

Exhibit B – Land Use and Development Regulations – Ordinance No. 3871 – Page 1 of 2

Zoning Case ZC24-0111
Lots 1, 2, and 3R1, Block 7, Meadow Lakes Addition
6250 NE Loop 820, North Richland Hills, Texas

This Planned Development (PD) District must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of U (School, Church, and Institutional). The following regulations are specific to this PD district. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction will prevail.

- A. *Permitted Land Uses.* Uses in this PD are limited to those permitted in the U (School, Church, and Institutional) zoning district, as amended, with the addition of and subject to the following.
 1. Social services agency offices
 2. Any land use requiring a special use permit in the U (School, Church, and Institutional) zoning district, as amended, is only allowed if a special use permit is issued for the use.
 3. Any land use prohibited in the U (School, Church, and Institutional) zoning district, as amended, is also prohibited.
- B. *Site development standards.* Development of the property shall comply with the development standards of the U (School, Church, and Institutional) zoning district and the standards described below.
 1. The site improvements must be constructed as shown on the site plan attached as Exhibit “C” and as follows:
 - a. Minimum side building line. None required, except where the side of a building abuts an adjacent zoning district or a street, then twenty (20) feet side yard setback is required.
 - b. Minimum parking. One space per 300 square feet.
 - c. Dumpster location. Dumpster(s) may be located within the required landscape buffer and/or building setback, so long as said dumpster(s) are located to the rear of the buildings on the site.
 - d. Parking as a primary use. Off-street paved parking is permitted as a primary use on a lot within the district, so long as said parking is utilized for the uses contained within this planned development district.
 2. Landscaping must be installed as shown on the site plan attached as Exhibit “C.”
 3. Outdoor storage on the site must comply with Section 118-716 of the zoning ordinance and the standards described below.
 - a. The area used for outdoor storage must be located as shown on the site plan attached as Exhibit “C.”
 - b. The existing chain link fence with slat inserts must be maintained as the required screening fence for the outdoor storage area. If the fence is removed or replaced, the new fence must comply with the standards contained in Section 118-871 of the zoning ordinance.
 - c. The area used for outdoor storage must be paved with a concrete surface.

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- C. *Amendments to Approved Planned Developments.* An amendment or revision to the PD district will be processed in the same manner as the original approval. The application for an amendment or revision must include all land described in the original ordinance that approved the PD district.

The city manager or designee may approve minor amendments or revisions to the standards provided the amendment or revisions does not significantly:

1. Alter the basic relationship of the proposed uses to adjacent uses;
2. Change the uses approved;
3. Increase approved densities, height, site coverage, or floor areas;
4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.