

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

Zoning Case ZC21-0057  
Lot 2, Block 1, McKee Addition  
7612 Shady Grove 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 Section 118-718(c) of the zoning ordinance and the standards described below.
  - 1. The accessory building must not exceed one thousand two hundred forty five (1,245) square feet in floor area.
  - 2. The covered area on the east side of the building must not exceed five hundred forty (540) square feet.
  - 3. The minimum rear building line must be at least seven feet six inches (7.5 feet).
- C. *Building height.* The accessory building must not exceed 18 feet in overall height.
- D. *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.