

Section 7300. Landscaping and Screening Requirements

A. **Purpose:** To promote safety, to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, to foster a pedestrian environment, and to enhance the aesthetic and visual image of the community.

B. **Non-conformity:** Existing landscaping and screening that was lawful on or before May 12, 2005, but which does not conform to the regulations of this ordinance after its passage, shall be lawful non-conforming in regards to landscaping and screening.

C. **Exemptions:** Except as stated elsewhere, all residentially zoned properties in a preliminary or final plat approved before May 12, 2005, shall be exempt from the requirements of Section 7300. This exemption does not apply to schools, churches or government facilities on residentially zoned properties.

D. **Scope:** The standards and criteria contained in Section 7300 are the minimum standards for all new development. Any area within a Planned Development District or Overlay District containing landscaping standards shall be regulated by the standards of the Planned Development District or Overlay District. The provisions of this section shall be administered and enforced by the Landscape Administrator of the City of Mansfield. All construction proposals, landscaping, screening and fencing shall be shown on a Landscape Plan as required by this section and in compliance with the Natural Resources Management Ordinance.

E. **New Development:** For the purpose of this ordinance, new development shall include any new construction on a vacant lot; or any new construction that expands or enlarges an existing lawful nonconforming use. Any expansion or enlargement of a lawful nonconforming use shall upgrade landscaping and screening on the site to meet all applicable regulations of Section 7300, to the extent practical. However, it is not the intent of this Section to require the removal of existing permanent improvements such as buildings, screening walls, retaining walls, parking lots or other pavement in order to meet the requirements of this Section. Additionally, where open space exists and plantings are required, plantings shall be provided unless in the opinion of the Landscape Administrator, the plantings are deemed impractical. The Landscape Administrator may waive the landscape requirements on a case-by-case basis if unique circumstances exist on the property that make application of these regulations unduly burdensome on the applicant. These regulations may be waived only if there will be no adverse impact on current or future development and will have no adverse impact on the public health, safety, and general welfare.

F. **Permits:** Prior to the issuance of a building, paving or construction permit for any development other than those in the PR, SF, 2F or MH Zoning Districts, a

landscape plan prepared by a Registered Landscape Architect shall be submitted along with the applicable permit to the approving department for review. The Landscape Administrator may waive the requirement for the Registered Landscape Architect for projects involving enlarging or altering an existing development or sites under one (1) acre. Until the Landscape Administrator approves a landscape plan, no permits shall be issued for building, paving, or construction. Prior to the issuance of a Certificate of Occupancy for any building or structure, all screening and landscaping shall be in place in accordance with the landscape plan.

G. Enforcement: If at any time after the issuance of a Certificate of Occupancy or a business license, the installed landscaping or irrigation does not conform to the landscape requirements at the time of building permit issuance, the City will issue notice to the property owner, tenant or agent, stating the violation and describing the action required to comply with this section. If the landscaping is not installed or replaced as directed, the property owner, tenant, or agent shall be in violation of this Section.

H. Security: Landscaping should not impede natural surveillance of property or create blind spots or hiding spots. The basic concepts of Crime Prevention Through Environmental Design (CPTED) should be used when laying out a site or planning for trees, shrubs, lighting, and fencing. The Landscape Administrator may consider alternatives to landscape plantings and plant locations when security issues are presented.

I. General Standards: The following criteria and standards shall apply to all landscaping, landscape materials, and installation, whether intended for residential or non-residential development:

1. Development should be sensitive to its natural surroundings. The natural contours should be followed to the greatest extent possible to minimize grading. Graded slopes should be rounded and contoured to blend with the terrain.
2. Develop attractive landscaping by incorporating the following criteria:
 - a. Reduce clutter of little plants and disorganized planting.
 - b. Establish patterns/spacing of trees to provide a visual rhythm, linear edge, and organization.
 - c. Use a limited range of tree species to provide a unified image and cohesive character for comprehensive developments.
 - d. Use specialty-landscaping themes to help distinguish special areas/developments.

e. Use landscaping selectively to soften harsh appearance of some buildings and parking lots at sidewalks edge.

3. No parking or equipment is permitted in any buffer yard, street landscape setback or any landscaped medians, islands or areas. Decorative fences and walls may be considered as part of the landscaping if coordinated as part of the overall landscape plan as long as they do not overtake the plantings.

4. Signs and sidewalks are permitted in buffer yards, street landscape setback and landscape medians, islands or areas in compliance with all other aspects of the Zoning Ordinance. Landscaping shall be situated to prevent interference with signage; likewise ground or monument signage shall be incorporated into the landscape design to ensure compatibility.

5. No portion of the required landscape setback shall be located within the street right-of-way.

6. Non-living landscaping materials such as wood chips and mulch should be used in, around, and under trees, shrubs, and other plants. Rock and gravel may be considered landscape materials if approved by the Landscape Administrator as part of a comprehensive design theme, meeting aesthetics and functional criteria.

7. Curbing or other protective devices or barriers shall be installed to protect landscape buffer strips and street landscape setbacks from vehicular encroachment. In order to accommodate drainage, curbing does not have to be continuous. No automobile or other type of vehicle shall be driven on any landscape buffer strip or street landscape setback

8. Landscaped medians or islands with raised curbs shall be used to define parking lot entrances; the ends of all parking aisles; the location and pattern of primary internal access driveways; and to provide pedestrian refuge areas and walkways.

9. Plant materials shall conform to the standards of the Recommended Plant List in Sub-section 7300.BB.

10. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

11. Required trees are encouraged to be placed along the south and west sides of any residential property to increase energy efficiency.

12. Grass seed, sod and other materials shall be clean and reasonably free of weeds and noxious pests and insects.

13. Ground shall be prepared in a manner consistent with accepted planting procedures prior to the installation of sod, grass seed or other materials.

14. In all zoning districts except the PR, SF, 2F and MH Zoning Districts, plastic, rubber or non-durable edging shall be prohibited. Concrete, metal and other durable edging shall be provided between planting beds and other landscaped areas.

15. Ornamental trees shall have three trunks or canes with a minimum caliper of one (1) inch as measured six (6) inches above grade at time of planting.

16. Ornamental trees shall have a minimum crown spread of fifteen (15) feet at maturity. Ornamental trees having a mature crown spread of less than fifteen (15) feet may be substituted by grouping the trees to create the equivalent crown spread of fifteen (15) feet.

