

**Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 1 of 6**

Zoning Case ZC24-0092  
ORCHARD WALK ESTATES  
Lot A, Block 12, Smithfield Addition  
8220 Turner Dr, North Richland Hills, Texas

This Residential Infill Planned Development (RI-PD) District must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of R-2 (Single Family Residential). The following regulations are specific to this RI-PD District. Where these regulations conflict with or overlap with another ordinance, easement, covenant, or deed restriction, the more stringent restriction will prevail.

- A. *Permitted Land Uses.* Uses in this RI-PD are limited to those permitted in the R-2 (Single Family Residential) zoning district, as amended, and subject to the following.
  - 1. Any land use requiring a special use permit in the R-2 (Single Family Residential) zoning district, as amended, is only allowed if a special use permit is issued for the use.
  - 2. Any land use prohibited in the R-2 (Single Family Residential) zoning district, as amended, is also prohibited.
- B. *Site development standards.* Development of the property must comply with the development standards of the R-2 (Single-Family Residential) zoning district unless otherwise provided below.
  - 1. The minimum standards for lot dimensions and setbacks are as follows.

STANDARD	MINIMUM REQUIREMENT
Lot area	5,200 square feet
Lot width, interior	50 feet
Lot width, corner	60 feet
Lot depth	90 feet 75 feet for Lot 2 Block 2 as shown on Exhibit "C"
Front building line	20 feet
Side building line	5 feet 10 feet on corner street side
Rear building line	10 feet
Rear yard open space	Not required

- 2. The development must set aside at least fifteen percent (15%) of land as common open space. All common open space areas and amenities must be owned and maintained by the homeowner’s association. The common open space areas must be located as shown on the site plan attached as Exhibit “C.”
- 3. Fencing and screening must be designed as shown on the site plan attached as Exhibit “C” and is subject to the following.
  - a. A minimum six-foot tall masonry screening wall must be constructed adjacent to Davis Boulevard and Turner Drive, as depicted on Exhibit “C.”The developer is responsible for the wall construction as part of the public improvements for the subdivision.

**Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 2 of 6**

Zoning Case ZC24-0092  
ORCHARD WALK ESTATES  
Lot A, Block 12, Smithfield Addition  
8220 Turner Dr, North Richland Hills, Texas

- (i) The wall must be constructed as a traditional masonry wall meeting the design standards of the Public Works Design Manual. Precast concrete panel walls are prohibited.
  - (ii) Masonry columns sized with a minimum dimension of 16 inches by 16 inches and at least 6 inches taller than the wall height must be provided at a spacing of 100 or 150 feet on center.
  - (iii) A twelve-inch (12") concrete mow strip must be constructed with the wall.
- b. A vegetative screen must be installed adjacent to Davis Boulevard on the open space lots, as depicted on Exhibit "C." This is intended to function as a natural opaque screen between the road and the open space area.
  - c. A six-foot-tall wood fence must be constructed on the rear property line of the residential lots adjacent to Turner Drive, as depicted on Exhibit "C.". The fence must be a pre-stained board-on-board cedar fence with top cap and side trim, metal posts, brackets, and caps. The fence must not exceed eight (8) feet in height. The finished side of the fence must face the public right-of-way.
  - d. Privacy fences constructed on residential lots must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps. The privacy fence must not exceed eight (8) feet in height. However, where a privacy fence intersects a masonry screening wall, the privacy fence must transition to six (6) feet in height over the course of at least one fence panel.
4. Sidewalks and crosswalks must be designed as shown on the site plan attached as Exhibit "C" and are subject to the following.
- a. A four-foot-wide sidewalk must be constructed adjacent to all internal streets. The builder is responsible for the sidewalk construction, the developer is responsible for the sidewalk adjacent to an open space lot.
  - b. A seven-foot wide sidewalk must be constructed adjacent to Davis Boulevard. The developer is responsible for the sidewalk construction as part of the public improvements for the subdivision.
  - c. Crosswalks must be designed and installed as shown on the site plan attached as Exhibit "C." All crosswalks must be at least six (6) feet wide and enhanced with a decorative stamp and stain or dyed as approved by the Development Review Committee.
5. Utility construction is subject to the following.
- a. Lateral and service lines for all franchise utilities must be placed and maintained underground.
  - b. All existing overhead utility lines on the property must be placed underground. In the event the lines are not necessary to provide service to the development, the lines and poles must be removed.

**Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 3 of 6**

Zoning Case ZC24-0092  
ORCHARD WALK ESTATES  
Lot A, Block 12, Smithfield Addition  
8220 Turner Dr, North Richland Hills, Texas

- c. Streetlights must be selected from Oncor’s decorative street lighting options, excluding any fiberglass poles.
6. The development must include cluster mailboxes. The mailbox design must be equipped with decorative tops and pedestals. The location and design must be approved by the Development Review Committee and US Postal Service.
7. Development entry signs shall be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinances and details attached as Exhibit “C.”
8. Landscaping must be designed as shown on the landscape plan attached as Exhibit “C” and is subject to the following.
  - a. A landscape plan for the development must be prepared by a Registered Landscape Architect and be approved by the Development Review Committee before construction.
  - b. Landscaping on and adjacent to individual residential lots is subject to the following.
    - i. On all residential lots, at least two (2) trees must be installed. At least one (1) tree must be a Large/Canopy tree of a hardwood species such as oak, elm, maple, or similar species at least three (3) caliper inches in size. One (1) tree may be a Small/Ornamental tree selected from the City’s plat list. Existing trees may be used to satisfy this standard.
    - ii. On all lots, one (1) street tree must be planted between the sidewalk and curb adjacent to the front of each lot. On corner lots, two (2) street trees must be planted between the sidewalk and curb adjacent to the side of each lot. The tree must be either a Bosque or an Allee elm species. The street trees must be spaced a minimum of twenty (20) feet apart.
    - iii. The front yard of all lots must be landscaped with a minimum of five (5) three-gallon shrubs and five (5) one-gallon shrubs of at least two different species. Corner lots require landscape beds on side elevation and 30 total shrubs.
  - c. All landscaped areas of each residential lot and each open space lot must be watered by an automatic underground irrigation system equipped with rain and freeze sensors.
9. Any drainage channel provided on the property must meet the design requirements of the Public Works Design Manual and the recommendations of the City Image Study for terraced earthen channels.
- C. *Building design standards.* Building design and appearance shall comply with the conceptual building elevations attached as Exhibit “C” and the standards described below.
  1. The minimum dwelling unit size is 2,000 square feet.
  2. The maximum structure height is thirty-eight (38) feet.
  3. The exterior wall materials of a dwelling are subject to the following.

**Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 4 of 6**

Zoning Case ZC24-0092  
ORCHARD WALK ESTATES  
Lot A, Block 12, Smithfield Addition  
8220 Turner Dr, North Richland Hills, Texas

- a.
4. Material changes may not occur at a front outside corner of the front elevation. Materials must wrap at least two (2) feet around the side elevation. Garages are subject to the following:
  - a. Front entry garages are permitted within the development. At least five (5) of the front entry garages must have individual doors separated by a minimum twelve-inch (12) wide column.
  - b. The garage entry for front entry garages must be set back at least twenty (20) feet from the property line.
  - c. Garage doors must include at least two of the following elements.
    - a. Two single garage doors.
    - b. Decorative windows.
    - c. Decorative hardware.
    - d. Raised or recessed panels, reveals with texture.
    - e. Garage door paint or stain that is darker in color than the trim of the dwelling.
  - d. The proportion of garage doors on a front building façade may not exceed fifty percent (50%) of the building width .
5. Driveways are subject to the following.
  - a. Surface materials for driveways must be pavers, aggregate pebbles, or stamped and stained concrete.
  - b. The drive approaches must not exceed forty percent (40%) of the lot width as measured at the property line.
6. Building roofs are subject to the following.
  - a. Roofs must have a minimum pitch of 8:12 on the front and a minimum of 6:12 on the sides. Accent roofs, porch roofs, and shed roofs must must be pitched 4:12 or greater.
  - b. Roof materials must be constructed of at least 30-year shingles.
  - c. Three-tab shingles are prohibited.
7. Each building must include at least three of the following architectural elements.
  - a. At least two distinct masonry materials.
  - b. Divided light or border light windows on street facing elevations, including front elevations and side elevations on corner lots.
  - c. Enhanced brick details, such as herringbone, rowlocks, etc.
  - d. Metal seam roof accents.

**Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 5 of 6**

Zoning Case ZC24-0092  
ORCHARD WALK ESTATES  
Lot A, Block 12, Smithfield Addition  
8220 Turner Dr, North Richland Hills, Texas

- e. Cedar shutter accents.
  - f. Cast stone accents.
  - g. Decorative coach lighting.
  - h. Quoins.
  - i. Front porches.
  - j. Cedar columns.
  - k. Dormers.
  - l. Balconies.
  - m. Eight-foot tall entry doors.
- D. *Property owner's association.* Each lot owner must be a mandatory member of the homeowners association (HOA). Conditions, covenants, and restrictions (CC&Rs) for all property within the R-PD district must be recorded in the official public records of Tarrant County by the owner before a final subdivision plat may be approved, a lot sold, or a building permit issued. Conditions, covenants, and restrictions that relate to provisions required in this district must be approved by the city attorney, and they must:
- 1. Create a property owners' association with mandatory membership for each property owner.
  - 2. Establish architectural standards that are in conformity with the requirements of this R-PD district.
  - 3. Create an architectural review committee to review development for compliance with the architectural standards and issue certificates of approval for additions and exterior remodels prior to a building permit application.
  - 4. Provide for the maintenance of the landscaping and trees within the right-of-way.
  - 5. Provide for the maintenance of all common amenities, common areas, open space lots, and associated landscaping and irrigation.
  - 6. Provide for the maintenance of fences and walls adjacent to open space lots and/or within dedicated wall easements.
  - 7. At a minimum, the conditions, covenants, and restrictions establishing and creating the mandatory property owners' association must contain and/or provide for the following:
    - a. Definitions of terms contained therein;
    - b. Provisions acceptable to the City for the establishment and organization of the mandatory property owners' association and the adoption of bylaws for the association, including provisions requiring that the owner of any lot within the applicable subdivision and any successive buyer shall automatically and mandatorily become a member of the association;

**Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 6 of 6**

Zoning Case ZC24-0092  
ORCHARD WALK ESTATES  
Lot A, Block 12, Smithfield Addition  
8220 Turner Dr, North Richland Hills, Texas

- c. The initial term of the covenants, codes, and restrictions establishing and creating the association must be for a 50-year period and must automatically renew for successive ten-year periods, and the association may not be dissolved without the prior written consent of the City;
  - d. The right and ability of the City or its lawful agents, after due notice to the association, to remove any landscape systems, features, or elements that cease to be maintained by the association; to perform the responsibilities of the association if the association fails to do so in compliance with any provisions of the covenants, codes, and restrictions of the association or of any applicable city code or regulations; to assess the association for all costs incurred by the City in performing said responsibilities if the association fails to do so; and/or to avail itself of any other enforcement actions available to the city pursuant to state law or city codes or regulations; and
  - e. Provisions indemnifying and holding the City harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney's fees and costs of suit, incurred or resulting from the City's removal of any landscaping, features, or elements that cease to be maintained by the association or from the city's performance of the aforementioned operation, maintenance or supervision responsibilities of the association due to the associations' failure to perform said responsibilities.
- E. *Amendments to Planned Developments.* An amendment or revision to the Residential Infill Planned Development (RI-PD) 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 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 do 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.