

Exhibit B – Land Use and Development Regulations – Ordinance No. 3685 – Page 1 of 1

Special Use Permit Case SUP 2021-03
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) secondary living unit and 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 special use permit exhibits attached as Exhibit "C."
 - 2. The permanent accessory building must not exceed one thousand ninety six (1,096) square feet in floor area. The covered parking area attached to the building must not exceed eight hundred twenty-two (822) square feet.
 - 3. A concrete or asphalt driveway connecting the building to the street is required.
- C. *Secondary living unit.* The secondary living unit 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." The building is not required to be attached to the main house.
 - 2. The secondary living unit must not exceed six hundred sixty-three (633) square feet in gross floor area.
 - 3. The architectural design of the building may be as shown on the special use permit exhibits attached as Exhibit "C."
- 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.