

LAND USE AND DEVELOPMENT REGULATIONS

Special Use Permit Case SUP 2017-11

Tract 7B, Stephen Richardson Survey, Abstract 1266

8016 Valley Drive, 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 AG Agricultural. 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.
- B. *Building size.* The accessory building must not exceed one thousand nine hundred forty-five (1,945) square feet in floor area.
- C. *Building wall height.* The walls of the accessory building must not exceed sixteen (16) feet in height.
- D. *Masonry requirement.* The exterior wall surfaces of each elevation may be constructed of metal, as shown on the attached exhibit.
- E. *Driveway access.* The building is not required to provide a concrete driveway that connects the building to the street or existing driveway.
- F. *Removal of existing buildings.* The two existing permanent accessory buildings as shown on the attached exhibit must be removed from the property by September 30, 2018.