

**LAND USE AND DEVELOPMENT REGULATIONS**

Special Use Permit Case SUP 2017-06

Oakvale Addition, Block 1, Lot 4

7504 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 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 with covered parking on the property.
- B. *Building size.* The accessory building must not exceed one thousand five hundred (1,500) square feet in floor area. The covered parking area attached to the building must not exceed seven hundred fifty (750) square feet.
- C. *Building height.* The accessory building must not exceed 17 feet 6 inches in overall height.
- D. *Removal of existing buildings.* The four existing buildings as shown on the site plan must be removed from the property by December 31, 2017.