-District. Driveways in the Frontage Zone of this Sub-District should comply with the City of Mansfield driveway regulations. In addition, driveways are to be spaced sufficiently apart to ensure that conflicting movements at adjacent driveways do not overlap and capacity is not compromised.

9.1 Allowable Driveway Spacing (Transition Zone) – Adequate driveway spacing should not be difficult to maintain when property frontage is several hundred feet in length. Adjacent driveways should be spaced as far apart as access and on-site circulation needs permit. Desirable two-way driveway spacing is as follows:

- | | |
|--------------------|--------------------------|
| ▪ Primary Street | 300 foot minimum spacing |
| ▪ Secondary Street | 200 foot minimum spacing |
| ▪ Local Street | 150 foot minimum spacing |

9.2 Allowable Curb Cuts (Transition Zone) – In order to avoid discontinuity within the streetscape, no more than two curb cuts should be allowed per block face.

9.3 Driveway Width (Transition Zone) – Driveways should have a minimum width of twelve (12) feet and a maximum width of twenty-four (24) feet with a corner radii of ten (10) to fifteen (15) feet.

9.4 Property Clearance – Property clearance is the distance between the property line of a parcel and the nearest edge of the nearest driveway. The minimum property clearance distance should be one-half of the driveway spacing requirement to ensure proper spacing. When a property is not of sufficient frontage to provide this distance, joint access with an adjacent property should be considered. Desirable property clearance is as follows:

- | | |
|--------------------|--------------------------|
| ▪ Primary Street | 150 foot minimum spacing |
| ▪ Secondary Street | 100 foot minimum spacing |
| ▪ Local Street | 75 foot minimum spacing |

10. SERVICE AND EQUIPMENT AREAS

Service areas are defined as zones and loading docks where servicing of the site takes place and include wall-, ground- or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

10.1 Placement of Service Areas – Service areas are not intended to be visible from streets or adjacent properties. Therefore, no service areas shall front or be visible from a street, and are encouraged to be placed within the building envelope they serve. If this is not possible, service areas should not be placed

adjacent to a street, but should be placed at the side or rear of a building and shall be screened from view. Loading areas must not be located closer than fifty (50) feet to any single-family lot or public street, unless wholly within an enclosed building.

10.2 Service Area Screening – The design of all service area screening shall be complementary to the design of the building it serves in terms of its material and color. The entrance to the service area should be enclosed by gates designed to complement the building they serve. Transformers, switch gears, air conditioners, and other ground-mounted equipment and utility functions must be screened from view with evergreen plantings six (6) feet in height at installation.

10.3 Roof-Mounted Equipment Screening – All roof-mounted equipment shall be screened from view from a sidewalk or street through the use of design features that complement the building they serve in terms of material and color and shall not appear as an “add-on” element. As such, roof-mounted equipment areas should be incorporated into the building design in the most integrated manner possible.

11. SIGNAGE

Signage will play an important role in creating an interesting village experience within the Neighborhood Center One Sub-District. Signs must be of high quality of design and materials and should be carefully designed for their positive aesthetic streetscape appearance and must not detract from their environment. Signage for the Frontage Zone of this Sub-District shall follow standards set by City of Mansfield Zoning Ordinance for the C-2 Zoning District. Signage in the Transition Zone shall follow those standards described in the Central Sub-District portion of this document.

12. FENCING (*Transition Zone*)

To be consistent with the street-oriented, pedestrian-friendly atmosphere of the Transition Zone of the Neighborhood Center One Sub-District, fencing should be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance. Fencing design standards should follow those set forth in the Central Sub-District portion of this document.

13. SITE LANDSCAPING

The primary landscape experience within the Transition Zone of the Neighborhood Center One Sub-District should be an urban streetscape. Therefore, wide sidewalks and plantings of canopy trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color set in paved sidewalk surfaces are appropriate. Plantings should promote entrance demarcation and pedestrian interest. The owners shall be responsible for providing the streetscape identified below unless such improvements are part of a public project.

13.1 Landscape Requirements (*Frontage Zone*) – Site landscaping for the Frontage Zone of the Neighborhood Center One Sub-District shall follow that prescribed by the City of Mansfield Zoning Ordinance for C-2 Zoning District. The landscape and streetscape standards imposed on the Transition Zone do not apply to the Frontage Zone.

13.2 Front Yards (*Transition Zone*) – Sidewalks and landscaping shall be provided between the street and building facade to offer an inviting walking experience. Plant materials should consist of shade trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color, and may be omitted at building entries, seating areas, and adjacent to commercial uses.

13.3 Street Trees (*Transition Zone*) – Street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a

street light. Street tree material should follow the recommendation of the Landscape Administrator, and should generally follow the type of canopy line created by red oak, live oak, etc. Street trees should use a consistent species along both sides of each block.

13.4 Tree Planters (*Transition Zone*) – Street trees shall be centered within five (5) foot by ten (10) foot planters as leave-outs within the sidewalk and surrounded with either a twelve (12) inch high ornamental steel fence or brick turn-up edge. These planters shall also consist of evergreen groundcover and perennial plantings for aesthetic interest. The street-facing leading edge of all planters shall be placed one and a half (1.5) feet from the face of the curb to allow clearance for passenger car doors to open.

13.5 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

13.6 Open Space – The provisions of adequate and appropriate open space areas add value to development and are encouraged in all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of pocket parks, children's play areas, plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, and similar facilities (see Open Space Plan in Exhibit 3). Plazas or squares may be located at a street intersection or at a focal point within the Sub-District and should be small in scale (8,000 sq. ft. – ½ acre). Pocket parks may also be located at street intersections and should be small in scale (600 – 2000 sq. ft.). The following criteria should be used to evaluate the merits of proposed open spaces in the Neighborhood Center One Sub-District:

- The extent to which environmental elements preserved are considered integral and prominent features or focal points of "front yards" in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along streams and creek corridors has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

Whenever open space areas are proposed, an application for development shall include an open space management plan to be approved by the City and shall include the following information:

- Distribution of responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.
- Provisions that in the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City of Mansfield may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of which may be

charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

13.7 Street Benches (*Transition Zone*) – Street benches shall be provided at average intervals of one hundred and fifty (150) feet along all block faces. Street benches should be placed facing the sidewalk and curb, and parallel to the buildings. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.

13.8 Street Lights (*Transition Zone*) – Street lights shall be provided four (4) feet from face of curb at average intervals of ninety (90) feet along all block faces. The light fixtures shall be mounted ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be of metal halide type.

13.9 Bicycle Racks (*Transition Zone*) – Bicycle racks shall be provided at average intervals of one hundred and fifty (150) feet along all block faces, clustering at street light or building entry locations.

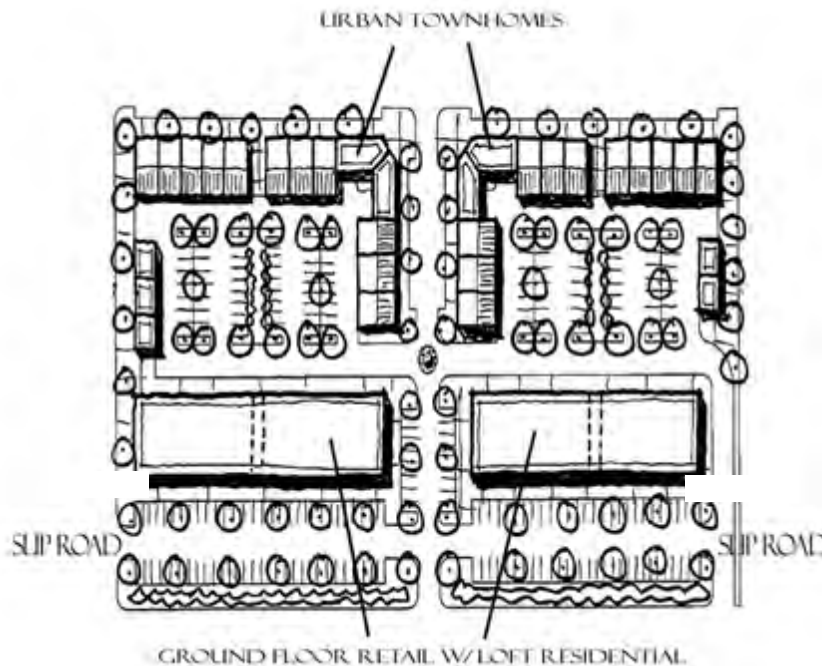
13.10 Litter Containers (*Transition Zone*) – Litter containers shall be provided at average intervals of one hundred and fifty (150) feet along all block faces and clustered at street light or building entry locations.

14. UNDERGROUND UTILITIES

All utilities except electrical transmission lines shall be placed underground in accordance with the PD Standards.

E. NEIGHBORHOOD CENTER TWO SUB-DISTRICT

The Neighborhood Center Two Sub-District occurs at key street intersections that are away from the freeway such as the northwest and northeast quadrants of the East Broad Street and Matlock Road intersection. This Sub-District is designed to provide better transition between the existing residential land uses in the rear and new commercial/retail uses along East Broad Street. This is accomplished by using small, pedestrian oriented streets to integrate commercial developments with residential uses.



1. USE LIMITATIONS

Neighborhood Center Two Sub-District may be used primarily for service, retail and entertainment land uses. In addition, apartments, lofts, townhouses, brownstones and live-work units are permitted subject to the use limitations below. It is encouraged that developments or buildings be mixed-use in nature, incorporating these land uses in either a horizontal or vertical manner as prescribed in this Sub-District. The Residential Adjacency Standards in Section 3 shall apply to any townhouse, brownstone and non-residential land uses that abut single family residential lots. The following land uses are not permitted:

- Land uses with drive-thru facilities located along the front of the building.
- Warehouse and manufacturing
- Apartments, lofts, or live-work units in the Transition Zone
- Any land use which involves a noxious odor or any excessive consistent noise level that constitutes a nuisance

Refer to The Reserve Planned Development Standards for details on permitted uses.

The floor area limitations of land uses within Neighborhood Center Two Sub-District are as follows:

- Retail: single tenant space 20,000 sf maximum
- Restaurants: 12,000 sf maximum

- Residential:
 - Apartments, lofts, townhouses, brownstones and live-work units
 - Efficiency: 600 sf minimum
 - 1 Bedroom: 750 sf minimum
 - 2 Bedroom: 950 sf minimum
 - 3 Bedroom: 1,200 sf minimum
 - Townhouse/brownstone: 1,200 sf minimum

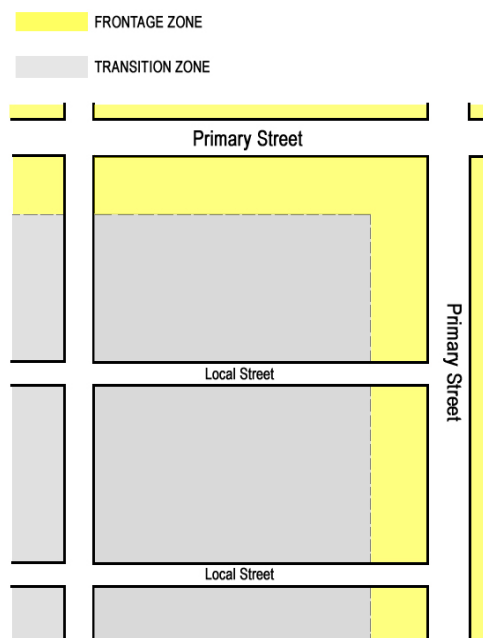
Buildings containing apartments and no other primary use must have a minimum of three (3) stories.

As described above, the essential idea behind the Neighborhood Center Two Sub-District is to create a development pattern that avoids the fragmented look of the intensive commercial development sitting in a sea of parking with a “back side” service area facing low-density residential uses. Instead, the emphasis is on visual continuity taking the form of “village-like” buildings, connecting walls, and consistent street tree plantings making connections from the community behind to the commercial frontage. The development guidelines to follow have been crafted in order to maintain scale and compatibility with the creation of such a neighborhood center.

