

Article Eight - Zoning**Section 8.01 Zoning Regulations****A. Purpose**

The zoning regulations and Districts as herein established have been made in accordance with an adopted master plan for the purpose of promoting the health, safety, and general welfare of the City. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic, and other dangers; to ensure adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, parks, and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district, and its peculiar suitability for the particular uses specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

B. Zoning District Map

1. The boundaries of zoning districts set out herein are delineated upon a zoning district map of the City, adopted as part of this Ordinance as fully as if the same were set forth herein in detail.
2. One original of the Zoning District Map shall be filed in the Community Development Department. This copy, together with amending ordinances, shall be the controlling document governing the zoning districts in Keller. The zoning district map shall be revised no less than once every twelve (12) months to reflect any changes or amendments approved by the City Council.

C. Zoning District Boundaries

The district boundary lines shown on the Zoning District Map are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerline.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following city limits shall be construed as following city limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the right-of-way lines.
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerline of all bodies of water shall be construed to follow such centerline, and in the event of change in the centerline, shall be construed to move with such centerline.
6. Boundaries indicated as parallel to or extensions of features indicated in Sections 8.01.C.1 through 8.01.C.5 above shall be so construed. The scale of the map shall determine distances not specifically indicated on the original zoning maps.

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7. Whenever any street, alley, or other public right of way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or way and all areas so involved shall then and henceforth be subject to all regulations of the extended districts.
8. The zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street, unless as a condition of zoning approval, it is stated that the zoning classification shall not apply to the street.
9. Where physical features on the ground are at variance with information shown on the official zoning district map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of Sections 8.01.C.1 through 8.01.C.8, the property shall be considered as classified, SF-LD, Single-Family Low Density, in the same manner as provided for newly annexed territory.

D. Compliance Required

All land, buildings, structures, or appurtenances thereon located within the City of Keller, Texas which are hereafter occupied, used, constructed, erected, removed, placed, demolished, or converted shall be occupied, used, erected, altered, removed, placed, demolished, or converted in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located. All of the standards and regulations prescribed herein shall be considered as the minimum requirement unless explicitly stated otherwise.

E. Zoning Upon Annexation

All territory hereinafter annexed to the City of Keller shall be classified as Single-Family Low Density as a holding district until other zoning is established by the City. The procedure for establishing zoning other than SF-LD for annexed territory shall conform to the procedure set forth in this Ordinance.

1. In an area classified as SF-LD:
 - a. No permit for the construction of a building or use of land shall be issued by the Director of Community Development other than a permit which will allow the construction of a building or use permitted in the SF-LD District, unless and until such territory has been classified in a zoning district other than the SF-LD District, by the City Council in the manner prescribed in this Ordinance.
 - b. An application for a building permit for any proposed use other than those specified in the SF-LD District must be made to the Director of Community Development of the City of Keller within three (3) months after annexation. If the applicant shows that plans and other preparation for developing the property commenced prior to annexation by the City, the City Council may authorize the construction of the project by a majority vote. The action of the City Council concerning any such permit shall take into consideration the appropriate land use for the area. Upon approval by the City Council, the Director of Community Development shall issue the permit.

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Section 8.02 Administration

A. Nonconforming Uses and Structures

1. Intent of Provisions

- a. Within the districts established by this Ordinance or amendments thereto, there exist lots, structures, uses of land and structures, and characteristics of use which were lawful before this Ordinance was enacted, amended, or otherwise made applicable to such lots, structures or uses, but which do not now conform to the regulations of the district in which they are located. It is the intent of this Ordinance to permit such nonconforming uses to continue, as long as the conditions within this Section and other applicable sections are met.
- b. It is further the intent of this Ordinance that nonconforming uses shall not be enlarged upon, expanded or extended, and not be used as a basis for adding other structures or uses prohibited elsewhere in the same district.
- c. Nonconforming uses are hereby declared to be incompatible with the permitted uses in the districts involved.

2. Nonconforming Status

Any use, platted lot, or structure which does not conform with the regulations of the zoning district in which it is located shall be deemed a nonconforming use or structure when:

- a. Such use, platted lot, or structure was in existence and lawfully operating at the time of the passage of the previous ordinance or this Ordinance, and has since been in regular and continuous use; or
- b. Such use, platted lot, or structure is a lawful use at the time of the adoption of any amendment to this Ordinance but by such amendment is placed in a district wherein such use, platted lot, or structure is not otherwise permitted and has since been in regular and continuous use; or
- c. Such use, platted lot, or structure was in existence at the time of annexation to the City and has since been in regular and continuous use.

3. Continuing Lawful Use of Property and Existing of Structures

- a. The lawful use of land or lawful existence of structures at the time of the passage of this Ordinance, although such do not conform to the provisions hereof, may be continued; but if said nonconforming use or structure is discontinued or abandoned, any future use of said premises shall be in conformity with the provisions of this Ordinance.
- b. Discontinuance of a nonconforming use shall consist of the actual act or date of discontinuance of a use previously operational in a building. Abandonment of a nonconforming structure shall consist of the act or date of abandonment.
- c. When a nonconforming use or structure which does not meet the development standards in this Ordinance ceases to be used for a period of six (6) months, such use shall not be resumed and proof of such event shall constitute prima facie evidence of an act of abandonment. Any nonconforming use which does not involve a permanent type of structure or operation and which is moved from the premises shall be considered to have been abandoned.

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- d. No nonconforming use or structure may be expanded, reoccupied with another nonconforming use, or increased as of the effective date of this Ordinance except as provided herein.
 - e. Conforming single-family residential uses on platted lots or unplatted tracts approved prior to this Ordinance, which may now be nonconforming due to stricter standards or right-of-way dedications/takings, shall be deemed in conformance with this Ordinance as long as the use of the lot is allowed in the respective district. Only the lot size, depth, width, and setbacks shall be allowed to be less than the regulations prescribed in the zoning district in which it is located. All other regulations of this Ordinance shall be met or the lot shall be considered nonconforming.
4. Changing Nonconforming Uses
- a. Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not be changed back to a nonconforming use.
 - b. Where a conforming use is located in a nonconforming structure, the use may be changed to another conforming use by the process outlined herein.
 - c. A nonconforming use may not be changed to another nonconforming use.
5. Expansion of Nonconforming Uses and Buildings

An expansion of a nonconforming use or structure is allowed in accordance with the following:

- a. A non-conforming use located within a building may be extended throughout the existing building, provided;
 - 1) No structural alteration may be made on or in the building except those required by law to preserve such building in a structurally sound condition.
 - 2) The number of dwelling units or rooms in a nonconforming residential use shall not be increased so as to exceed the number of dwelling units or rooms existing at the time said use became a nonconforming use.
- b. No nonconforming use within a building may be extended to occupy any land outside the building.
- c. No nonconforming use of land or building shall be enlarged, increased, or extended to occupy a greater area of land than was occupied at the time the land became a nonconforming use, except to provide off-street loading or off-street parking space, if required by city ordinances.
- d. The minimum residential lot areas for the various zoning districts shall be in accordance with their respective districts except that a lot having less area than herein required which was an official "lot of record" prior to the adoption of this Ordinance, may be used for a single-family dwelling. A residential lot that does not meet the depth or width requirements of this Ordinance at the time of platting may be approved by City Council with a variance.
- e. Buildings or structures which do not conform to the area regulations or development standards in this Ordinance shall not increase their gross floor area.
- f. A non-residential building or structure that does not meet current area regulations or development standards may be reoccupied with a conforming use and without any

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expansion upon approval of a modified site plan meeting the requirements of Section 8.02.A.5.g below. This plan shall be approved by the Development Review Committee (DRC) prior to issuance of a Certificate of Occupancy.

- g. A conforming non-single family residential use in a building which does not meet the area regulations or development standards in this Ordinance may be reoccupied with another conforming use upon approval of a modified site plan to determine compliance with the following:
 - 1) Off-street parking, driveways, and circulation requirements.
 - 2) Dumpster location and screening; sidewalk and landscaping requirements.
 - 3) Sign requirements.
 - 4) Building codes.
 - 5) Screening requirements.
 - 6) Drainage requirements.

Each of the above will be reviewed for compliance by the Development Review Committee (DRC) and may be approved by the Director of Community Development if total compliance is met. The Planning and Zoning Commission shall make final approval or disapproval of a site plan if partial compliance is met and there is concurrence with the City Staff's recommendations. If the Planning and Zoning Commission does not concur with City Staff's recommendations, the site plan shall automatically be sent to the City Council for approval or denial.

- h. Buildings or structures which have been vacant or abandoned for more than six (6) months and do not meet the current area regulations or development standards shall be allowed to reoccupy the structure with a conforming use if the above procedure in 8.02.A.5.g is followed.

6. Restoration of Nonconforming Structures

- a. If a structure occupied by a nonconforming use is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this Ordinance. In the case of partial destruction of a nonconforming use structure not exceeding sixty percent (60%) of its total appraised value as determined by the Tarrant County Central Appraisal District, reconstruction will be permitted, but the existing square footage or function of the nonconforming use cannot be expanded, and the above procedures in 8.02.A.5.g shall be met.
- b. A nonconforming use structure can be remodeled, maintained, or improved as long as the size (square footage) of the structure is not increased.
- c. When a nonconforming sign, or a substantial part of the sign is damaged, destroyed, taken down, or removed, it may not be re-erected, reconstructed, or rebuilt except in full compliance and conformance with this Ordinance. A nonconforming, on-premise, detached sign which is required to be relocated due to expansion of public right-of-way may be relocated on the same lot or tract, provided there is no more than one (1) detached sign per lot or tract. For purposes of this section, substantial shall mean if the cost of repair exceeds sixty percent (60%) of the cost of a new sign of the same construction and size. The relocation shall take place no longer than six (6) months following completion of the road.

7. Completion of Structures

- a. Nothing herein contained shall require any change in the plans, construction, or designated use of:
 - 1) A building or structure for which a building permit has been issued or a site plan approved prior to the effective date of these zoning regulations, and the permits have not expired in accordance with this Ordinance; or
 - 2) A building or structure for which a substantially complete application for a building permit was accepted by the Director of Community Development on or before the effective date of these regulations, provided however that such building permit shall comply with all applicable ordinances of the City of Keller in effect on the date such application was filed and the building permit is issued within thirty (30) days of the effective date of these regulations.
- b. All structures that have received a permit and have started construction shall complete construction in a reasonable period of time. If a building is left unfinished and the City determines that construction activity has ceased, the City shall require the owner/developer to submit a proposal for timing to finish the building. Otherwise, the unfinished structure shall be demolished.

B. Planning and Zoning Commission

1. General

The Planning and Zoning Commission shall function according to Ordinance #637 which establishes other membership and operating procedures.

2. Created; Membership; Officers

- a. There is hereby created in accordance with Subchapter 211 of the Texas Local Government Code, a City Planning and Zoning Commission which shall consist of seven (7) members, each of whom shall be a resident of the City of Keller. Members shall be appointed by the City Council. Of the seven (7) members, four (4) shall serve a period of one (1) year from the date of initial appointment and three (3) shall serve for a period of two (2) years from the date of initial appointment. Thereafter, all seven (7) members shall serve for a period of two (2) years from the date of appointment. Vacancies shall be filled by appointments for unexpired terms only.
- b. Members may be removed from office at any time by a majority vote of the City Council for any reason. All members shall serve without pay. All members shall serve in accordance with Ordinance #637 pertaining to attendance and tenure requirements. The Secretary shall keep minutes of all meetings held by the Planning and Zoning Commission and full record of all recommendations to be made by the Planning and Zoning Commission to the City Council. A Chairman and Vice-Chairman shall be elected by the Planning and Zoning Commission from its membership at its first meeting after new members have been appointed or as soon thereafter as possible.

3. Quorum; Voting

Four (4) members of the Planning and Zoning Commission shall constitute a quorum, and all members, including the presiding chairman, shall have the right of one vote each, a quorum being present. All actions by the Planning and Zoning Commission shall be by a majority vote of those members present. If any member has a conflict of interest in review of any item on the Commission's agenda, he or she shall remove themselves from the room and refrain from voting only on the item for which a conflict exists.

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4. Meetings

The Planning and Zoning Commission shall meet at such times in the Town Hall or other specified locations as may be designated by the Chairman or Vice-Chairman in the absence of the Chairman, and at such intervals as may be necessary to orderly and properly transact the business of the Commission but not less than once every thirty (30) days.

5. Powers and Duties

The Planning and Zoning Commission shall be an advisory body to the City Council and shall make recommendations regarding amendments to the Comprehensive Master Plan, changes of zoning and permanent zoning to be given to newly annexed areas, and shall approve or make recommendations regarding the approval of the plats of subdivisions as may be submitted to it by the City Council. The Planning and Zoning Commission shall make a periodic review of the City's Comprehensive Land Use and Thoroughfare Plan and be prepared to make such recommendations to the City Council as deemed necessary to keep the City's Plans with the needs and uses of the City. The Planning and Zoning Commission shall serve in an advisory capacity on any land use planning related item(s) in the City.

6. Procedure on Zoning Hearings

The procedure and process for zoning changes and/or amendments shall be in accordance with this Ordinance.

C. Zoning Board of Adjustment (ZBA)

1. Creation

There is hereby created a Board of Adjustment to be composed of five (5) members and two (2) alternate members who shall be residents and qualified voters of the City of Keller and shall serve without compensation.

2. Members and Terms of Office

a. The Board of Adjustment shall consist of five (5) regular members and two (2) alternate members who shall be appointed by the City Council in accordance with Sections 211.008 through 211.011 of the Texas Local Government Code as amended. The members shall serve for a period of two (2) years and until their successors are duly appointed and qualified. The regular members of the board shall be identified by place numbers 1 through 5. Places 1, 3, and 5 and the first alternate member shall be appointed to serve for two-year terms with terms beginning on November 1 of odd numbered years. Places 2, 4 and the second alternate member shall be appointed to serve for two-year terms beginning on November 1 of even numbered years. All members will be appointed by a majority vote of the City Council. Members may be removed by a majority vote of the members of the City Council, for cause on a written charge after a public hearing. Board members may be appointed to succeed themselves. Vacancies shall be filled by an alternate member for the unexpired term of a member whose term becomes vacant. Any member absent for two (2) regular consecutive meetings shall be deemed to have vacated such office unless such absences were due to sickness of the member or the member's family with leave being first obtained from the Chairman. Vacancies of an alternate member shall be filled by appointment of the City Council by majority vote.

b. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. All meetings of the Board shall be open to the public. Four (4) members of the Board shall constitute a quorum for the conduct of business. All cases to be heard by the Board of Adjustment will always be heard by a minimum number of four

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(4) members. The members of the Board shall regularly attend meetings and public hearings of the Board and shall serve without compensation.

3. Authority of Board

The Board of Adjustment shall have the authority, subject to the standards established in Sections 211.008 to 211.011 of the Texas Local Government Code and those established herein, to exercise the following powers and perform the following duties:

- a. Hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this Ordinance;
- b. Hear and decide special exceptions to the terms of this Ordinance when it requires the Board to do so; and
- c. Authorize in specific cases a variance from the terms of this Ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the Ordinance would result in unnecessary hardship, and so that the spirit of this Ordinance is observed and substantial justice is done.
- d. In exercising its authority under Section 8.02.C.3.a above, the Board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the Board has the same authority as the administrative official.
- e. The concurring vote of four (4) members of the Board is necessary to:
 - 1) Reverse an order, requirement, decision, or determination of an administrative official.
 - 2) Decide in favor of an applicant on a matter on which the Board is required to pass under this Ordinance.
 - 3) Authorize a variation from the terms of this Ordinance.

4. Limitations on Authority of Board

- a. The Board may not grant a variance authorizing a use other than those permitted in the district for which the variance is sought.
- b. The Board shall have no power to grant or modify Specific Use Permits (SUP) authorized under [Section 8.04.B](#) of these regulations.
- c. The Board shall have no power to grant a zoning amendment. In the event that a request for a zoning amendment is pending before the Planning and Zoning Commission or the City Council, the Board shall neither hear nor grant any variances with respect to the subject property until final disposition of the zoning amendment.
- d. The Board shall not grant a variance for any parcel of property or portion thereof upon which a Site Plan, Preliminary Plat, or Final Plat if required by the City, has not been finally acted upon by both the Planning and Zoning Commission and, if required by the City, by the City Council. All administrative remedies available to the applicant shall have been exhausted prior to hearing by the Zoning Board of Adjustment.

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- e. The Board shall have no power to grant variances to the Development Standards contained within this Ordinance except for single-family residential uses, the Board may consider special exceptions to the applicable Development Standards.

5. Variances

- a. In order to grant a variance from these zoning regulations, the Board of Adjustment must make written findings that the variance creates undue hardship, using the following criteria:
 - 1) That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property;
 - 2) That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district;
 - 3) That the relief sought will not injure the permitted use of adjacent conforming property; and
 - 4) That the granting of a variance will be in harmony with the spirit and purpose of these regulations.
- b. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.
- c. The applicant bears the burden of proof in establishing the facts justifying a variance.

6. Special Exceptions

- a. The Zoning Board of Adjustment shall have the authority to hear and allow special exceptions only for uses which are conforming but the building structure is not.
- b. In granting a special exception, the Zoning Board of Adjustment shall not authorize uses that are not allowed under the terms of this Ordinance for the respective district.
- c. A proof of hardship is not required for granting a special exception.
- d. In granting a special exception, the Board shall not permit variances from the use district regulations which are not prevalent on other lots in the same zoning district.
- e. The Board may consider special exceptions to the Development Standards contained in this section for single-family residential uses that do not require a plat or site plan approval by the Planning and Zoning Commission (P & Z) and City Council.

7. Procedures

a. Application and Fee

An application for granting a variance or special exception by the Board of Adjustment, other than an appeal, shall be in writing using forms provided by the City and shall be accompanied by a fee. The application for a special exception shall be the same as for a zoning variance.

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b. Notice and Hearing

The Board of Adjustment shall hold a public hearing no later than forty-five (45) days after the date the application for action or an appeal is filed on each such application or appeal. Notice of a public hearing shall be provided to all property owners within two hundred feet (200') of the affected property ten (10) days prior to the public hearing.

c. Appeals

- 1) An appeal may be taken from the decision of an administrative official by an applicant for the permit on which the decision is rendered, by any person or persons directly aggrieved by the decision or by any officer, department, board, or bureau of the municipality affected by the decision.
- 2) The appellant must file with the Board and the official against whom the appeal is taken a written notice of appeal specifying the grounds for the appeal within fifteen (15) days after the decision has been rendered. The officer to whom the appeal is made shall forthwith transmit to the Board all papers constituting the record of the action that is appealed.
- 3) An appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certified in writing to the Board that facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the Board or a court of record on application, after notice to the official, if due cause is shown.
- 4) The appellant party may appear at the appeal hearing in person or by agent or attorney.
- 5) The Board shall decide the appeal within three (3) weeks after placement on its agenda after which time the request shall be deemed automatically approved. The Board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken, and make the correct order, requirement, decision, or determination.

a) Vote Required for Board Decisions

The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision, or determination of an administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under these zoning regulations, or to effect any variance to the zoning regulations granted by the Board.

b) Judicial Review

Any person or persons, jointly or severally, aggrieved by a decision of the Board of Adjustment, or any taxpayer, or any officer, department, or Board of the City may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition must be presented within ten (10) days after the date the decision is filed in the Board's office.

D. Changes and Amendments to All Zoning Ordinances and Districts and Administrative Procedures

1. Declaration of Policy and Review Criteria

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The City declares the enactment of these regulations governing the use and development of land, buildings, and structures as a measure necessary to the orderly development of the community. Therefore, no change shall be made in these regulations or in the boundaries of the zoning districts except:

- a. To correct any error in the regulations or map.
 - b. To recognize changed or changing conditions or circumstances in a particular locality.
 - c. To recognize changes in technology, the style of living, or manner of conducting business.
 - d. To change the property to uses in accordance with the approved Master Plan.
 - e. In making a determination regarding a requested zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:
 - 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
 - 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
 - 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
 - 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
 - 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
 - 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.
2. Authority to Amend Ordinance
- a. The City Council may from time to time, after receiving a final report thereon by the Planning and Zoning Commission and after public hearings required by law, amend, supplement, or change the regulations herein provided or the boundaries of the zoning districts specified on the Zoning Map. Any Ordinance regulations or Zoning District boundary amendment may be ordered for consideration by the City Council, be initiated by the Planning and Zoning Commission, or be requested by the owner of real property, or the authorized representative of an owner of real property.
 - b. Consideration for a change in any district boundary line or special zoning regulation may be initiated only with written consent of the property owner, or by the Planning and Zoning Commission, or City Council on its own motion when it finds that public benefit will be derived from consideration of such matter. In the event the ownership stated on an application and that shown on the City records are different, the applicant shall submit proof of ownership.
 - c. Each application for zoning or for an amendment or change to the existing provisions of this Ordinance shall be made in writing on an application form available at the City, filed

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with the City and shall be accompanied by payment of the appropriate fee as established by the City of Keller, Texas and on file with the City Secretary.

3. Public Hearing and Notice

- a. Prior to making its report to the City Council, the Planning and Zoning Commission shall hold at least one public hearing on each application as applicable by state law (Texas Local Government Code Chapter 211 as so may be amended). Written notice of all public hearings on proposed changes in district boundaries shall be sent to all owners of property, or to the person rendering the same for City taxes, located within the area of application and within two hundred feet (200') of any property affected thereby, within not less than ten (10) days before such hearing is held. Such notice may be served by using the last known address as listed on the latest approved tax roll and depositing the notice, postage paid, in the United States mail. Notice of hearings on proposed changes in the text of this Ordinance shall be accomplished by one publication not less than fifteen (15) days prior thereto in the official newspaper of the City. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners.
- b. The City will place at least one sign on the property proposed to be rezoned. Such sign shall, if possible, be located adjacent to a public street. Such sign shall be erected on or before the first date of the first notice to property owners required by law. The City will remove the sign(s) immediately after final action by the City Council, or upon withdrawal of the request of the applicant, whichever comes first. The sign shall state the property posted is under consideration by the City for a zone change and shall contain the City telephone number and office to contact for specific information about hearing dates and the requested zoning action. The erection or continued maintenance of the sign shall not be deemed a condition precedent to the granting of any zone change or the holding of any public hearing.

4. Failure to Appear

Failure of the applicant or his representative to appear before the Planning and Zoning Commission or City Council for more than one hearing without an approved delay by the Director of Community Development shall constitute sufficient grounds for the Planning and Zoning Commission to table or deny the application.

5. Planning and Zoning Commission Consideration and Report

- a. The Planning and Zoning Commission, after the public hearing is closed, shall prepare its report and recommendations on the proposed change stating its findings, its evaluation of the request and of the relationship of the request to the Master Plan. The Planning and Zoning Commission may defer its report for not more than ninety (90) days from the time it is posted on the agenda or until it has had an opportunity to consider other proposed changes which may have a direct bearing thereon unless a postponement is requested by the applicant.
- b. If the Planning and Zoning Commission recommends denial of the zoning change request, it shall offer reasons to the applicant for the denial, if requested by the applicant.

