

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

Special Use Permit Case ZC26-0157
Lot 1, Block 1, Griffin Addition
7228 Bursey Road, North Richland Hills, Texas

This Special Use Permit (SUP) must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of RE-1 (Residential Estate). The following regulations are specific to this Special Use Permit. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction prevails.

- A. *Permitted use.* A special use permit is authorized for one (1) new permanent accessory building on the property. The existing permanent accessory building may remain 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 site improvements must be constructed as shown on the site plan attached as Exhibit “C.”
 - 2. The accessory building must not exceed one thousand two hundred thirty-two (1,232) square feet in floor area, including loft space on the upper floor.
 - 3. The height of the walls of the building must not exceed twenty (20) feet.
 - 4. The roof pitch must be a minimum of 2:12 pitch.
 - 5. A maximum of two (2) permanent accessory buildings may be permitted on the property.
- C. *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.