2. BUILDING PLACEMENT

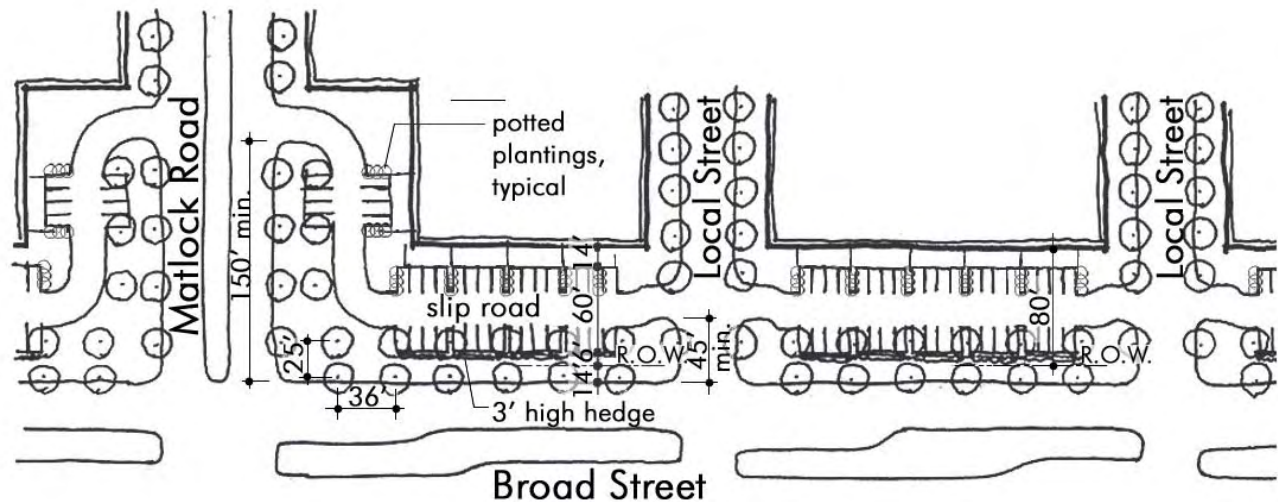
It is intended that buildings within the Neighborhood Center Two Sub-District create a strong “edge condition” along East Broad Street and Matlock Road. This is accomplished by using a double-sided parking lane (slip road) running parallel to East Broad Street. Non-residential development is primarily parked in this parking aisle, with smaller parking courts behind these East Broad Street-facing buildings. These parking courts are in-turn lined with other non-residential developments and townhouses along small side streets and pedestrian paseos allowing connection back to the East Broad Street and Matlock Road frontage.

For clarity, the “Frontage Zone” is defined as any lot fronting on East Broad Street and Matlock Road; and where a lot is occupied by more than one building, the Frontage Zone will be that portion of the lot occupied by the building closest to East Broad Street or Matlock Road and the area between that building and East Broad Street or Matlock Road. The “Transition Zone” is defined as any lot or portion of a lot that does not meet the definition of a Frontage Zone. The Transition Zone is usually occupied by the buildings that “turn the corner” from the Frontage Zone to face the side streets described above.



2.1 Building Setbacks (Frontage Zone) – There shall be a build-to-line of eighty (80) feet from the right-of-way line of East Broad Street and Matlock Road. The building setback will allow a double-sided parking lane (slip road), a sidewalk adjacent to the building, and a parkway adjacent to the curb. Within the parkway and the rest of the building setback, a double row of trees with a minimum caliper of five (5) inches shall be planted parallel to East Broad Street and Matlock Road, with the trees in each row planted at approximately thirty-six (36) feet on-center. The first row of trees shall be ten (10) feet from the back of curb. The second row of trees shall be approximately twenty-five (25) feet behind the first row in a planting bed among the parking spaces. The planting beds shall be separated by about four (4) parking spaces, and shall contain the trees mentioned above and evergreen groundcovers. A row of potted

plants approximately five (5) to six (6) feet in height shall be provided in or next to the sidewalk adjacent to the building and placed in line with the double row of trees. Plantings of dense evergreen hedge three (3) feet high at installation shall also be required between the parking spaces and East Broad Street. A five (5) foot wide sidewalk shall be provided between the two rows of trees.



Slip Road and Related Landscaping

2.2 Building Setbacks (Transition Zone) – There shall be a build-to-line of ten (10) feet from the right-of-way line of Miller Road and five (5) feet from the right-of-way line of local streets and Cannon Drive South.

2.3 Minimum Development Street Frontage – A minimum of sixty (60) percent of each development's total building street frontage shall be built on the build-to-line defined in Sections 2.1 and 2.2. The remaining forty (40) percent may set back further than the build-to-line dimensions.

2.4 Setback Encroachment – No encroachments are allowable in the Frontage Zone. Any building feature, defined as architectural attachments to the primary building facade, may encroach up to five (5) feet from the building face into the setback area in the Transition Zone. These features may include, but are not limited to:

- Stoops
- Chimneys
- Awnings
- Porches
- Canopies
- Eaves
- Planters
- Bay windows
- Mounted Signs
- Balconies
- Pilasters
- Tower elements
- Cornice

2.5 Parking Setback (Transition Zone) – In the Transition Zone, parking will generally be located behind the buildings to allow maximum frontage of buildings along the street. No parking or parking structure shall be placed within the setback area. The parking restrictions here do not apply to the setback area adjacent to East Broad Street and Matlock Road.

3. RESIDENTIAL ADJACENCY STANDARDS

The following standards shall apply when a townhouse, brownstone or non-residential development abuts single family residential lots:

3.1 Setback – All structures associated with a townhouse or brownstone development shall setback a minimum of twenty-five (25) feet from the boundary of any abutting single family residential lots. Structures associated with a non-residential development shall comply with the minimum setback from the boundary of any abutting single family residential lots as depicted in the table below in conjunction with the specifications in BOTH the "Maximum Height" and "No. of Stories" columns.

<u>Min. Setback (ft.)</u>	<u>Max. Ht. (ft.)</u>	<u>No. of Stories</u>
52.5	35	1
60	40	2 or less
67.5	45	3 or less
75	50	1 or more

3.2 Screening – There shall be an eight (8) foot high screening wall along the common boundary with any abutting single family residential lots constructed of brick, stone, split-face concrete masonry unit. The screening wall shall be designed and constructed to prevent any drainage or erosion problems. Notwithstanding the above, the minimum screening required for any non-residential use on property owned and used by the City, the Mansfield Independent School District and any church shall be a six (6) foot high wood screening fence. The owner of the property with the required screening wall or fence shall be responsible for the maintenance of the screening.

3.3 Landscape Buffer – There shall be a twenty (20) foot wide landscape buffer along the common boundary with any abutting single family residential lots with three (3) inch caliper trees planted along the length of the buffer at an interval no greater than twenty-five (25) feet and supported by an irrigation system approved by the Landscape Administrator. The landscape buffer may be within a utility or drainage easement upon approval by the City, and provided that any public utility shall have the right to remove any growths or improvements that may interfere with its systems in the easement and not be liable for damages or replacement of such growths or improvements.

3.4 Noise – Non-residential uses shall not generate any loud noise of such intensity as to create a nuisance or detract from the use or enjoyment of any abutting single family residential lots. Outdoor speakers shall be directed away from any abutting residential lots.

3.5 Setback for Trash Containers and Refuse or Recycling Storage Areas – Trash containers and storage areas for refuse or materials awaiting disposal or recycling shall be setback a minimum of twenty-five (25) feet from the boundary of any abutting single family residential lots.

3.6 Additional Requirements on Townhouses/Brownstones – Townhouses/brownstones that are within one hundred (100) feet of single family residential lots shall not exceed a maximum density of sixteen (16) units per acre or two (2) stories, and shall be constructed of at least eighty (80) percent masonry material on all exterior wall surfaces, excluding windows and doors.

4. SITE CONTROLS

There are a series of site controls effecting how development and streetscape interact. These controls are critical in achieving the desired environment presented in the Vision for The Reserve.

4.1 Lot Coverage – As the Neighborhood Centers have been envisioned to be less dense in built form than the Central Sub-District, maximum lot coverage of sixty (60) percent has been proposed to provide for circulation, setbacks and small open spaces.

4.2 Block Configuration – The maximum block size should be approximately six hundred (600) feet by six hundred (600) feet. This allows side streets from either East Broad Street or Matlock Road to compartmentalize the commercial/retail development and provide connection to the mixed-use development behind.

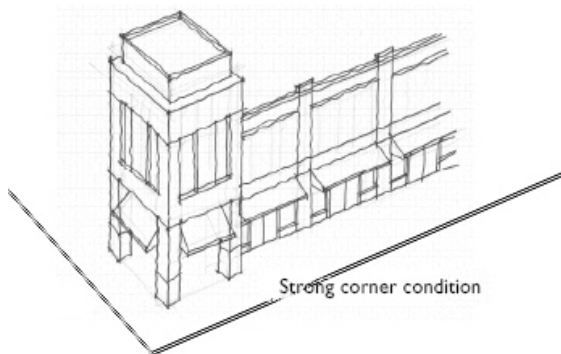
4.3 Site Massing and Floor Area Ratio – The maximum floor area ratio for the Neighborhood Centers is 2.0.

5. BUILDING MASSING AND HEIGHT

Restrictions on minimum building height are intended to form a proper transition from commercial buildings to residential structures behind.

5.1 Height Limit – All buildings shall not exceed a maximum height of fifty (50) feet except that buildings immediately adjacent to single family detached dwellings shall not exceed a maximum height of thirty-five (35) feet.

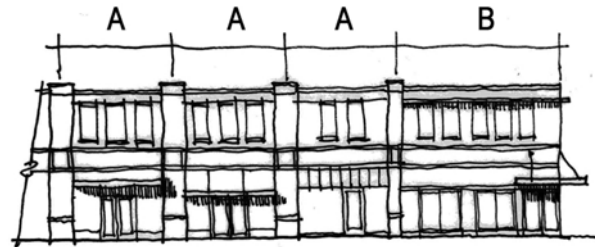
5.2 Building Corner Treatments – Buildings should reinforce a strong and pronounced corner condition at street intersections. Corner clips and other design approaches that do not form an orthogonal corner should not be allowed except at intersections identified on the Reserve Development Plan as having pocket parks. All buildings should be designed to accommodate City of Mansfield required visibility triangles without compromising the corner design.



Building Corner Treatment - strong and pronounced corner condition

5.3 Maximum Building Length – Buildings shall not be longer than four hundred (400) feet without an unconnected physical separation of twenty-five (25) feet between another building. This separation could serve as the location of a small pedestrian paseo connecting different areas.

5.4 Building Articulation – Facades facing public and private streets and extending greater than one hundred (100) feet in length shall have their mass broken down into a series of vertical module variations to imply separate and smaller building volumes. Each module should be no greater than approximately thirty (30) feet wide, except that facades at or closest to the corner of a block should be approximately one-and-a-half (1.5) to two (2) times the width of a module on mid-block facades to emphasize a greater hierarchical importance on the block. Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings should be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale. All buildings should be designed to emphasize a "base, mid-section, and top." The base may be defined through the use of unified storefront heights, running awning, and the building(s) base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The building's top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves.



* A = 30' in length

* B = 1.5 - 2.0A in length

Vertical Module Variation

5.5 Roof Line Articulation – Variations in roof lines should be used to add interest and reduce the scale of large buildings. Roof features should complement the character of the overall development and shall have at least one of the following features:

1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment.
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope.
4. Exposed end gable conditions.
5. Roof dormers interrupting the eave line.

6. GROUND FLOOR BUILDING LEVEL

The design standards for ground floor building level are intended to encourage proper pedestrian interaction at street level, while ensuring visibility of retail and privacy of residential areas.

6.1 General Ground Level Elevation (Transition Zone) – For residential uses at the ground floor which face a street, the finished floor elevation shall average thirty (30) inches above the finished sidewalk grade. Elsewhere, the finished floor elevation for ground level residential uses shall not be lower than the finished sidewalk grade.

6.2 Ground Level Programming (Transition Zone) – All non-residential, community-serving uses within mixed-use residential projects shall be oriented toward the street/sidewalk in store-front conditions.