6. City Council Consideration

- a. Applications Recommended for Approval by the Planning and Zoning Commission: Every application or proposal which is recommended favorable by the Planning and Zoning Commission shall be automatically forwarded to the City Council for setting and holding of public hearing thereon. No change, however, shall become effective until after the adoption of an ordinance for same and its publication as required by law.

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- b. Applications Recommended for Denial by the Planning and Zoning Commission: When the Planning and Zoning Commission makes a recommendation that a proposal should be denied, the request, in its original form, shall be automatically placed on the City Council agenda, unless the request is withdrawn by the applicant.
 - c. Resubmission of Applications: A request which has been denied by the City Council may be resubmitted at any time for reconsideration by the City (a new filing fee must accompany the request). The City Council may deny any request with prejudice. If a request has been denied with prejudice, the same or similar request may not be resubmitted to the City for six (6) months from the original date of denial.
 - d. City Council Hearing and Notice for Zoning Changes: Notice of the City Council public hearing shall be given by publication in the official newspaper of the City, stating the time and place of such hearing, which shall be at least fifteen (15) days after the date of publication.
 - e. Three-Fourths Vote: A favorable vote of three fourths (3/4) of all members of the City Council shall be required to approve any change in zoning when written objections are received from twenty percent (20%) of the area of the adjacent landowners which comply with the provisions of the State laws commonly referred to as the "twenty percent (20%) rule." If a protest against such proposed amendment, supplement, or change has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the lots included in such a proposed change or those immediately adjacent to the area thereof extending two hundred feet (200') there from or of those directly opposite thereto extending two hundred feet (200') from the street frontage of such opposite lots, such amendments shall not become effective except by a three-fourths (3/4) vote of the City Council. A petition against the proposed change shall be filed with the City Secretary no later than five (5) working days prior to the City Council meeting.
7. Final Approval and Ordinance Adoption

Upon approval of the zoning request by the City Council, the applicant shall submit a metes and bounds description of the property to the City for the preparation of the amending Ordinance. The amending Ordinance shall be approved at the time the City Council makes a decision to approve the request as submitted or with certain conditions. The amending Ordinance will not be approved until a correct property description has been prepared for the amending Ordinance.

E. Certificates of Occupancy and Compliance

1. Certificates of Occupancy shall be required for any of the following:
 - a. Occupancy and use of a building hereafter erected or structurally altered.
 - b. Change in use of an existing building to a use of a different classification.
 - c. Change in the use of land to a use of a different classification.
 - d. Change in ownership or business within a building.

No such use, or change of use, shall take place until a Certificate of Occupancy therefore shall have been issued by the Director of Community Development. A fee shall be established by separate Ordinance.

2. Procedure for New or Altered Buildings: Written application for a Certificate of Occupancy for a new building or for an existing building which is to be altered shall be made at the same

- time as the application for the Building Permit for such building. Said Certificate shall be issued after the Director of Community Development orders the building or structure inspected and finds no violations of the provisions of this Ordinance or other regulations which are enforced by the Director of Community Development. Said Certificate shall be issued by the Director of Community Development or his agent after the erection or alteration of such building or part thereof has been completed in conformity with the provisions of this Ordinance.
3. Procedure for Vacant Land or a Change in Building Use: Written application for a Certificate of Occupancy for the use of vacant land, a change in the use of land or a change in the use of a building, or for a change from a nonconforming use to a conforming use, shall be made to said Director of Community Development or his agent. If the proposed use is in conforming use, as herein provided, written application shall be made to said Director of Community Development. If the proposed use is found to be in conformity with the provisions of this Ordinance upon review of a site plan, the Certificate of Occupancy shall be issued after the application for same has been made and all required inspections are completed and approved by the Director of Community Development.
 4. Contents: Every Certificate of Occupancy shall contain the following:
 - a. A building permit number.
 - b. The address of the building.
 - c. The name and address of the owner,.
 - d. A description of that portion of the building for which the Certificate is issued.
 - e. A statement that the described portion of the building has been inspected for compliance with the requirements of the adopted Building Codes.
 - f. Signature by the Director of Community Development or his designee.
 5. Temporary Certificate: If the Director of Community Development find that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary Certificate of Occupancy may be issued for a period not to exceed six (6) months, for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure. Such temporary Certificate of Occupancy shall not be construed as in any way altering the respective rights, duties, or other obligations of the owners/tenants relating to the use or occupancy of the premises, or any other provision of this Ordinance.
 6. Posting: The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Director of Community Development or his authorized agent.
 7. Revocation: The Director of Community Development may, in writing, suspend or revoke a Certificate of Occupancy or a building permit issued under the provisions of this Ordinance whenever the permit or Certificate of Occupancy is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any Ordinance or regulation, or any of the provision of this Ordinance, or the most current Building, Electrical, Mechanical, Fire, and Plumbing Codes.

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Section 8.03 Zoning Districts

A. Zoning Districts Established

The City of Keller, Texas is hereby divided into the following zoning districts. The use, height and area regulations as set out herein apply to each district. The districts established herein shall be known as:

Abbreviated Designation	Zoning District Name
<u>Base Districts</u>	
SF-LD	Single-Family Residential - Low Density
SF-30	Single-Family Residential - 30,000 square-foot lots
SF-25	Single-Family Residential - 25,000 square-foot lots
SF-20	Single-Family Residential - 20,000 square-foot lots
SF-15	Single-Family Residential - 15,000 square-foot lots
SF-12	Single-Family Residential - 12,000 square-foot lots
SF-10	Single-Family Residential - 10,000 square-foot lots
SF-8.4	Single-Family Residential - 8,400 square-foot lots
2F	Two-Family Residential (Duplex) - 8,400 square-foot lots
MF	Multi-Family Residential
O	Office
NS	Neighborhood Service
R	Retail
TC	Town Center
C	Commercial
IP	Industrial Park
LI	Light Industrial

Overlay Districts

PD	Planned Development (Prefix and Overlay District)
S or SUP	Specific Use Permit (Overlay District)

B. Use Regulations

The use of land and/or buildings shall be in accordance with those listed in each respective zoning district. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those specified in the zoning district in which it is located.

1. Classification of New/Unlisted Uses

It is recognized that new types of land use will develop and forms of land use not presently anticipated may seek to locate in the City of Keller. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Use Chart shall be made as follows:

a. Initiation

- 1) A person, the Planning and Zoning Commission, or City Council may propose zoning amendments to regulate new and previously unlisted uses.

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- 2) A person requesting the addition of a new use shall submit to the Director of Community Development all information necessary for the classification of the use, including but not limited to:
 - a) The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
 - b) The type of product sold or produced under the use;
 - c) Whether the use has enclosed or open storage and the amount and nature of the storage;
 - d) Anticipated employment typically anticipated with the use;
 - e) Transportation requirements;
 - f) The nature and time of occupancy and operation of the premises;
 - g) The off-street parking and loading requirements;
 - h) The amount of noise, odor, fumes, dust, toxic materials, and vibration likely to be generated; and
 - i) The requirements for public utilities such as sanitary sewer and water and any special public services that may be required.
- b. The Director of Community Development shall refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statement of facts listed in Section 8.03.B.1.a above. An amendment to this Ordinance shall be required.
- c. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted.
- d. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new and unlisted use. The City Council shall approve or disapprove the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings.
- e. Standards for new and unlisted uses may be interpreted by the Director of Community Development as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same process outlined above shall be followed for determination of the appropriate district. The decision of the Director of Community Development may be appealed according the process outlined in Sections 8.03.B.1.a through 8.03.B.1.d above.

C. SF-LD: Single-Family Residential District – Low Density (36,000 sq. ft. Minimum)

1. General Purpose and Description

The SF-LD, Single Family-Low Density Zoning District is designed to promote and encourage a suitable environment for family life on large parcels of land used for agricultural purposes and single-family homes. This District is intended to encourage more open space, permeable surfaces, and greater setbacks with characteristics of semi-rural areas.

2. Permitted Uses:

- a. Those uses specified in this Section.
- b. Single-family detached dwellings.
- c. Farms, barns, livestock, nurseries, greenhouses, or gardens, limited to the propagation and cultivation of plants, provided no retail business is conducted on the premises except as provided under home occupation ([See Definition of Home Occupation](#)) or seasonal uses in accordance with this Ordinance.
- d. Municipally-owned facilities and uses.
- e. Real estate sales offices during the development of residential subdivisions in which the office is located until eighty percent (80%) of the building permits of the platted lots in the subdivision are issued.
- f. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Director of Community Development for non-compliance with the provisions of which the use was permitted.
- g. Detached accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business, as follows:
 - 1) A maximum of two (2) detached accessory buildings are permitted on any lot/tract. Accessory buildings less than one hundred twenty (120) square feet do not require a building permit but shall comply with all height and setback requirements. Accessory buildings greater than one hundred (120) square feet but less than five hundred (500) square feet (including detached garages) are allowed with a building permit. All accessory buildings greater than five hundred (500) square feet require a Specific Use Permit (SUP).
 - 2) A detached private garage or an attached private garage, used in conjunction with the main building within the regulations of the parking section ([See Section 8.06 - Off-Street Parking and Loading Requirements](#)) of this Ordinance.
 - 3) One antenna less than fifty feet (50') in height (amateur or CB radio) and/or satellite dish antenna located in the rear yard.
 - 4) Detached living quarters/accessory dwelling units shall be permitted by Specific Use Permit (SUP) and are required to be on a lot one-and-a-half (1.5) acres or larger. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the land owner or occupant of the main building or is a guest or family member. The structure shall in any case not be leased or sold.

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- 5) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.
 - h. Swimming Pool (private).
 - i. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).
3. Height Regulations
- Maximum Height** - Two and one-half (2½) stories, not to exceed thirty-five feet (35') for the main building. For height requirements for accessory buildings, see [Section 8.09 – Accessory Buildings and Use Regulations](#).
4. Area Regulations
- a. Size of Lots
 - 1) **Minimum Lot Area** – Thirty-six thousand (36,000) square feet.
 - 2) **Minimum Lot Width** - One hundred forty feet (140').
 - 3) **Minimum Lot Depth** - Two hundred feet (200').
 - b. Size of Yards
 - 1) **Minimum Front Yard** - Thirty-five feet (35'), one hundred feet (100') for agricultural structures without a main building, sixty feet (60') for residential buildings with access on a thoroughfare.
 - 2) **Minimum Side Yard** - Ten percent (10%) of the lot width but not more than fifteen feet (15'); fifteen feet (15') from street right-of-way; twenty-five feet (25') from a thoroughfare right-of-way.
 - 3) **Minimum Rear Yard** - Twenty feet (20') adjacent to an alley; fifteen feet (15') if no alley.
 - c. **Maximum Lot Coverage** - Thirty percent (30%) by main buildings; fifty percent (50%) including accessory buildings, driveways, and parking areas.
 - d. **Parking Regulations** - Single Family Dwelling Unit - A minimum of two (2) car garage on the same lot as the main structure.
 - e. **Minimum Dwelling Unit Area** - Two thousand four hundred (2,400) square feet. A minimum dwelling unit of one thousand five hundred (1,500) square feet will be allowed for subdivisions containing three (3) lots or less.
5. Special Requirements
- a. No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP). All vehicles shall be parked on paved surface if parked in front or side yards.
 - b. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.

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- c. Outside storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, garden materials, etc.).
- d. "No heavy load vehicle" as defined in this Ordinance ([See Definition for Heavy Load Vehicle](#)) shall be parked or stored overnight in any residential districts.
- e. Other Regulations - As established in [Section 8.05 - Development Standards](#).

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SF-LD – Single Family Residential District – Low Density (36,000 sq. ft. Minimum)

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Accessory building (detached) less than 500 sq. ft	P
Accessory building (detached) in excess of 500 sq. ft	SUP
Accessory dwelling unit (detached) on lots 1.5 acres or larger	SUP
All local utilities (municipal)	P
Amateur radio, TV, or CB antenna (less than 50 ft. in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Temporary Permit Issued by DRC
Cemetery or mausoleum (new or expansion)	SUP
Church	P
City, County, State, and governmental offices	P
Detached private garage	P
Detached SF dwelling	P
Family Home per State requirements	P
Farm, ranch, livestock, garden, orchard	P
Group family day home (day care) 12 children or less	SUP
Home occupations	P
Kennel, indoor or outdoor pens	SUP
Library (public)	P
Mobile home on individual lot	SUP
Modular home	P
Private park	P
Private school	SUP
Private street residential development (gated subdivision)	SUP
Public park or playground	P
Registered family home (day care) 12 children or less	P
Religious or philanthropic institution not listed	SUP
School (public)	P
Stable (commercial) on two (2) acres or more	SUP
Stable (private)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP

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D. SF-30: Single-Family Residential District – 30,000 sq. ft. Minimum

1. General Purpose and Description

The SF-30, Single Family Residential District - 30,000 is intended to provide for development of single-family detached dwelling units on lots of not less than thirty thousand (30,000) square feet. Other uses, such as religious and educational facilities, and open spaces, will be provided for to maintain a balanced, orderly, convenient, and attractive residential area.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Single-family detached dwellings.
- c. Municipally-owned facilities and uses.
- d. Real estate sales offices during the development of residential subdivisions in which the office is located until eighty percent (80%) of the building permits of the platted lots in the subdivision are issued.
- e. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Director of Community Development for non-compliance with the provisions of which the use was permitted.
- f. Detached accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business, as follows:
 - 1) A maximum of two (2) detached accessory buildings are permitted on any lot/tract. Accessory buildings less than one hundred twenty (120) square feet do not require a building permit but must comply with all height and setback requirements. Accessory buildings greater than one hundred twenty (120) square feet but less than five hundred (500) square feet (including detached garages) are allowed with a building permit. All accessory buildings greater than five hundred (500) square feet require a Specific Use Permit (SUP).
 - 2) A detached private garage or an attached private garage, used in conjunction with the main building within the regulations of the parking section ([See Section 8.06 - Off-Street Parking and Loading Requirements](#)) of this Ordinance.
 - 3) One antenna less than fifty feet (50') in height (amateur or CB radio) and/or satellite dish antenna located in the rear yard.
 - 4) Detached living quarters/accessory dwelling units shall be permitted by Specific Use Permit (SUP) and are required to be on a lot one-and-a-half (1.5) acres or larger. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the land owner or occupant of the main building or is a guest or family member. The structure shall in any case not be leased or sold.
 - 5) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.
- g. Swimming Pool (private).

- h. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).
3. Height Regulations
- Maximum Height** - Two and one-half (2½) stories, not to exceed thirty-five feet (35') for the main building. For height requirements for accessory buildings, see [Section 8.09 – Accessory Buildings and Use Regulations](#).
4. Area Regulations
- a. Size of Lots
 - 1) **Minimum Lot Area** – Thirty thousand (30,000) square feet.
 - 2) **Minimum Lot Width** - One hundred forty feet (140').
 - 3) **Minimum Lot Depth** - Two hundred feet (200').
 - b. Size of Yards
 - 1) **Minimum Front Yard** - Thirty-five feet (35'), sixty feet (60') for residential buildings with access on a thoroughfare.
 - 2) **Minimum Side Yard** - Ten percent (10%) of the lot width but not more than fifteen feet (15'); fifteen feet (15') from street right-of-way; twenty-five feet (25') from a thoroughfare right-of-way.
 - 3) **Minimum Rear Yard** - Twenty feet (20') adjacent to an alley; fifteen feet (15') if no alley.
 - c. **Maximum Lot Coverage** - Thirty percent (30%) by main buildings; fifty percent (50%) including accessory buildings, driveways, and parking areas.
 - d. **Parking Regulations** - Single Family Dwelling Unit - A minimum of two (2) car garage on the same lot as the main structure in accordance with this Ordinance.
 - e. **Minimum Dwelling Unit Area** - Two thousand four hundred (2,400) square feet.
5. Special Requirements
- a. No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP). All vehicles shall be parked on paved surface if parked in front or side yards.
 - b. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.
 - c. Outside storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, garden materials, etc.).
 - d. "No heavy load vehicle" as defined in this Ordinance ([See Definition for Heavy Load Vehicle](#)) shall be parked or stored overnight in any residential districts.
 - e. Other Regulations - As established in [Section 8.05 - Development Standards](#).

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SF-30: Single-Family Residential District (30,000 sq. ft. Minimum)

P = Permitted Uses

SUP = May Be Approved as Specific Use Permit

Accessory building (detached) less than 500 sq. ft.	P
Accessory building (detached) in excess of 500 sq. ft.	SUP
Accessory dwelling unit (detached) on lots 1.5 acres or larger	SUP
All local utilities (municipal)	P
Amateur radio, TV, or CB antenna (less than 50 ft. in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Temporary Permit Issued by DRC
Church	P
City, County, State, and governmental offices	P
Detached private garage	P
Detached SF dwelling	P
Family Home per State requirements	P
Group family day home (day care) 12 children or less	SUP
Home occupations	P
Library (public)	P
Mobile home on individual lot	SUP
Modular home	P
Private park	P
Private school	SUP
Private street residential development (gated subdivision)	SUP
Public park or playground	P
Registered family home (day care) 12 children or less	P
Religious or philanthropic institution not listed	SUP
School (public)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP

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E. SF-25: Single Family Residential District – (25,000 sq. ft. Minimum)

1. General Purpose and Description

The SF-25, Single Family Residential District - 25,000 is intended to provide for development of single-family detached dwelling units on lots of not less than twenty-five thousand (25,000) square feet. Other uses, such as religious and educational facilities, and open spaces, will be provided for to maintain a balanced, orderly, convenient, and attractive residential area.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Single-family detached dwellings.
- c. Municipally-owned facilities and uses.
- d. Real estate sales offices during the development of residential subdivisions in which the office is located until eighty percent (80%) of the building permits of the platted lots in the subdivision are issued.
- e. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Director of Community Development for non-compliance with the provisions of which the use was permitted.
- f. Detached accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business, as follows:
 - 1) A maximum of two (2) detached accessory buildings are permitted on any lot/tract. Accessory buildings less than one hundred twenty (120) square feet do not require a building permit but must comply with all height and setback requirements. Accessory buildings greater than one hundred twenty (120) square feet but less than five hundred (500) square feet (including detached garages) are allowed with a building permit. All accessory buildings greater than five hundred (500) square feet require a Specific Use Permit (SUP).
 - 2) A detached private garage or an attached private garage, used in conjunction with the main building within the regulations of the parking section ([See Section 8.06 - Off-Street Parking and Loading Requirements](#)) of this Ordinance.
 - 3) One antenna less than fifty feet (50') in height (amateur or CB radio) and/or satellite dish antenna located in the rear yard.
 - 4) Detached living quarters/accessory dwelling units shall be permitted by Specific Use Permit (SUP) and are required to be on a lot one-and-a-half (1.5) acres or larger. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the land owner or occupant of the main building or is a guest or family member. The structure shall in any case not be leased or sold.
 - 5) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.
- g. Swimming Pool (private).

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- h. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).
3. Height Regulations

Maximum Height - Two and one-half (2½) stories, not to exceed thirty-five feet (35') for the main building. For height requirements for accessory buildings, see [Section 8.09 – Accessory Buildings and Use Regulations](#).
 4. Area Regulations
 - a. Size of Lots
 - 1) **Minimum Lot Area** – Twenty-five thousand (25,000) square feet.
 - 2) **Minimum Lot Width** - One hundred twenty feet (120').
 - 3) **Minimum Lot Depth** - One hundred fifty feet (150').
 - b. Size of Yards
 - 1) **Minimum Front Yard** - Thirty-five feet (35'), sixty feet (60') for residential buildings with access on a thoroughfare.
 - 2) **Minimum Side Yard** - Ten percent (10%) of the lot width but no more than fifteen feet (15'); fifteen feet (15') from street right-of-way; twenty-five feet (25') from a thoroughfare right-of-way.
 - 3) **Minimum Rear Yard** - Twenty feet (20') adjacent to an alley; fifteen feet (15') if no alley.
 - c. **Maximum Lot Coverage** - Thirty percent (30%) by main buildings, fifty percent (50%) including accessory buildings, driveways, and parking areas.
 - d. **Parking Regulations** - Single Family Dwelling Unit - A minimum of two (2) car garage on the same lot as the main structure.
 - e. **Minimum Dwelling Unit Area** - Two thousand four hundred (2,400) square feet
 5. Special Requirements
 - a. No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP). All vehicles shall be parked on paved surface if parked in front or side yards.
 - b. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.
 - c. Open storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, gardening materials, etc.).
 - d. "No heavy load vehicle" as defined in this Ordinance ([See Definition for Heavy Load Vehicle](#)) shall be parked or stored overnight in any residential districts.
 - e. Other Regulations - As established in [Section 8.05 - Development Standards](#).

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SF-25: Single Family Residential District (25,000 sq. ft. Minimum)

P = Permitted Uses

SUP = May Be Approved as Specific Use Permit

Accessory building (detached) less than 500 square feet	P
Accessory building (detached) in excess of 500 sq. ft.	SUP
Accessory dwelling unit (detached) on lots 1.5 acres or larger	SUP
All local utilities (municipal)	P
Amateur radio, TV, or CB antenna (less than 50 ft. in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Temporary Permit Issued by DRC
Church	P
City, County, State, and governmental offices	P
Detached private garage	P
Detached SF dwelling	P
Family Home per State requirements	P
Group family day home (day care) 12 children or less	SUP
Home occupations	P
Library (public)	P
Mobile home on individual lot	SUP
Modular home	P
Private park	P
Private school	SUP
Private street residential development (gated subdivision)	SUP
Public park or playground	P
Registered family home (day care) 12 children or less	P
Religious or philanthropic institution not listed	SUP
School (public)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP

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F. SF-20: Single Family Residential District – (20,000 sq. ft. Minimum)

1. General Purpose and Description

The SF-20, Single Family Residential District – 20,000 is intended to provide for development of single-family detached dwelling units on lots of not less than twenty thousand (20,000) square feet. Other uses, such as religious and educational facilities, and open spaces, will be provided for to maintain a balanced, orderly, convenient and attractive residential area.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Single-family detached dwellings.
- c. Municipally-owned facilities and uses.
- d. Real estate sales offices during the development of residential subdivisions in which the office is located until eighty percent (80%) of the building permits of the platted lots in the subdivision are issued.
- e. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Director of Community Development for non-compliance with the provisions of which the use was permitted.
- f. Detached accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business, as follows:
 - 1) A maximum of two (2) detached accessory buildings are permitted on any lot/tract. Accessory buildings less than one hundred twenty (120) square feet do not require a building permit but must comply with all setback and height requirements. Accessory buildings greater than one hundred twenty (120) square feet but less than five hundred (500) square feet (including detached garages) are allowed with a building permit. All accessory buildings greater than five hundred (500) square feet require a Specific Use Permit (SUP).
 - 2) A detached private garage or an attached private garage, used in conjunction with the main building within the regulations of the parking section ([See Section 8.06 - Off-Street Parking and Loading Requirements](#)) of this Ordinance.
 - 3) One antenna less than fifty feet (50') in height (amateur or CB radio) and/or satellite dish antenna located in the rear yard.
 - 4) Detached living quarters/accessory dwelling units shall be permitted by Specific Use Permit (SUP) and are required to be on a lot one-and-a-half (1.5) acres or larger. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the land owner or occupant of the main building or is a guest or family member. The structure shall in any case not be leased or sold.
 - 5) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.
- g. Swimming Pool (private).

