

Exhibit B – Land Use and Development Regulations – Ordinance No. 3819 – Page 1 of 1

Special Use Permit Case ZC23-0074
Lot 8R, Block B, Green Valley Country Estates
7409 Bursey Road, North Richland Hills, Texas

This Special Use Permit (SUP) shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of R-1-S (Special Single-Family). 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 use.* A special use permit is authorized for one (1) permanent accessory building and one (1) secondary living unit 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 one thousand six hundred (1,600) square feet in floor area.
 - 3. The covered porch area attached to the building must not exceed four hundred (400) square feet.
 - 4. A separate electric meter may be installed on the building.
- C. *Secondary living unit.* The accessory dwelling unit must comply with the standards described below.
 - 1. The accessory dwelling unit building must be located as shown on the site plan attached as Exhibit "C." The building is not required to be attached to the main house.
 - 2. The accessory dwelling unit building must not exceed five hundred seventy-nine (579) square feet in gross floor area.
 - 3. The covered porch area attached to the building must not exceed five hundred (500) square feet.
- 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.