These may include the fitness center, leasing and management, community halls, service retail, and similar uses.

6.3 Ground Level Design (Transition Zone) – Buildings that front on side streets that intersect with East Broad Street or Matlock Road and occupied mostly by residential use should have ground-level entrances no more than seventy (70) feet apart.

6.4 Sidewalk Entry Hierarchy (Transition Zone) – Entrances into residential buildings that do not follow a format with street-level entrances for each unit shall use the following:

- *Carriage way* – A twelve (12) foot wide entrance centered on the building and paved to complement sidewalk design while bringing the sidewalk experience into an internal private courtyard. Each carriage way may have a privacy gate within the building volume that is designed to allow views into the courtyard beyond.
- *Secondary entry* – A six (6) foot wide entrance with ornamental entrance gate accessed by a stair stoop and defined by low cheek walls and planters at the sidewalk. The stoop entrance is intended to carry the pedestrian up to the level of the internal building elevation thirty (30) inches above finished sidewalk grade on average). Mailboxes, bicycle racks, and trash receptacles should be grouped around these secondary entries.



Carriage Way



Secondary Entry

7. EXTERIOR APPEARANCE OF BUILDINGS

The material and color design standards described herein are intended to provide a uniform character and complementary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Therefore building materials should be durable, sustainable and of high quality, with sufficient variation to create visual interest and diversity, and to reduce the scale of large building masses.

7.1 Façade Cladding Materials – Building facades facing or oriented toward a public or private street shall be constructed of at least seventy-five (75) percent masonry or masonry-like materials. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish.

7.2 Back & Side Facades – All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.

7.3 Dominant Cladding Material – No one cladding material should comprise more than sixty-five (65) percent of a building's facade.

7.4 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) shall be used as primary cladding, with one material being dominant. A third primary cladding material is allowable if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade.

7.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding.

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Natural or simulated wood siding
- Vinyl or plastic siding
- Wood roof shingles
- Reflective glass with reflectance percentages in excess of twenty-seven (27) percent
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

7.6 Ratio of Solid to Void (*Frontage Zone*) – The ratio of glass to wall of the building façade should not be more than forty (40) percent except for ground level commercial areas. Tenants occupying less than twenty-five thousand (25,000) square feet should be transparent between the height of three (3) feet and eight (8) feet above the sidewalk grade for no less than sixty-five (65) percent of the horizontal length of the building façade.

7.7 Ratio of Solid to Void (*Transition Zone*) – Glass should not represent more than sixty (60) percent of a building facade.

7.8 Windows and Glass – Above the first floor, punched-type windows are appropriate. They should be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all retail storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

7.9 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) shall be used on any building.

7.10 Material Transition around Corners – The dominant cladding material should transition a minimum of twenty (20) feet around building corners to internal areas of a block.

7.11 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

7.12 Entrances (*Frontage Zone*) – Entryway design elements should create a focal point for the building façade and a sense of orientation. Each building on the site should have clearly defined, highly visible customer entrances featuring no less than three of the following elements:

- Overhangs
- Canopies or Porticos
- Recesses/Projections
- Arcades
- Raised corniced parapets over the entrance
- Peaked roof forms
- Arches

- Outdoor patios
- Display windows
- Integral planters that incorporate landscaped areas or seating areas

7.13 Façade Changes – Buildings should have architectural features and patterns that create visual interest, reduce large areas of undifferentiated building façade, and recognize the character of the overall development. Building facades should include a repeating pattern that should include no less than three of the elements listed below. All elements should repeat at intervals of no more than one hundred (100) feet, either horizontally or vertically.

- Color Change
- Texture Change
- Material Module Change
- Expression of structural bay or other façade variation through a change in plane

7.14 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

7.15 Prohibited Building Colors – Garish, highly reflective, fluorescent, and stark white and metallic colors should not be used. Black should not be used as primary building color, but may be used as accent color.

7.16 Accent Colors – Accent colors should be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.

7.17 Canopies, Arcades, & Overhangs (*Frontage Zone*) – Structural awnings and canopies are encouraged at the ground level to enhance articulation of the building volumes. The material of awnings and canopies should be architectural materials that complement the building and address the following:

- Fabric awnings are only allowed on upper levels.
- Awnings should not be internally illuminated.
- Awnings should not extend more than six (6) feet over the sidewalk.
- Canopies should not exceed seventy (70) feet without a break.
- Canopies should respect the placement of street trees and lighting.

8. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within an urban environment. Because the Sub-District is intended to be pedestrian-oriented, illumination of buildings should be provided to promote the safety of all pedestrians while creating an opportunity to highlight key architectural features.

8.1 Illumination Location – Illumination should be provided on all exterior building walls which face streets, walkways, and parking fields. In general, floodlighting of the façade is not allowable; rather, architectural highlighting of key building features and entryways should be the focus. Finally, accent sconces should be provided along the base of the building to correspond with structural elements and entryways along the streetscape.

8.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaries causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as applicable.

9. PARKING AREAS

The purpose of parking area design standards is to ensure that the parking areas themselves are not the dominant feature of the Neighborhood Sub-District Center Two. These design standards are intended to encourage physical consistency throughout the area, including the appearance of parking structures and designing parking access in a way that minimizes conflicts or disruption of the pedestrian environment.

9.1 Parking Supply – Parking areas (including on-street parking) shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Mansfield Zoning Ordinance.

9.2 Shared Parking – Shared parking is allowable in certain Neighborhood Center Two Sub-District applications. Reductions to the standards above may be considered based on a shared parking analysis that is submitted for approval.

9.3 Parking Format – Surface parking lots are allowed along streets only when visually screened (refer to Section 9.6 Surface Parking Perimeter Screening). Parking structures may not be visible from streets on more than two (2) sides of each block. Whenever possible, a parking structure should be designed so that the narrow façade of the garage will be the side exposed to view from the street. Beyond these two (2) sides, a liner development such as townhouses, offices, live-work units, or lofts shall be constructed to shield the garage from being visible from the street.

9.4 Surface Parking Landscaping – All surface parking lots that contain ten (10) or more parking spaces and are not part of the double-sided parking lane (slip road) depicted in Section 2.1 shall provide landscaping and screening in accordance with the Section 7300, Landscaping and Screening Requirements of the Mansfield Zoning Ordinance. In addition, plantings shall be situated around, along or adjacent to parking structures. There shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One (1) tree shall be planted for every forty (40) linear feet of the median.

9.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete.

9.6 Parking Structure Facades – Where parking structures are within view of streets, openings in the parking structure shall not exceed fifty-five (55) percent of the facade area. The portion of the parking structure that is visible from the street shall have an architecturally finished facade that is compatible with the surrounding buildings.

10. DRIVEWAYS

- Like parking areas, driveways are not intended to dominate the streetscape within the Neighborhood Center Two Sub-District. Driveways in this Sub-District should comply with the City of Mansfield driveway regulations.

10.1 Allowable Curb Cuts (*Transition Zone*) – In order to avoid discontinuity within the streetscape, no more than two curb cuts should be allowed per block face.

11. SERVICE AND EQUIPMENT AREAS

Service areas are defined as zones and loading docks where servicing of the site takes place and include wall-, ground- or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

11.1 Placement of Service Areas – Service areas are not intended to be visible from streets or adjacent properties within the Neighborhood Center Two Sub-District. Therefore, no service areas shall front or be visible from a street, and are encouraged to be placed within the building envelope they serve. If this is not possible, service areas should not be placed adjacent to a street, but should be placed at the side or rear of a building and shall be screened from view. Loading areas must not be located closer than fifty (50) feet to any single-family lot or public right-of-way, unless wholly within an enclosed building.

11.2 Service Area Screening – The design of all service area screening shall be complementary to the design of the building it serves in terms of its material and color. The entrance to the service area should be enclosed by gates designed to complement the building they serve. Transformers, switch gears, air conditioners, and other ground-mounted equipment and utility functions must be screened from view with evergreen plantings six (6) feet in height at installation.

11.3 Roof-Mounted Equipment Screening – All roof-mounted equipment shall be screened from view from a sidewalk or street through the use of design features that complement the building they serve in terms of material and color and shall not appear as an "add-on" element. As such, roof-mounted equipment areas should be incorporated into the building design in the most integrated manner possible.

12. SIGNAGE

Signage will play an important role in creating an interesting village experience within the Neighborhood Center Two Sub-District. Signs must be of high quality of design and materials and should be carefully designed for their positive aesthetic streetscape appearance and must not detract from their environment. Signage for the Frontage Zone of this Sub-District shall follow standards set by City of Mansfield Zoning Ordinance for the C-2 Zoning District. Signage in the Transition Zone shall follow those standards described in the Central Sub-District portion of this document.

13. FENCING

To be consistent with the street-oriented, pedestrian-friendly atmosphere of the Neighborhood Center Two Sub-District, fencing should be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance. Fencing design standards should follow those set forth in the Central Sub-District portion of this document.

14. SITE LANDSCAPING

The primary landscape experience within the Transition Zone of the Neighborhood Center Two Sub-District should be an urban streetscape. Therefore, wide sidewalks and plantings of canopy trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color set in paved sidewalk surfaces are appropriate. Plantings should promote entrance demarcation and pedestrian interest. The owners shall be responsible for providing the streetscape identified below in the Transition Zone.

14.1 Front Yards – Sidewalks and landscaping shall be provided between the street and building facade to offer an inviting walking experience. Plant materials should consist of shade trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color, and may be omitted at building entries, seating areas, and adjacent to commercial uses.

14.2 Street Trees – Except along E. Broad Street and Matlock Road, street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light. Street tree material should follow the recommendation of the Landscape Administrator, and should generally follow the type of canopy line created by red oak, live oak, etc. Street trees should use a consistent species along both sides of each block.

14.3 Street Trees Along E. Broad Street and Matlock Road – There shall be a double row of trees parallel to E. Broad Street and Matlock Road as specified in Section 2.1.

14.4 Tree Planters – Except along E, Broad Street and Matlock Road, street trees shall be centered within five (5) foot by ten (10) foot planters as leave-outs within the sidewalk and surrounded with either a twelve (12) inch high ornamental steel fence or brick turn-up edge. These planters shall also consist of evergreen groundcover and perennial plantings for aesthetic interest. The street-facing leading edge of all planters shall be placed one and a half (1.5) feet from the face of the curb to allow clearance for passenger car doors to open.

14.5 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

14.6 Open Space – The provisions of adequate and appropriate open space areas add value to development and are encouraged all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of pocket parks, children's play areas, plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, and similar facilities (see Open Space Plan in Exhibit 3). Plazas or squares may be located at a street intersection or at a focal point within the Sub-District and should be small in scale (8,000 sq. ft. – ½ acre). Pocket parks may also be located at street intersections and should be small in scale (600 – 2000 sq. ft.). The following criteria should be used to evaluate the merits of proposed open spaces in the Neighborhood Center One Sub-District:

- The extent to which environmental elements preserved are considered integral and prominent features or focal points of "front yards" in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along streams and creek corridors has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

Whenever open space areas are proposed, an application for development shall include an open space management plan to be approved by the City and provide information regarding the ownership, maintenance and operation of such areas. Open space area that is dedicated and accepted as public park will be maintained by the City.

14.7 Street Benches – Street benches shall be provided at average intervals of one hundred and fifty (150) feet along all block faces. Street benches should be placed facing the sidewalk and curb, and

parallel to the buildings. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.

14.8 Street Lights – Street lights shall be provided four (4) feet from face of curb at average intervals of (90) feet along all block faces. The light fixtures shall be mounted ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be of metal halide type.

14.9 Bicycle Racks – Bicycle racks shall be provided at average intervals of one hundred and fifty (150) feet along all block faces, clustering at street light or building entry locations.

14.10 Litter Containers – Litter containers shall be provided at average intervals of one hundred and fifty (150) feet along all block faces and clustered at street light or building entry locations.

15. UNDERGROUND UTILITIES

All utilities except electrical transmission line shall be placed underground in accordance with the PD Standards.