17. Canopy trees shall be a minimum caliper of three (3) inches as measured six (6) inches above grade and seven (7) feet in height at time of planting.

18. Canopy trees shall have a minimum crown spread of twenty-five (25) feet at maturity.

19. Non-dwarf variety shrubs shall be a minimum of three (3) feet in height measured above grade at time of planting. Dwarf variety shrubs shall be a minimum of two (2) feet in height measured above grade at time of planting.

20. Hedges required by this section shall be planted and maintained to form a continuous, unbroken, solid visual screen of three (3) feet in height measured above grade within eighteen (18) months of planting. The design of the plantings may meander or curve within the required landscape setback or buffer yard.

21. Landscaping, except required grass and low ground cover, shall not be located closer than two (2) feet from the edge of any parking space.

22. Evergreen vines not intended as ground cover shall be a minimum of two (2) feet in height measured above grade at time of planting.

23. Grass areas shall be sodded, plugged, sprigged, hydro-mulched, or seeded, except that solid sod shall be used on slopes and in swales or when necessary to prevent erosion. Grass areas shall be established with complete coverage within a six-month (6) period from planting, and shall be re-established, if necessary, to ensure grass coverage of all areas.

24. Grass or ground cover planted in the street landscape setback shall extend to the street pavement or curb.

25. Ground cover used in-lieu-of grass shall be planted in such a manner as to present a finished appearance and reasonable completed coverage within one (1) year of planting.

26. All landscaped areas shall be irrigated in accordance with the requirements of this section. Natural areas or areas identified as "no disturbance zones" need not be irrigated.

27. Earthen berms with small vertical differentials may have side slopes not to exceed three-to-one (3 feet of horizontal distance for each 1 foot of height). Earthen berms with larger vertical differentials shall be coordinated with the City Engineer for appropriate slope criteria. All berms shall contain necessary drainage provisions and be approved by the City Engineer.

28. The City has final approval for the placement of all trees. With the exception of street trees, trees shall be planted as far away from public utility lines as possible while still within the required landscape area, unless approved by the Landscape Administrator and City Engineer. If approved, alternative-planting methods, such as the use of root barriers, may be required.

29. Where overhead utilities exist or are planned, ornamental trees may be required instead of large canopy trees, at a replacement density of three ornamental trees for each canopy tree. No tree which has a mature height of twenty-five (25) feet or greater shall be planted beneath an existing or proposed overhead utility line.

30. Landscaping may be situated on or within a public utility or drainage easement provided that the plantings or improvements shall first be approved by city staff before installation, and that any public utility, including the city, shall have the right to remove and keep removed all or part of any plantings or improvements which may endanger or interfere with its respective systems within said easement and shall not be liable for damages or replacement of such growths or improvements.

31. For mature trees overhanging or adjacent to streets, fire lanes or other access ways, a minimum fourteen (14) foot vertical clearance shall be maintained.

32. For mature trees overhanging or adjacent to walkways and paths, a minimum nine (9) foot vertical clearance shall be maintained.

33. The property owner shall be responsible for mowing and maintenance of berms.

34. All landscaping shall be maintained in a healthy and live-growing condition at all times. The following Landscaping Maintenance Note shall be placed on each landscape plan: "***Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.***"

35. Obstruction Prohibited: No fence, screen, free standing wall or other visual barrier shall be so located or placed that it obstructs the vision of a motor vehicle driver approaching any street, alley or drive intersection. A visual barrier shall be deemed as any fence, wall hedge, shrubbery, etc., higher than thirty-six inches (36") above ground level at the property line, except single trees having single trunks, which are pruned to a height of seven feet (7') above ground level.

36. Twenty-Five Foot (25') Visibility Triangle Required: No fence, screen wall or visual barrier shall be located or placed where it obstructs the vision of motor vehicle drivers approaching any street intersection. At all street intersections clear vision shall be maintained across the lot for a distance of twenty-five feet (25') back from the property corner along both streets.

J. Xeriscaping: The use of xeriscaping is intended to promote prudent use of the City's water resources and reduce the need for additional water system infrastructure and to help ensure viability of required plantings during periods of drought. All landscaping shall comply, where feasible, with the following requirements designed to reduce water usage.

1. Required plant materials 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 (a program developed through the North Central Texas Council of Governments {NCTCOG} Regional Storm Water Management Program). Texas SmartScape is 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 NCTCOG or the information may be downloaded from the NCTCOG Storm Water web site at www.dfwstormwater.com.

2. Where specific conditions reduce the likelihood that these plant materials will survive, other plants may be substituted with approval of the Landscape Administrator.
3. Plants not recommended in the "Texas SmartScape" program may be substituted with the approval of the Landscape Administrator. The applicant may be required to provide substantiation as to the hardiness, adaptability and water demands of the plant when used.
4. For maximum reduction in water usage, xeriscape plants should not be interspersed in plant massings with plants requiring higher water usage. Applicants should design irrigation systems and watering schedules that supply the appropriate amount of water, without over-watering.
5. Permeable pavement in low-traffic areas or overflow parking may be approved by the Landscape Administrator and by the City Engineer where conditions are favorable to filter storm water and reduce run-off. Adequate strength of the permeable pavement must be proven by the applicant to ensure pavement life.

K. Irrigation:

1. All development, other than those in PR, SF and MH zoning districts, shall be irrigated by an underground automatic system that may include a drip irrigation system. This system shall adhere to the manufacturers' specifications and the rules and regulations established by the Texas Commission on Environmental Quality (TCEQ) or successor agency.
2. An irrigation system must be designed by a landscape architect or irrigator licensed by the State of Texas.
3. An irrigation system shall comply with the following:
 - a. Sprinkler head spacing shall be designed for head-to-head coverage and adjusted for prevailing winds. The system shall promote minimum run-off and minimum over-spray onto non-irrigated areas (i.e. paving, walkways, buildings, etc.).

b. Sprinkler heads shall have matched precipitation rates within each control valve circuit.

c. Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation component(s) shall be required where static pressure exceeds the manufacturer's recommended operating range.

d. Valves and circuits shall be separated based on water use requirements, so that turf areas can be watered separately from shrubs, trees, and ground cover areas.

e. A minimum of one bubbler shall be provided for each large and medium size tree.

f. Serviceable check valves shall be required where elevation differences may cause low head drainage adjacent to paving areas.

g. All automatic irrigation systems shall be equipped with an electronic controller capable of dual or multiple programming. Controllers shall have multiple cycles start capacity and a flexible calendar program, including the capability of being set to water every five (5) days.

h. All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off device. Equipment must be placed properly to operate effectively.

