

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3780 – Page 1 of 1**

Special Use Permit Case ZC22-0045  
Lot 13, Block 3, Woodbert Addition  
8213 Forrest Lane, 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-2 (Single-Family Residential). 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) carport attached to a permanent accessory building on the property.
- B. *Carport.* The carport must comply with the standards described below.
  - 1. The building must be located as shown on the special use permit exhibits attached as Exhibit "C."
  - 2. The carport must not exceed eight hundred thirty (830) square feet in area.
  - 3. The roof of the carport must be constructed with a minimum 2:12 roof pitch.
- C. *Parking of vehicles.* The parking surface under the carport and the driveway surface connecting to the existing driveway may be constructed of gravel road base.
- D. *Completion of improvements.* All carport, parking, and driveway improvements must be completed within one hundred eighty (180) days of the effective date of this ordinance.
- E. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit 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 special use permit.