F. BUSINESS CAMPUS SUB-DISTRICT

The Business Campus Sub-District is generally comprised of properties between the railroad, Central and Workplace Sub-Districts, Highway 360, Rustic Meadow Addition, and Neighborhood Center One Sub-District. This Sub-District is intended to provide a superior business park environment, focusing on a strong presentation of office buildings within a natural campus environment. The regulations will focus on stronger presence of landscape and prominence from the highway.

1. USE LIMITATIONS

The Business Campus Sub-District may be used primarily for office and employment uses in a well-landscaped campus setting. Service uses such as retail and hotel may be used to help synergize the programming of the business campus. Apartments, lofts, townhouses, brownstones, and live-work units may also be developed in this Sub-District subject to the use limitations below. It is encouraged that developments or buildings within this Sub-District be easily accessible to pedestrians as well as drivers. The Residential Adjacency Standards in Section 3 shall apply to any townhouse, brownstone, and non-residential land uses that abut single family residential lots. The following land uses are not permitted:

- Apartments, lofts, or live-work units in the area bounded by Matlock Road, Rustic Meadow Addition and Cannon Drive South, and in the area bounded by Heritage Parkway, Matlock Road and railroad.
- Any land use which involves a noxious odor or any excessive consistent noise level that constitutes a nuisance

Refer to The Reserve Planned Development Standards for details on permitted uses.

The floor area limitations of land uses within the Business Campus Sub-District are as follows:

- Residential:
 - Apartments, lofts, townhouses, brownstones, and live-work units
 - Efficiency: 600 sf minimum
 - 1 Bedroom: 750 sf minimum
 - 2 Bedroom: 950 sf minimum
 - 3 Bedroom: 1,200 sf minimum
 - Townhouse/brownstone: 1,200 sf minimum

Buildings containing apartments and no other primary use must have a minimum of three (3) stories.

2. BUILDING PLACEMENT

Buildings within the Business Campus Sub-District should be sited to create a strong presence from Highway 360, Heritage Parkway and Matlock Road. This is accomplished by grouping buildings in clusters, forming shared courts and prominent features facing these roadways. Special care should be given to the screening of parking from the neighborhood beyond with elements described in the site landscaping section of this Sub-District.

2.1 Site Planning – The site planning of developments within the Business Campus should respect certain relationships with adjacent land areas. To limit excessive vehicular and pedestrian circulation systems, and to develop an order of circulation among all parcels, the design of internal roads, entrance drives, and walkways should be coordinated with adjacent development whenever possible. While buildings should be screened from direct view from the adjacent single family residential areas as much as possible, buildings should be sited to take advantage of views afforded by the site or prominent views to the site from Highway 360, Heritage Parkway and Matlock Road. The Business Campus buildings should reinforce the design intent of the site planning and landscape architecture. Buildings should be

sited to define pedestrian corridors, appropriate views, and significant exterior spaces. Buildings at key sites in the Sub-District, such as those terminating visual axes and at major entrances, should have a strong identity and express their symbolic role in the Sub-District.

2.2 Building Setbacks – There shall be a minimum setback of twenty-five (25) feet from the right-of-way of Highway 360, Heritage Parkway, Matlock Road, Miller Road, Cannon Drive South, and secondary streets and local streets.

2.3 Parking Setback – No parking shall be placed within the building setback.

2.4 Outside Storage – No outside storage or outside operations of any kind shall be permitted.

2.5 Vehicle Storage – All utility vehicles stored on-site must be inside an enclosed building or within a screened portion of the site. Where, due to site conditions, complete screening is impractical, partial screening utilizing dense evergreen plantings up to six (6) feet may be permitted.

3. RESIDENTIAL ADJACENCY STANDARDS

The following standards shall apply when a townhouse, brownstone, or non-residential development abuts single family residential lots:

3.1 Setback – All structures associated with a townhouse/brownstone development shall setback a minimum of twenty-five (25) feet from the boundary of any abutting single family residential lots. Structures associated with a non-residential development shall comply with the minimum setback from the boundary of any abutting single family residential lots as depicted in the table below in conjunction with the specifications in BOTH the "Maximum Height" and "No. of Stories" columns.

<u>Min. Setback (ft.)</u>	<u>Max. Ht. (ft.)</u>	<u>No. of Stories</u>
52.5	35	1
60	40	2 or less
67.5	45	3 or less
75	50	1 or more

3.2 Screening – There shall be an eight (8) foot high screening wall along the common boundary with any abutting single family residential lots constructed of brick, stone, split-face concrete masonry unit. The screening wall shall be designed and constructed to prevent any drainage or erosion problems. Notwithstanding the above, the minimum screening required for any non-residential use on property owned and used by the City, the Mansfield Independent School District and any church shall be a six (6) foot high wood screening fence. The owner of the property with the required screening wall or fence shall be responsible for the maintenance of the screening.

3.3 Landscape Buffer – There shall be a twenty (20) foot wide landscape buffer along the common boundary with any abutting single family residential lots with three (3) inch caliper trees planted along the length of the buffer at an interval no greater than twenty-five (25) feet and supported by an irrigation system approved by the Landscape Administrator. The landscape buffer may be within a utility or drainage easement upon approval by the City, and provided that any public utility shall have the right to remove any growths or improvements that may interfere with its systems in the easement and not be liable for damages or replacement of such growths or improvements.

3.4 Noise – Non-residential uses shall not generate any loud noise of such intensity as to create a nuisance or detract from the use or enjoyment of any abutting single family residential lots. Outdoor speakers shall be directed away from any abutting residential lots.

3.5 Setback for Trash Containers and Refuse or Recycling Storage Areas – Trash containers and storage areas for refuse or materials awaiting disposal or recycling shall be setback a minimum of twenty-five (25) feet from the boundary of any abutting single family residential lots.

3.6 Additional Requirements on Townhouses/Brownstones – Townhouses/brownstones that are within one hundred (100) feet of single family residential lots shall not exceed a maximum density of sixteen (16) units per acre or two (2) stories, and shall be constructed of at least eighty (80) percent masonry material on all exterior wall surfaces, excluding windows and doors.

4. SITE CONTROLS

There are a series of site controls effecting how a building and its site interact. These controls are critical in achieving the desired campus environment.

4.1 Block Configuration – The maximum block length should be one thousand five hundred (1,500) feet.

4.2 Site Massing and Floor Area Ratio – The maximum floor area ratio shall be 2.0.

5. BUILDING MASSING AND HEIGHT

Restrictions on maximum building height are intended to form a proper transition from commercial buildings to single family residential structures behind.

5.1 Height Limit – All buildings shall have a maximum height of sixty (60) feet when located within three hundred (300) feet of Rustic Meadow Addition; otherwise, there is no maximum height limit elsewhere in this Sub-District.

5.2 Building Groupings – Buildings are encouraged to be designed to complement their neighbor or planned expansion into perceived "groupings" of mass and supporting form. Such groupings should be organized to form clusters forming shared courts and prominent features facing Highway 360. In addition, large buildings should be broken down in scale, both horizontally and vertically, into smaller elements.



Building Groupings

5.3 Building Articulation – The design of all buildings should develop a human scale to enhance the immediate pedestrian experience. Human scale details should be prevalent on all buildings and may be achieved through sensitive treatment of building massing, entry design, window and exterior material treatments, elements at the building base, and definition of a building roof line.

In general, building facades should have massing changes and architectural articulation to provide visual interest and texture in order to avoid oversimplified one-dimensional facades and reduce the perceived scale of the building. This articulation should not apply evenly across the building facade, but should be gathered for greater design impact employing changes in volume and plane. Architectural elements that break up the mass of the building are encouraged. In general, the buildings' design should be prepared to emphasize an architectural delineation between the building's base, its upper levels and the roof silhouette.

The architectural design of the Business Campus buildings should include the combined use of strong cornice lines, gabled roofs, material texture, punched window openings, prominent corner features at key sites, and strong and simplified building entries.

5.4 Roof Line Articulation – Variations in rooflines should be used to add interest and reduce the scale of large buildings. Roof features should complement the character of the overall development and shall have at least one of the following features:

1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope
4. Exposed end gable conditions
5. Roof dormers

6. EXTERIOR APPEARANCE OF BUILDINGS

The material and color design standards described herein are intended to provide a uniform character and complementary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Therefore building materials should be durable, sustainable and of high quality, with sufficient variation to create visual interest and diversity, and to reduce the scale of large building masses.

6.1 Façade Cladding Materials – Building facades shall be constructed of at least seventy-five (75) percent masonry or masonry-like materials. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish.

6.2 Building Massing – All facades of a building should feature design characteristics to help reduce the perceived scale of buildings. The following techniques should be considered in building design: deep inset windows, inset entrances or step-backs, projections in the frontlines of buildings, variations in colors and textures to help reduce perceived mass.

6.3 Dominant Cladding Material – No one cladding material should comprise more than seven-five (75) percent of a building's facade.

6.4 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) shall be used as primary cladding, with one material being dominant. A third primary cladding material is allowable if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade.

6.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding.

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Natural or simulated wood siding
- Vinyl or plastic siding
- Wood roof shingles
- Reflective glass with reflectance percentages in excess of twenty-seven (27) percent
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

6.6 Ratio of Solid to Void – Glass should not represent more than sixty (60) percent of a building facade.

6.7 Windows and Glass – Above the first floor, punched-type windows are appropriate. They should be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all retail storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

6.8 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) shall be used on any building.

6.9 Material Transition around Corners – The dominant cladding material should transition a minimum of twenty (20) feet around building corners to internal areas of block.

6.10 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

6.11 Entrances – Entryway design elements should create a focal point for the building façade and a sense of orientation. Each building on the site should have clearly defined, highly visible customer entrances featuring no less than three of the following elements:

- Overhangs
- Canopies or Porticos
- Recesses/Projections
- Arcades
- Raised corniced parapets over the entrance
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Integral planters that incorporate landscaped areas or seating areas

6.12 Façade Changes – Buildings should have architectural features and patterns that create visual interest, reduce large areas of undifferentiated building façade, and recognize the character of the overall development. Building facades should include a repeating pattern that should include no less than three of the elements listed below. All elements should repeat at intervals of no more than one hundred (100) feet, either horizontally or vertically.

- Color Change
- Texture Change
- Material Module Change
- Expression of structural bay or other façade variation through a change in plane

6.13 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

6.14 Prohibited Building Colors – Garish, highly reflective, fluorescent, and stark white and metallic colors should not be used. Black should not be used as primary building color, but may be used as accent color.

6.15 Accent Colors – Accent colors should be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.

6.16 Canopies, Arcades, & Overhangs – Structural awnings and canopies are encouraged at the ground level of all buildings adjacent to building entries to enhance articulation of the building volumes and entrance experience.

7. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within a campus environment and highlights buildings to be seen from Highway 360, Heritage Parkway and Matlock Road. Because the Sub-District is intended to be pedestrian-friendly from each building’s parking field to its entrances, illumination of buildings and pedestrian ways should be provided to promote the safety of all pedestrians while creating a unique architectural opportunity to highlight key design features.

7.1 General Provisions – Exterior lighting for internal roads, private streets, entrance drives, and parking areas should be designed to provide uniform illumination with low glare, using equipment which does not detract from the building’s design. Fixtures should be coordinated, cut-off luminaires selected from a single “family” of products that all relates from a design prospective (e.g. Gardco, Form Ten, Streetlighter, Barbican). “Signature” or special design light fixtures may be used to emphasize an important corner or building, and are encouraged for the exterior lighting of courtyards and plazas. All light fixtures should be selected for compatibility with the architecture and with the lighting design of adjacent parcels. The use of lighted bollards along pedestrian routes and at building entrances is encouraged.

7.2 Illumination Location – Appropriate illumination should be provided on all exterior building walls which face streets, walkways, and parking fields. Special care should be given to the lighting design for all facades facing Highway 360, Heritage Parkway and Matlock Road to create visual interest. Floodlighting of building facades shall not be allowed; rather, highlighting of special portions of a building for functional, aesthetic, or security purposes should be the focus. Uplighting of plants to cast shadows on wall surfaces or to highlight special landscaping is encouraged, provided light sources are concealed.