L. Pedestrian Mobility: Walkways and paths shall be incorporated into site and landscape designs to provide for pedestrian mobility.

1. In the OP, C-1, C-2 and C-3 zoning districts and the I-1 and I-2 zoning districts within the Freeway Overlay District, internal pedestrian walkways shall be provided.

2. At least one internal pedestrian walkway shall extend from the public sidewalk or right-of-way (except right-of-way along S.H. 360 and U.S. 287) to the principal customer entrance on the site. At a minimum, walkways shall connect to focal points of pedestrian activity including, but not limited to, street crossings, buildings and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials. The walkways may be intersected by vehicular drives.

3. Additionally, internal pedestrian walkways, not less than six (6) feet in width, shall be provided along the full length of the building, along any

façade featuring a customer entrance. Other walkways to bring customers from parking areas to the customer entrance should be provided.

4. Internal pedestrian walkways shall maintain a minimum unobstructed width of three (3) feet, unless specified otherwise.

5. The portion of an internal pedestrian walkway immediately adjacent to the customer entrance of a building, individual suite or tenant space shall be protected from weather by architectural features such as awnings or arcades.

6. Some internal pedestrian walkways shall be distinguished from driving surfaces using durable, low maintenance materials such as pavers, bricks, colored or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Pavement strength must be at least equal to the adjacent pavement.

7. Pathways intended for joint pedestrian and bicycle use should have a minimum pathway width of ten (10) feet.

8. Notwithstanding the above, churches, schools and government facilities shall provide internal pedestrian walkways appropriate to their traffic circulation patterns (i.e. pick up and drop off areas); where they connect to neighborhoods and as needed for multiple ingress and egress points to their type of land use.

9. In the design and construction of all walkways and paths, the Americans with Disabilities Act (ADA) Guidelines shall be followed.

M. Central features and community spaces: Each retail, service, office and industrial establishment in the OP, C-1, C-2, and C-3 zoning districts and the I-1 and I-2 zoning districts within the Freeway Overlay District shall contribute to the establishment or enhancement of community and public spaces.

1. Retail or service developments with less than ten thousand (10,000) square feet of building area and office or industrial developments shall provide at least one of the following central features and community spaces: patio/seating area, xeriscaping, pedestrian plaza with benches, window shopping walkway (covered or partially covered), outdoor playground area, water feature, clock or bell tower, or other such deliberately shaped area, a focal feature or amenity that, in the judgment of the Director of Planning, adequately establishes or enhances a community and public space.

2. Retail or service developments of ten thousand (10,000) square feet or greater building area shall provide at least two of the central features and community spaces mentioned above.
3. Each area, focal feature, or amenity shall be sized appropriately to fit the design, activity, occupants and population of the development.
4. These areas, focal features, or amenities shall have direct access to the internal pedestrian walkways and shall not be constructed of materials that are inferior to the principal materials of the building and landscape.
5. When approving central features and community spaces, the Director of Planning, may allow sharing of features or spaces based on a comprehensively planned retail or service development when the size and location of the features and spaces are deemed appropriate in his judgment.

N. Application Procedure: A landscape plan shall accompany an application for a building, paving, or construction permit and shall be submitted to the appropriate department for review in accordance with the specified submittal requirements. The landscape plan shall provide the following information:

1. Appropriate title and page numbers;
2. Title block to include the street address, lot and block numbers, subdivision name, city, state and date of preparation;
3. Name and address of property owner;
4. Name and address of person preparing plan with proof of qualifications;
5. Written and graphic scale at a minimum of 1" = 40' or greater;
6. North arrow;
7. Boundaries of the area covered by the landscape plan with dimensions;
8. Location and size of existing or proposed public or private streets or alleys;
9. Location of existing or proposed structures, pavement, walkways, and driveways;
10. Location of existing or proposed easements;

11. Location of existing or proposed drainage ways, and significant natural features;
12. The width of all required or proposed landscape buffer yards shown and labeled;
13. The width of all required or proposed landscape setbacks shown and labeled;
14. The size and type of all screening, included construction details, shown and labeled;
15. Location, size and species of all trees to be preserved with protection measures identified on plans;
16. Location, quantity, size and name of all proposed landscape features, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), topography of the site and any other proposed feature;
17. Maintenance note, see Sub-Section 7300.F.34.
18. Enhanced pavement proposed labeled;
19. Berms delineated with one (1) foot contour intervals.
20. Irrigation sleeves on the landscape, irrigation, paving and site plans.
21. Parking calculations to determine the number of trees required in the parking areas.
22. Landscape calculations to explain how the numbers and types of plants were determined.
23. Any other pertinent information deemed necessary by the Landscape Administrator or City Engineer.
24. Plant list shown in a similar format as shown in "Section 7300-DD: Typical Plant Material List".

O. Buffer Yard and Screening: All developments are required to provide buffer yards and screening in accordance with the provisions of this subsection.

1. Buffer Yard: A buffer yard is a strip of land, together with a specified amount of planting and any structures that may be required between land uses to eliminate or minimize conflict between the uses.

2. Buffer yards shall be located within and along the outer perimeter of a lot or boundary line and entirely on private property. No part of any screening device shall be located in public right-of-way.

3. Only those structures used for buffering and /or screening purposes shall be located within a buffer yard. The buffer yard shall not include any paved area, except for pedestrian sidewalks or paths or vehicular drives that may intersect the buffer yard and which shall be the minimum width necessary to provide pedestrian or vehicular access.

4. The Landscape Administrator in cooperation with the City Engineer may allow an alternative type, location or configuration of buffer yard or screening wall or device to avoid potential interference with public utilities or flood water conveyance. The alternative recommendation shall meet the intent of this section to screen or buffer uses. Wood fencing or chain link fencing are not permitted alternatives. Preservation of existing natural areas and vegetation may be considered as alternatives to separate incompatible land uses.

5. Trees, shrubs, and ground cover shall be planted in the buffer yard by the developer or owner of the developing property according to the type of buffer yard required.

