

## Exhibit B – Land Use and Development Regulations – Ordinance No. 3490 – Page 1 of 3

Zoning Case ZC 2017-13  
Block 11, Snow Heights North Addition  
6801 Dick Lewis Drive, North Richland Hills, Texas

This Residential Infill Planned Development (RI-PD) District shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of R-6-T Townhome. The following regulations shall be specific to this RI-PD District. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

A. *Permitted Land Uses.* Uses in this RI-PD shall be limited to those permitted in the R-6-T Townhome zoning district, as amended, and subject to the following.

1. Townhome dwelling units shall be permitted by right.
2. Any land use requiring a special use permit in the R-6-T zoning district, as amended, is only allowed if a special use permit is issued for the use.
3. Any land use prohibited in the R-6-T zoning district, as amended, is also prohibited.

B. *Site development standards.* Development of the property shall comply with the development standards of the R-6-T Townhome zoning district and the standards described below.

1. Lot dimensions and setbacks shall be as follows.

STANDARD	MINIMUM REQUIREMENT
Lot area	2,250 square feet
Lot width, interior	25 feet
Lot width, corner	30 feet
Lot depth	90 feet
Front building line	7 feet
Side building line	5 feet
Rear building line	20 feet
Garage setback	18 feet

2. The development shall set aside at least eleven percent (11%) of the land area as common open space. All common open space areas and amenities must be owned and maintained by the home owner's association. The common open space areas shall be as shown on the site plan attached as Exhibit "C".
3. At least thirty-three (33) on-street parallel parking spaces shall be provided on Kilmer Court and Meadow Crest Drive.
4. All perimeter fencing shall be as shown on the site plan attached as Exhibit "C".
5. A five-foot wide sidewalk shall be constructed adjacent to all perimeter and internal streets and within the common open space areas that connect to Kilmer Drive and Meadow Crest Drive.
6. All crosswalks shall be constructed of stamped and stained concrete.

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3490 – Page 2 of 3**

Zoning Case ZC 2017-13  
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7. The cluster mailbox location and design shall be as shown on the site plan attached as Exhibit “C”.
  8. Outdoor lighting on the site and buildings shall be installed in accordance with *Section 118-728 – Outdoor lighting* of the zoning ordinance. Street lighting shall be selected from Oncor’s decorative street lighting options.
  9. Development entry signs shall be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinances.
  10. Landscaping shall be designed as shown on the landscape plan attached as Exhibit “C” and subject to the following
    - a. A landscape plan for the development must be approved by the Development Review Committee prior to construction.
    - b. Each building shall include landscaped areas on the front, side, and rear yard areas. All landscaped areas must be maintained by the home owner’s association.
    - c. All landscaping must be irrigated. All irrigation systems must be maintained by the home owner’s association.
    - d. Street trees shall be spaced an average of 30 feet on center, as measured per block face.
- C. *Building design standards.* Building design and appearance shall comply with the building elevations attached as Exhibit “C” and the standards described below.
1. The minimum dwelling unit size shall be 1,700 square feet.
  2. The maximum structure height shall be thirty-eight (38) feet.
  3. One hundred percent of the exterior wall materials of the front façade of the residential structure shall consist of masonry materials, as defined by the zoning ordinance. At least eighty percent of the total wall surface of the structure shall consist of masonry materials. Masonry materials are not required on wall surfaces above the roofline.
  4. Garages shall be located on alleys at the rear of the buildings. Garage doors shall be decorative metal with raised panels. All garage doors shall be equipped with an automatic opener.
  5. Roofs shall have a minimum pitch of 8:12 on the primary roof surface. Roof materials shall be constructed of at least 30-year shingles. Three-tab shingles are prohibited.
  6. Driveway surfaces shall be broom finished concrete.
  7. Each building shall include at least three of the following architectural elements.
    - a. At least two distinct masonry materials.
    - b. Divided light windows on street facing elevations, including front elevations and side elevations on corner lots.
    - c. Enhanced brick details.

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3490 – Page 3 of 3**

Zoning Case ZC 2017-13

Block 11, Snow Heights North Addition

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- d. Metal seam roof accents.
- e. Cedar shutter accents.
- f. Cast stone accents.
- g. Decorative coach lighting.

D. *Amendments to Approved Planned Developments.* An amendment or revision to the Residential Infill Planned Development (RI-PD) shall be processed in the same manner as the original approval. The application for an amendment or revision shall include all land described in the original ordinance that zoned the land to the RI-PD district.

The city manager or designee may approve minor amendments or revisions to the RI-PD 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.