7.3 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaires causing glare at property line or on street and parking areas are prohibited. Interior parking structure lighting shall be concealed and shall not be visible from outside the parking structure. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as Applicable.

8. PARKING AREAS

The purpose of parking area design standards is to ensure that the parking areas themselves are not the dominant feature of the Business Campus. These design standards are intended to encourage physical consistency throughout the area, including the appearance of parking structures and designing parking access in a way that minimizes conflicts or disruption of the pedestrian environment.

8.1 Parking Supply – Parking areas (including on-street parking) shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Mansfield Zoning Ordinance.

8.2 Shared Parking – Shared parking is encouraged in the Business Campus Sub-District. Reductions to the standards above may be considered based on a shared parking analysis that is submitted for approval.

8.3 Parking Format – Surface parking lots are allowed only when visually screened from streets (refer to Section 8.6 Surface Parking Perimeter Screening). Whenever possible, a parking structure should be designed so that the narrow façade of the garage will be the side exposed to view from the street.

8.4 Surface Parking Landscaping – All surface parking lots shall be set back a minimum of twenty-five (25) feet from the street right-of-way line. Parking lots that contain ten (10) or more parking spaces shall provide landscaping and screening in accordance with the Section 7300, Landscaping and Screening Requirements of the Mansfield Zoning Ordinance.

8.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete.

8.6 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of three (3) foot plantings of dense evergreen hedge at time of installation measured above the grade of the parking lot.

8.7 Parking Structure Facades – Where parking structures are within view of streets, openings in the parking structure shall not exceed fifty-five (55) percent of the facade area. The portion of the parking structure that is visible from the street shall have an architecturally finished front facade that is compatible with the surrounding buildings.

9. ENTRANCE DRIVEWAYS, INTERNAL ACCESS DRIVES, AND WALKWAYS

Entrance drives provide direct vehicular access to building entrances and parking facilities. Internal roads will be provided by the developer and are important image-setters for development in the Business Campus Sub-District. Special paving, landscaping and accent lighting are encouraged. All driveways are to be spaced sufficiently apart to ensure that conflicting movements at adjacent driveways do not overlap and capacity is not compromised. In addition, a master pedestrian walkway system is to be developed within the Business Campus Sub-District.

9.1 General Provisions – Entrance drives should be designed to provide clear and direct access to buildings and parking areas. Parking directly off of entrance drives and internal roads should be kept to a minimum and restricted to visitor and short-term parking as designated on the approved site plan. Landscaped medians with a minimum width of ten (10) feet are encouraged in parcel and building lot entrances where the pavement width exceeds two lanes. The use of special paving at entrance drives is encouraged to provide visual interest and to help define entrance zones.

9.2 Driveways Adjacent to Right-Turn Lanes – Driveways should not exit into right-turn deceleration lanes. Driveways should be located as far from the intersection as possible.

9.3 Pedestrian Walkway System – There should be a comprehensive pedestrian walkway system across the Business Campus Sub-District to accommodate pedestrian connections among buildings, from adjacent Sub-Districts, and from parking areas to the buildings they serve. In addition, pedestrian walkways should be provided along entrance drives to connect buildings and parking areas to an overall pedestrian system. Pedestrian crosswalks should be provided across entrance drives.

10. SERVICE AND EQUIPMENT AREAS

Service areas are defined as zones and loading docks where servicing of the site development program takes place and should include wall-, ground- and roof-mounted mechanical and equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

10.1 Placement of Service Areas – Service areas shall be placed at the side or rear of buildings and be screened from adjacent property and streets. Ideally, service areas should be provided at the rear (the side opposite of a street) of all buildings. Where it is necessary to locate service areas on the side of buildings, special care must be taken to screen any view into the service area from motorists and pedestrians passing by on the street. All service areas are encouraged to be placed within a building's envelope; in those instances where this is not possible, no service area shall be located closer than eighty (80) feet to a public street.

10.2 Service Area Screening – When service areas are not able to be placed within the building envelope, they shall be screened by masonry walls six (6) feet in height with adjacent plantings of dense evergreen material three (3) feet in height at installation. In addition, all off-street loading areas and overhead doors must be screened from view of any street or adjacent property. In all cases, screening walls and screening plantings must be architecturally compatible with the design of the buildings they serve.

10.3 Servicing Activity – Each development should accommodate servicing activity. A program should be provided for addressing the needs of package pickup and delivery as well as the myriad of service vehicles of various sizes that will be visiting a project. This program should demonstrate a means to keep service people and their vehicles from disrupting the access of owners/tenants and their clients. Once a service vehicle is on site, it should have a place to park while performing its service and a way to leave in an efficient and non-obtrusive way. This program should include screened and dedicated service vehicle parking areas, vehicle turnouts, etc.

10.4 Ground-Mounted Mechanical Equipment – Ground-mounted equipment and utility functions such as air conditioners, transformers and switchgears are encouraged to be consolidated in a single enclosed service area. As an alternative, they shall be screened from view with dense evergreen plantings at least six (6) feet in height at installation.

10.5 Roof-Mounted Mechanical Equipment – All roof mounted mechanical elements must be screened from view from a sidewalk or street. This screening shall be accomplished in a manner which is architecturally compatible with the building design and material, and shall not appear as an "add-on" element. As such, roof-mounted equipment areas should be incorporated into the building design in the most integrated manner possible.

11. SIGNAGE

A distinctive, ordered, well-conceived sign system is an important part of any development but is even more important when that development is cast within a campus environment when circulation patterns are less clear than a village defined by street blocks, or when parking locations and building entrances are not always easily recognizable.

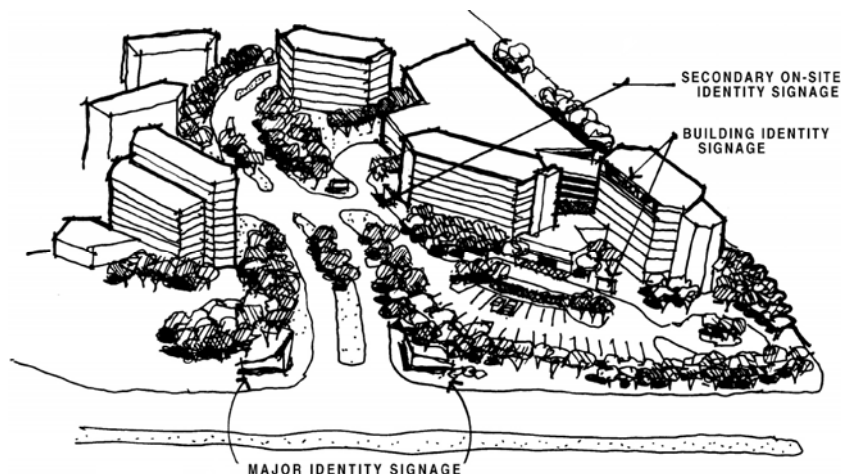
As the first introduction to the project and the element that will establish the thread of continuity throughout the project from its inception through completion of the last building, it is important that the image presented by the signage be appropriately dignified and of a quality level compatible with the architecture. The appearance of the signage should be traditional in nature, and colors should be rich but subdued. Materials will include painted aluminum, brick, slate, and masonry. For any signs not addresses by the subsections below, they shall follow the sign standards set by the City of Mansfield Zoning Ordinance for the C-2 Zoning District.

11.1 Prohibited Signs – The following sign types are prohibited:

- Temporary trailer signs
- Animated moving or flashing signs
- Iridescent painted signs
- Signs illuminated with neon, fluorescent, or spot incandescent
- Dayglow colored signs
- Signs which make or create noise or movement

11.2 Allowable Signs – The following sign types are allowed:

1. Major Identity Signage – The major sign at the entrance to the development not only “announces” the project, but also establishes its image by the use of materials, type and design. Such sign shall be designed to be integral with a wall or gateway feature at the primary street entry intersection. Lettering should take the form of individual letters, lettering carved into granite, slate, a cast plaque or similar approaches that adequately convey the sense of richness, solidity and tradition intended for the Business Campus. Maximum size shall be one hundred (100) square feet.
2. Secondary On-Site Identity Signage – One secondary identity sign shall be permitted for each detached building in the development. Such sign shall be ground-mounted at the entry drive of the building and designed to be a smaller version of the Major Identity Signage sign. Maximum size shall be seventy (70) square feet.
3. Pedestrian Directional Signage – Signs to orient pedestrians to the Sub-District’s various buildings, walks or drives should be fairly discreet, occurring only at those decision points that may be confusing. To minimize their impact on the environment, the pedestrian directional signs should be designed to be low to the ground. Maximum size shall be nine (9) square feet.
4. Building Identification Signage – Two forms of building identification shall be permitted. First, buildings may be identified in a formal manner that incorporates the building name as part of the architecture, which will be done by either incising the building name or applying individual cast letters on the building façade, at a maximum size of one hundred (100) square feet. Second, some buildings may require a free-standing identification sign located adjacent to the street or drive at a maximum size of fifty (50) square feet.



12. FENCING

In order to avoid an internalized campus environment which will be in sharp contrast to its context, fencing should be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance.

12.1 Fencing Intent – Fencing is intended only to define small private spaces and should not screen an entire development or large portions thereof.

12.2 Fencing Length and Height – The maximum length of a fence shall be fifty (50) feet without a break of thirty (30) feet.

12.3 Fencing Material – All fencing must be wrought iron or decorative steel.

12.4 Safety Standards – Areas where guard rails or security fences are required for safety, such as fences for day care centers and swimming pools, should conform to all government regulations and be compatible to design of architectural and fencing concepts for adjacent buildings.

13. SITE LANDSCAPING

Landscaping is the critical element in the image of the Business Campus Sub-District. Appropriate landscaping will integrate buildings into their surroundings, unify elements of the development, create pedestrian interest, frame and focus views, break up long building elevations, and provide screening for roadways, parking and service areas.

13.1 Landscape Requirements – All site landscaping not addressed by the subsections below shall follow that prescribed by the City of Mansfield Zoning Ordinance for the C-2 Zoning District. Plant material should be selected from those identified as native plants, and those that have been adapted to the local climate and conditions. Native plants and planting practices are identified through the "Texas SmartScape" program.

13.2 Street Trees Along Miller Road, Matlock Road, Heritage Parkway and Cannon Drive South (labeled in the Street Framework Plan) - A double row of staggered trees shall be planted parallel to these roadways, with the trees in each row occurring at average of thirty-five (35) feet on-center along the roadways. The first row of trees closest to the roadways shall be setback ten (10) feet from the face of curb. These trees shall have a minimum caliper of three-and-a-half (3.5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant. Tree material should follow the recommendation of the Landscape Administrator, and should be of consistent species along both sides of each block.

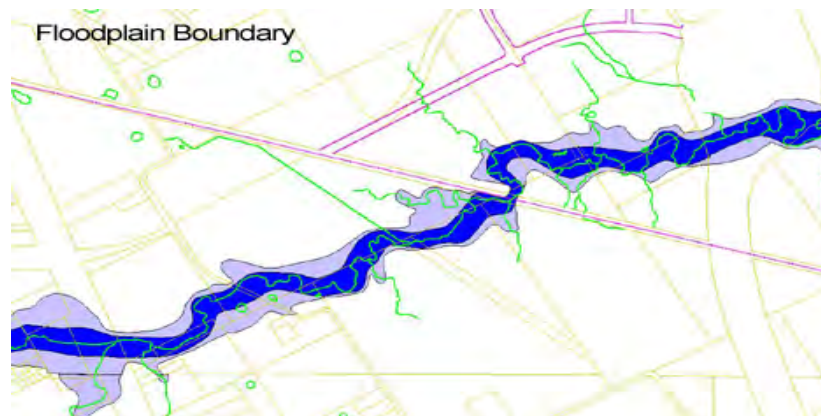
13.3 Low Branch: Care should be given in preserving and enhancing open space features within the flood plain boundary including; wooded areas, view sheds, water bodies, topography, and stream corridors for the purpose of siting buildings with a principal orientation to Low Branch.

