

Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 1 of 3

Zoning Case ZC 2019-19
Lot 17, Block 2, Woodbert Addition
8309 Sayers Lane, North Richland Hills, Texas

This Residential Infill Planned Development (RI-PD) District must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of R-3 Single Family Residential. The following regulations must be specific to this RI-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 this RI-PD are limited to those permitted in the R-3 Single Family Residential zoning district, as amended, and subject to the following.

1. Any land use requiring a special use permit in the R-3 Single Family Residential zoning district, as amended, is only allowed if a special use permit is issued for the use.
2. Any land use prohibited in the R-3 Single Family Residential zoning district, as amended, is also prohibited.

B. *Site development standards.* Development of the property must comply with the development standards of the R-3 Single Family Residential zoning district and the standards described below.

1. Lot standards are as follows.

STANDARD	MINIMUM REQUIREMENT
Lot area	6,600 square feet
Lot width	69 feet
Lot depth	96 feet
Front building line primary structure	20 feet
Front building line porch or courtyard	15 feet
Side building line	5 feet
Rear building line	10 feet
Rear yard open space area	12 percent of lot area
Minimum dwelling unit size	2,000 square feet
Maximum structure height	38 feet

2. Privacy fences visible from the street must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps with the finished or non-pole side facing the street. The fence must not exceed eight (8) feet in height. All other fencing may meet the minimum standards of the zoning ordinance.
3. A four-foot wide sidewalk must be constructed and maintained adjacent to Sayers Lane.
4. Surface materials for driveways must be salt finished, broom finished with smooth border, or stamped and stained concrete.
5. Individual lot mailboxes must be constructed of masonry materials.

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6. Landscaping must be designed and installed as follows.
 - a. On all lots, at least three (3) trees must be installed. At least one (1) tree must be located in the front yard.
 - b. All trees must be container-grown and at least three (3) caliper inches in size. Trees must be of a hardwood species such as oak, elm, maple, or similar species.
 - c. The front yard of all lots must be landscaped with landscape beds of mulch, crushed granite, or rock/pebble totaling at least 200 square feet. Beds must be edged with masonry, metal, or concrete. Beds must contain a minimum of fifteen (15) one-gallon shrubs of at least two different species and at least one (1) ornamental tree.
 - d. All landscaped areas of each lot must be watered by an automatic underground irrigation system equipped with rain and freeze sensors.
- C. *Building design standards.* Building design and appearance shall comply with the standards described below.
 1. The exterior wall materials must meet the minimum requirement of the zoning ordinance, as amended.
 2. Roofs must have a minimum pitch of 8:12 on the front and a minimum of 6:12 on the sides. Porch roofs and shed roofs must have a minimum 4:12.
 3. Front entry garages are permitted within the development.
 4. All dwelling units must provide a private/personal open space on the south façade of the building in the form of a porch of at least eight (8) feet in depth and containing at least two of the following porch ornamentations:
 - a. turned balusters with finials;
 - b. spandrel and bracket additions;
 - c. porch ceiling fan;
 - d. porch swing; or
 - e. lighting sconce.
 5. Each dwelling unit must include at least three of the following architectural elements as appropriate to the architectural style of the home.
 - a. At least two distinct building/masonry materials.
 - b. Divided light or border light windows on street facing elevations, including front elevations and side elevations on corner lots.
 - c. Enhanced brick details, such as herringbone, rowlocks, etc.
 - d. Shutter accents.
 - e. Cast stone accents.
 - f. Decorative coach lighting.

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- g. Quoins.
 - h. Porch columns.
 - i. Dormers.
 - j. Balconies or balconettes.
 - k. Eight-foot tall entry doors.
- D. *Amendments to Approved Planned Developments.* An amendment or revision to the Residential Infill Planned Development (RI-PD) must 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 zoned the land to the RI-PD district.
- The city manager or designee may approve minor amendments or revisions to the RI-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.