

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3502 – Page 1 of 1**

Zoning Case ZC 2017-17  
Lot 3B1, Block 25, Snow Heights Addition  
6094 NE Loop 820, North Richland Hills, Texas

This Redevelopment Planned Development (RD-PD) District shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of C-1 Commercial. The following regulations shall be specific to this RD-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 RD-PD shall be limited to those permitted in the C-1 Commercial zoning district, as amended, with the addition of and subject to the following.
1. Contractor's office with shop and garage.
  2. Any land use requiring a special use permit in the C-1 Commercial zoning district, as amended, is only allowed if a special use permit is issued for the use.
  3. Any land use prohibited in the C-1 Commercial zoning district, as amended, is also prohibited.
- B. *Site development standards.* Development of the property shall comply with the development standards of the C-1 Commercial zoning district and the standards described below.
1. The site improvements shall be constructed as shown on the site plan attached as Exhibit "C."
  2. Landscaping shall be installed as shown on the site plan attached as Exhibit "C." The landscaping must be installed prior to the issuance of a certificate of occupancy.
  3. At least twenty-eight (28) parking spaces must be provided on the site.
  4. Exterior lighting fixtures shall be replaced with fixtures that comply with the standards contained in Section 118-728 of the zoning ordinance.
  5. A monument sign may be constructed on the site. The monument sign shall not exceed the maximum area and maximum height standards contained in Section 106-13 of the sign regulations. Pole signs are prohibited on the property.
- C. *Building design standards.* Building design and appearance shall comply with the building elevations attached as Exhibit "C" and the standards described below.
1. The building design and appearance shall be as shown on the site plan attached as Exhibit "C".
  2. Wood materials may be used on the fenced patio area of the building in proportions and locations indicated on the site plan attached as Exhibit "C".
  3. The south elevation of the building may include one overhead door.
- D. *Operational standards.* The operation of the businesses on the property shall comply with the following standards.
1. Up to two (2) vehicles may be parked overnight on the property. The vehicles must be parked in spaces adjacent to the building.

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2. All inventory, merchandise, and equipment shall be stored inside the building. The outside storage or display of inventory, merchandise, or equipment is prohibited on the property. This standard does not apply to the vehicle parking described in this section

E. *Amendments to Approved Planned Developments.* An amendment or revision to the Redevelopment Planned Development (RD-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 RD-PD district.

The city manager or designee may approve minor amendments or revisions to the RD-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.