6. In order to determine the type of buffer yard and screening required, the developer must know the zoning and proposed use of his property and the zoning and existing use of any adjacent properties. The developer must first find either the zoning or proposed use of the property being developed in the first column of the table below, then look for the zoning or existing use of any adjacent property in the top row of the table. The types of required buffer yards and required screening are listed horizontally across from the proposed use or zoning of the property being developed and under the corresponding column heading depicting the zoning or existing use of the adjacent properties.

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7. Types of Required Buffer Yards and Screening:

	SF, 2F, PR w/Res	MF, Townh ouse	OP, C-1, C-2	C-3, I-1, I-2	Existin g Church , School, or City Use	Vaca nt PR	MH
NA	NA	NA	NA	NA	NA	NA	
NA	NA	SW8**	SW8* *	WF6	NA	NA	
BY50	BY10	BY10	BY10	BY1 0	BY50	BY10	
SW6	NA	SW6**	SW6* *	SW6	NA	SD6	
BY20	BY10	BY10*	BY10 *	BY1 0	BY20	BY10	
SW8	SW6	NA	NA	SW6	NA	SW6	
BY30	BY10	BY10*	BY10 *	BY1 0	BY30	BY10	
SW8	SW6	NA	NA	SW6	NA	SW6	
BY10	BY10	BY10	BY10	BY1 0	BY10	BY10	

SD6	SD6	NA	NA	NA	NA	NA
BY20	BY10	BY10	BY10	BY10	BY20	BY10
SD6	SD6	SW6**	SW6* *	SD6	SD6	SD6
* Tree plantings are reduced by 50%. When plantings are reduced, trees must be staggered between properties.						
** Not applicable if adjacent property is vacant.						
PR w/Res means a lot or tract that is zoned PR and occupied by a residential use.						

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8. BY10: Minimum 10 (10) foot wide buffer yard with one tree planted for every twenty-five (25) linear feet or portion of said landscape buffer strip.

9. BY20: Minimum twenty (20) foot wide buffer yard with one tree planted for every twenty-five (25) linear feet or portion of said landscape buffer strip.

10. BY30: Minimum thirty-foot (30) wide buffer yard with one tree planted for every twenty-five (25) linear feet or portion of said landscape buffer strip.

11. BY50: Minimum fifty-foot (50) wide buffer yard with a double row of plantings. One row shall contain deciduous canopy trees placed at one (1) tree per fifty (50) linear feet. A second row shall contain evergreen canopy trees placed at one (1) tree per fifty (50) linear feet.

12. Buffer yards are not required within the same multi-family residential, town home or manufactured home subdivision on separately platted lots.

13. Where the adjacent property is in a Planned Development District, the required buffer yard and screening shall be determined by the uses permitted in the Planned Development District that abut the property being developed.

14. When a lot line is adjacent to two zoning districts, the required buffer yard shall comply with the more restrictive requirement.

15. Existing manufactured home rental communities or subdivisions are exempt from the buffer yard requirements.

16. When a shared drive or building is situated along or over a common property line, the Landscape Administrator may allow a substitute of either

a. a drive aisle median strip adjacent to the shared drive as described later in this section; or

b. require a landscape area with the equivalent square footage and trees as in the required buffer yard to be placed anywhere else on the site in addition to all the other required landscaping.

17. A seven and one-half (7-1/2) foot screening wall construction and maintenance easement shall be provided by the developer of any residential development submitted after the approval date of this ordinance that abuts non-residential zoning in order to facilitate the construction and perpetual maintenance of the masonry screening wall that is required on the non-residential property under the provisions of this Ordinance.

18. SW6: Minimum six (6) and maximum eight (8) foot tall screening wall.

19. SW8: Eight (8) foot tall screening wall.

20. The SW6 and SW8 screening walls required in this section shall be constructed of the following materials:

- a. Brick, stone or split-face concrete masonry unit;
- b. Pre-cast concrete wall or pour in place concrete wall with a similar appearance as brick, stone or split-face concrete masonry unit;

21. SD6: Minimum six (6) foot and maximum of eight (8) foot screening device.

22. The SD6 screening device required in this section shall be constructed of the following materials.

- a. Wood – Cedar or redwood only;
- b. Masonry – Brick, stone, decorative or split-face block only;
- c. Pre-cast concrete wall or pour-in-place concrete walls with a similar appearance as wood or masonry;
- d. Wrought iron or tubular steel provided that screening shrubs (able to screen up to six (6) feet in height within eighteen (18) months of planting) are placed adjacent to the fence on private property;
- e. Combination of two or more of the above construction materials;
or
- f. Other alternate construction materials provided that the Planning and Zoning Commission explicitly authorize them.

23. Notwithstanding the above, the school district may use chain link fencing with slats that provide ninety (90%) percent opaqueness.

24. Construction Design of the screening wall and device shall be in accordance with the following:

- a. Screening device shall be constructed with cedar or redwood panels and supported by horizontal rails of the same materials. Galvanized steel posts with concrete footings shall be placed at intervals of no longer than eight (8) feet on center. The galvanized steel posts shall be a minimum 15 to 18 gage and minimum 2-3/8" in diameter. There shall be at least three (3) horizontal rails for a six (6) foot high fence and four (4) horizontal rails for an eight (8)

foot high fence. A hole with a minimum diameter of ten (10) inches and a minimum depth of twenty-four (24) inches shall be required for the concrete footings.

b. The side of a screening device with horizontal rails and posts shall not face the adjacent property or street along the perimeter of the development.

c. When a screening wall is built in phases for a development, the color, height, style and exterior finish for all phases shall be as closely similar as possible, and shall, in no case, be incompatible. The screening wall shall be equally finished on both sides.

d. All screening walls required by this section shall be constructed of materials with earth tone colors or traditional masonry colors. Screening walls with nontraditional masonry colors shall be prohibited.

e. Smooth-face concrete masonry units (i.e. haydite blocks) shall not be permitted as construction material for screening.

f. The screening wall or device shall be designed and constructed to prevent any drainage or erosion problems.

g. A metal "L" or similar support bracket shall be situated under the bottom row of brick or stone of the screening wall.

h. The height of a screening wall or device shall be measured from the ground level at the bottom of the wall or device. However, a screening wall or device erected on top of a retaining wall or structure shall not exceed six feet (6) in height as measured from the bottom of the screening wall or device to the top thereof.

i. Designs for the SW6 and SW8 shall be prepared and sealed by a professional architect or engineer and designed in accordance with the City of Mansfield Building Code.