13.4 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

13.5 Open Space – The provisions of adequate and appropriate open space areas add value to development and are encouraged in all development in the Sub-District. The open space provided should be appropriately designed and scaled. Open spaces may be in the form of plazas, squares, linear

parcs, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, etc. The following criteria should be used to evaluate the merits of proposed open spaces in the Business Campus Sub-District:

- The extent to which environmental elements preserved are considered "features" or "focal points" and integrated into and prominently featured in the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks and natural walking paths across development parcels has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to, parks and environmental preserves, appropriately organized within the Sub-District.



Low Branch Floodplain

Whenever open space areas are proposed, an application for development shall include an open space management plan to be approved by the City and shall provide information regarding the ownership, maintenance and operation of such areas. Open space area that is dedicated and accepted as public park will be maintained by the City.

13.6 Landscaping at Entrance Drives – Special landscaping should be provided at parcel and building lot entrances to define entrance and signage areas. Adequate site distances should be maintained in accordance with City of Mansfield standards.

13.7 Common Area Maintenance – A thorough maintenance program is necessary in order to maintain a high quality image in the Business Campus Sub-District. All buildings, landscaping, internal roads, parking lots, and service areas should be maintained in a safe, clean, and orderly condition at all times by the property owners.



Special Landscaping at Entrance

Maintenance responsibilities include, but are not limited to lawn mowing and landscape maintenance; replacement of dead plant material; clean-up of trash and litter; repair, painting, and routine maintenance of all buildings and signs; and repair and replacement of light fixtures and bulbs. Dead trees, shrubs and unsightly landscaping should be removed and replaced within thirty (30) days of removal.

Parking areas, private streets, internal roads, entrance drives, and pedestrian pathways should be kept in good repair. Parking lot striping and other pavement graphics should be repainted as needed. Drainageways should be kept clean and free of obstructions; appropriate action should be taken to prevent or repair erosion.

14. UNDERGROUND UTILITIES

All utilities except electrical transmission lines shall be placed underground in accordance with the PD Standards.

G. SOUTH POINTE EXPANSION SUB-DISTRICT

1.1 Regulation of Sub-District – South Pointe is a master planned community in the southern portion of The Reserve. As there has been a Planned Development District approved by City Ordinance No. 1518, all applicable regulations contained within the South Pointe Planned Development District Standards for Residential Villages shall apply to properties in the South Pointe Expansion Sub-District, including but not limited to, the following:

- Residential Product Types
- Permitted Uses
- Bulk Standards
- General Urban Design Standards
- Distribution of Open Space (at a rate of 1.33 acres for each one hundred (100) dwelling units)
- Street Types
- Landscaping and Screening
- Fences
- Buffering

1.2 Approval of Development – Properties in the South Pointe Expansion Sub-District shall not be part of or included in the South Pointe Covenants, Conditions and Restrictions and shall not be subject to the review of the South Pointe Architectural Review Committee. Approval of development in the South Pointe Expansion Sub-District shall comply with the same development approval process established for The Reserve Planned Development Sub-Districts.

1.3 Required Documents for Development – Prior to development in the South Pointe Expansion Sub-District, the developer shall provide the following documents as part of the development approval process:

- Village Plan
- Circulation Plan
- Open Space Plan
- Phasing Plan

1.4 Maximum Gross Density – The maximum gross density in the South Pointe Expansion Sub-District shall be four (4) dwelling units per acre.

1.5 Public Utilities – All public utilities in South Pointe Expansion must be installed in accordance with the City of Mansfield Zoning and Subdivision Ordinances, and any future amendment thereof.

III. STREET FRAMEWORK DESIGN STANDARDS

The objective for the street framework for The Reserve is the creation of a network that supports a range of medium-density mixed land uses across the Sub-Districts, and that establishes a public infrastructure that encourages pedestrian activity, street life, and a sense of “community.” The key design features that are necessary to create the characteristics within the public infrastructure to meet this objective are as follows:

1. Continuity of sidewalks along each street.
2. Crosswalk demarcation at street intersections.
3. Wide sidewalks with canopy trees.
4. On-street parking to provide street activity while protecting pedestrians from traffic movement.
5. High levels of street lighting (1 lumen per square foot).
6. Narrow street cross sections with curb neckdowns (bulb-outs) at crosswalk locations.
7. Buildings designed to overlook and “address” each street to create a self-policing environment.
8. Short block lengths to minimize superblock or internalized development patterns.
9. Public spaces, plazas, fountains, pocket parks, etc. to create places for people and landmarks.
10. Underground utilities.



Street Framework Plan for The Reserve

Street Categories

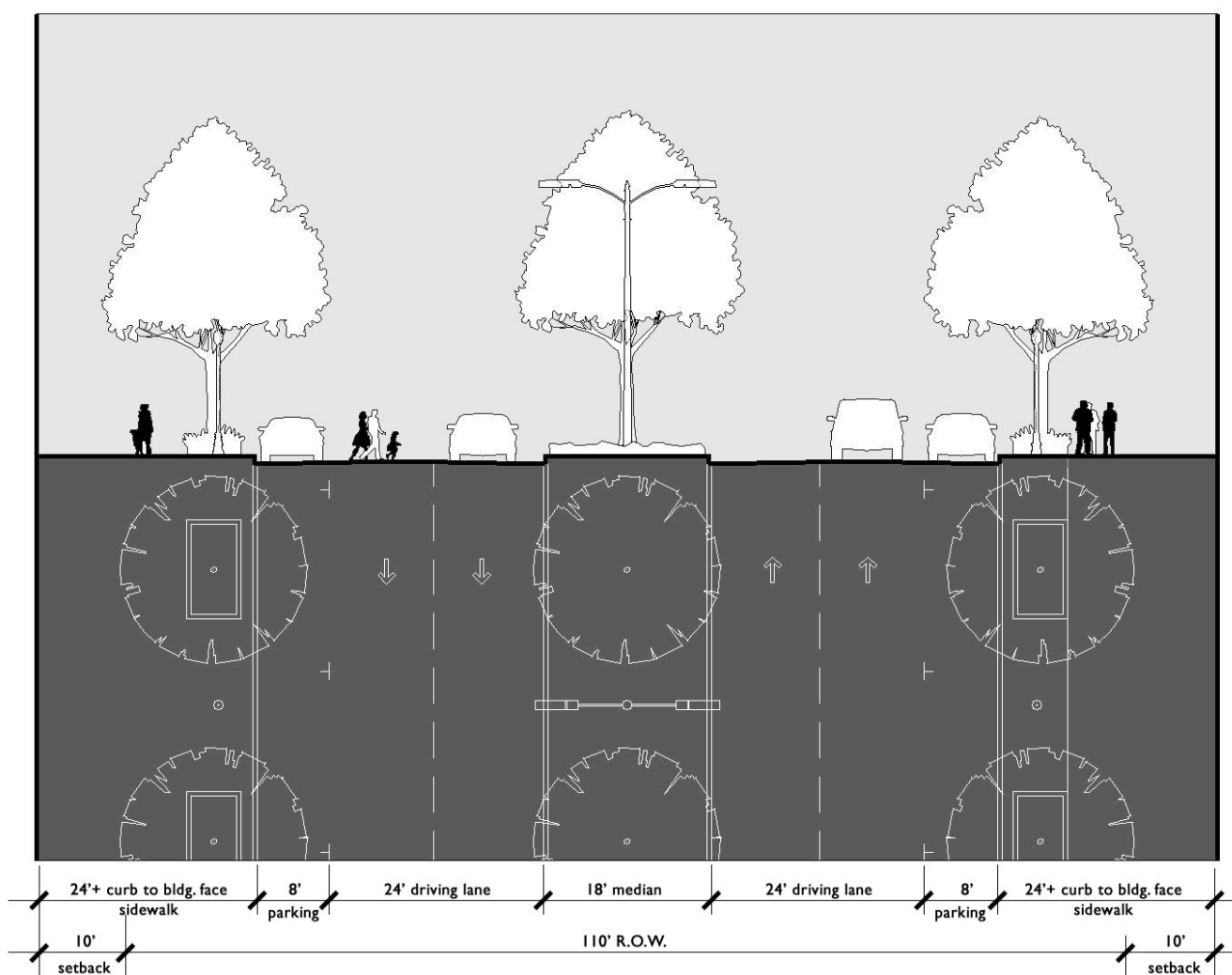
There are four categories to the proposed street framework. Three of the four categories are depicted in the Street Framework Plan to the left.

- A. Primary Streets**
(red roads shown on the Plan – East Broad Street, Matlock Road, and Heritage Parkway)
- B. Secondary Streets**
(yellow roads shown on the Plan)
- C. Local Streets**
(roads that will form smaller blocks among the Secondary Streets shown on the Plan)
- D. Private Mews**
(to be placed within the smaller blocks formed by local streets wherever it is appropriate)

STREET STANDARDS AND SECTIONS

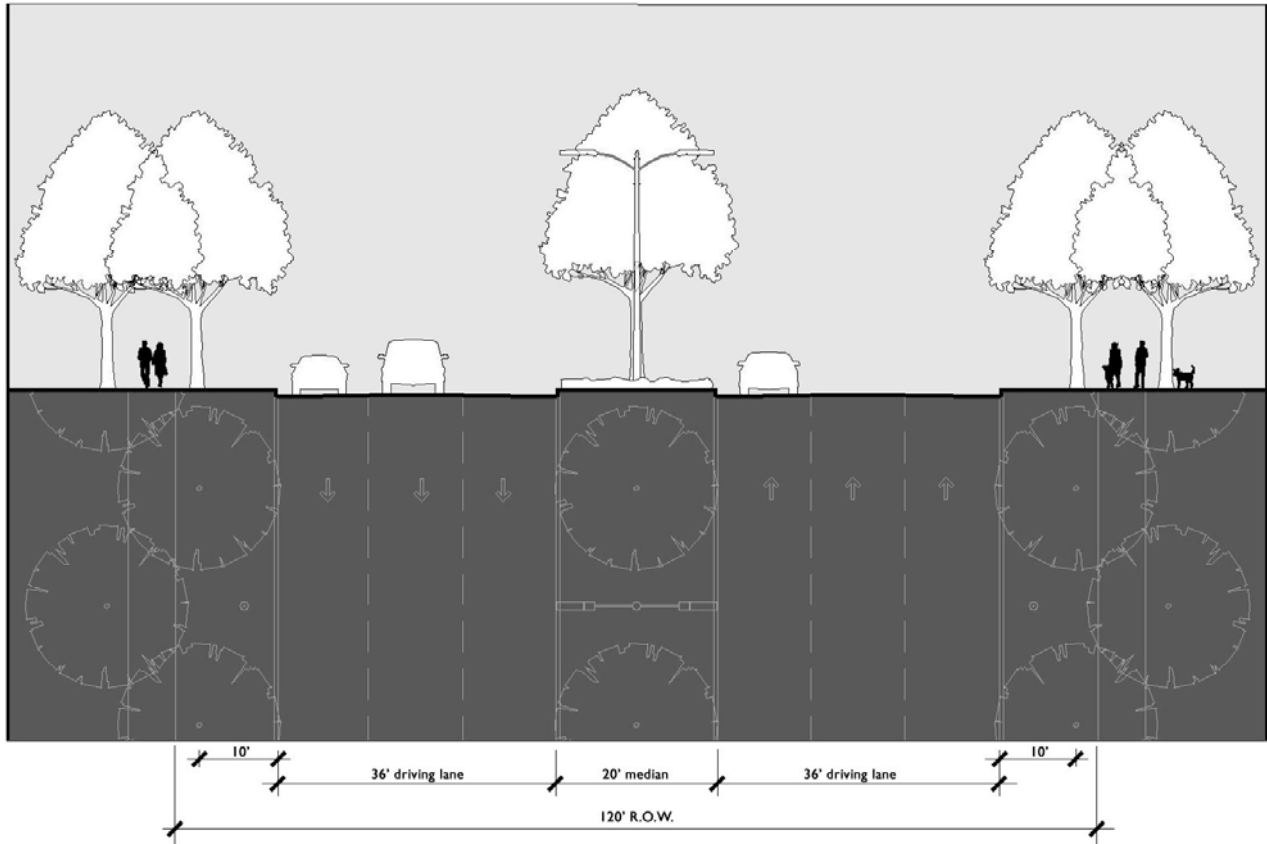
The design standards for the street framework are intended to provide a hierarchy of streets connecting the Sub-Districts together within one recognizable development area known as The Reserve. The street sections shown below apply specifically to the Central Sub-District. With slight variations to be approved by City Staff, these street sections will also apply to the rest of the Sub-Districts of The Reserve. All dimensions to curb face.

