

Exhibit B – Land Use and Development Regulations – Ordinance No. 3779 – Page 1 of 1

Special Use Permit Case ZC22-0044
Lot 2R, Block 1, College Acres Addition
8104 Green Valley Drive, 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 two thousand one hundred (2,100) square feet in floor area.
 - 2. The minimum roof pitch must be 3:12 on each side of the ridge.
 - 3. The accessory building may exceed the square footage of the primary residence, subject to the maximum floor area required by this section.
- C. *Parking of vehicles.* A concrete driveway must be constructed that connects the building to the existing driveway on Green Valley Drive.
- 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.