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- h. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).
- 3. Height Regulations
 - Maximum Height** - Two and one-half (2½) stories, not to exceed thirty-five feet (35') for the main building. For height requirements for accessory buildings, see [Section 8.09 – Accessory Buildings and Use Regulations](#).
- 4. Area Regulations
 - a. Size of Lots
 - 1) **Minimum Lot Area** - Twenty thousand (20,000) square feet.
 - 2) **Minimum Lot Width** - One hundred twenty feet (120').
 - 3) **Minimum Lot Depth** - One hundred fifty feet (150')
 - b. Size of Yards
 - 1) **Minimum Front Yard** - Thirty-five feet (35'), sixty feet (60') for residential buildings with access on a thoroughfare.
 - 2) **Minimum Side Yard** - Ten percent (10%) of the lot width but no more than fifteen feet (15'); fifteen feet (15') from street right-of-way; twenty feet (20') from a thoroughfare right-of-way.
 - 3) **Minimum Rear Yard** - Twenty feet (20') adjacent to an alley; fifteen feet (15') if no alley.
 - c. **Maximum Lot Coverage** - Thirty percent (30%) by main buildings; fifty percent (50%) including accessory buildings, driveways, and parking areas.
 - d. **Parking Regulations** - Single Family Dwelling Unit - A minimum of two (2) car garage on the same lot as the main structure.
 - e. **Minimum Dwelling Unit Area** - Two thousand two hundred (2,200) square feet.
- 5. Special Requirements
 - a. No permanent use of temporary dwellings, such as recreational vehicles, travel trailers or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP). All vehicles shall be parked on paved surface if parked in front or side yards.
 - b. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.
 - c. Open storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, gardening materials, etc.).
 - d. "No heavy load vehicle" as defined in this Ordinance ([See Definition for Heavy Load Vehicle](#)) shall be parked or stored overnight in any residential districts.
 - e. Other Regulations - As established in [Section 8.05 - Development Standards](#).

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SF-20: Single Family Residential District (20,000 sq. ft. Minimum)

P = Permitted Uses

SUP = May Be Approved as Specific Use Permit

Accessory building (detached) less than 500 sq. ft.	P
Accessory building (detached) in excess of 500 sq. ft.	SUP
Accessory dwelling unit (detached) on lots 1.5 acres or larger	SUP
All local utilities (municipal)	P
Amateur radio, TV, or CB antenna (less than 50 ft. in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Temporary Permit Issued by DRC
Church	P
City, County, State, and governmental offices	P
Detached private garage	P
Detached SF dwelling	P
Family Home per State requirements	P
Group family day home (day care) 12 children or less	SUP
Home occupations	P
Library (public)	P
Mobile home on individual lot	SUP
Modular home	P
Private park	P
Private school	SUP
Private street residential development (gated subdivision)	SUP
Public park or playground	P
Registered family home (day care) 12 children or less	P
Religious or philanthropic institution not listed	SUP
School (public)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP

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G. SF-15: Single Family Residential District – (15,000 sq. ft. Minimum)

1. General Purpose and Description

The SF-15, Single Family Residential District - 15,000 is intended to be similar to the SF-20 except composed of detached, single family residences on lots of not less than fifteen thousand (15,000) square feet.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Single-family detached dwellings.
- c. Municipally-owned facilities and uses.
- d. Real estate sales offices during the development of residential subdivisions in which the office is located until eighty percent (80%) of the building permits of the platted lots in the subdivision are issued.
- e. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Director of Community Development for non-compliance with the provisions of which the use was permitted.
- f. Detached accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business, as follows:
 - 1) A maximum of two (2) detached accessory buildings are permitted on any lot/tract. Accessory buildings less than one hundred twenty (120) square feet do not require a building permit but must comply with all height and setback requirements. Accessory buildings greater than one hundred twenty (120) square feet but less than five hundred (500) square feet (including detached garages) are allowed with a building permit. All accessory buildings greater than five hundred (500) square feet require a Specific Use Permit (SUP).
 - 2) A detached private garage or an attached private garage, used in conjunction with the main building within the regulations of the parking section ([See Section 8.06 - Off-Street Parking and Loading Requirements](#)) of this Ordinance.
 - 3) One antenna less than fifty feet (50') in height (amateur or CB radio) and/or satellite dish antenna located in the rear yard.
 - 4) Detached living quarters/accessory dwelling units shall be permitted by Specific Use Permit (SUP) and are required to be on a lot one-and-a-half (1.5) acres or larger. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the land owner or occupant of the main building or is a guest or family member. The structure shall in any case not be leased or sold.
 - 5) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.
- g. Swimming Pool (private).
- h. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).

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3. Height Regulations

Maximum Height - Two and one-half (2½) stories, not to exceed thirty-five feet (35') for the main building. For height requirements for accessory buildings, see [Section 8.09 – Accessory Buildings and Use Regulations](#).

4. Area Regulations

a. Size of Lots

- 1) **Minimum Lot Area** - Fifteen thousand (15,000) square feet.
- 2) **Minimum Lot Width** - One hundred five feet (105').
- 3) **Minimum Lot Depth** - One hundred twenty-five feet (125').

b. Size of Yards

- 1) **Minimum Front Yard** - Thirty feet (30'), sixty feet (60') for residential buildings with access on a thoroughfare.
- 2) **Minimum Side Yard** - Ten percent (10%) of the lot width but no more than fifteen feet (15') required; fifteen feet (15') on corner lots adjacent to a street, twenty feet (20') adjacent to thoroughfare.
- 3) **Minimum Rear Yard** - Twenty feet (20') adjacent to an alley; fifteen feet (15') if no alley exists.

c. **Maximum Lot Coverage** - Thirty-five percent (35%) by main buildings; fifty-five percent (55%) including accessory buildings, driveways, and parking areas.

d. **Parking Regulations** – Single-Family Dwelling Unit - A minimum of two (2) car garage on the same lot as the main structure.

e. **Minimum Dwelling Unit Area** - Two thousand (2,000) square feet.

5. Special Requirements

a. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP). All vehicles shall be parked on paved surface if parked in front or side yards.

b. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.

c. Open storage is prohibited (except for materials for the residents personal use or consumption i.e. firewood, gardening materials, etc.).

d. “No heavy load vehicle”, as defined in this Ordinance ([See Definition for Heavy Load Vehicle](#)) shall be parked or stored overnight in any residential districts.

e. Other Regulations - As established in [Section 8.05 - Development Standards](#).

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SF-15: Single Family Residential District (15,000 sq. ft. Minimum)

P = Permitted Uses

SUP= May be Approved as Specific Use Permit

Accessory building (detached) less than 500 sq. ft	P
Accessory building (detached) in excess of 500 sq. ft	SUP
Accessory dwelling unit (detached) on lots 1.5 acres or larger	SUP
All local utilities (municipal)	P
Amateur radio, TV, or CB antenna (less than 50 ft. in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Temporary Permit Issued by DRC
Church	P
City, County, State, and governmental offices	P
Detached private garage	P
Detached SF dwelling	P
Family Home per State requirements	P
Group family day home (day care) 12 children or less	SUP
Home occupations	P
Library (public)	P
Mobile home on individual lot	SUP
Modular home	P
Private park	P
Private school	SUP
Private street residential development (gated subdivision)	SUP
Public park or playground	P
Registered family home (day care) 12 children or less	P
Religious or philanthropic institution not listed	SUP
School (public)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP

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H. SF-12: Single Family Residential District – (12,000 sq. ft. Minimum)

1. General Purpose and Description

The SF-12 Single Family Residential District – 12,000 is intended to be similar to the SF-15 except composed of detached, single family residences on lots of not less than twelve thousand (12,000) square feet.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Single-family detached dwellings.
- c. Municipally-owned facilities and uses.
- d. Real estate sales offices during the development of residential subdivisions in which the office is located until eighty percent (80%) of the building permits of the platted lots in the subdivision are issued.
- e. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Director of Community Development for non-compliance with the provisions of which the use was permitted.
- f. Detached accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business, as follows:
 - 1) A maximum of two (2) detached accessory buildings are permitted on any lot/tract. Accessory buildings less than one hundred twenty (120) square feet do not require a building permit but must comply with all setback and height requirements. Accessory buildings greater than one hundred twenty (120) square feet but less than five hundred (500) square feet (including detached garages) are allowed with a building permit. All accessory buildings greater than five hundred (500) square feet require a Specific Use Permit (SUP).
 - 2) A detached private garage or an attached private garage, used in conjunction with the main building within the regulations of the parking section ([See Section 8.06 - Off-Street Parking and Loading Requirements](#)) of this Ordinance.
 - 3) One antenna less than fifty feet (50') in height (amateur or CB radio) and/or satellite dish antenna located in the rear yard.
 - 4) Detached living quarters/accessory dwelling units shall be permitted by Specific Use Permit (SUP) and are required to be on a lot one-and-a-half (1.5) acres or larger. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the land owner or occupant of the main building or is a guest or family member. The structure shall in any case not be leased or sold.
 - 5) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.
- g. Swimming Pool (private).
- h. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).

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3. Height Regulations

Maximum Height - Two and one-half (2½) stories, not to exceed thirty-five feet (35') for the main building. For height requirements for accessory buildings, see [Section 8.09 – Accessory Buildings and Use Regulations](#).

4. Area Regulations

a. Size of Lots

- 1) **Minimum Lot Area** - Twelve thousand (12,000) square feet.
- 2) **Minimum Lot Width** - One hundred feet (100').
- 3) **Minimum Lot Depth** - One hundred fifteen feet (115').

b. Size of Yards

- 1) **Minimum Front Yard** - Thirty feet (30'), sixty feet (60') for residential buildings with access on a thoroughfare.
- 2) **Minimum Side Yard** - Ten percent (10%) of the width of the lot but no more than fifteen feet (15') required; fifteen feet (15') on corner lot adjacent to a street; twenty feet (20') adjacent to a thoroughfare.
- 3) **Minimum Rear Yard** - Twenty feet (20') if adjacent to an alley; fifteen feet (15') if no alley exists.

c. **Maximum Lot Coverage** - Thirty-five percent (35%) by main buildings; fifty percent (50%) including accessory buildings, driveways, and parking areas.

d. **Parking Regulations** – Single Family Dwelling Unit - A minimum of two (2) car garage on the same lot as the main structure.

e. **Minimum Dwelling Unit Area** - One thousand eight hundred (1,800) square feet.

5. Special Requirements

a. No permanent use of temporary dwellings, such as recreational vehicles, travel trailers or motor homes, may be for on-site dwelling purposes unless approved by a Specific Use Permit (SUP). All vehicles shall be parked on paved surface if parked in front or side yards.

b. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.

c. Open storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, gardening materials, etc.).

d. Single-family homes with side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty five feet (25') from the door face of the garage to the side property line for maneuvering ([See Section 8.06 - Off-Street Parking and Loading Requirements](#)).

e. "No heavy load vehicle" as defined in this Ordinance ([See Definition for Heavy Load Vehicle](#)) shall be parked or stored overnight in any residential districts.

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- f. Other Regulations - As established in [Section 8.05 - Development Standards](#).

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SF-12: Single Family Residential District (12,000 sq. ft. Minimum)

P = Permitted Uses

SUP= May Be Approved As Specific Use Permit

Accessory building (detached) less than 500 sq. ft.	P
Accessory building (detached) in excess of 500 sq. ft.	SUP
Accessory dwelling unit (detached) on lots 1.5 acres or larger	SUP
All local utilities (municipal)	P
Amateur radio, TV, or CB antenna (less than 50 ft. in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Temporary Permit Issued by DRC
Church	P
City, County, State, and governmental offices	P
Detached private garage	P
Detached SF dwelling	P
Family Home per State requirements	P
Group family day home (day care) 12 children or less	SUP
Home occupations	P
Library (public)	P
Mobile home on individual lot	SUP
Modular home	P
Private park	P
Private school	SUP
Private street residential development (gated subdivision)	SUP
Public park or playground	P
Registered family home (day care) 12 children or less	P
Religious or philanthropic institution not listed	SUP
School (public)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP

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I. SF-10: Single Family Residential District – (10,000 sq. ft. Minimum)

1. General Purpose and Description

The SF-10 Single Family Residential District – 10,000 is intended to be similar to the SF-12 except composed of detached, single family residences on lots of not less than ten thousand (10,000) square feet.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Single-family detached dwellings.
- c. Municipally-owned facilities and uses.
- d. Real estate sales offices during the development of residential subdivisions in which the office is located until eighty percent (80%) of the building permits of the platted lots in the subdivision are issued.
- e. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Director of Community Development for non-compliance with the provisions of which the use was permitted.
- f. Detached accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business, as follows:
 - 1) A maximum of two (2) detached accessory buildings are permitted on any lot/tract. Accessory buildings less than one hundred twenty (120) square feet do not require a building permit but must comply with all setback and height requirements. Accessory buildings greater than one hundred twenty (120) square feet but less than five hundred (500) square feet (including detached garages) are allowed with a building permit. All accessory buildings greater than five hundred (500) square feet require a Specific Use Permit (SUP).
 - 2) A detached private garage or an attached private garage, used in conjunction with the main building within the regulations of the parking section ([See Section 8.06 - Off-Street Parking and Loading Requirements](#)) of this Ordinance.
 - 3) One antenna less than fifty feet (50') in height (amateur or CB radio) and/or satellite dish antenna located in the rear yard.
 - 4) Detached living quarters/accessory dwelling units shall be permitted by Specific Use Permit (SUP) and are required to be on a lot one-and-a-half (1.5) acres or larger. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the land owner or occupant of the main building or is a guest or family member. The structure shall in any case not be leased or sold.
 - 5) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.
- g. Swimming Pool (private).
- h. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).

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3. Height Regulations

Maximum Height - Two and one-half (2½) stories or thirty-five feet (35') for the main building. For height requirements for accessory buildings, see [Section 8.09 – Accessory Buildings and Use Regulations](#).

4. Area Regulations

a. Size of Lots

- 1) **Minimum Lot Area** - Ten thousand (10,000) square feet.
- 2) **Minimum Lot Width** - Ninety feet (90').
- 3) **Minimum Lot Depth** - One hundred ten feet (110').

b. Size of Yards

- 1) **Minimum Front Yard** - Twenty-five feet (25'), sixty feet (60') for residential buildings with access on a thoroughfare.
- 2) **Minimum Side Yard** - Ten percent (10%) of the lot width but no more than fifteen feet (15') required; fifteen feet (15') on corner lot adjacent to a street; twenty feet (20') adjacent to thoroughfare.
- 3) **Minimum Rear Yard** - Twenty feet (20') adjacent to an alley; fifteen feet (15') if no alley exists.

c. **Maximum Lot Coverage** - Forty percent (40%) by main and accessory structures; sixty percent (60%) including driveways and parking areas.

d. **Parking Regulations** – Single Family Dwelling Unit - A minimum of two (2) car garage on the same lot as the main structure.

e. **Minimum Dwelling Unit Area** - One thousand six hundred (1,600) square feet.

5. Special Requirements

a. No permanent use of temporary dwellings, such as recreational vehicles, travel trailers or motor homes, may be for on-site dwelling purposes unless approved by a Specific Use Permit (SUP). All vehicles shall be parked on paved surface if parked in front or side yards.

b. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.

c. "No heavy load vehicle", as defined in this Ordinance ([See Definition for Heavy Load Vehicle](#)) shall be parked or stored overnight in any residential districts.

d. Open storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, gardening materials, etc.).

e. Other Regulations - As established in [Section 8.05 - Development Standards](#).

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SF-10: Single Family Residential District (10,000 sq. ft. Minimum)

P = Permitted Uses

SUP= May Be Approved As Specific Use Permit

Accessory buildings (detached) less than 500 sq. ft.	P
Accessory building (detached) in excess of 500 sq. ft.	SUP
Accessory dwelling unit (detached) on lots 1.5 acres or larger	SUP
All local utilities (municipal)	P
Amateur radio, TV, or CB antenna (less than 50 ft. in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Temporary Permit Issued by DRC
Church	P
City, County, State, and governmental offices	P
Detached private garage	P
Detached SF dwelling	P
Family Home per State requirements	P
Group family day home (day care) 12 children or less	SUP
Home occupations	P
Library (public)	P
Mobile home on individual lot	SUP
Modular home	P
Private park	P
Private school	SUP
Private street residential development (gated subdivision)	SUP
Public park or playground	P
Registered family home (day care) 12 children or less	P
Religious or philanthropic institution not listed	SUP
School (public)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP

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J. SF-8.4: Single Family Residential District – (8,400 sq. ft. Minimum)

1. General Purpose and Description

The SF-8.4, Single Family Residential District – 8,400 is designed to provide for suitable residential environment on smaller and more compact lots or parcels of land not less than eight thousand four hundred (8,400) square feet.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Single-family detached dwellings.
- c. Municipally-owned facilities and uses.
- d. Real estate sales offices during the development of residential subdivisions in which the office is located until eighty percent (80%) of the building permits of the platted lots in the subdivision are issued.
- e. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Director of Community Development for non-compliance with the provisions of which the use was permitted.
- f. Detached accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business, as follows:
 - 1) A maximum of two (2) detached accessory buildings are permitted on any lot/tract. Accessory buildings less than one hundred twenty (120) square feet do not require a building permit but must comply with all height and setback requirements. Accessory buildings greater than one hundred twenty (120) square feet but less than five hundred (500) square feet (including detached garages) are allowed with a building permit. All accessory buildings greater than five hundred (500) square feet require a Specific Use Permit (SUP).
 - 2) A detached private garage or an attached private garage, used in conjunction with the main building within the regulations of the parking section ([See Section 8.06 - Off-Street Parking and Loading Requirements](#)) of this Ordinance.
 - 3) One antenna less than fifty feet (50') in height (amateur or CB radio) and/or satellite dish antenna located in the rear yard.
 - 4) Detached living quarters/accessory dwelling units shall be permitted by Specific Use Permit (SUP) and are required to be on a lot one-and-a-half (1.5) acres or larger. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the land owner or occupant of the main building or is a guest or family member. The structure shall in any case not be leased or sold.
 - 5) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.
- g. Swimming Pool (private).
- h. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).

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3. Height Regulations

Maximum Height – Two and one-half (2½) stories or thirty-five feet (35') for the main building. For height requirements for accessory buildings, see [Section 8.09 – Accessory Buildings and Use Regulations](#).

4. Area Regulations

a. Size of Lots

- 1) **Minimum Lot Area** - Eight thousand four hundred (8,400) square feet.
- 2) **Minimum Lot Width** - Sixty-five feet (65').
- 3) **Minimum Lot Depth** - One hundred ten feet (110').

b. Size of Yards

- 1) **Minimum Front Yard** - Twenty-five feet (25'), sixty feet (60') for residential buildings with access on a thoroughfare.
- 2) **Minimum Side Yard** - Ten percent (10%) of the lot width but no more than fifteen feet (15') required; fifteen feet (15') on corner lots adjacent to a street; twenty feet (20') adjacent to a thoroughfare.
- 3) **Minimum Rear Yard** - Twenty feet (20') if adjacent to an alley; fifteen feet (15') if no alley exists.

c. **Maximum Lot Coverage** - Forty percent (40%) by main buildings and accessory buildings; sixty percent (60%) including driveways and parking areas.

d. **Parking Regulations** – Single Family Dwelling Unit - A minimum of two (2) car garage on the same lot as the main structure.

e. **Minimum Dwelling Unit Area** - One thousand four hundred (1,400) square feet.

5. Special Requirements

a. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP). All vehicles shall be parked on paved surface if parked in front or side yards.

b. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.

c. Open storage is prohibited (except for materials for the residents personal use or consumption i.e. firewood, gardening materials, etc.).

d. “No heavy load vehicle” as defined in this Ordinance ([See Definition for Heavy Load Vehicle](#)) shall be parked or stored overnight in any residential districts.

e. Other Regulations - As established in [Section 8.05 - Development Standards](#).

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SF-8.4: Single Family Residential District (8,400 sq. ft. Minimum)

P = Permitted Uses

SUP= May Be Approved As Specific Use Permit

Accessory building (detached) less than 500 sq. ft.	P
Accessory building (detached) in excess of 500 sq. ft.	SUP
Accessory dwelling unit (detached) on lots 1.5 acres or larger	SUP
All local utilities (municipal)	P
Amateur radio, TV, or CB antenna (less than 50 ft. in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Temporary permit Issued by DRC
Church	P
City, County, State, and governmental offices	P
Detached private garage	P
Detached SF dwelling	P
Family Home per State requirements	P
Group family day home (day care) 12 children or less	SUP
Home occupations	P
Library (public)	P
Mobile home on individual lot	SUP
Modular home	P
Private park	P
Private school	SUP
Private street residential development (gated subdivision)	SUP
Public park or playground	P
Registered family home (day care) 12 children or less	P
Religious or philanthropic institution not listed	SUP
School (public)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP

K. 2F: Two-Family Residential District (Duplex)

1. General Purpose and Description

The 2F, Two-Family Residential is intended to promote stable, quality multiple-occupancy residential development at slightly increased densities. Individual ownership of the two-family or duplex units is encouraged. This District may include entire neighborhoods, or, when in accordance with the intent of the Master Plan, may provide a "buffer" or transition district between lower density residential areas and higher or non-residential areas, or major thoroughfares.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Two-Family residence (duplex).
- c. All uses allowed in the SF-8.4 Zoning District.
- d. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).

3. Height Regulations

Maximum Height - Two and one-half (2½) stories, not to exceed thirty-five feet (35') for the main building. For height requirements for accessory buildings, see [Section 8.09 – Accessory Buildings and Use Regulations](#).

4. Area Regulations

a. Size of Lots

- 1) **Minimum Lot Area** - Eight thousand four hundred (8,400) square feet for each pair of dwelling units or four thousand two hundred (4,200) square feet per unit.
- 2) **Minimum Lot Width** - Seventy feet (70'); thirty-five feet (35') for each dwelling unit.
- 3) **Minimum Lot Depth** - One hundred feet (100').

b. Size of Yards

- 1) **Minimum Front Yard** - Twenty-five feet (25'); sixty feet (60') for residential buildings with access on a thoroughfare.
- 2) **Minimum Side Yard** - Ten percent (10%) of the lot width but no more than fifteen feet (15') required; fifteen feet (15') on corner lot adjacent to street; twenty feet (20') adjacent to a thoroughfare.
- 3) **Minimum Rear Yard** - Twenty feet (20') if adjacent to an alley; fifteen feet (15') if no alley exists.

c. **Maximum Lot Coverage** - Fifty percent (50%) by main buildings; seventy percent (70%) including parking and driveway areas.d. **Parking Regulations** - Residential Structures - A minimum of one (1) enclosed space for each unit.e. **Minimum Dwelling Area Size** - One Thousand One Hundred (1,100) square feet.

