

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3709 – Page 1 of 1**

Special Use Permit Case SUP 2021-07  
Lot 4, Block 1, Oakvale Addition  
7504 Bursey Road, 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 Single Family Residential. 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 with covered parking on the property.
- B. *Permanent accessory building.* The permanent accessory building must comply with the standards described below.
  - 1. The accessory building must not exceed one thousand five hundred (1,500) square feet in floor area.
  - 2. The covered parking area attached to the front of the building must not exceed seven hundred fifty (750) square feet.
  - 3. The covered storage area attached to the rear of the building must not exceed three hundred (300) square feet. The covered storage area may include walls on two sides, but must not be fully enclosed.
- C. *Building height.* The accessory building must not exceed 17 feet 6 inches in overall height.
- D. *Removal of existing buildings.* The four existing buildings as shown on the site plan must be removed from the property by December 31, 2017.
- E. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit 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 special use permit.