

Exhibit B – Land Use and Development Regulations – Ordinance No. 3879 – Page 1 of 1

Special Use Permit Case ZC24-0114
Tract 4B9, John Condra Survey, Abstract 311
7421 Hightower Drive, North Richland Hills, Texas

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

- A. *Permitted use.* A special use permit is authorized for one (1) secondary living unit on the property.
- B. *Secondary living unit.* The secondary living unit (accessory dwelling unit) must comply with the standards described below.
 - 1. The building containing the accessory dwelling unit must be located as shown on the site plan attached as Exhibit "C." The building is not required to be attached to the main house.
 - 2. The accessory dwelling unit must not exceed seven hundred fifty (750) square feet in living area.
 - 3. A separate electric meter may be installed on the building.
- C. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit must 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 special use permit.