

Exhibit B – Land Use and Development Regulations – Ordinance No. 3549 – Page 1 of 1

Special Use Permit Case SUP 2018-09
Lot 3, Block 4, Morgan Meadows Subdivision
6725 Meadow Road, North Richland Hills, Texas

This Special Use Permit (SUP) shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of R-1-S Special Single Family. The following regulations shall be specific to this Special Use Permit. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

- A. *Permitted use.* A special use permit is authorized for one (1) permanent accessory building on the property.
- B. *Permanent accessory building.* The permanent accessory building must comply with the standards described below.
 - 1. The building must be located as shown on the site plan attached as Exhibit “C.”
 - 2. The permanent accessory building must not exceed eight hundred seventy five (875) square feet in floor area.
 - 3. A wainscot constructed of brick or stone must be installed on all sides of the building. The wainscot must be a minimum of four (4) feet in height and include a masonry cap/sill. The remaining wall surfaces of each elevation may be constructed of metal.
 - 4. The roof must have a minimum pitch of 3:12 on each side of the ridge.
- C. *Fences.* The fencing on the property must comply with the standards below.
 - 1. The privacy fence located between the house and accessory building, as indicated on the attached exhibit, must be repaired or rebuilt to comply with the standards contained in Section 118-873 of the zoning ordinance.
 - 2. The privacy fences located in the front yard on the north and south sides of the property must be removed. The fences must not extend into the area between the front property line and the corners of the house.
- D. *Parking of vehicles.* In the event the building is used as a detached garage for the parking of vehicles, a concrete driveway must be constructed that connects the building to the street.
- E. *Removal of existing buildings.* The four existing accessory buildings, as indicated on the attached exhibit, must be removed through the appropriate permitting process within 90 days of final inspection of the new building.