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- f. Lots in the 2-F District shall be platted in pairs such that a duplex may be placed on each pair of lots for the purpose of encouraging individual ownership of each side or unit. The subdivision plat shall designate the pairs of lots and which lot lines are to be outside lot lines of each pair. There shall be only one dwelling unit per lot, and no dwelling unit shall cross a designated outside lot line. No single-family detached dwelling may be constructed on one of the designated pair of lots unless the zoning classification is changed to a single-family district.
 - g. All utilities shall be provided separately to each duplex in a 2-F District such that each unit is individually metered.
5. Special Requirements
- a. No permanent use of temporary dwellings, such as travel trailers, recreational vehicles, or motor homes, may be for on-site dwelling purposes unless approved by a Specific Use Permit (SUP). All vehicles shall be parked on paved surface if parked in front or side yards.
 - b. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.
 - c. Open storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, gardening materials, etc.).
 - d. "No heavy load vehicle" as defined in this Ordinance ([See Definition for Heavy Load Vehicle](#)) shall be parked or stored overnight in any residential district.
 - e. Other Regulations - As established in [Section 8.05 - Development Standards](#).

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2F: Two-Family Residential District (Duplex)

P = Permitted Uses

SUP = May Be Approved As Specific Use Permit

Accessory building less than 500 sq. ft	P
Accessory building in excess of 500 sq. ft.	SUP
Accessory dwelling unit (detached) on lots 1.5 acres or larger	SUP
All local utilities (municipal)	P
Amateur radio, TV, or CB antenna (less than 50 ft. in height)	SUP
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Temporary Permit Issued by DRC
Church	P
City, County, State, and governmental offices	P
Detached private garage	P
Detached SF dwelling meeting minimum 8.4 district requirements	P
Family home per State requirements	P
Group family day home (day care) 12 children or less	SUP
Home occupations	P
Library (public)	P
Mobile home on individual lot	SUP
Modular home	P
Private park	P
Private school	SUP
Private street residential development (gated subdivision)	SUP
Public park or playground	P
Registered family home (day care) 12 children or less	P
Religious or philanthropic institution not listed	SUP
School (public)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP

L. MF: Multi-Family Residential District

1. General Purpose and Description

The MF, Multi-Family Residential District, is an attached residential district intended for condominiums and apartments with a base density of twelve (12) residential units per acre and a maximum density of sixteen (16) residential units per acre if certain enhancements as stated in this Ordinance are met. This district is meant to be developed in a park-like setting with extensive areas of usable open space and landscaping. This District should be located adjacent to a major thoroughfare and should not have access to standard residential streets. This district should serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Multi-Family Dwelling greater than two (2) units attached.
- c. Municipally-owned facilities and uses.
- d. Leasing offices for the apartment complex.
- e. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work, by order of the Director of Community Development.
- f. Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:
 - 1) Covered parking areas and garages.
 - 2) Antenna(s) (fifty feet [50'] or less) (amateur or CB radio) and/or satellite dish antenna (s) located in the rear yard and screened from the view of public streets and single family residential uses as permitted by regulations.
- g. Swimming Pool (private).
- h. Group Family Home.
- i. Common open space, community center, recreational building, and other facilities or amenities, provided they are for use by the residents and guests of the multi-family complex.
- j. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).

3. Height Regulations

Maximum Height - Two and one-half (2½) stories not to exceed thirty-five feet (35'). All accessory buildings (excluding recreational buildings and clubhouse) shall be limited to one story, fifteen feet (15') in height.

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4. Area Regulations
 - a. Size of Lots
 - 1) **Minimum Lot Area** - The minimum lot size shall be twenty thousand (20,000) square feet.
 - 2) **Minimum Lot Width** - Seventy feet (70').
 - 3) **Minimum Lot Depth** - One hundred twenty feet (120').
 - b. Size of Yards
 - 1) **Minimum Front Yard** - Forty feet (40'). All areas adjacent to a street shall be deemed front yards.
 - 2) **Minimum Side Yard** - Twenty feet (20'); sixty feet (60') when adjacent to a Single-Family Residential zoning district.
 - 3) **Minimum Rear Yard** - Thirty feet (30'); sixty feet (60') when adjacent to a Single-Family Residential zoning district.
 - c. **Minimum Area Per Dwelling Unit** - Seven hundred fifty (750) square feet per unit plus one hundred fifty (150) square feet for each additional bedroom over one.
 - d. **Maximum Lot Coverage** - Fifty percent (50%) total, including main and accessory buildings.
5. Parking Regulations
 - a. 1.75 spaces per each efficiency or one (1) bedroom unit.
 - b. 2 spaces per each two (2) bedroom unit.
 - c. 2.5 spaces per each three (3) bedroom unit.
 - d. 0.5 spaces per each additional bedroom.
 - e. All open parking areas shall be screened from direct view adjacent to public streets. Screening may be in the form of live plant materials, berms, or brick masonry walls. Covered carports shall not be constructed adjacent to streets and shall not be in the view from the public rights-of-ways.
 - f. Attached or detached garages shall be provided for twenty-five percent (25%) of the total units. Covered parking shall be provided for fifty percent (50%) of the units. Carports shall be constructed in a manner to be compatible in design and material with the primary buildings.
6. Special District Requirements
 - a. Every multi-family project shall provide for adequate refuse facility within the development. All dumpsters shall be screened with a minimum six-foot (6') masonry-screening wall on three (3) sides and shall not be in view from any streets. Refuse dumpsters shall be no closer than fifty feet (50') to any adjacent single-family residential zoning district.

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- b. The use of temporary dwellings, such as travel trailers, recreational vehicles, or motor homes, is prohibited. Open storage is prohibited.
- c. A site plan submittal shall be in accordance with this Ordinance and shall include façade elevations and landscaping plans at the time of submittal. All zoning requests for multi-family shall include a complete site plan submittal including façade elevations and landscaping plans. A life-like computer generated and/or rendering showing the color and material for the buildings is required with all submittals.
- d. Each multi-family complex shall provide recreational facilities designed for use by the tenants of the complex.
- e. Buildings shall not exceed two hundred feet (200') in length.
- f. All multi-family dwelling units shall have roof slopes with a minimum of 4:12 pitch.
- g. Buildings with facades that are longer than fifty feet (50') shall have their facades broken up into smaller areas through the use of varying facade setbacks, arcades, and architectural features such as recessed vestibules, columns, canopies, or other acceptable means.
- h. Boats, campers, trailers, and other recreational vehicles shall be prohibited unless oversize parking areas are provided. This parking area shall not be used to meet the minimum parking requirements and shall not be in view from a public street.
- i. All buildings containing residential units shall provide a sign, visible from the driveway, identifying the unit numbers within the building.
- j. All floor mounted mechanical, heating, and air conditioning units shall be screened with a minimum three-foot (3') masonry wall and/or live screening.
- k. All multi-family developments shall provide for fifteen percent (15%) of the development in usable open space exclusive of street yard landscaping. This includes, but not limited to, landscaped hike/bike trail, open area recreational facilities, parks and playgrounds, water features and decorative objects such as fountains. Usable open space shall not include rooftops, accessory buildings, parking areas, driveways, turnaround areas, or the right-of-way or easement for streets or alleys.
- l. At the time of site plan approval, the City Council may approve up to fifty percent (50%) of park dedication or park fee credit for usable open space under the following conditions:
 - 1) Children's play areas developed with play equipment.
 - 2) Preservation of significant trees or other natural vegetation.
- m. Preservation of vistas and other natural qualities.
- n. Buffer or transition between the multi-family use and other uses that exceed the Ordinance requirements.
- o. Defined pedestrian connections between the multi-family development and parkland.
- p. In addition to the landscaping provisions of this Ordinance, the following additional criteria apply to multi-family developments:
 - 1) Landscaping buffer at street frontage(s) and adjacent to developed single-family residential property shall be thirty feet (30').

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- 2) One (1) four-inch (4") caliper shade tree per thirty feet (30') shall be planted within the landscape buffer at all street frontages and adjacent to any portion of the lot adjacent to developed single-family residential property. Trees such as Crape Myrtle or Bradford Pear will not be considered in meeting this requirement.
- 3) All principal and accessory buildings located in the multi-family zoning district shall have at least seventy-five percent (75%) of the total exterior walls, excluding doors and windows, constructed of brick, stone, or a combination of both materials. Stucco or similar material and/or exceptions to the above requirements may be considered by the City Council, on case-by-case basis, at the time of site plan approval.

7. Density Calculations

The maximum density in the multi-family zoning district shall be twelve (12) units per acre. One (1) additional unit per acre in excess of the base density is permitted (up to a maximum of sixteen [16] units per acre) for each of the following standards:

- a. Fifty percent (50%) of the total units to have attached or detached garages.
- b. All stairways to be located inside individual units.
- c. One (1) four-inch (4") caliper tree per twenty-five feet (25') to be planted within the landscaping buffer yards.
- d. Twenty percent (20%) of the total development to be allocated for usable open space.
- e. Permanent usable open space within the development or within one hundred feet (100') of the development for the general public including public parks or trail system. (If this credit is used, the park dedication credit will not be applicable.)

8. Other Regulations

Unless otherwise noted all [Development Standards](#) contained within this Ordinance will apply to multi-family projects. Any changes to the multi-family district requirements shall only be considered through a Planned Development zoning application.

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MF: Multi-Family Residential District

P = Permitted Uses

SUP= May Be Approved As Specific Use Permit

Accessory buildings in excess of 200 sq. ft. approved on a site plan	P
All local utilities (municipal)	P
Amateur radio, TV, or CB antenna (less than 50 ft. in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium of field operated by the city or school district	P
Batching plant (temporary)	Temporary Permit Issued by DRC
Church	P
City, County, State, and governmental offices	P
College, university or private boarding school	SUP
Community center (private)	SUP
Detached private garage	P
Family Home per state requirements	P
Group family day home (day care) per this Ordinance	P
Library (public)	P
Multiple – family dwelling	P
Municipal uses operated by the City of Keller	P
Private park	P
Private school	SUP
Public park or playground	P
Religious or philanthropic institution not listed	SUP
Retirement home and/or nursing home	SUP
School (public)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Two – family dwelling	P
Utility structures (Private or Franchised)	SUP

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M. 0 – Office District

1. General Purpose and Description

The O, Office District is established to create a flexible District for low intensity office and professional uses generally in buildings two (2) stories or less. Permitted uses should be compatible with adjacent residential areas by limiting heights to one (1) story and utilizing buffers and landscape requirements established by the District. Adaptive reuse of existing structures is encouraged. Sites zoned "O" may be built over two (2) stories in height if located away from any properties zoned for single family residential. Buildings in this District should be compatible and in similar scale with residential uses and adjacent property.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Accessory uses to the main use.
- c. Professional, administrative, and general office uses.
- d. Uses permitted by Specific Use Permit (SUP).

3. Height Regulations

- a. **Maximum Height** - Two (2) stories, thirty-five feet (35'); if additional height over thirty-five feet (35') is desired, then an additional setback is required. One (1) story and twenty-five feet (25') maximum height if within one hundred feet (100') of a developed SF-zoning district/lot.
- b. **Roof Pitch** - Buildings shall have pitched or mansard roof design. Other roof type may be considered on a case-by-case basis, by the City Council.

4. Area Regulations

a. Size of Yards

- 1) **Minimum Front Yard** - Thirty feet (30'); all yards adjacent to a street shall be considered a front yard.
- 2) **Minimum Side Yard** - Exterior, fifteen feet (15'); interior, none; thoroughfare, thirty feet (30').
- 3) **Minimum Rear Yard** - Twenty feet (20').
- 4) **Adjacent to a Single-Family District** - The side or rear setback, whichever is adjacent to the single-family zoning district shall observe a thirty-foot (30') setback. No parking is allowed in the setback.
- 5) **Additional setback for structures over thirty-five feet (35')** - One (1) additional foot setback for each additional two feet (2') in height above thirty-five feet (35').

b. Size of Lots

- 1) **Minimum Lot Size** - Thirty three thousand (33,000) square feet.
- 2) **Minimum Lot Width** - One hundred fifty feet (150').

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5. Other Regulations
 - a. As established in [Section 8.05 - Development Standards](#).
 - b. Parking Requirements: As established in [Section 8.06 - Off Street Parking and Loading Requirements](#).
 - c. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling or non-residential purposes.
 - d. Site Plan submittal is required.
 - e. No outside storage is permitted.

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O – Office District

P = Permitted Uses

SUP= May Be Approved As Specific Use Permit

Administrative or corporate headquarters	P
All local utilities (municipal)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Bank, saving, loan, and credit unions, including automated teller	SUP
Batching plant (temporary)	Temporary Permit Issued by DRC
Child care or day care center	SUP
Church	P
City, County, State, and governmental offices	P
College, university, or private boarding school	SUP
Community center (public)	P
Dental clinic, medical clinic, laboratory, or office	P
Fraternal clubs, lodges, sororities, and fraternities, etc.	SUP
Heliports and helistops	SUP
Hospitals	SUP
Library (public)	P
Minor medical emergency clinic	SUP
Municipal uses operated by the City of Keller	P
Museum or art gallery (private)	P
Office showroom	SUP
Office, general or professional	P
Optician or optometrist	P
Private park	P
Private school	P
Public park or playground	P
Public parking garage associated with building	SUP
Radio broadcasting without tower	SUP
Religious or philanthropic institution not listed	SUP
Research and scientific laboratories	SUP
Retirement home and/or nursing home	SUP
School (public)	P
School, business or trade	SUP
Temporary field construction office	P
Utility structures (Private or Franchised)	SUP

N. NS – Neighborhood Service District

1. General Purpose and Description

The NS, Neighborhood Service District is established as a limited retail category intended for the use of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. The maximum floor area for a use within a multi-use building or a free-standing building for one use shall not exceed six thousand (6,000) square feet unless approved by a Specific Use Permit (SUP) or a Planned Development (PD). The architectural character within this district shall be compatible with the adjacent residential neighborhoods. No outside storage/display is allowed in this district.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).

3. Height Regulations

- a. **Maximum Height** - Two (2) stories, thirty-five feet (35'); if additional height over thirty-five feet (35') is desired, then an additional setback is required. One (1) story and twenty-five feet (25') maximum height if within one hundred feet (100') of a developed SF-zoning district/lot. Architectural features may exceed twenty-five feet (25').
- b. **Roof** – Buildings shall have pitched or mansard roofs. Other roof types may be considered by the City Council at the time of site plan approval.

4. Area Regulations

a. Size of Yards

- 1) **Minimum Front Yard** - Thirty feet (30'); all yards adjacent to a street shall be considered a front yard.
- 2) **Minimum Side Yard** - Exterior, fifteen feet (15'); interior, none; thoroughfare, thirty feet (30').
- 3) **Minimum Rear Yard** - Twenty feet (20').
- 4) **Adjacent to a Single-Family District** - The side or rear setback, whichever is adjacent to the single-family zoning district shall observe a thirty-foot (30') setback. No parking is allowed in the setback.
- 5) **Additional setback for structures over thirty-five feet (35')** - One (1) additional foot setback for each additional two feet (2') in height above thirty-five feet (35').

b) Size of Lots

- 1) **Minimum Lot Size** - Thirty three thousand (33,000) square feet.
- 2) **Minimum Lot Width** - One hundred fifty feet (150').

5. Other Regulations

- a. As established in [Section 8.05 - Development Standards](#).

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- b. Parking Requirements: As established in [Section 8.06 - Off Street Parking and Loading Requirements](#).
- c. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling or non-residential purposes.
- d. Site Plan submittal is required.

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NS - Neighborhood Service District

P = Permitted Uses

SUP= May Be Approved As Specific Use Permit

Administrative or corporate office	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Bakery (retail)	P
Banking, including drive-thru and automated teller	P
Barber shop or beauty salon	P
Batching plant (temporary)	Temporary Permit Issued by DRC
Child care or day care center	SUP
Church	P
City, county, State and governmental offices	P
Community center (private)	P
Copy shop or printing shop	P
Dance studio or aerobics	SUP
Dental clinic, medical clinic, laboratory, or office	P
Dry cleaning (small shop) in a multi-use building	P
Dry cleaning free-standing building	SUP
Fraternal clubs, lodges, sororities, and fraternities, etc.	SUP
Health Club	P
Library (public)	P
Municipal uses operated by the City of Keller	P
Museum or art gallery	P
Office, general or professional	P
Optical store, optician or optometrist	SUP
Pet grooming/Vet Clinic (indoor)	P
Pharmacist or drug store	P
Private park	P
Private school	SUP
Retail uses and services wholly enclosed within a building	P
Restaurant, café, cafeteria	P
Restaurant drive-thru/drive-in	SUP
School (public)	P
Studio (photography)	P
Temporary field construction office	P
Utility structures (Private or Franchised)	SUP
Utility structures (public)	P

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O. R – Retail

1. General Purpose and Description

The R, Retail District is established to provide locations for various types of general retail trade, business and service uses. The District allows shopping areas or uses with a gross leasable floor area which exceeds six thousand (6,000) square feet (those not permitted in the NS District). These shopping areas should utilize established landscape and buffering requirements. Any use with outside storage or display requires a Specific Use Permit (SUP) in this district.

2. Permitted Uses

- a. Those uses specified in this Section
- b. Such uses as may be permitted under the provisions of Specific Use Permits

3. Height Regulations

Maximum Height – Two (2) stories, thirty-five feet (35'); if additional height over thirty-five feet (35') is desired, then additional setback is required. One (1) story, twenty-five feet (25') if within one hundred feet (100') of a developed SF-zoning district/lot. Architectural features may exceed twenty-five feet (25').

4. Area Regulations

a. Size of Yards

- 1) **Minimum Front Yard** - Thirty feet (30'); all yards adjacent to a street shall be considered a front yard.
- 2) **Minimum Side Yard** - Exterior, fifteen feet (15'); interior, none; thoroughfare, thirty feet (30').
- 3) **Minimum Rear Yard** - Twenty feet (20').
- 4) **Adjacent to a Single-Family District** - The side or rear yard setback, whichever is adjacent to the single-family zoning district shall observe a sixty-foot (60') building setback.
- 5) **Additional setback for structures over thirty-five feet (35')** - One (1) additional foot setback for each additional two feet (2') in height above thirty-five feet (35').

b. Size of Lots

- 1) **Minimum Lot Size** - Thirty three thousand (33,000) square feet.
- 2) **Minimum Lot Width** - One hundred fifty feet (150').

5. Other Regulations

- a. As established in [Section 8.05 - Development Standards](#).
- b. Parking Requirements: As established in [Section 8.06 - Off Street Parking and Loading Requirements](#).

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- c. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling or non-residential purposes.
- d. Site Plan submittal is required.

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R - Retail

P = Permitted Uses

SUP= May Be Approved As Specific Use Permit

Administrative or corporate headquarters	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Appliance rental	P
Athletic stadium or field operated by the city or school district	P
Auto, boat/motorcycle repair related uses and services	SUP
Automobile parts and sales and wholly enclosed in a building	P
Automobile renting	SUP
Automobile sales with outside storage	SUP
Automobile service station/no gas pumps	SUP
Bank, saving, loan, and credit unions, including drive-thru and automatic teller	P
Barber shop or beauty salon	P
Batching plant (temporary)	Temporary Permit Issued By DRC
Building material and hardware wholly enclosed without outside storage or display	P
Car Wash	SUP
Cemetery or mausoleum (new or expansion)	SUP
Child care or day care center	P
Church	P
City, County, State, and governmental offices	P
College, university, or private boarding school	P
Commercial amusement, arcade	SUP
Community center	P
Copy shop or printing shop	P
Dental clinic, medical clinic, laboratory or office	P
Driving school	P
Dry cleaning small shop - within a multi-use retail building	P
Dry cleaning (free-standing)	SUP
Family home/Group Home	P
Fraternal clubs, lodges, sororities, and fraternities, etc.	P
Funeral parlor or mortuary	SUP
Health Club/dance studio/aerobics studio	P
Hospital	SUP
Hotel and motel	SUP
Laundromat (self service)	SUP
Motorcycle sales with outside storage	SUP
Municipal uses operated by the City of Keller	P
Museum or art gallery	P
Office, general, professional, or medical	P
Pharmacist or drug store	P
Plant Nursery (retail)	SUP
Private park	P
Private school, business or trade school	P
Radio broadcasting without tower	SUP
Religious or philanthropic institution not listed	P
Retail uses and services wholly enclosed within a building	P
Restaurant, café or cafeteria	P
Retirement home and/or nursing home	P
Roller skating rink (private)	SUP
School (public)	P

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Security systems installation company	P
Studio (photography)	P
Theater, indoor	SUP
Tool and machinery rental shop	SUP
Tourist home (bed and breakfast)	SUP
Utility structures (Private or Franchised)	SUP
Utility Structures (Public)	P
Veterinarian office (no outside pens)	P

P. TC – Town Center District

1. General Purpose and Description

- a. The Town Center District is a concentrated center of business activity creating a focal point in the City of Keller. The Town Center District implements the recommendations set forth in the approved Town Center Design Guidelines adopted April 17, 1990 and subsequently amended on October 20, 1998. The Town Center District is primarily non-residential with residential uses allowed as part of the overall mixed use nature of the area. The district is regulated with site plan review and design review using special development standards. A greater development intensity is permitted as a result of the coordinated review requirements and special development standards. It is also an area where the City has established a Tax Increment Financing District intended to fund the infrastructure improvements to expedite development and facilitate the achievement of the overall Town Center Plan contained in the Town Center Guidelines.
- b. Development(s) proposed within the Town Center District are required to substantially conform, to the adopted Master Plan for Town Center in regards to building location, size, orientation, and other features as shown on the plan and attached in this document ([See Figure 1 within this Section](#)). The exact location and precise boundaries for various developments are identified through the site plan review process required as part of this district. Minor modifications to the Town Center Master Plan shall be noted on the site plan for consideration and approval by the City Council. Any significant changes to the Town Center Master Plan shall be approved by the City Council with a recommendation from the Planning and Zoning Commission. This includes changes to the size, location or orientation of buildings.
- c. All requirements of this Ordinance are applicable to Town Center District unless otherwise specifically noted in this section.

2. Permitted Uses

The following use charts specify those uses permitted in the TC District. Uses in Town Center district shall be generally pedestrian oriented and encourage pedestrian traffic. Automobile oriented uses with extensive drive through needs are discouraged in Town Center. If such uses are allowed by City Council approval, the use must be mitigated with special design features during the site plan review. New or unlisted uses shall be considered in conjunction with site plan approval.