25. The owner of the property with the required screening shall be responsible for the maintenance of the screening in a structurally sound condition. This provision does not relieve abutting property owner of liability for damage caused by such owner or his employees, agents, or contractors.

P. Street Landscape Setback:

1. When any townhouse is constructed on a lot in a MF-1 or MF-2 District, a twenty-five (25) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street. The setback shall not include any paved area, except for pedestrian walkways or paths or vehicular drives that may intersect the setback and which shall be the minimum width necessary to provide pedestrian or vehicular access.

2. When any apartment or multiple family dwelling other than townhouse is constructed on a lot in a MF-1 or MF-2 District, a fifty (50) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street. The setback shall not include any paved area, except for pedestrian walkways or paths or vehicular drives that may intersect the landscape setback and which shall be the minimum width necessary to provide pedestrian or vehicular access.

3. When any land use is established on a lot in OP, C-1, C-2 or C-3 Zoning Districts or I-1 and I-2 Zoning Districts within the Freeway Overlay District, a twenty (20) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street, exclusive of driveways and access ways at points of ingress and egress to and from the lot.

4. When a church, school or other facility owned or operated by a government entity is established on a lot in a PR or residential zoning district, a twenty (20) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street, exclusive of driveways and access ways at points of ingress and egress to and from the lot.

5. Within the required landscape setback, one (1) canopy tree shall be provided for each forty (40) feet or portion thereof, except that for any apartment or multiple family dwelling other than townhouse, one (1) canopy tree and one (1) ornamental tree shall be provided for each forty (40) feet or portion thereof.

6. Trees within the landscape setback may be clustered, however no spacing shall be greater than fifty (50) feet.

Q. Parking Lot Perimeter Landscaping:

1. In the MF-1, MF-2, OP, C-1, C-2, and C-3 Zoning Districts; and the I-1 and I-2 Zoning Districts within the Freeway Overlay District and all non-residential development such as churches, schools and public facilities in any zoning district, all parking lot, vehicular use and maneuvering areas that are not screened by on-site buildings shall be screened from view of public streets in accordance with the following requirements:

a. The screening shall be a minimum height of three (3) feet, at maturity, (in case of plants) above the grade of the parking lot, vehicle use and/or maneuvering areas.

b. The screening shall consist of one or a combination of the following:

1. Screening shrubs, and/or

2. Sodded berms

c. The screening may occur within the street landscape setback.

d. Wheel stops shall be provided for parking spaces adjacent to the screening to prohibit any vehicle from overhanging the planting area.

R. Parking Lot Internal Landscaping: Any parking areas that contain ten (10) or more parking spaces shall provide interior landscaping.

1. A ratio of one canopy tree for every ten (10) parking spaces shall be provided throughout any surface parking lot.

2. Planting areas for trees within the parking rows of a surface parking lot shall be achieved by one or both of the following:

a. A continuous landscaped median strip, at least six (6) feet wide (back-of-curb to back-of-curb) between rows of parking spaces. Trees shall be placed at intervals no greater than forty (40) feet apart or fraction thereof.

b. Landscape islands, at least the minimum size of a regular parking space of nine by eighteen feet (9' X 18') or one hundred sixty-two (162) square feet. No more than fifteen (15) contiguous spaces shall be located together without a tree-island.

3. Parking lots that are designed with planted or raised landscape islands shall design the islands so as not to interfere with the opening of car doors in adjacent spaces.

4. Every required landscape island must include one (1) canopy tree.

5. Notwithstanding the above, a ratio of one canopy tree for every twenty (20) parking spaces shall be provided throughout any surface parking lot for a church, school or government installation and no more than twenty

(20) contiguous spaces shall be located together without a landscape island.

S. Parking End Caps: One (1) landscape island shall be located at the terminus of each row of parking and shall contain one (1) tree. Rows with head-to-head parking arrangements shall have two (2) islands and two (2) trees. Refer to the graphic below.

T. Drive Aisles into Non-residential Developments: A landscape median strip with a minimum width of six (6) feet (back-of-curb to back-of-curb) shall be incorporated in the parking lot design to separate the parking area and the drive aisle with direct connection to the street. One (1) tree shall be planted for every forty (40) linear feet or fraction thereof.

U. Foundation Area and Ground Equipment Landscaping:

1. In the OP, C-1, C-2, and C-3 Zoning Districts; and the I-1 and I-2 Zoning Districts within the Freeway Overlay District; and all non-residential development such as churches, schools and public facilities in any zoning district, a minimum four (4) foot wide landscape area is required adjacent to or within ten (10) feet of all building facades with customer entrances and building facades facing a public street, (exclusive of driveways, access walks, and service and delivery areas).

2. Planting should emphasize softening large expanses of building walls, accenting building entrances and architectural features, and screening mechanical equipment and shall include a variety of grass, ground cover, plants, flower beds, shrubs, and trees.

3. Where extended roofs or canopies are used to provide a covered walkway adjacent to a building, foundation plantings are not required under the extended roofs or canopies. However, landscaping is recommended to separate vehicular areas from building.

4. Plantings shall be situated around, along or adjacent to the low wing walls or screening walls required in Sections 7301.A.2 and 7301.B.

V. Drive-through windows: Where drive-through lanes are situated parallel to a public street, a landscape median with a minimum width of three (3) feet (from back of curb to back of curb) shall be situated adjacent to and parallel with the drive-through stacking lanes that are visible from the adjacent public streets. Each median shall be planted with a minimum of five (5) gallon shrubs placed at three (3) feet on center to create a minimum three (3) foot high screening hedge. The screening is intended to visually screen cars stacked in drive-through stacking lanes waiting for service as well as menu boards and reduce noise from outdoor speakers associated with drive-through windows. Where multiple drive-through

stacking lanes are provided, the screening shall be placed adjacent to the outer most lane.

W. Detention/Retention Ponds:

1. Detention and retention ponds, or other holding areas that are part of a storm/surface water system, shall be enhanced as an amenity of the development.
2. When not designed as an integral part of a landscape plan or featured as an amenity (i.e., water features in a wet bottom basin or recreation/open space in a dry bottom basin) all detention ponds, retention ponds, or other similar holding areas shall be screened from view from any existing or future public street and from adjoining property. Screening may be accomplished using landscape materials that compliment the overall design of the site or screening walls or devices that match the predominant building materials used on the adjacent buildings or landscaping. When screening walls or devices are used, provisions should be made for safety, access and maintenance of any pond areas
3. The development of any storm/surface water system shall be in accordance with all applicable design criteria established by the Public Works Department.

