

Exhibit B – Land Use and Development Regulations – Ordinance No. 3527 – Page 1 of 1

Special Use Permit Case SUP 2018-06
Tract 1B12, Stephen Richardson Survey, Abstract 1266
8025 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 R-1-S Special Single Family. 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) secondary living unit and one (1) permanent accessory building on the property.
- B. *Secondary living unit.* The secondary living unit must comply with the standards described below.
 - 1. The secondary living unit must not exceed one thousand five hundred thirty-five (1,535) square feet in gross floor area.
 - 2. The exterior wall surfaces of the secondary living unit must be constructed with at least eighty-five (85) percent masonry materials, as required by Section 118-761 of the zoning ordinance.
 - 3. The building must be located as shown on the site plan attached as Exhibit "C." The building is not required to be attached to the main house.
 - 4. The minimum side building line must be at least six (6) feet.
- C. *Permanent accessory building.* The permanent accessory building must comply with the standards described below.
 - 1. A building permit for the permanent accessory building may not be issued until the existing permanent accessory building is removed from the property.
 - 2. The building must be located as shown on the site plan attached as Exhibit "C."
 - 3. The permanent accessory building must not exceed nine hundred (900) square feet in floor 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.