

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3719 – Page 1 of 3**

Zoning Case ZC 2020-07

Tivoli Gardens

7509 Chapman Drive, North Richland Hills, Texas

This Residential Infill Planned Development (RI-PD) District must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of R-1 (Single Family Residential). The following regulations must be specific to this RI-PD District. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction will prevail.

A. *Permitted Land Uses.* Uses in this RI-PD are limited to those permitted in the R-1 (Single Family Residential) zoning district, as amended, and subject to the following.

1. Any land use requiring a special use permit in the R-1 (Single Family Residential) zoning district, as amended, is only allowed if a special use permit is issued for the use.
2. Any land use prohibited in the R-1 (Single Family Residential) zoning district, as amended, is also prohibited.

B. *Site development standards.* Development of the property must comply with the development standards of the R-1 (Single Family Residential) zoning district and the standards described below.

1. A maximum of four (4) residential lots is permitted. The lot standards are as follows.

STANDARD	MINIMUM REQUIREMENT
Lot area	Lot 4: 30,000 square feet Lot 5: 30,000 square feet Lot 6: 33,000 square feet Lot 7: 24,000 square feet
Lot width	85 feet
Lot depth	290 feet
Front building line primary structure	25 feet
Garage Building Line	55 feet
Side building line	10 feet
Rear building line (applicable to primary and accessory structures)	30 feet
Rear yard open space area	20 percent of lot area

2. A maximum of two (2) drive approaches are permitted on Chapman Drive, as shown on the site plan attached as Exhibit "C." The drive approaches must be shared between lots. Lots 4 and 5 must share a drive approach west of the Holiday Lane intersection. Lots 6 and 7 must share a drive approach east of the Holiday Lane intersection.
3. A six-foot sidewalk must be constructed adjacent to Chapman Drive, pursuant to the Vision2030 Transportation Plan. The developer is responsible for the sidewalk construction as part of the public improvements for the subdivision.

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4. Fencing is subject to the following.
  - a. Front yard fences greater than four feet and no taller than six feet in height are permitted. Fences must be wrought iron or ornamental metal and must have brick or stone columns spaced 20 to 30 feet on center. Alternatively, a Rural Fence may be constructed. Rural fences must not exceed five feet in height and must be one of the following fence types: mortised split rail, tubular steel pipe, post-and-rail, or post-and-board.
  - b. If a wooden privacy fence is constructed on a residential lot, the fence must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps. The privacy fence must not exceed six (6) feet in height.
5. Landscaping must be designed and installed as follows.
  - a. On all lots, at least three (3) trees must be installed. At least one (1) tree must be located in the front yard.
  - b. All trees must be container-grown and at least three (3) caliper inches in size. Trees must be of a hardwood species such as oak, elm, maple, or similar species.
  - c. The front yard of all lots must be landscaped with landscape beds of mulch, crushed granite, or rock/pebble totaling at least 200 square feet. Beds must be edged with masonry, metal, or concrete. Beds must contain a minimum of fifteen (15) one-gallon shrubs of at least two different species and at least one (1) ornamental tree.
  - d. All landscaped areas of each lot must be watered by an automatic underground irrigation system equipped with rain and freeze sensors.
- C. *Building design standards.* Building design and appearance shall comply with the standards described below.
  1. The minimum dwelling unit size is 2,300 square feet.
  2. The maximum structure height is thirty-eight (38) feet.
  3. Roofs must have a minimum pitch of 8:12 on the front and a minimum of 6:12 on the sides. Porch roofs and shed roofs must have a minimum 4:12.
  4. All garage doors must be raised or recessed panel or carriage house design. The door must be faced with cedar, mahogany, or other rot-resistant wood. Alternatively, the garage door may be a steel door that has the appearance and color of a wood-grain finish.
  5. All dwelling units must provide a private/personal open space on the south façade of the building in the form of a covered porch of at least eight (8) feet in depth and 64 square feet and/or a front courtyard of at least ten (10) feet in depth and 100 square feet and containing at least two of the following features:
    - a. turned balusters with finials;
    - b. spandrel and bracket additions;
    - c. porch ceiling fan;

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- d. porch swing; or
  - e. lighting sconce.
6. Each dwelling unit must include at least three of the following architectural elements as appropriate to the architectural style of the home.
- a. At least two distinct building/masonry materials.
  - b. Divided light or border light windows on street facing elevations, including front elevations and side elevations on corner lots.
  - c. Enhanced brick details, such as herringbone, rowlocks, etc.
  - d. Shutter accents.
  - e. Cast stone accents.
  - f. Decorative coach lighting.
  - g. Quoins.
  - h. Porch columns.
  - i. Dormers.
  - j. Balconies or balconettes.
  - k. Eight-foot tall entry doors.
- D. *Amendments to Approved Planned Developments.* An amendment or revision to the Residential Infill Planned Development (RI-PD) 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 zoned the land to the RI-PD district.

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

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