street trees 30' o.c. average placed in 5' x 10' planter wells with small wrought iron fence
10' to 12' pedestrian lights at 90' o.c. average
vehicular lighting in central median
parallel parking contained within curb neckdowns at intersections



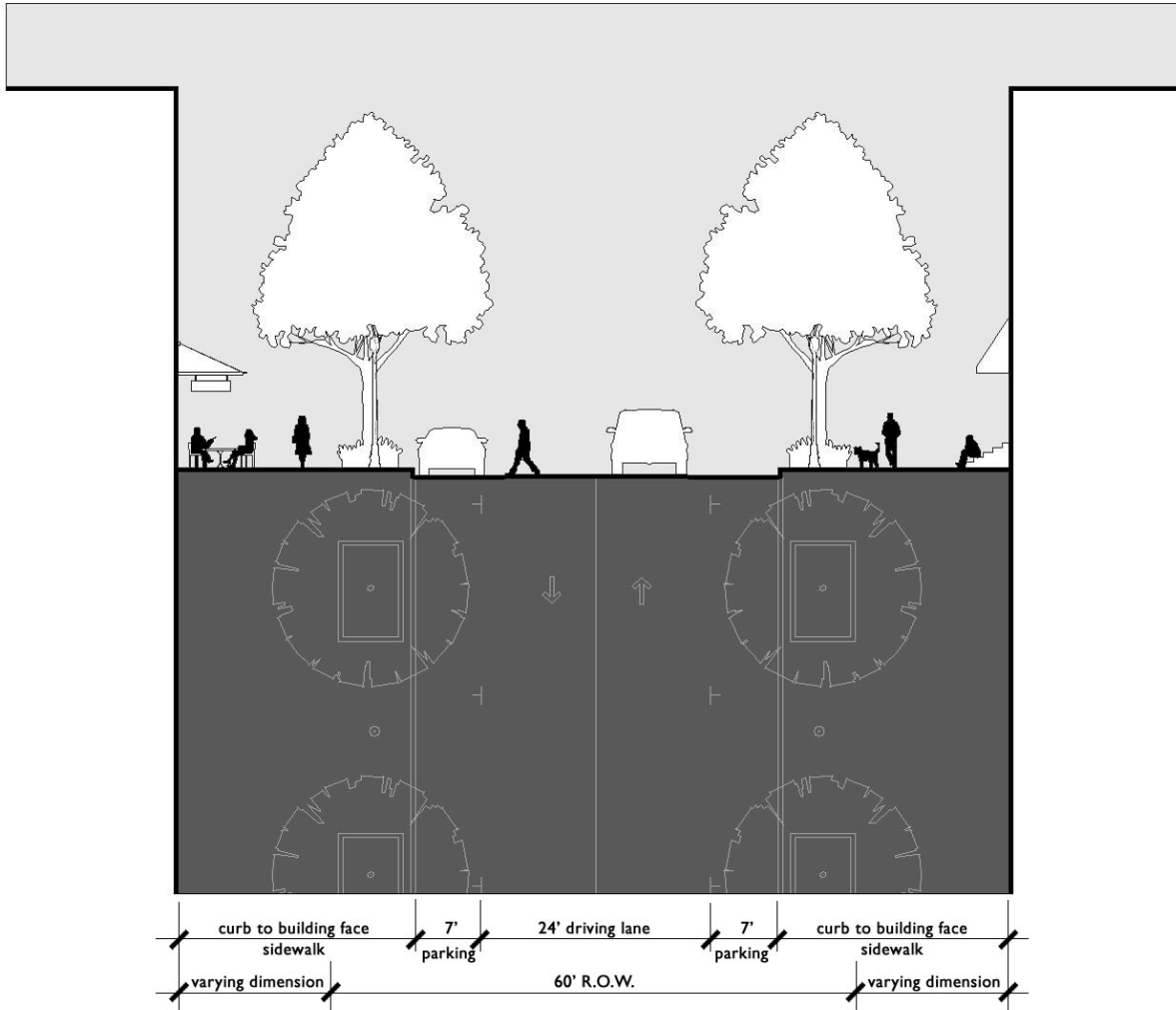
**Primary Street – Matlock Road Street Section (within the Central Sub-District)
– 6 lane divided: 4 traffic lanes and 2 parking lanes**

street trees staggered double row 30' o.c. average
vehicular lighting in center median



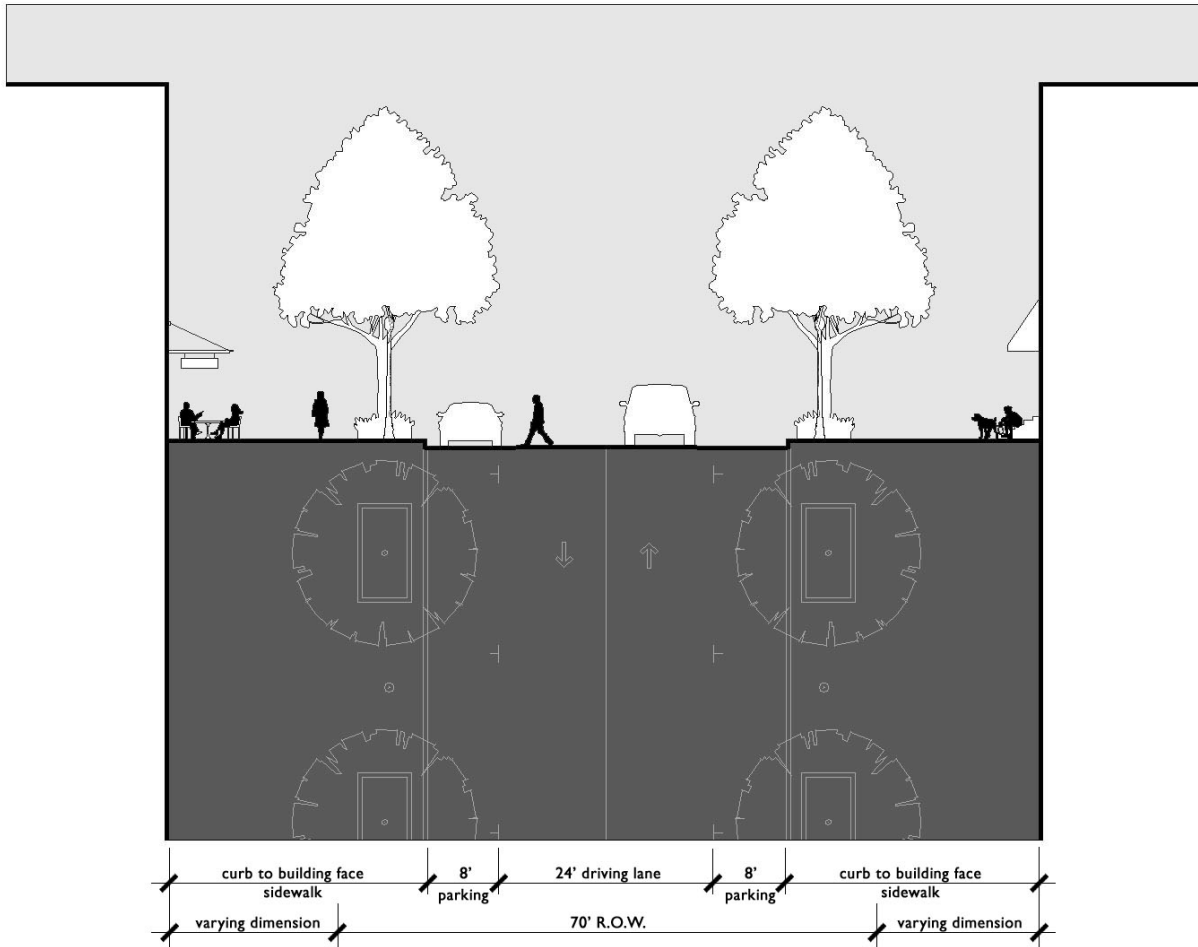
Primary Street – Heritage Parkway Street Section
– 6 traffic lanes divided

street trees 30' o.c. average placed in 5' x 10' planter wells with small wrought iron fence
10' to 12' pedestrian lights at 90' o.c. average
parallel parking contained within curb neckdowns at intersections



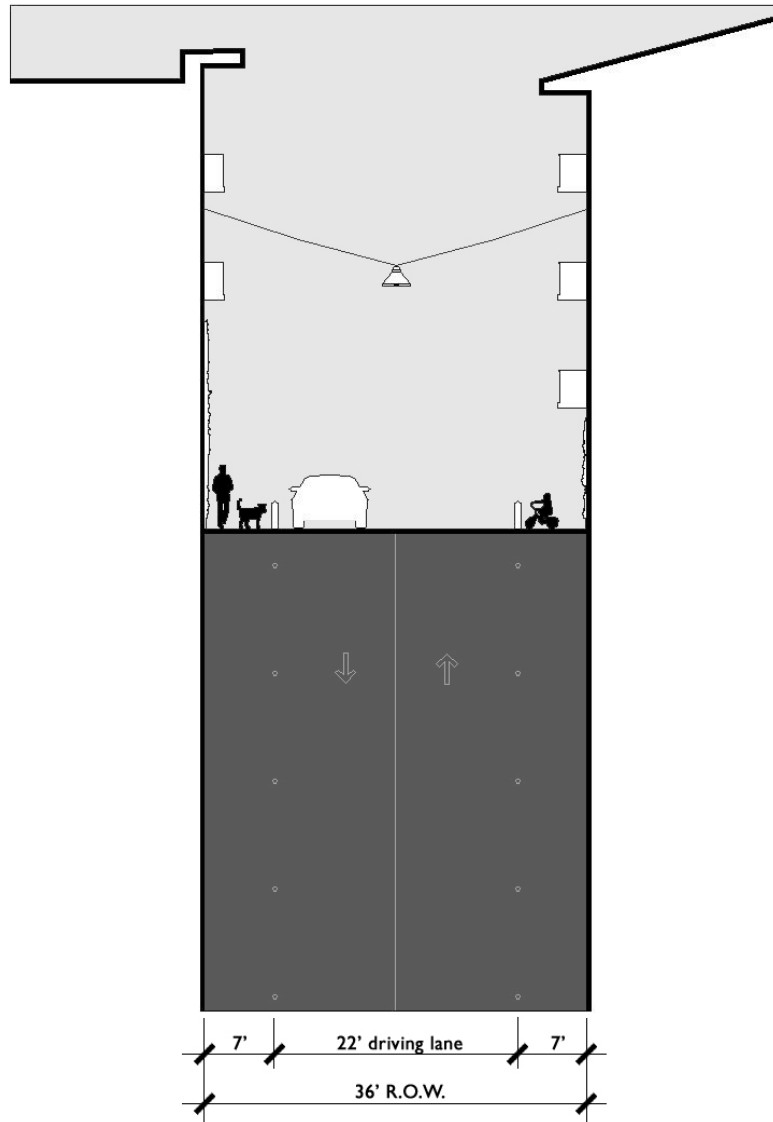
60' Local Street Section
– 4 lanes total: 2 traffic lanes and 2 parking lanes

street trees 30' o.c. average placed in 5' x 10' planter wells with small wrought iron fence
10' to 12' pedestrian lights at 90' o.c. average
parallel parking contained within curb neckdowns at intersection



