

Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 1 of 2

Special Use Permit Case ZC23-0061
Lot 6, Block 1, North Hills Village
7653 Boulevard 26, 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 C-2 (Commercial). 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 land uses.* A special use permit is authorized for a nontraditional smoking related business on the property.
- B. *Site development standards.* Development of the property shall comply with the development standards of the C-2 (Commercial) zoning district and the standards described below.
 - 1. All site improvements must be installed and completed prior to the issuance of a certificate of occupancy.
 - 2. All nonconforming lighting fixtures on the building must be replaced with conforming fixtures that comply with Section 118-728 of the zoning ordinance.
 - 3. Enclosures must be constructed for all refuse containers on the lot. The enclosures must comply with the standards contained in Section 118-874 of the zoning ordinance.
 - 4. The installation or use of luminous tube lighting on the windows, doors, or any part of the building is prohibited.
- C. *Operational standards.* The operation of the nontraditional smoking related business must comply with the standards described below.
 - 1. The nontraditional smoking related business must not exceed one thousand seven hundred ten (1,710) square feet in floor area.
- 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.
- E. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the nontraditional smoking related business is still in operation at the time of expiration, the business shall be considered a legal non-conforming use and may continue operation subject to the standards described in Section 118-153 of the zoning ordinance.
- F. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package. Site plans that comply with all development-related ordinances, and this Ordinance may be administratively approved by the Development Review Committee.

The city manager or designee may approve minor amendments or revisions to the standards provided the amendment or revisions does not significantly:

- 1. Alter the basic relationship of the proposed uses to adjacent uses;

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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.