X. Street Intersection landscape Areas: For all development in the OP, C-1, C-2, and C-3 Zoning Districts; and the I-1 and I-2 Zoning Districts in the Freeway Overlay District; and all MF zoning Districts, where parcels are located at the intersection of two (2) streets where at least one street has a right-of-way width of sixty (60) feet or larger as shown on the City's most recent Thoroughfare Plan, a thirty (30) foot landscape setback shall be provided parallel to the minimum visibility triangle of twenty-five feet by twenty-five feet (25' X 25'). Notwithstanding the above, no landscaping shall interfere with any visibility triangles as described by the City's Master Thoroughfare Plan or applicable city ordinances. Refer to the graphic below.

Y. Other landscape areas: For all development in the OP, C-1, C-2, and C-3 Zoning Districts and the I-1 and I-2 Zoning Districts in the Freeway Overlay District, a minimum of ten (10%) percent of each lot shall be devoted to living landscaping which shall include grass, ground cover, plants, flower beds, shrubs and trees. Required street landscape setbacks, intersection landscaping, foundation landscaping and landscape buffer yards may be included in this calculation. Parking lot internal and perimeter landscaping shall not be included in the calculations unless an area exceeds the minimum requirement of this Section, then the additional area may be included.

Z. Residential Tree Requirements:

1. Every lot in a PR and SF Zoning District shall provide a minimum number of canopy trees per lot as follows:
 - a. For lots containing 9,600 square feet or less, provide three (3) canopy trees. At least two (2) trees shall be placed in the front yard.
 - b. For lots containing 9,601 square feet or greater, provide four (4) canopy trees. At least two (2) trees shall be placed in the front yard.
2. Every dwelling unit in the 2F District shall provide a minimum of two (2) canopy trees per unit. At least one (1) tree shall be placed in the front yard of each dwelling unit.
3. All required trees shall be planted prior to approval of final inspection or occupancy of the applicable dwelling unit.

AA. Residential Foundation Plantings:

1. In the PR, SF and 2F Zoning Districts and any town house development, shrubs shall be planted along a minimum of fifty (50) percent of the length of the foundation of a dwelling unit for any part of the foundation that faces a street. This does not include any part of a foundation that is not visible from the street after fencing.
2. In the MF-1 and MF-2 Zoning Districts, a single row of shrubs is required along the entire façade of each multi-family residential or accessory building, excluding access driveways or pedestrian ways.
3. In MF-1 and MF-2 Zoning Districts, evergreen shrubs shall be planted around HVAC units, meters, transformers, and other utility units; trash containers, refuse or recycling storage facilities; pool equipment, or service areas, as well as around and adjacent to the screening walls required by Section 7301. Openings or access to the equipment shall not be obstructed. The height of the shrubs required herein shall not be less than the height of the meters being screened.
4. Unless specified otherwise, the above screening shrubs shall be a minimum of two (2) feet in height at the time of planting and not of a dwarf variety.

BB. Residential lawn requirements:

1. In the PR, SF and 2F Zoning Districts the front, side and rear yards adjacent to the house, that is outside of any rear yard fencing shall be

planted with grass or ground cover, exclusive of driveways, sidewalks, flower beds, gardens, etc. prior to final inspection. Regardless of the zoning district, for lots over twenty thousand (20,000) square feet, the area around the house extending twenty-five (25) feet from the pad, shall be planted with grass or ground cover, exclusive of driveways, sidewalks, flower beds, gardens, etc. prior to final inspection.

2. In the MF District, all lawns shall be sodded or planted in ground cover, exclusive of driveways, sidewalks, flowerbeds, gardens, etc. prior to final inspection.

CC. Preservation Credits:

1. The following preservation credits shall be considered when developing around existing quality trees.

2. Quality trees preserved on a site meeting the herein specifications may be credited toward meeting the tree requirement of any landscaping provision of this section for that area within which they are located, according to the following table:

Diameter (DBH) of Existing Tree	Credit against Tree Requirement
6" to 8"	2 trees
9" to 15"	3 trees
16" to 30"	4 trees
31" to 46"	5 trees
47" or more	8 trees

3. For purposes of this section, the Diameter at Breast Height (DBH) dimension shall be measured at four and one-half (4-1/2) feet above the ground, and shall be rounded to the nearest whole number.

4. Existing trees, not on the approved tree list, may receive credit if authorized by the Landscape Administrator.

5. Credit will be revoked where trees intended for preservation credits are damaged due to, among other things, construction, broken branches, and soil compaction or soil cut/fill.

6. In order to receive credit for existing trees in a parking area, the island or area around the trunk of the tree must be enlarged and sized properly to ensure the best scenario for survival.

7. Prior to any construction or land development, the developer shall clearly mark all trees to be preserved. Protective barriers shall be installed and maintained throughout the development process. The developer shall not allow the movement of heavy equipment or the storage of equipment, materials, debris, or fill to be placed within the drip line of any trees. This is not intended to prohibit the normal construction required within parking lots.

8. During construction, the developer shall not allow cleaning of equipment or material under the canopy of any existing tree or group of trees. There shall be no disposal of any waste material such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy of any existing tree or group of trees.

9. No attachment or wires of any kind, other than those of a protective nature, shall be attached to any tree.

10. If any tree that was preserved and used as a credit toward landscaping requirements is later removed for any reason, it shall be replaced by the number of trees for which it was originally credited. Replacement trees shall have a minimum trunk caliper of three (3) inches.

DD. Prohibited Plant List: The Plants listed below shall not be used to fulfill the planting requirements of this Ordinance.

Trees

Arizona Ash *Fraxinus velutina* "Arizona"
Bois D'arc *Maclura pomifera*
Cottonwood *Populus deltoides*
Siberian Elm *Ulmus pumila*
Silver Maple *Acer saccharinum*
Mimosa *Albizzia julibrissen*
Mulberry *Morus alba*
Lombardy Poplar *Populus nigra italica*
Chinese Tallow *Sapium sebiferum*
Arborvitae *Thuja occidentalis*
Willow all species

Shrubs

Euonymus *Euonymus japonicus*
Ligustrum *Ligustrum japonicum*
Pittosporum *Pittosporum tobaira*
Loquat *Eriobotrya japonica*
Oleander *Nerium oleander*

EE. **Recommended Plant List:** All plants used to satisfy this ordinance shall be of a species common or adaptable to this area of Texas. The following is a list of recommended plants. Plant material not on this list must be approved by the Landscape Administrator before installation.

