

Exhibit B – Land Use and Development Regulations – Ordinance No. 3534 – Page 1 of 2

Zoning Case ZC 2018-17
Lot 2, Block H, Richland Oaks Addition
8124 Boulevard 26, North Richland Hills, Texas

This Non-Residential Planned Development (NR-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 NR-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 NR-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. 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.
 2. 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." All landscaping areas must be irrigated. The landscaping must be installed prior to the issuance of a certificate of occupancy.
- 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."
- D. *Amendments to Approved Planned Developments.* An amendment or revision to the Non-Residential Planned Development (NR-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 NR-PD district.

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