

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

Zoning Case ZC 2019-13
Lot 10, Edgley Addition
4170 Willman Avenue, North Richland Hills, Texas

This Redevelopment Planned Development (RD-PD) district must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of C-1 Commercial. The following regulations are specific to this RD-PD district. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction will prevail.

- A. *Permitted land uses.* Uses in the RD-PD are 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 must be constructed as shown on the site plan attached as Exhibit "C."
 2. The refuse container enclosure on the site must comply with Section 118-874 of the zoning ordinance. The refuse container and enclosure must be located to the side or rear of the building.
 3. Outdoor storage on the site must comply with Section 118-716 of the zoning ordinance and the standards described below.
 - a. The area used for outside storage must be located as shown on the site plan attached as Exhibit "C."
 - b. The area used for outside storage must not exceed three thousand three hundred (3,300) square feet.
 - c. The stacking height of vehicles, commodities, or materials stored on the site must not exceed six (6) feet.
 - d. The area used for outside storage must be paved with a concrete surface.
 4. Fencing must be designed as shown on the site plan attached as Exhibit "C" and the standards described below.
 - a. A six-foot tall masonry screening wall must be constructed on the east property line. The wall must be constructed as a traditional masonry wall or a pre-cast product.
 - b. A six-foot tall stockade wood fence must be constructed and maintained on the north and south property lines as the required screening fence for the outdoor storage area.

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Maintenance or repair of the fence as the screening fence is the responsibility of the property owner of Lot 10, Edgley Addition. If the property owner removes or replaces the fence, the new fence must comply with the standards contained in Section 118-871 of the zoning ordinance.

C. *Building design standards.* Building design and appearance must comply with the building elevations attached as Exhibit “C” and the standards described below.

1. Signs on the site must comply with Chapter 106 (Signs) of the Code of Ordinances and the standards described below.

a. The pole sign on the property must be removed.

D. *Amendments to Approved Planned Developments.* An amendment or revision to the RD-PD district will be processed in the same manner as the original approval. The application for an amendment or revision must include all land described in the original ordinance that approved the RD-PD district.

E. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package. Site plans that comply with all development-related ordinances, and this Ordinance may be administratively approved by the Development Review Committee.

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