Canopy-type Trees

American Elm *Ulmus americana*

Bald Cypress *Taxodium distichum**

Black Hickory *Carya texana*

Black Oak *Quercus velutina*

Black Walnut *Juglans nigra*

Blackjack Oak *Quercus marilandica*

Bur Oak *Quercus macrocarpa*

Cedar Elm *Ulmus crassifolia**

Chinese Pistache *Pistacia chinensis*

Chinquapin Oak *Quercus muehlenbergi**

Dawn Redwood *Metasequoia glyptostroboides*

Durand Oak *Quercus sinuata var. sinuata**

Eastern Red Cedar *Juniperus virginiana*

Big Tooth Maple *Acer grandidentatum**

Ginkgo *Ginkgo biloba**

Green Ash *Fraxinus pennsylvanica*

Gum Bumelia *Bumelia lanuginosa*

Lacebark Elm *Ulmus parvifolia**

Lacey Oak *Quercus glaucooides*

Live Oak *Quercus fusiformis**

Pecan *Carya Illinoensis*
Post Oak *Quercus stellata**
River Birch *Betula nigra*
Rusty Blackhaw *Viburnum rufidulum*
Sawtooth Oak *Quercus accutissima**
Shumard Red Oak *Quercus shumardi**
Southern Magnolia *Magnolia grandiflora*
Sweet Gum *Liquidambar styraciflua**
Green Ash *Fraxinus pennsylvanica*
Texas Ash *Fraxinus texensi*
Texas Oak *Quercus texana*
Texas Walnut *Juglans microcarpa*

*Recommended for Street Tree plantings.

Medium/Ornamental Trees

Afghan Pine *Pinus eldarica*
Austrian Pine *Pinus nigra*
Bigelow Oak *Quercus sinuata*
Black Cherry *Prunus serotina*
Carolina Buckthorn *Rhamnus caroliniana*
Cherry Laurel *Prunus caroliniana*
Crape Myrtle *Lagerstroemia indica*
Deciduous Holly *Ilex decidua*
Desert Willow *Chilopsis linearis*

Eve's Necklace *Sophora affinis*

Flowering Crabapple *Malus hybrida*

Goldenrain Tree *Koelreuteria paniculata*

Hercules Club *Zanthoxylum dava-herculis*

Japanese Black Pine *Pinus thunbergii*

Japanese Maple *Acer palmatum*

Mexican Buckeye *Ungnadia speciosa*

Mexican Plum *Prunus mexicana*

Native Hawthorns *Crataegus spp.* (Green, Cockspur, Downy, Reverchon and Littlehip)

Persimmon *Diospyros virginiana*

Ponderosa Pine *Pinus ponderosa*

Possumhaw Holly *Ilex decidua*

Prairie Flame-leaf Sumac *Rhus lanceolata*

Redbuds *Cercis Spp.*

Rusty Blackhaw Viburnum *Viburnum rufidulum*

Savannah Holly *Ilex opaca 'Savannah'*

Shantung Maple *Acer truncatum*

Slash Pine *Pinus elliottii*

Southern Wax Myrtle *Myrica cerifera*

Texas Buckeye *Aesculus arguta*

Vitex *Vitex agnus-castus*

Yaupon Holly *Ilex vomitoria*

Shrubs

Dwarf Burford Holly *Ilex burfordii* 'nana'

Dwarf Chinese Holly *Ilex cornuta* 'Rotunda'

Dwarf Chinese Holly *Ilex cornuta* 'Rotunda'

Dwarf Crape Myrtle *Lagerstroemia indica*

Dwarf Wax Myrtle *Myrica pusilla*

Dwarf Yaupon *Ilex vomitoria* 'Nana'

Dwarf Yaupon *Ilex vomitoria* 'nana'

Eleagnus *Eleagnus ebbengii*

Flowering Quince *Chanomeles* 'Texas Scarlet'

Forsythia *Forsythia intermedia*

Foster Holly *Ilex x attenuata* 'Foster'

Glossy Abelia *Abelia grandiflora*

Japanese Barberry *Berberis thunbergii*

Nandina *Nandina Domestica*

Nellie R. Stevens Holly *Ilex x* 'Nellie R. Stevens'

Pampas Grass *Cordateria Selloana*

Photinia *Photinia Fraseri*

Red Barberry *Berberis thunbergii*

Red Yucca *Hesperaloe parvifolia*

Sea Green Juniper *Juniperus chinensis* 'Sea Green'

Sea Green Juniper *Juniperus Chinensis* 'Sea Green'

Spiraea *Spiraea spp.*

Spiraea Spiraea prunifolia

Tam Juniper *Juniperus sabina 'Tamariscifolia'*

Tam Juniper *Juniperus sabina 'Tam'*

Texas Sage *Leucophyllum frutescens*

Texas Sage *Leucophyllum frutescens 'nana'*

Variegated Chinese Privet *Ligustrum sinense 'Variegata'*

FF. Landscape Plan Summary Charts: These charts shall be completed with information and provided on every landscape plan submittal. They represent the minimum amount of information required. The charts may be amended from time to time, as needed, without revising the ordinance.

SUMMARY CHART – INTERIOR PARKING LOT LANDSCAPING	
# Of Required Parking Spaces	
# Of Provided Parking Spaces	
# of Tree Islands Provided	
*Note any credits used in calculations:	
a.	
Other Comments:	
1.	
2.	

