

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3901 – Page 1 of 1**

Special Use Permit Case ZC25-0130  
Lot 1, Block 1, Holden Valley Ranch Addition  
8033 Valley Drive, 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) 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 site improvements must be constructed as shown on the site plan attached as Exhibit "C."
  - 2. The accessory building must not exceed two thousand five hundred (2,500) square feet in floor area. The accessory building may exceed the square footage of the primary residence, subject to the maximum floor area required by this section.
  - 3. The overall height of the building must not exceed twenty (20) feet.
  - 4. The height of the walls of the building must not exceed sixteen (16) feet.
  - 5. The minimum roof pitch must be at least 3:12 on each side of the ridge.
  - 6. A concrete driveway from the street to the building is not required.
- 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.