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TC – Town Center District

P = Permitted Uses

SUP = May Be Approved As Specific Use Permit

Administrative or corporate office	P
Art gallery	P
Bank, saving, loan, and credit unions	P
Barber shop or beauty salon	P
Church	P
Child care/day care center	P
City, County, State, school district, and governmental offices	P
Clinic, laboratory associated with medical offices	P
Copy shop	P
Dance studio/aerobic center	P
Department store	P
Driving school	P
Dry cleaning within multi-use retail buildings (small retail shop)	P
Dry Cleaning (free-standing building)	SUP
Fitness center/health club	P
General office uses	P
Golf course or country club	P
Grocery store or food market	P
Hospital	P
Hotel or motel	P
Medical/dental office	P
Municipal uses operated by the City of Keller or KISD	P
Museum or art gallery	P
Optical store	P
Pharmacist or drug store	P
Private club with alcoholic beverage sales	P
Private park	P
Professional office uses	P
Public park or playground	P
Public parking garage (associated with building)	P
Restaurant, with drive-thru/drive-in	SUP
Restaurant, without drive-thru	P
Retail uses and services, wholly enclosed in a building	P
Retirement Home/Nursing Homes	P
Single Family dwelling (detached)	P
Single Family dwelling (attached)	P
Studio (photographic)	P
Theater (indoor)	P
Utility structures	SUP
Vet clinic – no outside pens (indoor only)	P

3. Design Review Required

All development within the Town Center District shall be subject to design review as part of the site plan review process. A detailed site plan as outlined in this Ordinance shall be submitted for each use in Town Center. The Director of Community Development or the City's consulting architects may also require any other reasonable and pertinent information necessary for design review and may make recommendations on the architectural design of the building. Design review is required in this district to ensure that development within the district is in conformance with design guidelines for the Town Center and that:

- a. The proposed development is architecturally compatible with other development in the surrounding areas.
- b. The proposed development is within the character of the Town Center concept as a community focal point with quality development having a pedestrian orientation, suitable amenities, and an overall design theme.
- c. Development that occurs at different times does not adversely affect the overall value of the Town Center area through incompatibility with existing development within the district.

4. Design Standards

a. Building Siting and Massing

Building location, design, and orientation shall substantially conform to the approved Master Plan. Large parking lots in front of buildings, along the street frontage, are prohibited. Buildings fronting streets are allowed to have only two rows of parking and one driving lane.

- 1) Site layout shall reinforce street edge and create pedestrian scaled open spaces.
- 2) Buildings shall be sited perpendicular and parallel to streets
- 3) Building fronts and entries shall be articulated and be oriented toward streets, unless shown otherwise on the Master Plan, and shall be arranged to create courtyards and other human scale spaces.
- 4) Where possible, buildings shall be arranged to provide views and access to open spaces.

b. Building Height, Building Area, and Setback Requirements

- 1) Minimum building height for non-residential developments in Town Center shall be thirty-five feet (35') or two (2) stories, unless specifically approved by the City Council at the time of site plan review. If a two-story building is not proposed, the building façade shall reflect a two-story design to provide for compatibility with other buildings in the area ([See Figure 3 within this Section](#)). A maximum of five (5) stories or sixty feet (60') shall be allowed in Town Center unless specifically approved by the City Council at the time of site plan review.
- 2) Buildings shown on the Master Plan along the north lake may be constructed as one story. Buildings located in the Town Center District north of FM 1709 may be constructed as one story ([See Figure 2 within this Section](#)).
- 3) Building foot prints shall substantially comply with the Town Center Master Plan showing a minimum of ten thousand (10,000) to fifteen thousand (15,000) square feet of air-conditioned space along Town Center Lane, Country Brook Lane, Bear

Creek Parkway and south side of FM 1709. Smaller buildings shown on the Master Plan may be constructed in accordance with the plan. No building footprint in Town Center shall be less than six thousand (6,000) square feet of air-conditioned space.

- 4) Restaurants in Town Center may be one story and incorporate their own special design features.
 - 5) Front building setback in Town Center shall be the same as the landscaping setbacks along streets. All other setback requirements shall be determined based on the building and site design at the time of site plan review provided that all building and fire code requirements are met at the time of construction.
 - 6) Single-Family Residential developments in Town Center shall meet the height and setback requirements of their base district or as provided in the Planned Development Ordinance for the addition.
- c. Architectural Character
- 1) The architectural styles of buildings in Town Center shall be compatible with the buildings constructed within the district since 1988. Compatibility can be achieved through coordinated and complementary attributes such as building materials, colors, building forms, architectural detailing and amenities. This provision does not require that all developments be the same and diversity is encouraged in Town Center.
 - 2) All buildings shall have horizontal and vertical facade articulations.
 - 3) Buildings with facades longer than fifty feet (50') shall have their facades broken up into smaller areas through the use of varying façade setbacks, arcades, awnings, canopies, architectural features such as plazas, columns, or other acceptable means.
 - 4) Non-single family residential buildings shall have an expression of a masonry pier or column effect at least twenty-five feet (25') on center. On the ground floor, the facade in between piers or columns shall have as much storefront glass as possible so as to enliven the facade and open it up to pedestrian involvement. Windows shall not be located higher than three feet (3') from the ground. For large uses with expansive facade areas without windows, an expression of windows with elements such as display windows or opaque windows with canopies and awnings shall be considered.
 - 5) Rooflines shall be interrupted with gables or other architectural element to break up the building profile.
 - 6) Windows along streets shall be equally spaced with a specific rhythm and not create long areas of flat solid spaces along streets. Varying window size and height based on the interior functions is discouraged. Windows shall be designed to reinforce a vertical appearance not a horizontal appearance.
 - 7) If a building sides or backs to a street or a public open space, the side or rear facade shall be treated in the same architectural style and material as the front facade.
 - 8) If the rear facade of a building is visible from a street, adjacent developments or Town Center public open spaces, the rear facade shall have compatible architectural features as the front facade. This includes but is not limited to the same roof treatment, building material and window treatment.
 - 9) All buildings shall carry the roof treatment and facade articulation around the entire building including the rear side.

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- 10) Sloping roof forms as a complete sloping form (pitched roof) or mansard roof shall be utilized on all buildings in Town Center. Flat roofs are allowed only based on building design as approved during the site plan review by the City Council. Roof pitch shall not be less than 4:12, but if the pitch is less than 6:12 but more than 4:12, the roof must have a projecting eave of no less than two feet (2') horizontally from the vertical wall plane. Mansard roofs shall have a pitch of not less than 1:1.
- 11) At the intersection of the facade and roof planes, there shall be a projecting cornice element of brick or cast stone. EIFS (Exterior Insulating Finishing System) may be allowed only with approval of the City Council.
- 12) All non-residential buildings are required to have window head and sill details, which utilize either projecting elements or materials of a contrasting color and texture, which will highlight the window treatment.

d. Building Material Requirements

- 1) The wall surface for all buildings other than glass shall be of one hundred percent (100%) masonry material. Seventy percent (75%) of overall wall surfaces other than glass shall be of brick, stone, or cast stone. The remaining twenty-five percent (25%) may be stucco, EIFS, split-face block, or other masonry material. The use of any other wall surface material may be approved by the City Council at the time of site plan review. EIFS or stucco may be used on wall surfaces of a minimum ten feet (10') above grade level.
- 2) Building colors shall be compatible with one another. Building colors shall generally be variations of red or earth tones with white or off white accents.
- 3) Roof material shall be standing-seam metal, stone, clay, or concrete roofing tile. Adjacent buildings shall have similar roof material to provide for compatibility among individual developments. Residential developments may utilize twenty-five (25) year composition shingle of an approved color and texture.
- 4) The use of reflective glass is prohibited in Town Center. The use of florescent paint, florescent colors or exterior neon tubular lights shall be prohibited. The use of lighted color bands and back-lighted plastic awnings are prohibited.
- 5) Other building material requirements of this Ordinance shall apply to Town Center if not specifically noted otherwise.
- 6) Residential developments in Town Center shall comply with the requirements of the base zoning districts.

e. Landscape Easements/Setbacks

The following minimum landscape easement/setback (measured from R.O.W.) shall be required:

FM 1709/Keller Parkway

South Side	40 feet
North Side	30 feet

Rufe Snow Drive

South of Keller Parkway/FM 1709	50 feet
North of Keller Parkway/FM 1709	30 feet

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Bear Creek Parkway

Building	15 feet
Parking/driving Lane	30 feet

Country Brook Lane

15 feet

Keller Smithfield Road

South of Keller Parkway (commercial)	50 feet
South of Keller Parkway (Residential)	20 feet
North of Keller Parkway	30 feet

Town Center Lane

11 to 17 feet
based on design

f. Landscaping Requirements Adjacent to Rights-of-Way and Within Landscaping/Sidewalk Easements

The streetscape within Keller Town Center is one of the key components that establish a basic framework for development and establish connections among different uses. This framework has been established by the City of Keller in the street improvements within Town Center and shall consistently be carried through as additional developments occur in Town Center. Proposed improvements are located in either the right-of-way (R.O.W.) or landscape easements on either side of the road. Easements are measured from the edge of right of way.

- 1) A double row of matched Red Oaks, minimum four-inch (4") caliper, thirty feet (30') on center, shall be planted along FM 1709/Keller Parkway, within the landscaping easement, in accordance with specifications provided by the City ([See Figures 5 and 6 within this Section](#)). A five-foot (5') concrete sidewalk shall be constructed centered between trees. Pedestrian scaled light fixtures, consistent in color and design with the City approved specifications, shall be provided at a one hundred twenty-foot (120') spacing on center. (This requirement may be modified during site plan review depending on the location of driveways and intersections.)
- 2) A single row of Red Oaks, minimum four-inch (4") caliper, thirty feet (30') on center, shall be planted along Rufe Snow and Keller Smithfield Road within the landscaping easement in accordance with specifications provided by the City ([See Figure 7 within this Section](#)). A five-foot (5') concrete sidewalk shall be constructed in a location approved by the City. Pedestrian scaled light fixtures, consistent in color and design with the City approved specifications, shall be provided at a one hundred twenty-foot (120') spacing on center. (This requirement may be modified during site plan review depending on the location of driveways and intersections).
- 3) A single row of matched Elms, minimum four-inch (4") caliper, thirty feet (30') on center, shall be planted within the right of way of Country Brook Lane ([See Figure 8 within this Section](#)). A 5-foot concrete sidewalk shall be constructed in a location approved by the City. Pedestrian scaled light fixtures, consistent in color and design with the City approved specifications, shall be provided at a one hundred twenty-foot (120') spacing on center.
- 4) A single row of matched Elms, minimum four-inch (4") caliper, thirty feet (30') on center, shall be planted within the parkway of Bear Creek Parkway and the center medians ([See Figure 9 within this Section](#)). A five-foot (5') concrete sidewalk shall be constructed in a location approved by the City. Pedestrian scaled light fixtures,

consistent in color and design with the City approved specifications, shall be provided at a one hundred twenty-foot (120') spacing on center.

- 5) Town Center Lane has been constructed, within a sixty-seven-foot (67') right of way, in accordance with its own specifications for landscaping and on street parking ([See Figure 10 within this Section](#)). Any future extension of Town Center Lane shall be consistent in design, landscaping, and special features with the existing Town Center Lane. The City and its consulting architects shall review all specifications.
 - 6) All parking adjacent to streets shall be screened by a solid row of a three-foot (3') evergreen hedge and brick columns with stone caps, thirty feet (30') on center, in accordance with specifications approved by the City.
- g. Parking Lot Lay Out, Landscaping, and Lighting
- 1) Parking for all uses shall be provided in accordance with this Ordinance, however, smaller parking ratios may be considered at the time of site plan approval. The sharing of parking for two (2) or more uses is encouraged and may be utilized.
 - 2) All parking lots and drives shall be constructed of reinforced concrete. Concrete pavers, consistent with the Town Center specifications, shall be utilized at select locations such as building entry or parking lot islands.
 - 3) Concrete curbs shall be provided at the edge of all parking areas and around all islands.
 - 4) Landscaped islands with an average minimum width of ten feet (10') shall be provided at the end of all parking bays. Islands separating parking bays and/or drives shall be a minimum of wide and planted with sod or ground cover. Parking lot Islands may be clustered to provide larger landscape islands in front of the development and reduce the number of islands within the parking lots.
 - 5) Twenty-five (25) square feet of landscaped area shall be provided for each parking space and one (1) tree shall be provided for every twelve (12) parking spaces. A maximum of twelve (12) parking spaces is permitted between trees. Large canopy trees such as Cedar Elms or Live Oaks, with a minimum three-inch (3") caliper, shall be used to meet this requirement. Other tree species may be considered at the time of site plan review.
 - 6) Parking lot trees shall be planted in Islands a minimum of ten feet (10') wide or in curbed five feet-by-five feet (5'X5') diamond cut-outs in pavement.
 - 7) If the proposed parking spaces for a development exceed the Ordinance requirement by ten percent (10%), fifty (50) square feet of landscaping per each additional parking space shall be provided.
 - 8) A solid three-foot (3') evergreen hedge and brick columns with stone caps shall screen all parking adjacent to streets, thirty feet (30') on center, in accordance with specifications approved by the City.
 - 9) A minimum five-foot (5') foundation planting shall be provided along the front and sides of all buildings. Foundation planting and landscape Islands with trees may also be required at the rear of the building if visible from streets, other buildings, or open spaces within Town Center.
 - 10) Side and rear lot landscaping shall meet the Landscaping section of this Ordinance.

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- 11) All landscaping and parking lot islands shall be irrigated in accordance with an approved automatic irrigation system. Landscaping shall be maintained in good condition through the life of the project.
 - 12) Landscape lighting may be used to highlight landscape elements, building entries, and other important architectural features and accent elements such as fountains and sculptures.
 - 13) Parking lot lighting fixtures shall be provided in accordance with the approved specifications for Town Center ([See Figure 17 within this Section](#)). Ornamental light fixtures are required within the front yard/front parking lot. Large parking lots may utilize another type of fixture as approved by the City. The total height for parking lot lights shall not exceed twenty feet (20') unless approved at the time of site plan review. A maximum height of thirty inches (30") is allowed for light pedestals within parking lots.
 - 14) Building lighting shall be limited to decorative lighting. Standard pack lights are not attached on buildings in Town Center.
- h. Driveway Locations and Turning Lanes
- 1) Driveway location and spacing shall conform to the approved Master Plan and the requirements of this Ordinance. Median openings shall be in accordance with the Master Plan. No additional median openings are permitted. Parking lots and driveways shall connect to provide circulation for the development in accordance with the Master Plan.
 - 2) A ten-foot (10') band of pavers, consistent in color and design with the approved specifications, shall be provided in crosswalks and entry drives. Pavers shall be antique red Uni-Décor pavers in a herringbone pattern with Holland Stone Soldier Course, as manufactured by or equal to pavestone Co., Grapevine, Texas.
 - 3) Turning lanes shall comply with the general requirements contained in this Ordinance.
- i. Tree Preservation
- Tree preservation in Town Center district shall comply with the provisions contained in Article Nine of this Ordinance.
- j. Utility Placement
- All new utilities shall be placed underground. A utility plan including the location of all existing and new utility boxes shall be provided with the site plan. Utility boxes shall be located away from the right of way lines and where possible at the rear of properties. Developers shall make every effort to place the existing overhead utility lines on Keller Parkway underground. All other provisions of the Private Utilities section of this Ordinance shall be met.
- k. Signage
- All signs or any changes, modifications, or alterations to a sign require a permit from the City. All signs shall be externally illuminated.
- 1) Monument Signs

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- a) Each platted parcel may have one monument sign maximum of six feet (6') tall by ten feet (10') wide in accordance with Town Center design specifications. A corner lot with more than six hundred feet (600') of frontage on two streets may have one additional sign.
 - b) Sign material shall consist of a brick sign wall and cast stone cap and sign panel. Individual letters shall be pin mounted or carved into the stone. Color and material is specified in a detail provided by the City.
 - c) Residential uses may have two signs per frontage located at either side of the primary entry drive, as shown in a detail provided by the City.
- 2) Attached Building Signage
- a) All signs shall be placed in a uniform area on each building defined by architectural detailing. Permit drawings shall show all details associated with the sign including height, location, types of material, and method of lighting.
 - b) Attached signs shall be individually mounted letters and shall be externally illuminated with exterior light fixtures illuminating the sign. Internally illuminated channel letters shall be allowed only with an LED light source. Silhouette channel lighting is allowed.
 - c) Signs for single occupant buildings larger than twenty-five thousand (25,000) square feet may be internally illuminated if approved by the City Council at the time of Site Plan approval.
 - d) No paper, cardboard, stickers, decals, or similar signage shall be allowed on windows or doors. The placement of a small sticker or decal denoting the hours of operation, phone numbers, acceptance of credit card, and name of business is allowed. Letters shall not exceed six inches (6") in height. Interior signage shall be placed a minimum of three feet (3') from windows.
 - e) No temporary signage, including banners advertising special sales or promotions, is allowed in Town Center. Grand opening banners, balloons, and streamers are allowed with a permit for thirty (30) days for opening of a business. Other promotional signage may be allowed with a permit for special occasions/events.
 - f) Large inflatable objects for advertising are prohibited.
 - g) One (1) logo per business is allowed as a companion to a sign or in addition to a sign and shall not exceed thirty inched (30") in height.
 - h) One (1) free standing for lease/for sale sign not to exceed twenty (20) square feet shall be permitted per lot. For sale/for lease banners on the buildings are prohibited. Temporary signs not to exceed three (3) square feet may be placed (behind windows) inside buildings for lease purposes.
 - i) All other signage requirements or any provisions not listed shall comply with the sign requirements of this Ordinance.
- I. Outside Storage
- 1) All outside storage and display is prohibited in Town Center. Orderly outside displays shall be approved, with a permit, only in association with special events in Town Center.

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- 2) The grocery stores may have limited seasonal displays only for Christmas Trees, Halloween Pumpkins and seasonal flowers and shall obtain a permit for such uses.
- 3) The outside placement of vending machines, ice machines, newspaper machines, grocery carts, merchandise, and other outside uses is prohibited. Temporary cart storage is allowed in the parking lot and shall be provided with six-inch (6") concrete curbs. Metal corrals are not allowed.

m. Service Areas and Loading Docks

- 1) All loading docks and trash collection areas shall not face a street and shall be screened in accordance with provisions of this Ordinance.
- 2) Service areas, loading docks, and back doors shall not front on streets or public open spaces.

n. Fences and Walls

- 1) Wood fences are prohibited in Town Center.
- 2) All fencing and walls shall be of brick, stone, or ornamental metal with evergreen landscaping or a combination thereof. The screening wall requirements in Town Center shall be in accordance with provisions of this Ordinance.

o. Pedestrian Circulation

Each lot within the Town Center area shall provide its share of on-site pedestrian facilities. Where the concept plan shows connections to other properties, adequate provisions shall be made for creating a coordinated system of pedestrian ways throughout the district.

- 1) Grade separations shall be provided where pedestrian ways cross thoroughfares or creeks.
- 2) Facilities for bike parking shall be provided.

p. Town Center Property Owners Association

The City and Town Center LLC have created a property owners association for all properties that were established under the umbrella of Town Center LLC. The association will collect dues to maintain amenities and landscaping within Town Center. The participation in this association is mandatory for properties shown as part of the Master Development Agreement with Town Center LLC. Other properties in Town Center may be added to this association at future time as development occurs.

q. Street Furnishings and Lighting

Private development within the Town Center District shall coordinate the selection and installation of street furniture, trash receptacles, ash urns, and lighting with the standards selected by the City for the public areas in order to maintain design continuity ([See Figures 13-17 within this Section](#)).