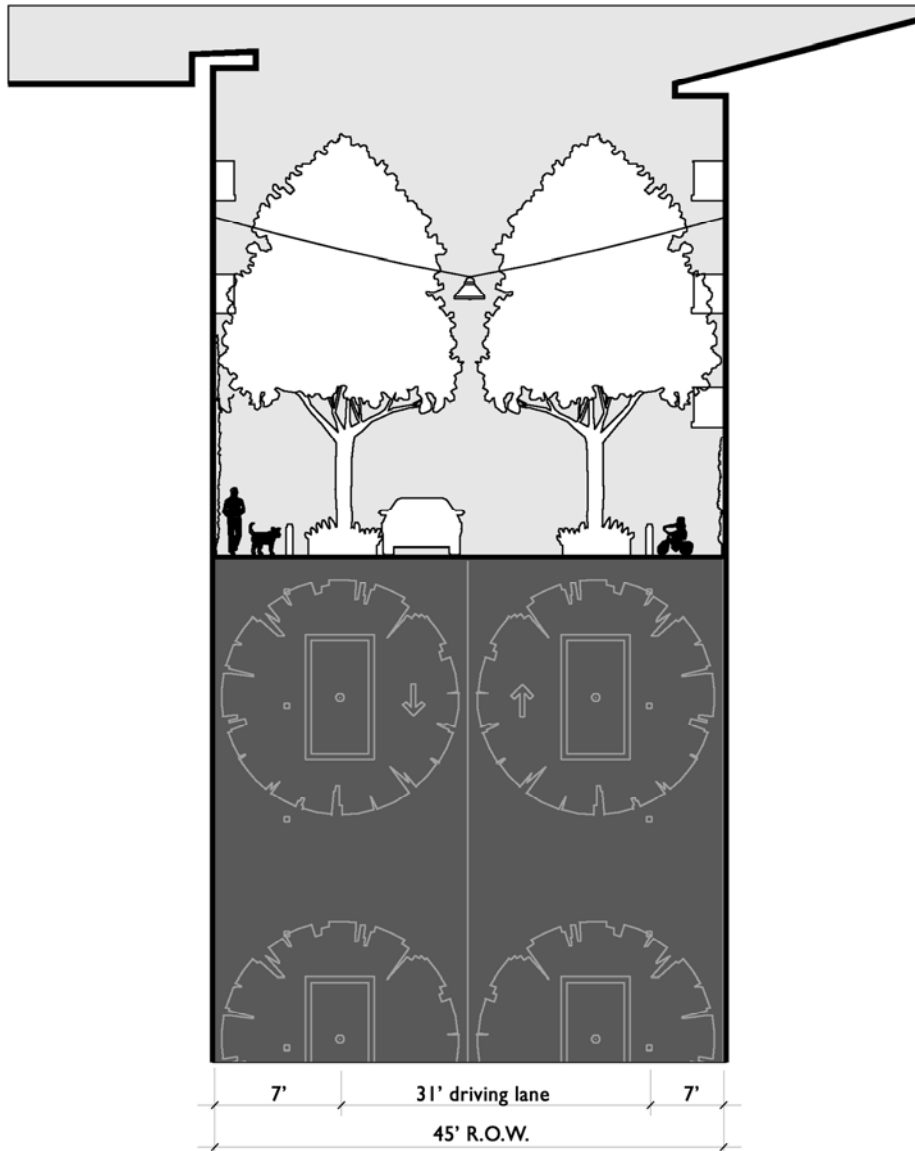
70' Secondary Street Section
– 4 lanes total: 2 traffic lanes and 2 parking lanes

hanging pendant lights 20' min. clearance
vine leave-outs, bollards, enhanced pavement, benches add to streetscape design



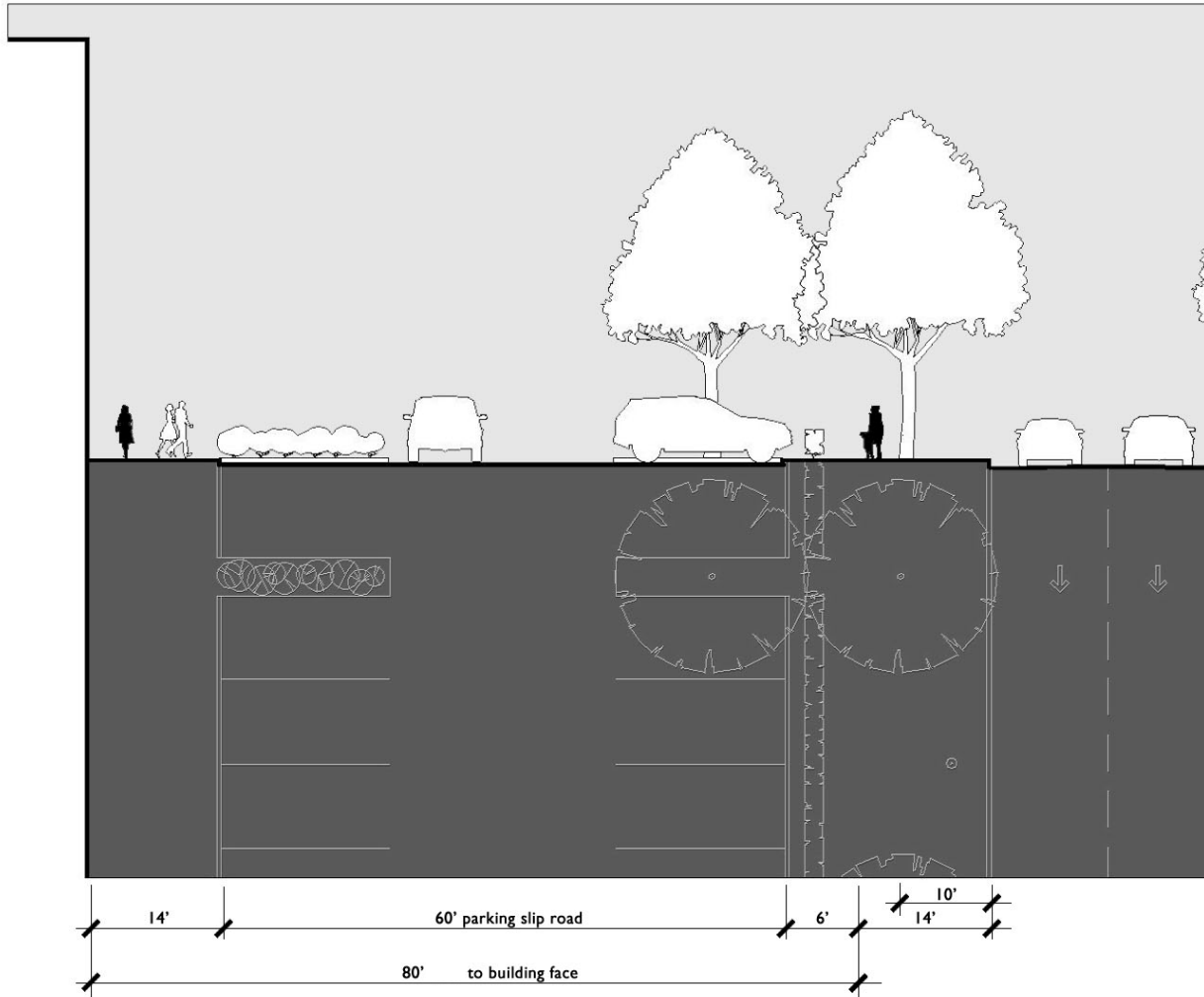
36' Mews Street Section

hanging pendant lights 20' min. clearance
vine leave-outs, bollards, trees and tree wells, enhanced pavement, benches add to landscape design



45' Mews Street Section

street trees double row 36' o.c. between every four (4) parking spaces
dense evergreen hedge material shall be required between parking spaces and East Broad Street 3' high at installation

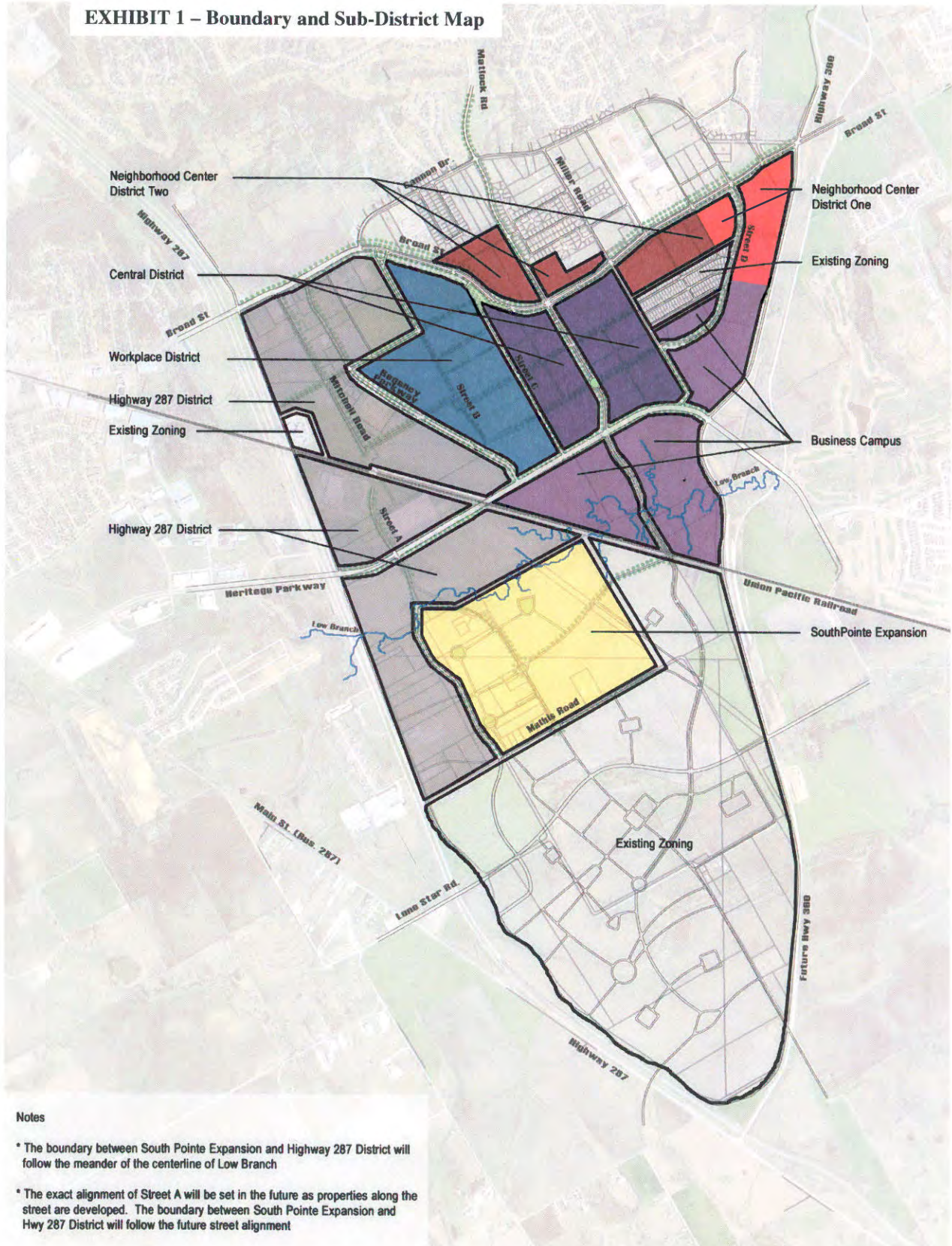


Broad Street Slip Road Section

Section Utilization

All development within The Reserve shall utilize the street sections contained in this Section III. The street sections shall apply to all roads, whether public or private, and shall be built with the landscape and design standards depicted in these drawings. Alternative street sections shall only be allowable with specific approval of City staff.

EXHIBIT 1 – Boundary and Sub-District Map



Notes

- * The boundary between South Pointe Expansion and Highway 287 District will follow the meander of the centerline of Low Branch
- * The exact alignment of Street A will be set in the future as properties along the street are developed. The boundary between South Pointe Expansion and Hwy 287 District will follow the future street alignment

EXHIBIT 2 – Street Framework Plan



EXHIBIT 3 – Open Space Plan

