

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3559 – Page 1 of 1**

Special Use Permit Case SUP 2018-15  
Tracts 14A and 14E, Stephen Richardson Survey, Abstract 1266  
8625 Rumfield 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 Single-Family Residential. 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 on the property.
- B. *Permanent accessory building.* The permanent accessory building must comply with the standards described below.
  - 1. The building must be located as shown on the site plan attached as Exhibit “C.”
  - 2. The permanent accessory building must not exceed one thousand nine hundred seventy six (1,976) square feet in floor area.
  - 3. The building may include an attached covered porch. The porch must not exceed forty (40) square feet in area.
  - 4. A wainscot constructed of brick or stone must be installed on all sides of the building. The wainscot must be a minimum of four (4) feet in height and include a masonry cap/sill. The remaining wall surfaces of each elevation may be constructed of metal.
  - 5. The minimum side building line must be at least fifteen (15) feet.
  - 6. The minimum rear building line must be at least twenty (20) feet.
- A. *Fences.* The fencing on the property must comply with the standards below.
  - 1. An eight (8) foot wood privacy fence shall be located on the north property.
- B. *Buffer yard.* A landscaped buffer yard must be installed adjacent to the north property line. The buffer yard must comply with one of the standards below and must be irrigated.
  - 1. At least seven (7) live oak trees must be planted. The trees must be generally spaced twenty (20) feet on center. The trees must be a minimum of four (4) caliper inches in size.
  - 2. At least thirteen (13) eastern red cedar trees must be planted. The trees must be generally spaced ten (10) feet on center. The trees must be a minimum of four (4) caliper inches in size.
- C. *Removal of existing buildings.* The two existing accessory buildings, as indicated on the attached exhibit, must be removed through the appropriate permitting process within 90 days of final inspection of the new building.