5. Illustrations

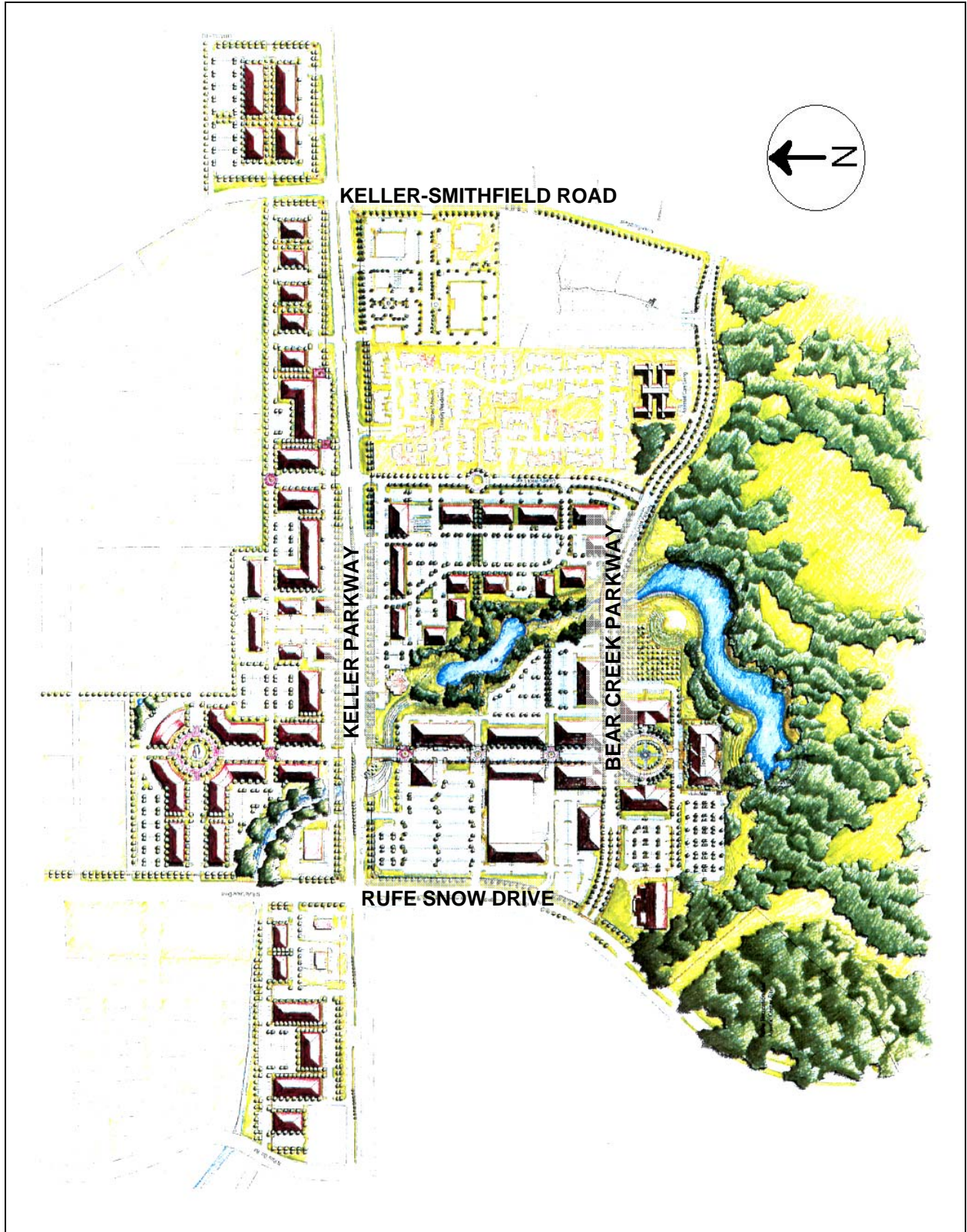


Figure 1 – Town Center Master Plan

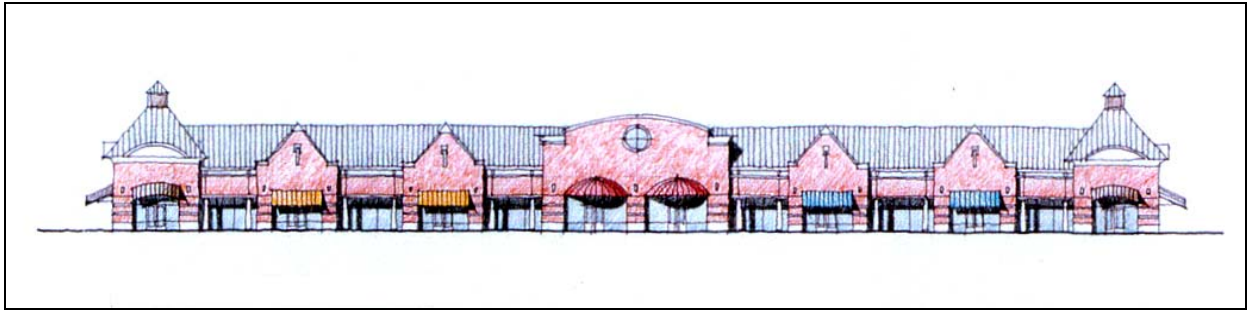


Figure 2 – Single Story Building Elevation



Figure 3 – Two Story Building Elevation

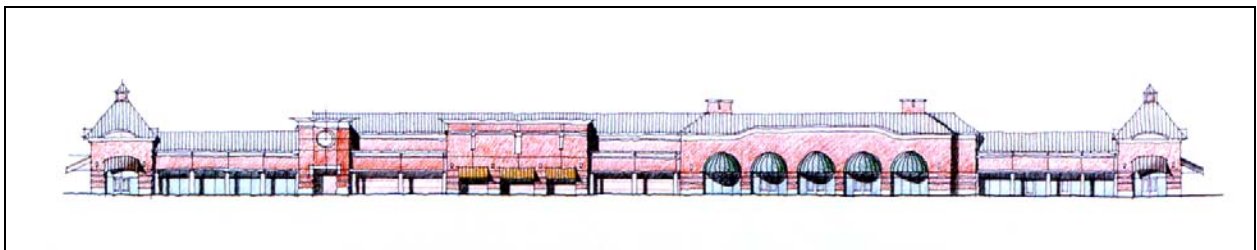


Figure 4 – Grocery/Retail Building Elevation

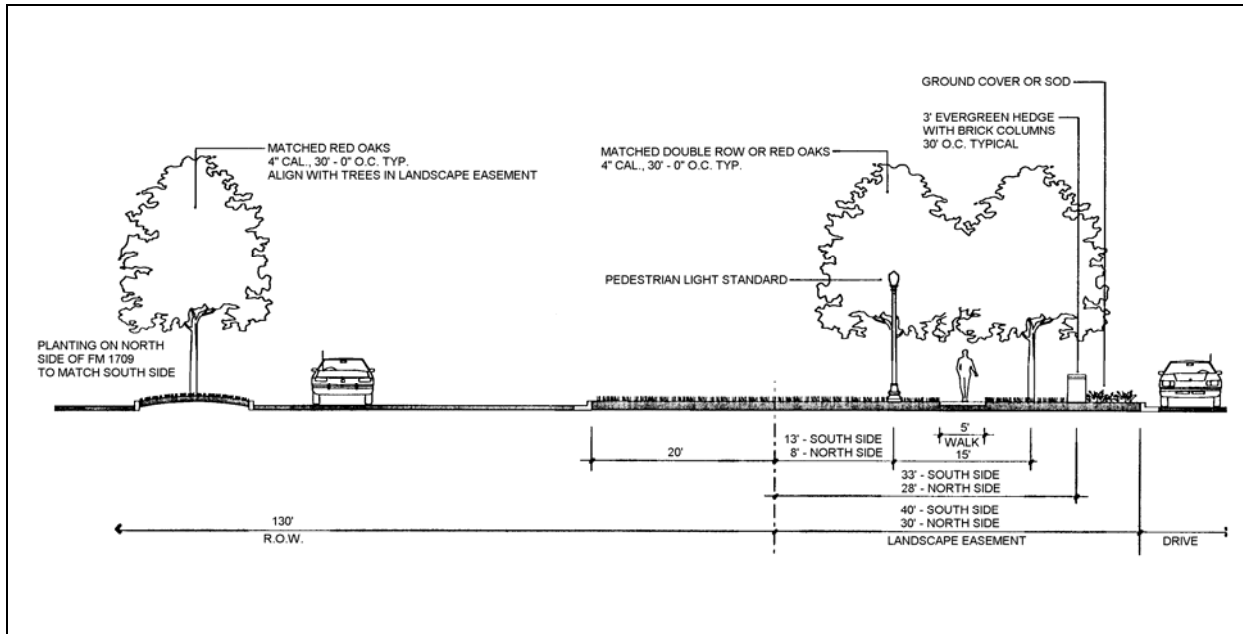


Figure 5 – FM 1709 With Retail / Office Frontage

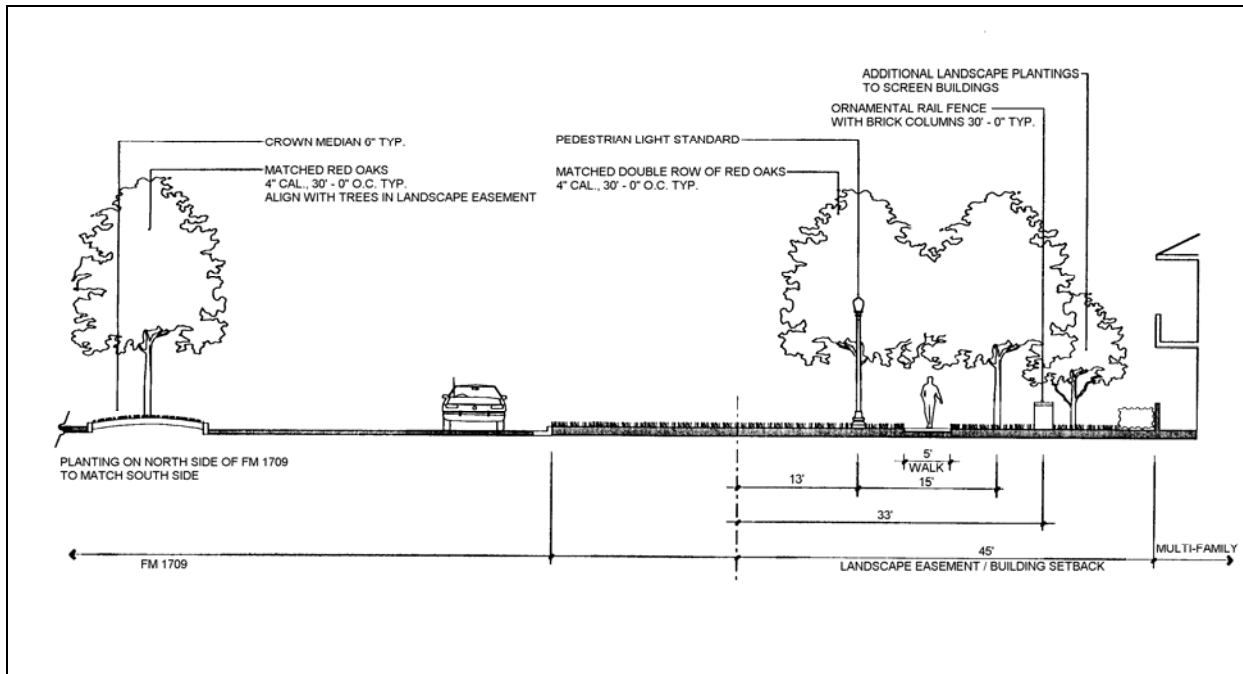


Figure 6 – FM 1709 With Attached Residential Frontage

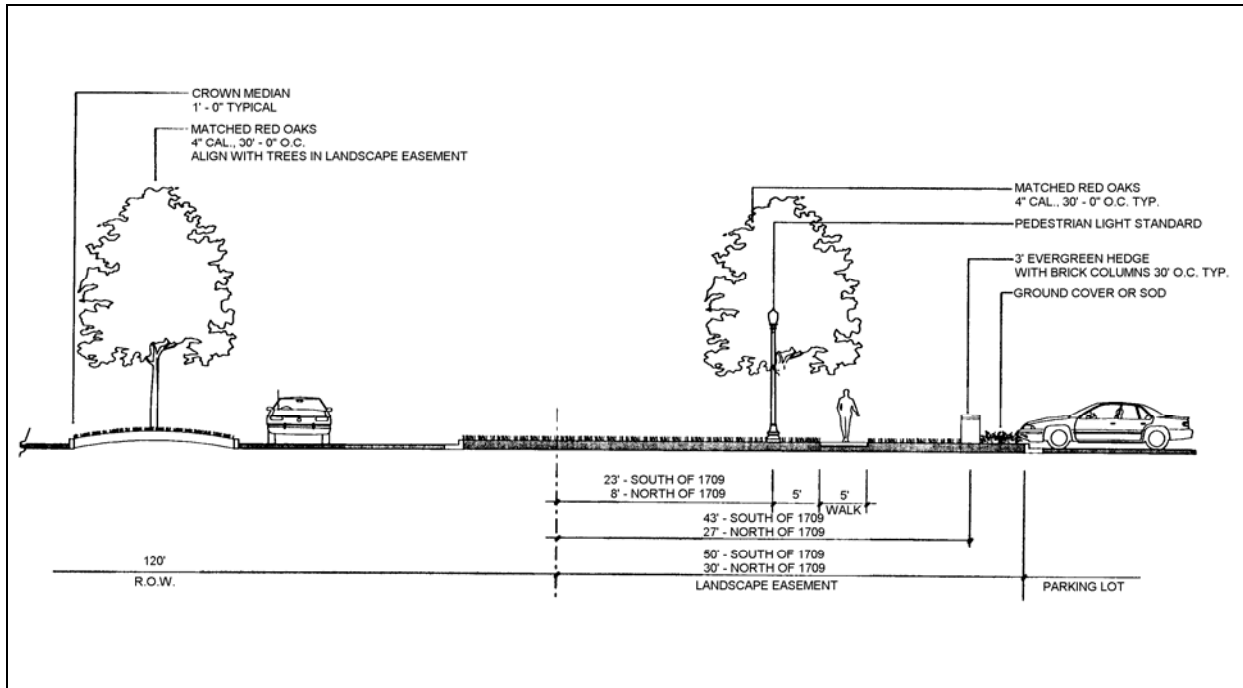


Figure 7 – Rufe Snow Drive / Keller-Smithfield Road With Retail Frontage

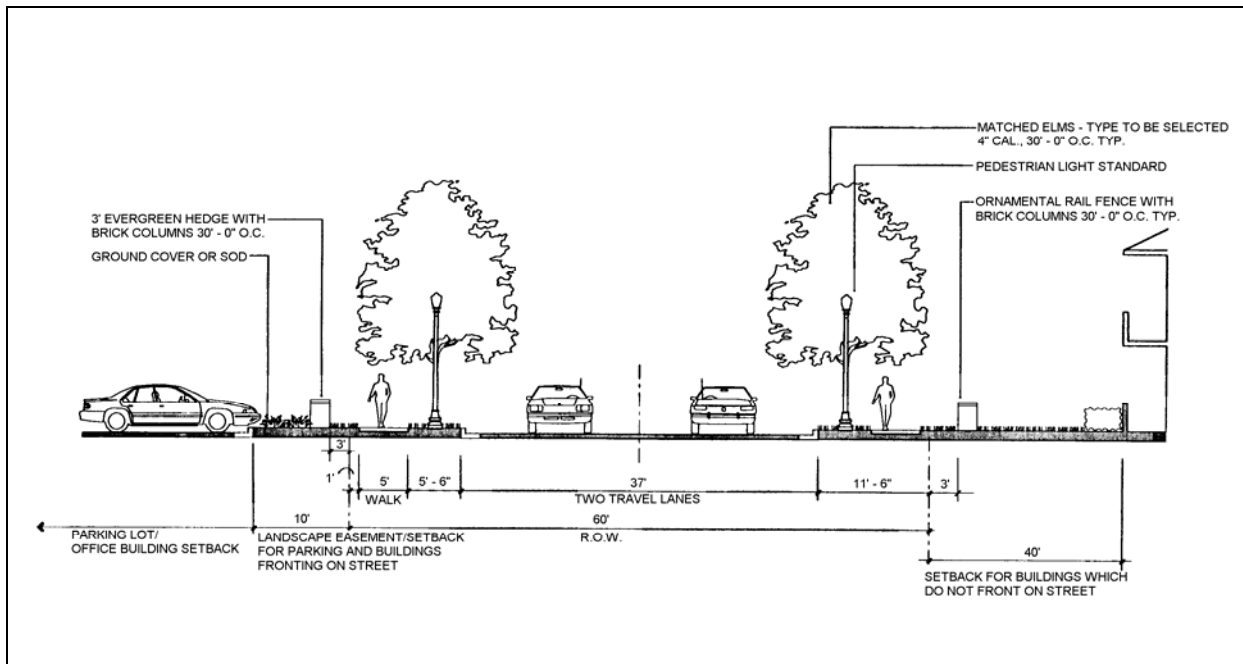


Figure 8 – Country Brook Lane

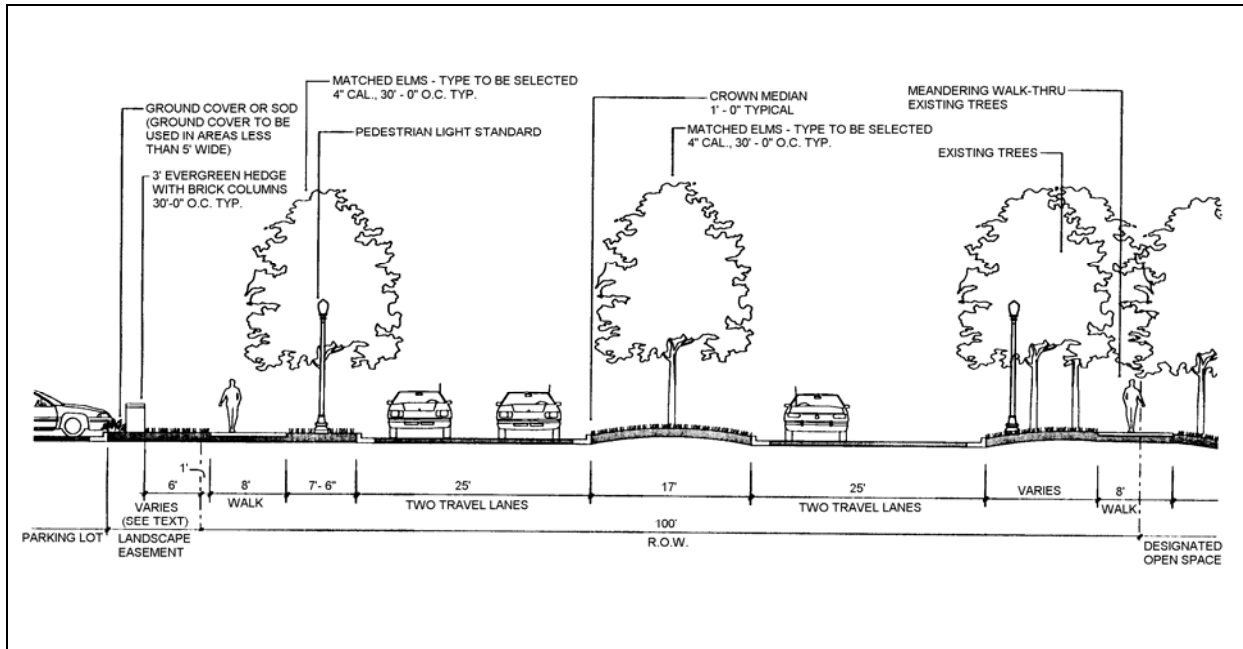


Figure 9 – Bear Creek Parkway (Divided Cross Section)

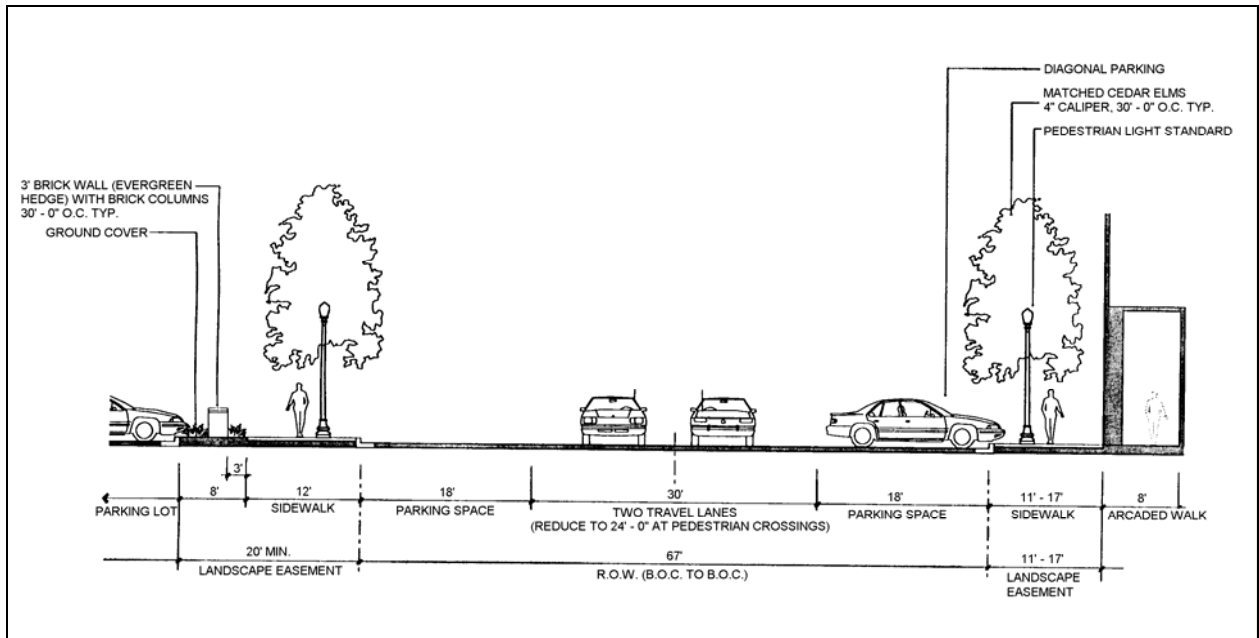


Figure 10 – Town Center Lane

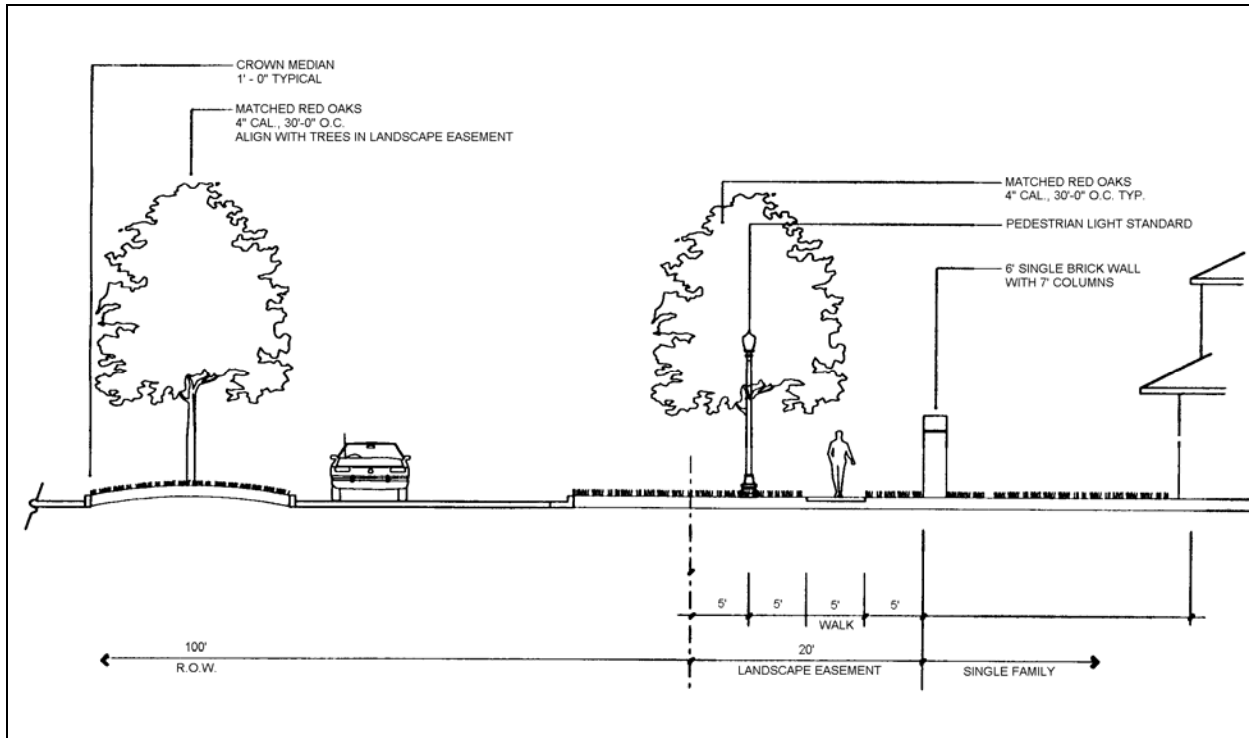


Figure 11 – Keller-Smithfield Road With Single Family Frontage

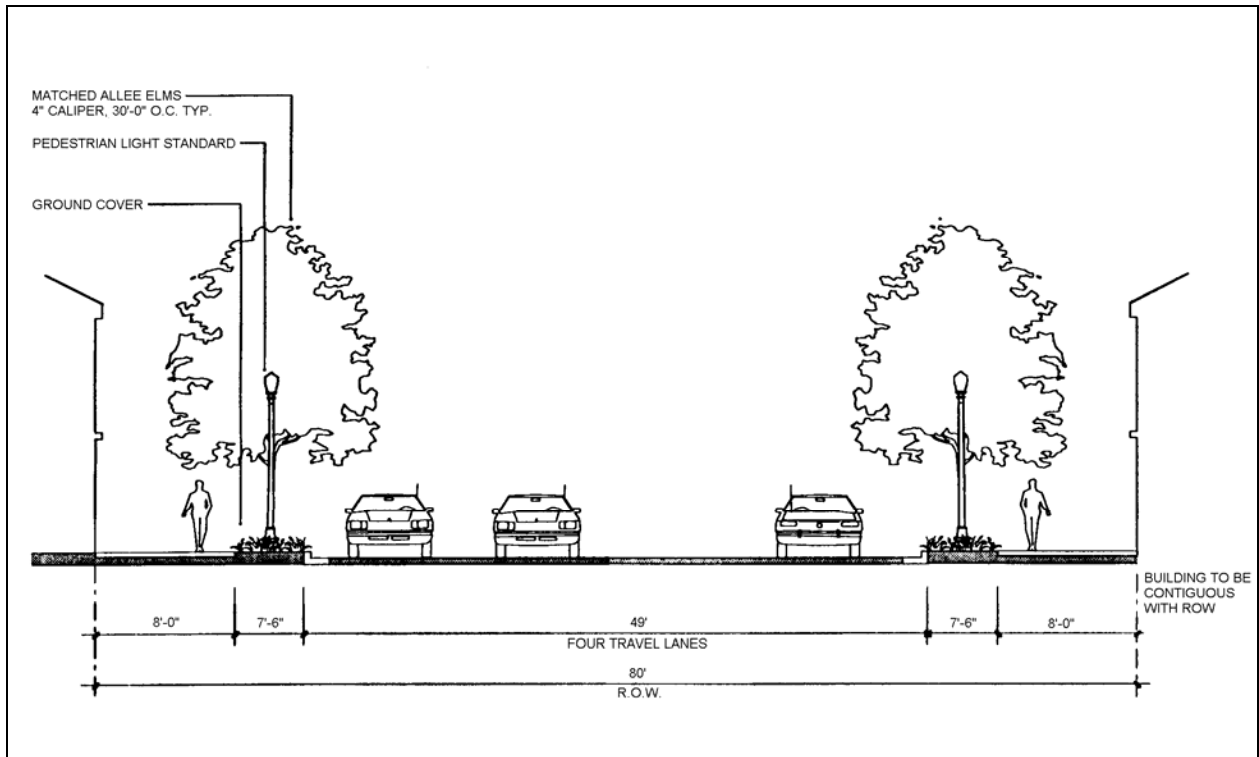


Figure 12 – Bear Creek Parkway at Town Center (Undivided Cross Section)

