

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3501 – Page 1 of 3**

Zoning Case ZC 2017-15  
Lot 2, Block 35, Holiday North Addition  
7300 block Circle Drive; North Richland Hills, Texas

This Residential Infill Planned Development (RI-PD) District shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of R-2 Single Family Residential. The following regulations shall 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 shall prevail.

A. *Permitted Land Uses.* Uses in this RI-PD shall be limited to those permitted in the R-2 Single Family Residential zoning district, as amended, and subject to the following.

1. Any land use requiring a special use permit in the R-2 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-2 Single Family Residential zoning district, as amended, is also prohibited.

B. *Site development standards.* Development of the property shall comply with the development standards of the R-2 Single Family Residential zoning district and the standards described below.

1. Lot dimensions and setbacks shall be as follows.

<b>STANDARD</b>	<b>MINIMUM REQUIREMENT</b>
Lot area	4,500 square feet
Lot width	50 feet
Lot depth	90 feet
Front building line	20 feet
Side building line	5 feet
Rear building line	10 feet
Garage setback	20 feet
Rear yard open space	10 percent of lot area

2. The development shall set aside at least four percent (4%) of the land area as common useable open space. All common useable open space areas and amenities must be owned and maintained by the home owner’s association. The common useable open space areas shall be as shown on the site plan attached as Exhibit “C”.
3. Fencing shall be designed as shown on the site plan attached as Exhibit “C” and subject to the following.
  - a. A six-foot tall ornamental metal fence shall be constructed along the south property line of all residential lots adjacent to the North Electric Trail.
  - b. A six-foot tall ornamental metal fence shall be constructed along the west property line of all residential lots adjacent to the Calloway Branch creek channel.
4. Sidewalks shall be designed as shown on the site plan attached as Exhibit “C” and subject to the following.

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- a. A four-foot wide sidewalk shall be constructed adjacent to all internal streets. The sidewalk shall be installed by the builder. However, a five-foot wide sidewalk shall be constructed adjacent to the west side of the entry street on Lots 1 and 2, Block A.
  - b. An eight-foot wide concrete trail shall be constructed in the open space lot across from the entry street. The trail shall connect to the existing North Electric Trail. The design of the connection must be approved by the Development Review Committee prior to construction.
5. All crosswalks shall be constructed of stamped and stained concrete.
  6. The development shall include a cluster mailbox. The location and design shall be approved by the Development Review Committee and US Postal Service.
  7. Development entry signs shall be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinances.
  8. Landscaping shall be designed as shown on the landscape plan attached as Exhibit “C” and subject to the following.
    - a. A landscape plan for the development must be prepared by a Registered Landscape Architect and be approved by the Development Review Committee prior to construction.
    - b. At least one canopy tree shall be installed between the sidewalk and curb adjacent to each lot. On corner lots, three trees must be installed, with one tree located on the front and two trees located on the side. The spacing of the trees must be 30 to 50 feet.
    - c. All front yards must be fully landscaped and include automatic irrigation systems.
    - d. All landscaping and irrigation in the open space lots must be maintained by the homeowner’s association.
- C. *Building design standards.* Building design and appearance shall comply with the conceptual building elevations attached as Exhibit “C” and the standards described below.
1. Ten of the dwelling units may be 1,800 to 2,000 square feet in floor area. The minimum dwelling unit size for the remaining units shall be 2,000 square feet.
  2. The maximum structure height shall be thirty-eight (38) feet.
  3. The exterior wall materials shall consist of masonry materials, as defined by the zoning ordinance, in the following amounts:
    - a. One-hundred (100) percent of the wall area on the front façade, except for areas above the roofline.
    - b. At least eighty (80) percent of the wall area on the side and rear façades.
  4. Surface materials for driveways must be salt finished, broom finished, or stamped and stained concrete. The driveways for Lot 2 and 3, Block A, and Lot 1, Block B, must be from the side street.

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5. Garages are subject to the following:
  - a. Front entry garages may be permitted, provided the garage door is setback at least twenty (20) feet from the front property line.
  - b. A maximum of five (5) three-car garages are permitted within the development.
  - c. All garage doors must be raised panel, decorative cedar doors.
  - d. Automatic garage door openers are required on all garages.
6. Roofs shall have a minimum pitch of 8:12. Roof materials shall be constructed of at least 30-year shingles. Three-tab shingles are prohibited.
7. Each building shall include at least three of the following architectural elements.
  - a. At least two distinct 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. Metal seam roof accents.
  - e. Cedar shutter accents.
  - f. Cast stone accents.
  - g. Decorative coach lighting.

D. *Amendments to Approved Planned Developments.* An amendment or revision to the Residential Infill Planned Development (RI-PD) shall be processed in the same manner as the original approval. The application for an amendment or revision shall 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.