

**ORDINANCE NO. 3953
ZONING CASE TR26-01**

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS BY AMENDING SECTIONS 118-718, "ACCESSORY BUILDINGS AND STRUCTURES" TO MODIFY ACCESSORY BUILDING REGULATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Richland Hills, Texas is a home-rule municipality located in Tarrant County, Texas acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Zoning Ordinance of the City of North Richland Hills regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, the Planning and Zoning Commission of the City of North Richland Hills, Texas, held a public hearing on March 19, 2026, and the City Council of the City of North Richland Hills, Texas, held a public hearing on April 13, 2026, with respect to the zoning amendment described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of North Richland Hills, and all other laws dealing with notice, publication, and procedural requirements for zoning code revisions; and

WHEREAS, the City Council has determined that the proposed ordinance amendment promotes the health, safety, morals, and the general welfare within the City of North Richland Hills and is in the best interest of the City of North Richland Hills;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, THAT:

SECTION 1: Section 118-718, “Accessory buildings and structures,” subsection (c) “Permanent Accessory Buildings and Structures” of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, shall be amended to read:

“ ...

(c) Permanent accessory buildings and structures. Permanent accessory buildings and structures include detached garages, storage sheds, gazebos, and similar structures that are constructed as an integral part of a concrete slab, concrete beam, or with concrete piers. All permanent accessory buildings shall comply with the following standards:

- (1) Property location criteria: A permanent accessory building or structure shall be located on the same tract or lot as the primary building.
- (2) Applicable zoning districts: Permanent accessory buildings and structures shall be allowed in any zoning district.
- (3) Front building line: A permanent accessory building or structure shall not be located in the front yard.
- (4) Side building line: The side yard setback shall be the same as for the primary building structure.

Exception: In the R-1, RE-1, RE-2, R-2, R-3, R-4-D, and R-8 districts, the side yard setback shall be as follows:

Building size	Side building line (interior)	Side building line (corner)
500 square feet or smaller	6 feet	20 feet adjacent to street
501 square feet or larger	10 feet	20 feet adjacent to street

- (5) Rear building line: Ten feet or as required by the base zoning district, whichever is greater.
- (6) Maximum height: Permanent accessory buildings shall be limited to one story in height. The height is measured from ground level to the highest point of the roof surface.

Building size	Maximum building height
500 square feet or smaller	15 feet
501 square feet or larger	25 feet

- (7) Maximum floor area: The building may include an attic or loft provided the attic or loft does not contain heated or air conditioned space. Square footage within an attic or loft shall be excluded from the calculation of the maximum floor area. Permanent accessory structures may not exceed the square footage of the primary residence.

Lot size	Maximum floor area
40,000 square foot lot or smaller	Greater of 500 square feet or 3% of lot area
40,001 square foot lot or larger	Equivalent of 5 percent of the lot area

- (8) Maximum number allowed: Two
- (9) Effect on rear yard open space: Permanent accessory buildings and structures shall have no effect in calculating the rear yard open space requirement.
- (10) Use: An accessory building shall not be used for business or dwelling purposes in any residential zoning district.
- (11) Easements: A permanent accessory building or structure shall not be located within a utility, access, or drainage easement.
- (12) Design criteria:
- a. Roof pitch: Roofs shall have a minimum pitch of 2:12 on each side of the ridge.
 - b. Masonry requirement: The structure shall conform to the masonry requirement of the base zoning district.
 - c. Detached garages: Buildings used as detached garages or for the parking of vehicles shall include a concrete driveway that connects to the street. The minimum distance between a garage entry and a side or rear property shall be 22 feet.
- (13) Special use permit provision for lots of 20,000 square feet or more. Accessory buildings located on lots of 20,000 square feet or more may request a special use permit for the purpose of varying from the standards outlined in this section.

...

- SECTION 2:** This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of North Richland Hills, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.
- SECTION 3:** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.
- SECTION 4:** Any person, firm, or corporation violating any provision of the Zoning Ordinance and the zoning map of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.
- SECTION 5:** All rights and remedies of the City of North Richland Hills are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.
- SECTION 6:** The City Secretary is hereby authorized and directed to cause the publication of the descriptive caption and penalty clause of this Ordinance as required by law, if applicable.
- SECTION 7:** This Ordinance shall be in full force and effect upon publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on this 13th day of April, 2026.

CITY OF NORTH RICHLAND HILLS

Jack McCarty, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

Cori Reaume, Director of Planning