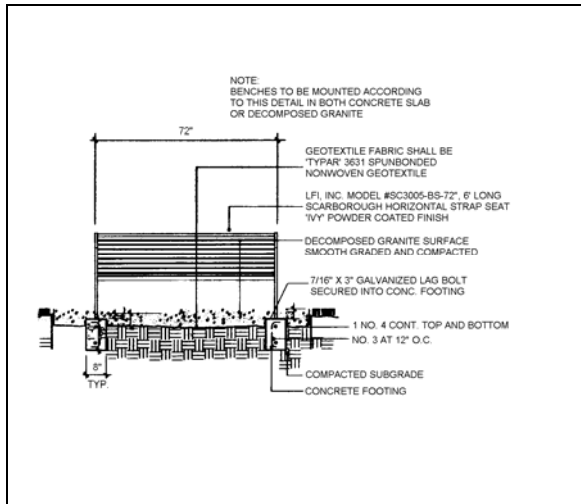


Figure 13 – Bench Details

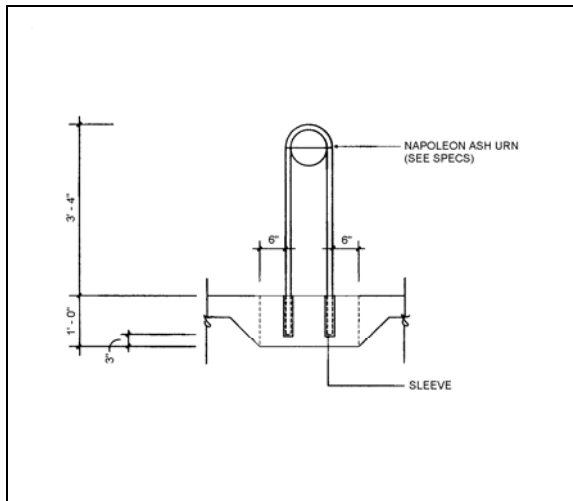


Figure 14 – Ash Urn Details

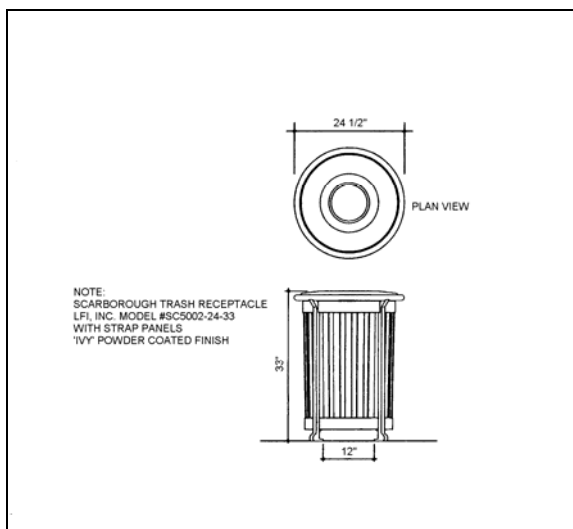


Figure 15 – Trash Receptacle Details

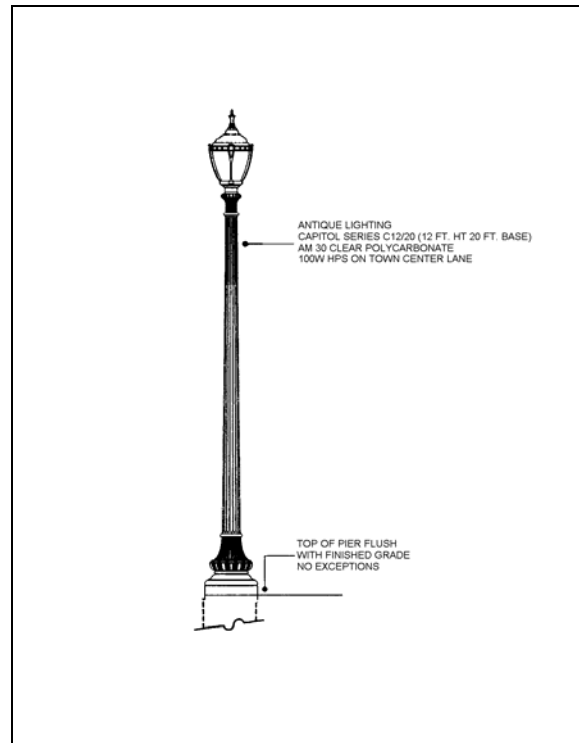


Figure 16 – Pedestrian Light Pole Details

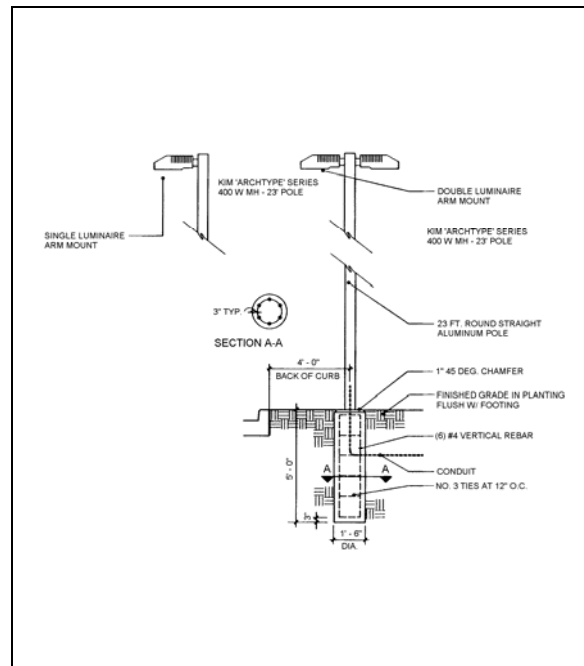


Figure 17 – Parking Light Details

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Q. C – Commercial District

1. General Purpose and Description

The C, Commercial District is intended predominately for certain retail, and light intensity wholesale and commercial uses of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with typical office, other retail, shopping, and residential environments. Any use with outside storage requires a Specific Use Permit.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Such uses as may be permitted under provisions of Specific Use Permits (SUP).

3. Height Regulations

Maximum Height - Two (2) stories, thirty-five feet (35'); maximum four (4) stories, forty-eight feet (48') if an additional setback is met. One story, twenty-five feet (25') if within one hundred feet (100') of a developed SF-zoning district/lot.

4. Area Regulations

a. Size of Yards

- 1) **Minimum Front Yard** - Thirty feet (30'); all yards adjacent to a street shall be considered a front yard.
- 2) **Minimum Side Yard** – None.
- 3) **Minimum Rear Yard** - Twenty feet (20').
- 4) **Adjacent to a Single-Family District** - The side or rear setback, whichever is adjacent to the single-family zoning district shall observe a sixty-foot (60') setback.
- 5) **Additional setback for structures over thirty-five feet (35')** - One (1) additional foot setback for each additional two feet (2') in height above thirty-five feet (35').

b. Size of Lots

- 1) **Minimum Lot Size** - Thirty three thousand (33,000) square feet.
- 2) **Minimum Lot Width** - One hundred fifty feet (150').
- 3) **Minimum Lot Depth** – None.

5. Other Regulations

- a. As established in [Section 8.05 - Development Standards](#).
- b. Parking Requirements: As established in [Section 8.06 - Off Street Parking and Loading Requirements](#).

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- c. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling or non-residential purposes.
 - d. Site Plan submittal is required.
 - e. No outside storage is permitted unless approved by a Specific Use Permit (SUP).
6. Compliances With State Laws and Federal Laws

No uses shall be allowed which are prohibited by State law or which operate in excess of State or National environmental or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Air Control Board, Texas State Department of Health, or The Texas Water Quality Control Board, as the case may be.

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C – Commercial District

P = Permitted Uses

SUP= May Be Approved As Specific Use Permit

Administrative or corporate offices	P
* All uses listed in Retail Zoning District with the same conditions	P
Church	P
City, County, State, and governmental offices	P
College, university or private boarding school	P
Commercial engraving/printing	SUP
Contractor shop	SUP
Convenience store with gas pumps	SUP
Copy shop or printing shop	P
Dry cleaning (small shop)	P
Dry cleaning plant or commercial laundry	P
Family home/adult care/day care	P
Freight or truck terminal yard	SUP
Funeral parlor or mortuary	P
Furniture restoration, wholly enclosed in a building	P
Greenhouses and nurseries	SUP
Gunsmith (repair only)	P
Heating and air conditioning sales and services (Enclosed building without outside storage)	P
Heavy machinery sales and service	SUP
Heavy vehicle storage	SUP
Heliports and helistops	SUP
Hospital	P
Hotel and motel	P
Light manufacturing in enclosed building	P
Metal recycling collection center	SUP
Miniature golf, driving range, and putting course	SUP
Mini-warehouse or self-service storage warehouse	SUP
Monuments and headstones sales with outside storage	SUP
Newspaper printing	P
Overnight delivery and service center	SUP
Pawnshop	P
Pet grooming, no outside pens	P
Portable building sales with outside storage	SUP
Printing company (commercial)	P
Private club with alcoholic beverages sales	P
Public parking garage	SUP
Quarters for caretaker as a part of primary structure	P
Research and scientific laboratories	P
Retail and services in enclosed building	P
Retirement home and/or nursing home	P
Roller skating rink	SUP
Theater	P
Tool and machinery rental shop	SUP
Tourist home (bed and breakfast)	SUP
Veterinarian office with outside pens	SUP
Wallpaper, flooring, and carpet supply	P
Wholesale distribution center and warehousing	P

* All uses requiring a SUP in Retail District will require a SUP in Commercial District.

R. IP – Industrial Park District

1. General Purpose and Description

The IP, Industrial Park District is intended to provide a low intensity campus or open setting for research and development laboratories, science and high technology firms and related office and support uses. All uses with outside storage require a Specific Use Permit (SUP). The uses in the Industrial Park District (IP) are subject to the Keller Technology Center Master Plan and shall comply with its provisions. The Keller Technology Center Marketing Team (KTCMAT) guidelines shall also apply to this district.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Such uses as may be permitted under provision of Specific Use Permits (SUP).

3. Height Regulations

Maximum Height - Six (6) stories, seventy-two feet (72') – additional height is allowed by a Specific Use Permit (SUP) on a case-by-case basis.

4. Area Regulations

a. Size of Lot

- 1) **Minimum Lot Area** - Three (3) acres.
- 2) **Minimum Lot Width** - One hundred fifty feet (150').
- 3) **Minimum Lot Depth** - Two hundred feet (200').

b. Size of Yards

- 1) **Minimum Front Yard** - Fifty feet (50').
- 2) **Minimum Side Yard** – None - Thirty feet (30') adjacent to a street.
- 3) **Minimum Rear Yard** – Thirty feet (30').
- 4) **Minimum Setback from Single-Family Districts** - Sixty feet (60').

5. Other Regulations

- a. As established in [Section 8.05 - Development Standards](#) and Keller Technology Center Master Plan.
- b. Parking Requirements: As established in [Section 8.06 - Off Street Parking and Loading Requirements](#).
- c. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling or no-residential purposes.
- d. Site Plan submittal is required.
- e. No outside storage is permitted unless approved by a Specific Use Permit (SUP).

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6. Compliance With State Laws and Federal Laws

No uses shall be allowed which are prohibited by State law or which operate in excess of State or National environmental or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Air Control Board, Texas State Department of Health, or The Texas Water Quality Control Board, as the case may be.

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IP – Industrial Park District

P = Permitted Uses

SUP= May Be Approved As Specific Use Permit

Administrative or corporate offices and headquarters	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assembly of products including packaging	P
Assembly of radios/audio/visual equipment/communication equipment	P
Automobile sales, new with outside storage	SUP
Bank, saving, loan, and credit unions	P
Batching plant (temporary)	Temporary Permit Issued by DRC
Bookbindery	P
Cemetery or mausoleum (new or expansion)	SUP
Child care or day care center	SUP
Church	P
City, County, State, and governmental offices	P
College, university or private school	P
Computer sales/service/manufacturing	P
Copy shop or printing company	P
Hospital	P
Hotel and motel	P
Light manufacturing without noxious odor or fume or outside storage	P
Medical clinic, office, or laboratory	P
Museum or art gallery	P
Office showroom	P
Office, general or professional	P
Overnight delivery and service center	P
Research and scientific laboratories	P
Retail uses and services wholly enclosed in a building	P
Studio (photography)	P
Temporary field construction office	P
Utility structures (private)	SUP
Utility structures (public)	P
Weight, aerobic center, or health club	P
Wholesale distribution center and warehousing	P

S. LI – Light Industrial District

1. General Purpose and Description

The LI, Light Industrial District is intended primarily for the conduct of light manufacturing, assembling and fabrication, and for warehousing, wholesaling and service operations that do not depend upon frequent customer or client visits. Such uses do require accessibility to major highways, rail lines or other means of transportation. Any outside storage requires a Specific Use Permit (SUP).

2. Permitted Uses

The attached uses are permitted in the “LI” District, provided that such manufacturing or industrial operation shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located and which produces no noise exceeding the average intensity of noise of street traffic at that point and provided that such use does not create fire hazards on surrounding property.

a. Those uses specified in this Section.

b. A “high risk or hazardous industrial use” is permitted by Specific Use Permit (SUP) only. In this section, “high risk or hazardous industrial use” means any industrial use whose operation, in the opinion of the Fire Chief, involves a much higher than average risk to public health and safety. These uses include but are not limited to facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored, or disposed of.

c. Such uses as may be permitted under provisions of Specific Use Permits (SUP).

3. Height Regulations

Maximum Height - Two (2) stories, thirty-five feet (35’); maximum four (4) stories, forty-eight feet (48’) if an additional setback is met.

4. Area Regulations

a. Size of Yards

1) **Minimum Front Yard** - Thirty feet (30’); all yards adjacent to a street shall be considered a front yard.

2) **Minimum Side Yard** – None; thirty feet (30’) adjacent to street.

3) **Minimum Rear Yard** - Thirty feet (30’).

4) **Adjacent to a Single-Family District** - The side or rear setback, whichever is adjacent to the single-family zoning district shall observe a one hundred-foot (100’) setback.

5) **Additional setback for structures over thirty-five feet (35’)** - One (1) additional foot setback for each additional two feet (2’) in height above thirty-five feet (35’).

b. Size of Lots

1) **Minimum Lot Size** - Thirty three thousand (33,000) square feet.

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- 2) **Minimum Lot Width** - One hundred fifty feet (150').
- 3) **Minimum Lot Depth** – None.
5. Other Regulations
 - a. As established in [Section 8.05 - Development Standards](#).
 - b. Parking Requirements: As established in [Section 8.06 - Off Street Parking and Loading Requirements](#).
 - c. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling or non-residential purposes.
 - d. Site Plan submittal is required.
 - e. No outside storage is permitted unless approved by a Specific Use Permit (SUP).
6. Compliance With State Laws and Federal Laws

No uses shall be allowed which are prohibited by State law or which operate in excess of State or National environmental or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Air Control Board, Texas State Department of Health, or The Texas Water Quality Control Board, as the case may be.

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Administrative or corporate headquarters	SUP
* All uses listed in Retail and Commercial Zoning District with the same conditions	P
Amateur radio, TV, or CB antenna (less than 50 ft. in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assembly of light electronic instruments and devices (enclosed building)	P
Automobile/Boat upholstery	SUP
Automobile reconditioning, body/fender repair	SUP
Automobile repair, major	SUP
Automobile sales, new with outside storage	SUP
Automobile service station	SUP
Bank, saving, loan, and credit unions	P
Bar	SUP
Batching plant (temporary)	Temporary Permit Issued by DRC
Building material and hardware (inside)	P
Building material and hardware (with outside storage)	SUP
Cabinet and furniture upholstery shop	P
Cemetery or mausoleum (new or expansion)	SUP
Child care or day care center	P
Church	P
City, County, State, and governmental offices	P
Convenience store with gas pumps	SUP
Dry cleaning plant or commercial laundry	SUP
Farm, ranch, livestock, garden, or orchard	SUP
Freight or truck terminal yard	SUP
Funeral parlor or mortuary	SUP
Furniture restoration	P
Greenhouses and nurseries (commercial)	SUP
Gunsmith (repair only)	P
Heating and air conditioning sales and services without outdoor storage	P
Heavy machinery sales and service	SUP
Heavy vehicle storage	SUP
Heliports and helistops	SUP
High risk or hazard industrial manufacturing wholly enclosed within a building	SUP
Hospital	P
Hotel/motel or bed & breakfast	P
Landscaping service	SUP
Light manufacturing wholly enclosed within a building	P
Industrial manufacturing wholly enclosed within a building	P
Industrial manufacturing not wholly enclosed within a building	SUP
Medical laboratory	P
Mini-warehouses (self service)	SUP
Minor medical emergency clinic	P
Municipal uses operated by the City of Keller	P
Office showroom	P
Office, general, professional or medical	P
Overnight delivery and service center	P
Printing company (commercial)	P
Private school	P

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Quarters for caretaker as a part of primary structure	P
Research and scientific laboratories	P
Retail uses and services without outside storage	P
Sexually oriented uses	SUP
Tool and machinery rental shop	SUP
Truck rental or leasing	SUP
Utility structures (private)	SUP
Utility structures (public)	P
Vehicle or car wash	SUP
Veterinarian office with outside pens	SUP
Warehouse and service uses without outside storage	P
Wholesale and retail uses without outside storage	P

Section 8.04 Overlay and Special Districts

Overlay and Special Districts shall be used in conjunction with base zoning districts. In the use of the following overlay zoning classifications, the base district shall remain in effect if it is already in existence unless changed by zoning amendment. New base districts or changes in existing base districts may be requested at the same time overlay districts are requested. Unless otherwise specified, all uses in the base district are applicable for an overlay district.

A. PD – Planned Development District**1. General Purpose and Description**

The Planned Development District is a district which accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development (PD) District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance. While greater flexibility is given to allow special conditions or restrictions, which would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility. The minimum area for a Planned Development (PD) District shall be one (1) acre.

2. Permitted Uses

An application for a PD District shall specify the base district(s), the use or the combination of uses proposed. Uses which may be permitted in a PD must be specified if not permitted in the base district. In the case of residential PD districts for single-family or duplex categories, the proposed lot area shall be no smaller than the lot sizes allowed in the base zoning district except for minor reductions in a small percentage of the lots in order to provide improved design. In selecting a base zoning district, the uses allowed in the base district must be similar or compatible with those allowed in the PD. A PD designation may not be applied to the TC, Town Center District except for residential developments. PD designations shall not be attached to Specific Use Permit (SUP) requirements. Specific Use Permits allowed in a base zoning district are allowed in a PD only if specifically identified at the time of PD approval.

3. Planned Development Requirements

- a. Development requirements for each separate PD District shall be set forth in the amending Ordinance granting the PD District and shall include, but may not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, building material coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, hours of operation, project phasing or scheduling, management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.
- b. In the PD District, uses shall conform to the standards and regulations of the base-zoning district to which it is most similar. The base zoning district shall be stated in the granting Ordinance. All applications to the City shall list all requested deviations from the standard requirements set forth throughout this Ordinance (applications without this list will be considered incomplete) specifically any deviation not requested is deemed to comply with this Ordinance even if shown graphically on a Site Plan. The Planned Development District shall conform to all other sections of this Ordinance unless specifically excluded in the granting Ordinance.

- c. The Ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of modifications in each district or districts and general statement citing the reason for the PD request.
4. In establishing a Planned Development District in accordance with this section, the City Council shall approve and file as part of the amending Ordinance appropriate plans and standards for each Planned Development District. To facilitate understanding of the request during the review and public hearing process, the Planning and Zoning Commission and City Council shall require a Conceptual Plan or a Detailed Site Plan. All PD applications shall have a written proposal explaining all aspects of the requested PD including any deviations from this Ordinance.
 - a. Conceptual Plan - This plan shall be submitted by the applicant at the time of the PD request. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and as may be required, supported by written documentation of proposals and standards for development. The City may prepare application form(s) which further describe and explain the following requirements:
 - 1) Residential Concept Plan - A Conceptual Plan for residential land use shall show general use, thoroughfares, preliminary lot arrangements, size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, landscaped areas, project scheduling, and other pertinent development data.
 - 2) Non-Residential Concept Plan - A Conceptual Plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the Director of Community Development, Planning and Zoning Commission, or City Council, may include but is not limited to the types of use(s), topography, and boundary of PD area, physical features of the site, existing streets, alleys and easements, location of future public facilities, building height and location, parking ratios, project scheduling, landscaping plans, building elevations, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final Detailed Site Plan.
 - b. Detailed Site Plan - This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the Conceptual Plan. Changes of detail on the Detailed Site Plan, which differ from the original Concept Plan, but do not alter the basic relationship of the proposed development to adjacent property, the uses permitted, or increase the density, building height or coverage of the site, the off-street parking ratio or reduce the yards provided at the boundary of the site, or does not significantly alter the landscape plans as indicated on the approved Conceptual Plan may be authorized by the City Council. Approval of the Detailed Site Plan shall be the basis for issuance of a building permit, but does not release the applicant of the responsibility to submit plans to the Director of Community Development for a building permit.
 - 1) The Detailed Site Plan shall include:
 - a) For non-residential developments, a site inventory analysis including a scale drawing showing major existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas. The list of items to be included on a site plan is provided in this Ordinance.