*EXISTING TREE CREDIT SUMMARY		
	Applied to	
	Canopy	Understory

		Trees		Trees
	Trees @ 6" - 12" DBH			
	Trees @ Greater than 12" DBH			

GG. Typical Plant Material List Summary Charts:

QNTY SYM COMMON NAME BOTANICAL NAME SIZE HT NOTES

CANOPY TREES

?? CE Cedar Elm *Ulmus crassifolia* 4" cal. Single trunk

?? BO Bur Oak *Quercus macrocarpa* 4" cal. Single trunk

?? LB Lace Bark Elm *Ulmus parvifolia* 4" cal. Single trunk

?? ST Sawtooth Oak *Quercus acutissima* 4" cal. Single trunk

?? BC Bald Cypress *Taxodium distichum* 4" cal. Single trunk

ORNAMENTAL TREES

?? AP Austrian Pine *Pinus nigra* 30 gal. 6'-8' Full branch pattern

?? ST Shantung Maple *Acer truncatum* 30 gal. 8'-10'

?? VT Vitex *Vitex agnus-castus* B&B 6'-8'

?? SH Savannah Holly *Ilex opeca* 15 gal. 8'-10'

?? DH Possumhaw Holly *Ilex decidua* B&B 6'-8'

SHRUBS

?? EL Eleagnus *Eleagnus ebbengii* 3 gal. Plant 30" on center

?? NH Nellie R. Stevens Holly *Ilex x 'Nellie R. Stevens'* 5 gal. Plant 5' on center

?? TS Texas Sage *Leucophyllum frutescens* 5 gal. Plant 3' on center

?? RY Red Yucca *Hesperaloe parvifolia* 5 gal. As shown

?? TJ Tam Juniper *Juniperus Sabina* 3 gal. Plant 3' on center

GROUNDCOVERS

?? CJ Creeping Juniper *Juniperus horizontalis* 3 gal. Plant 24" on center

?? MH Maidenhair Grass *Miscanthus spp.* 3 gal. Plant 3' on center

?? WC Winter Creeper *Euonymus fortunei* 4" pot Plant 12" on center

?? VC Virginia Creeper *Parthenocissus quinquefolia* 1 gal. 3' O.C. under existing Post Oak

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Section 7400. Residential Proximity Standards

A. Purpose: To protect the property value and lifestyle of citizens living in the proximity of non-residential developments without placing undue hardship on developers of non-residential developments.

B. Applicability:

1. The provisions of Sections 7400C through 7400I shall apply to any development in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification when abutting any property in a residential zoning classification or a PR zoning classification that is occupied by a residential use.
2. The provisions of Sections 7400G and 7400H shall apply to any development in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification when located along a street with a fifty (50) or sixty (60) foot right-of-way across from residential lots or tracts that front on such street. (*Ord. No. 1534, Adopted 4-27-05*)

3. The provisions of Sections 7400C.2 and 7400D shall apply to any residential development in a residential zoning classification or a PR zoning classification when abutting any property in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification as specified hereinafter; however, they shall not apply to residential developments that were preliminary or final platted or that were submitted for preliminary or final plat approval before the adoption of such provisions.
4. The provisions of this section shall not apply to development on any property owned and used by the City, the Mansfield Independent School District and any church regardless of zoning provided that it complies with the requirements in Sections 7400E and 7400F. *Ord. No. 1534, Adopted 4-27-05*).
5. Permitted uses that are in existence at the time of adoption of the provisions of this section shall be governed by the Nonconforming Use Regulations of this ordinance. Any expansion or addition to such existing uses shall conform to the provisions of this section.
6. The requirements in the provisions of this section shall not be administratively deferred or waived by city staff. Any person who wishes to seek a special exception or variance may follow the provisions in Sections 6300 and 8400.
7. It is the intent of this section to treat property in a PR zoning classification that is occupied by a residential use the same as it is in a single-family residential zoning classification. Therefore, all provisions of this section that apply to property or development in a single-family residential zoning classification shall also apply to property or development in a PR zoning classification that is occupied by a residential use.

C. Setback and Height Regulations

1. Non-residential Use:

- a. Structures in an I-1 or I-2 zoning classification shall setback a minimum of forty (40) feet from the boundary of any abutting property in a residential zoning classification. The same setback requirement shall apply to all outside storage, loading docks, truck berths, and routine parking or storage of tractor-trailers, and vehicles that are rated to have a carrying capacity over one ton.
- b. Structures in an OP, C-1, C-2 or C-3 zoning classification shall comply with the minimum setback from the boundary of any abutting property in a residential zoning classification as depicted in the table below in conjunction with the specifications in BOTH the "Maximum Height" and "No. of Stories" columns.

Zoning Min. Setback (ft.) Max. Ht. (ft.) No. of Stories

OP & C-1 20 20 1

OP & C-1 35 35 2 or less

C-2 & C-3 52.5 35 1

C-2 & C-3 60 40 2 or less

C-2 & C-3 67.5 45 3 or less

C-2 & C-3 75 50 1 or more

2. Residential Use:

a. Residential lots in a residential zoning classification or a PR zoning classification that abut properties in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification shall provide a forty (40) foot minimum setback for the principle residential building along the lot lines that abut the boundary of such non-residentially zoned property.

b. In order to accommodate the forty (40) foot minimum building setback, the minimum residential lot depth shall be increased by the difference between forty (40) feet and the minimum rear setback required by the residential or PR zoning district where the lot is located; or the minimum residential lot width shall be increased by the difference between forty (40) feet and the minimum side setback required by the residential or PR zoning district where the lot is located, whichever is applicable.

D. Noise

1. 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 the abutting residential uses. The provisions in this paragraph do not apply to properties in the I-2, Heavy Industrial zoning classification.

2. Outdoor speakers shall be directed away from any abutting property in a residential zoning classification.

E. 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 set back a minimum of twenty-five (25) feet from the boundary of any abutting property in a residential zoning classification.

F. Lighting: All lighting of a non-residential use must be shielded or pointed away from any abutting property in a residential zoning classification so there shall be no direct illumination across the common boundary with the property in the residential zoning

classification. This restriction shall not apply to special events not exceeding seventy-two (72) hours or the lighting of a sports facility that belongs to the City or the Mansfield Independent School District.

G. Driveway Access: No non-residential driveway access shall be permitted onto a street with a fifty (50) or sixty (60) foot right-of-way across from residential lots or tracts that front on that street unless no other reasonable access is available as determined by the Planning & Zoning Commission during a plan review at the developer's request. This restriction shall not apply if the street is shown in the City's most recent Thoroughfare Plan to have a right-of-way of seventy (70) feet or larger.

H. Signage: Wall or free-standing signs that are located along a street with a fifty (50) or sixty (60) foot right-of-way shall not be electrically or artificially illuminated when located across from residential lots or tracts that front that street. This restriction shall not apply if the street is shown in the City's most recent Thoroughfare Plan to have a right-of-way of seventy (70) feet or larger.

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