

Exhibit B – Land Use and Development Regulations – Ordinance No. 3968 – Page 1 of 1

Special Use Permit Case ZC26-0169
Lot 1, Block 1, Merritt Addition
8459 Shady Grove 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 R-2 (Single-Family Residential). 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 will prevail.

- A. *Permitted use.* A special use permit is authorized for one (1) accessory dwelling unit (secondary living unit) on the property.
- B. *Secondary living unit.* The accessory dwelling unit must comply with the standards described below.
 - 1. The site improvements must be constructed as shown on the site plan attached as Exhibit "C."
 - 2. The building is not required to be attached to the main house.
 - 3. The accessory dwelling unit must not exceed eight hundred (800) square feet in living area.
- C. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit 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 approved the special use permit.