- b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with a topographical contour interval of not more than five feet (5').
 - c) A site plan for proposed building complexes showing the location of separate buildings and the minimum distance between buildings, and between building and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision of off-street parking.
 - d) A conceptual landscape plan showing turf areas, screening walls, ornamental planting, wooded areas and trees to be planted.
 - e) An architectural plan (elevations, etc.) showing elevations and signage style to be used throughout the development in all districts except single-family and two-family shall be required.
 - f) All Detailed Site Plan shall have supplemental data describing standards, regulations or other data pertinent to the development of the Planned Development District as appropriate to adequately explain or understand the request.
5. Approval Process and Procedure - The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in [Section 8.02.D](#). This procedure is further expanded as follows for approval of Conceptual and Detailed Site Plans.
- a. The Planning and Zoning Commission shall recommend and the City Council shall approve a Conceptual Plan or Detailed Site Plan in public hearings. One public hearing at the Planning and Zoning Commission and one at the City Council for the PD request is adequate when:
 - 1) Information on the Concept Plan and attached application is sufficient to determine the appropriate use of the land and the Detailed Site Plan will not deviate substantially from it; or
 - 2) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirement for a Detailed Site Plan.
 - b. If the Detailed Site Plan conforms substantially to the conceptual Site Plan as approved by the City Council, then a public hearing on the Detailed Site Plan is not required. The staff shall review the Detailed Site Plan for conformance to the Concept Plan and other requirements set forth for a Detailed Site Plan. Approval of a Detailed Site Plan is required prior to issuance of a building permit.

If the Detailed Site Plan is not in conformance with the Conceptual Plan, then a public hearing is required by the Planning and Zoning Commission and City Council prior to approval of the Detailed Site Plan. After approval by the City Council, a building permit may be issued for the project.
 - c. The amending Ordinance establishing the Planned Development District shall not be approved until the Conceptual or Detailed Site Plan is approved.

- 1) The Detailed Site Plan may be approved in sections. When a Site Plan is approved in sections, then separate approvals for subsequent sections or phases will be required.
 - 2) A Detailed Site Plan shall be submitted for approval within one (1) year from the date of approval of the Conceptual Plan for all or some portion of the Concept Plan. If a Detailed Site Plan is not submitted within one (1) year, the Concept Plan is subject to review by the Planning and Zoning Commission and City Council. If some portion of the project is not started within two (2) years, the Planning and Zoning Commission and City Council may review the original Concept Plan or Detailed Site Plan to ensure its continued validity. If the City determines the Concept Plan is not valid, a new Concept Plan must be approved prior to a Detailed Site Plan for the PD District. Although a new Concept Plan or Detailed Site Plan may be required to be approved, this does not effect the validity of the PD in terms of uses, density, and other development standards permitted in the PD.
6. When a PD District is being considered, a written report from the Director of Community Development or his designated representative, discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic, and written comments from the applicable public agencies shall be submitted to the Planning and Zoning Commission prior to the Commission making any recommendations to the City Council.
7. All Planned Development Districts approved in accordance with the provisions of this Ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the Zoning District Map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained as part of this Ordinance.
8. Planned Development Ordinances Continued
- Prior to adoption of this Ordinance, the City Council has established various Planned Development Districts, some of which are to be continued in full force and effect. The ordinances or parts of ordinances approved prior to this Ordinance specified in [Section 10.09](#) shall be carried forth in full force and effect and are the conditions, restrictions, regulations and requirements which apply to the respective Planned Development Districts shown on the Zoning Map at the date of adoption of this Ordinance.
9. Uses or Developments Allowed Only by PD - Because of the uniqueness of the following uses in Keller, they shall be permitted by PD designation only:
- a. Single-Family Attached Dwelling (Townhouse)
 - 1) General Purpose and Description

Single-family attached homes or town homes allow for the development of attached-zero lot line units on individually platted lots.
 - 2) Height Regulations

Maximum Height - Two and one-half (2½) stories for the main structures, one (1) story for accessory buildings.
 - 3) Area Regulations
 - a) **Minimum Front Yard** - Twenty feet (20').
 - b) **Minimum Rear Yard** - Twenty feet (20').

c) Side Yard Regulations

- i. Single-family attached dwellings need not have a side yard except that a minimum fifteen-foot (15') side yard is required side yard adjacent to a street. The ends of any two adjacent building complexes or row of buildings shall be at least twenty feet (20') apart. The required side yards shall be designated upon a plat approved by the City Council.
- ii. A complex of attached single-family dwellings shall have a minimum length of three (3) dwelling units and shall not exceed one hundred fifty feet (150') in length or the width of six attached units.

d) Size of Lots

- i. **Minimum Lot Area** - Two thousand seven hundred (2,700) square feet.
- ii. **Minimum Lot Width** - Twenty-five feet (25').
- iii. **Minimum Lot Depth** - Ninety feet (90').
- iv. **Maximum Lot Coverage** - Eighty-five percent (85%) total, including main and accessory buildings.
- v. **Minimum Dwelling Unit Size** - One thousand two hundred (1,200) square feet per unit.

4) Parking Regulations

- a) Two (2) enclosed spaces on the same lot as the main structure. See [Section 8.06 – Off-Street Parking and Loading Requirements](#) for additional requirements.
- b) In addition to “a)” above, parking shall be required for any recreational uses, clubhouse, sales offices and visitors. Designated visitor parking spaces shall be provided in common areas at a ratio of one (1) guest/visitor space per four (4) units.

5) Open Space Requirement

All single-family attached developments shall provide usable open space at the same ratio as specified in [Section 8.03.L.7](#).

b. Patio Homes

1) General Purpose and Description

Patio homes allow for development of detached "zero lot line" homes in a modified residential district which encourages greater use of the side yard areas. Clustered lot patterns with a common usable open space system can be incorporated as an integral part of the development.

2) Height Regulations

Maximum Height - Two and one-half (2½) stories for the main structure; one (1) story for accessory buildings.

3) Area Regulations

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- a) **Minimum Front Yard** - Twenty feet (20').
 - b) **Minimum Rear Yard** - Twelve feet (12'); twenty feet (20') for structure accommodating required off-street parking if provided access from a dedicated or private alley.
 - c) Side Yard Regulations
 - i. **Side Yard Setback:** Side setbacks shall be one foot (1') maximum on one side and nine feet (9') on the opposite side or five foot (5') side yard on each side. The dwelling shall be no closer than ten feet (10') between the face of exterior walls of neighboring dwelling units.
 - ii. No roof overhang, gutter, or extension from a wall will be allowed to extend into a neighboring property.
 - iii. The closest exterior roof line to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property.
 - iv. Each adjacent lot shall provide an access or use easement, a minimum of three feet (3'), adjacent to the "zero" (one-foot) side or there must be a three-foot (3') setback from the adjacent "zero" side to allow the property owner access for maintenance of his dwelling.
 - v. The majority of one side of the structure shall be located within three feet (3') of one side lot line. The building wall which faces the "zero" side of the lot shall not have any doors, windows, ducts, grills, vents, or other openings.
 - vi. **Minimum Side Yard Setback Adjacent to Street Right-of-Way:** Fifteen feet (15').
 - d) Size of Lots
 - i. **Minimum Lot Area** - Five thousand (5,000) square feet.
 - ii. **Minimum Lot Width** - Fifty feet (50').
 - iii. **Minimum Lot Depth** - Ninety feet (90').
 - e) **Maximum Lot Coverage** - Fifty percent (50%) total, including main and accessory buildings.
 - f) **Minimum Area of Dwelling Unit** - Each unit shall have a minimum floor area of one thousand two hundred (1,200) square feet.
- 4) **Parking Regulations** - Two (2) enclosed spaces on the same lot as the main structure ([See Section 8.06 - Off-Street Parking and Loading Requirements](#)).
- c. Mobile Home Development
 - 1) General Purpose and Description

The purpose of these regulations is to provide for HUD-code mobile homes. Every mobile home community, whether consisting of a mobile home development, park or subdivision, hereafter created, constructed, enlarged or extended within the City shall comply with the standards of this section governing design and construction of improvements and the placement of mobile homes.

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The following requirements shall be met or exceeded to allow for approval of a special use permit for a mobile home development, park, or subdivision.

2) Type of Mobile Home Development

A mobile home subdivision shown on a land subdivision plat approved by the City Council and filed for record and designed specifically for mobile home development. Said mobile home parks or subdivision shall not have a density of more than seven (7) dwelling units per acre.

3) Height Regulations

- a) **Principal structure** - One (1) story not to exceed fifteen feet (15').
- b) **Accessory structure** - One (1) story not to exceed fifteen feet (15'), except storage buildings which shall not exceed ten feet (10') in height.

4) Area Regulations

- a) **Minimum front setback** - twenty-five feet (25').
- b) **Minimum rear yard** - twenty-five feet (25').
- c) **Minimum side yard** - ten feet (10').

However, if the side yard abuts a dedicated street or highway right-of-way, the setback shall be thirty feet (30') from the right-of-way of the dedicated street. Whenever a mobile home development, a park, or subdivision is located adjacent to an existing or zoned residential district without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of forty feet (40') from the adjoining property line. The setback area shall contain appropriate landscape improvements, fencing, berms, or trees to adequately buffer adjoining uses.

d) Size of Lots

- i. Mobile home - Only one (1) single-family mobile home shall be permitted on each lot or lot of record or each plot within a mobile home subdivision. Each lot of record within a mobile home subdivision shall contain a minimum of six thousand (6,000) square feet.
 - ii. The minimum site area which may be developed or used for mobile home purposes shall be ten (10) acres.
- e) Minimum square footage per dwelling unit - six hundred (600) square feet.

f) Parking Regulations

- i. Two (2) covered spaces per dwelling unit.
- ii. Any accessory uses such as a clubhouse, common recreational center, or office shall be required to provide parking according to [Section 8.06](#).
- iii. Adequate guest and visitor parking shall be provided.
- iv. Mobile home space access - No mobile home space shall have direct access to a major or collector street (sixty feet [60'] width or larger). Each mobile

home space shall have direct access to an internal residential street. Internal streets shall be provided to allow access to public streets to allow for the rapid and safe movement of vehicles used for emergency purposes of providing health and public safety services. Each emergency access or internal street shall have a clear unobstructed width of thirty-four feet (34') and shall have a turnaround of eight feet (80') diameter; corners of intersecting streets shall have sufficient turning area to permit free movement of emergency vehicles. All streets within a mobile home development, park or subdivision shall be constructed to meet city standards and shall include rolled curb and gutter.

5) Other Requirements

- a) Development Standards - All mobile home developments, parks, or subdivisions shall be constructed in accordance with Chapter 16 (subdivisions) of the City of Keller Code of Ordinances except as otherwise specified within this section of the Ordinance.
- b) All mobile home structures located within a mobile home development, park, or subdivision shall be manufactured to either meet or exceed the current Housing and Urban Development mobile home manufacturing standards as well as any additional standards as required by the City. No mobile home, house trailer, dwelling, or other structure permitted in the mobile home special use may be erected, altered, placed, moved, or converted on any lot or tract unless it is in conformity with all minimum area regulations specified in this section of the Ordinance.
- c) The following uses shall be permitted as accessory uses of a mobile home subdivision:
 - i. Mobile home space rental office.
 - ii. Common swimming pool no nearer than one hundred twenty feet (120') to any residentially zoned district.
 - iii. Laundry room for the use of residents.
 - iv. Garbage storage on a concrete pad, no nearer than one hundred twenty feet (120') to any residentially zoned district or fifty feet (50') to any residence within the mobile home subdivision, and not within the front setback. Garbage storage shall be screened by a masonry fence at least six feet (6') in height.
 - v. Toilet and shower facilities when used in conjunction with a swimming pool or a community or recreational building. Such facilities shall not otherwise be permitted.
 - vi. Community or recreational building.
 - vii. One (1) storage building per lot one hundred twenty (120) square feet or less, and having no plumbing.

When any of the foregoing permitted accessory uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five feet (45') from the front line, twenty feet (20') from any street right-of-way, and six feet (6') from rear and side lot lines.

- d) Accessory buildings
 - i. Storage facilities shall not be within any required front, side or rear yard and shall have a minimum capacity of two hundred (200) cubic feet per mobile home space. These shall be provided for each space or in compounds located within one hundred feet (100') of each space. Wherever provided, storage facilities shall be constructed of noncombustible materials.
 - ii. Additional accessory buildings, including office for the park, community facilities, house for owner or manager, not exceeding ten percent (10%) of the lot area shall be permitted behind any building line; provided, however, such accessory buildings shall be solely for the convenience and necessity of the inhabitants of the park.
- e) Mobile home space improvements
 - i. Paving - Each mobile home space shall have a five-inch-thick reinforced concrete pad for the purpose of placing the mobile home and shall be of at least the same length and width of the mobile home placed upon it.
 - ii. Sanitary facilities - Each mobile home space shall contain underground water and sanitary sewer connections to the city water system.
 - iii. Anchoring devices - Each mobile home space shall be provided with tie-down anchors as provided by state and federal regulations.
 - iv. Utilities - All utility service shall be underground.
 - v. Skirting - All skirting shall be of brick, stone, or other masonry or material of equal characteristics or comparable and matching extruded metal material to exterior siding of the mobile home with the necessary vents, screens, and/or openings, and shall be installed prior to occupancy of the mobile home.
 - vi. Refuse containers - All refuse and refuse containers shall be screened from view of all public streets adjacent to the property.
 - vii. Fencing - A permanent privacy screen of masonry or natural stone construction shall be constructed around the perimeter of the mobile home subdivision. Screening fence shall be at least six feet (6') in height and shall be erected along the entire length of the perimeter of the property and it shall be permanently and adequately maintained by the owner of the property. Said screening shall be erected prior to occupancy of the mobile home development, park or subdivision.
 - viii. Landscaping - Landscaping shall be provided in accordance with the provisions [Section 8.07](#) of this Ordinance.
 - ix. Minimum usable open space - Not less than twenty-five percent (25%) of the gross site area shall be devoted to open space, including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways, and internal streets.
 - x. A portion of the minimum open space equivalent to two hundred fifty (250) square feet per dwelling unit or a minimum of one-half ($\frac{1}{2}$) acre, whichever is greater, shall be devoted to planned and permanent usable recreation areas. The amount, location, and type of usable recreation space shall be shown on the site plan.

- xi. Buffer area regulations - Whenever a mobile home subdivision is located adjacent to an existing or zoned residential district or lower density development, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of forty feet (40') from the adjoining property line. The setback area shall contain appropriate landscape improvements, fencing, berms, or trees to adequately buffer adjoining uses.

d. Private Street Residential Development

1) General Purpose and Description

A Private Street Residential Development is any development that contains a group of lots that have no frontage on a publicly dedicated street and are accessible by way of a private street or access easement. Such subdivisions may also limit access to lots or dwelling units by the use of a gate, security guard or other active means of limiting access.

2) Approval Criteria

A private street development may be permitted in the Planned Development zoning district subject to the following approval criteria:

- a) A private street development shall not cross an existing or proposed thoroughfare as shown on the City's Thoroughfare Plan or any existing public street.
- b) A private street development shall not cross or disrupt an existing or proposed public pedestrian pathway, hike and bike trail or park as shown on the City's Master Plans.
- c) A private street shall not be an arterial or collector street, affect the circulation of local traffic or have a negative impact on planning for the area. A traffic impact study may be required to show the impact of the limited access development on public streets. The location and number of entrance/exit gates shall be determined based on the traffic study and on case-by-case basis.
- d) The primary access for a private street development shall be from an arterial or collector street as shown on the City's Thoroughfare Plan. Subdivisions with ten (10) or fewer lots may have access from a residential street.
- e) To prevent an undesirable concentration of private street developments in any one area of the City, a private street development shall not be directly adjacent to another private street development and no more than two private street developments may face a street within any one mile segment except as part of a master planned community involving several subdivisions.

3) Petition to Convert to Private Streets

Existing public street subdivisions may request a Specific Use Permit (SUP) for a private street subdivision subject to the approval criteria for Planned Development (PD) plus the following additional criteria:

- a) An application for a private street subdivision must be accompanied by a petition containing the signatures of the owners of one hundred percent (100%) of the existing lots in the subdivision requesting approval of the Specific Use Permit (SUP) for a private street subdivision.

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- b) A property owners association must be formed or an existing association bylaws must be changed to accept the responsibility of maintaining the streets. Applicants must agree to maintain the streets and other private appurtenances to City standards thereafter. Any changes thereafter to the property owners association documents, regarding the streets, must be approved by the City Council.
- c) The original final plat for the property must be vacated and a new plat showing the streets as private must be filed. Any appraisal or surveying required to convey the right of ways to the property owners association will be at the cost of the property owners.
- d) The subdivision must substantially meet the requirements for private streets within this Ordinance.
- e. The following uses shall only be permitted in a Planned Development (PD) District that is specifically designated for such a use:
 - 1) Airport.
 - 2) Athletic stadium or field (private).
 - 3) Theater-outdoor.
 - 4) Batching plant (concrete or asphalt).
 - 5) Wrecking yard, auto salvage, junkyard, or outside reclamation.
 - 6) Industrial processing uses such as:
 - a) Canvas
 - b) Cellophane
 - c) Cement or hydrated lime manufacture
 - d) Clay products utilizing previously pulverized clays and gas or electric kilns
 - e) Cork
 - f) Feathers
 - g) Felt
 - h) Fiber
 - i) Fur
 - j) Glass
 - k) Horn
 - l) Industrial manufacturing
 - m) Leather
 - n) Meat packing plant

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- o) Oil or gas extraction
- p) Paint, not employing boiling process
- q) Paper
- r) Plastics
- s) Precious/semi-precious metal or stone
- t) Shell
- u) Textiles
- v) Tobacco
- w) Wood
- x) Yard

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B. SUP or "S" – Specific Use Permits

1. Specific Uses

- a. The purpose of this district is to allow the consideration of certain uses in districts that under most circumstances would not be compatible with other permitted uses but with certain conditions and development restrictions may be compatible.
- b. The City Council by an affirmative vote may, after public hearing and proper notice to all parties affected, and after recommendations from the Planning and Zoning Commission that the uses are in general conformance with the Master Plan and general objectives of the City and containing such requirements and safeguards as are necessary to protect adjoining property and health, safety, and general welfare of the population, authorize certain uses by a Specific Use permit.
- c. Application shall be accompanied by a written and Detailed Site Plan or Concept Plan as defined in this Ordinance drawn to scale and showing the general arrangement of the project, together with essential requirements such as building elevations, site landscaping, off-street parking facilities; size, height, construction materials, and locations of buildings and the uses to be permitted; location and instruction of signs; means of ingress and egress to public streets; traffic study if needed, the type of visual screening such as walls, plantings and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200'). The City shall make available application forms specifying drawing requirements. The Director of Community Development, Planning and Zoning Commission, or City Council may require additional information or drawings (such as building floor plans or material sample), operating data and expert evaluation or testimony concerning the location, function, and characteristics of any building or use proposed.

2. Specific Use Permit Regulations

- a. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested Specific Use Permit, the City Council may consider the following:
 - 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
 - 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
 - 3) The nature of the use is reasonable and appropriate in the immediate area;
 - 4) Any negative impact on the surrounding area has been mitigated; and
 - 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.
- b. In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Director of Community Development for use of the building on such property

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pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy.

- c. No Specific Use Permit shall be granted unless the applicant, owner and grantee of the Specific Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the Specific Use Permit, as attached to the site plan drawing (or drawings) and reviewed by the Planning and Zoning Commission and approved by the City Council. An SUP and/or Certificate of Occupancy may be revoked by the Director of Community Development if all SUP conditions are not complied with.
 - d. A Building Permit or Certificate of Occupancy shall be applied for and secured within six (6) months from the time of granting the Specific Use Permit, provided however, that the City Council may authorize an extension. After six (6) months from the date of approval has elapsed, the Planning and Zoning Commission and City Council may review the site plan for compliance. If the site plan is determined to be invalid, the property owner(s) must submit a new or revised site plan for approval prior to any construction or application for building permit for the area designated for the Specific Use Permit. If the use for which the SUP applies is not issued a building permit or certificate of occupancy within one year, the SUP will automatically expire.
 - e. No building, premise, or land used under a Specific Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amendment to the Specific Use Permit is granted for such enlargement, modification, structural alteration, or change.
 - f. The Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the specific land use designated by any Specific Use Permit.
 - g. When the City Council authorizes granting of a Specific Use Permit, the records shall be amended according to its legend to indicate that the affected area has conditional and limited uses. An SUP is granted to the owner/applicant and is not transferable to a new owner/tenant.
3. Use Regulations - Uses permitted by SUP are specified in the base-zoning district.
 4. Prior SUP Ordinances Remaining In Effect

Prior to adoption of this Ordinance, the City Council had established various Specific Use Permits, some of which are to be continued in full force and effect. The permits or parts of permits approved prior to this Ordinance specified in [Section 10.10](#) shall be carried forth in full force and effect and are the conditions, restrictions, regulations, and requirements which apply to the respective Specific Use Permits as authorized within the approving Ordinance at the date of adoption of this Ordinance. Any changes to an existing SUP shall be approved in accordance with the provisions of this Ordinance.

C. OTK – Old Town Keller Overlay District

1. General Purpose and Description

The OTK Overlay District encompasses most of the original town site of Keller. The area generally contains a mixture of some of the oldest buildings in Keller along with newer uses and buildings that have replaced older structures over the years. Vacant lots are scattered throughout the district. The OTK Overlay District is designed to transform the area into a historic focal point of the City with the character of a small Texas town of the early 1900's. The standards set forth in this district will ensure design consistency in both the redevelopment of existing structures and in new developments. The Old Town Keller Overlay District shall be used in conjunction with existing base zoning district in this area.

a. Boundary Established

The boundary of the OTK Overlay District consists of Johnson Road on the north, the Burlington Northern Railroad on the west, and Bear Creek Parkway on the south. The eastern boundary follows various property lines near Elm Street and Ruby Street. Please refer to the attached Old Town Keller boundary map for exact boundaries (See Figure 1 within this Section).

b. Subdistricts Created

1) Main Street Subdistrict

The Main Street Subdistrict consists of all properties with frontage along Main Street and Keller Parkway. This subdistrict is characterized by continuous storefronts along the streets with deep, long, and narrow shops. Buildings are typically one or two stories in height with flat roofs and display a historic mercantile character.

2) Neighborhood Subdistrict

The Neighborhood Subdistrict consists of all other properties within the OTK boundary. A mixture of relatively small wooden residential style cottages with steeply pitched roofs and newer single-family residential structures define this subdistrict.

2. Site Plan Required

All non-residential developments within the OTK Overlay District shall be subject to design review as part of the site plan review process. A detailed site plan as outlined in this Ordinance shall be submitted for each use in OTK. Unless specifically noted within this section, all requirements of this Ordinance apply to the OTK Overlay District. Design review is required in this district to ensure that development within the district is in conformance with design guidelines for OTK and that proposed development is architecturally compatible and within the historic character of OTK. Site plan approval shall be required for the following:

- a. All new developments.
- b. A change of use in an existing structure.
- c. Additions to existing buildings.
- d. Remodeling of existing buildings costing twenty-five percent (25%) or more of appraised value as determined by the Tarrant Appraisal District.
- e. Change of ownership or tenant shall comply with sign requirements.

3. Development Standards – Main Street Subdistrict**a. Site Orientation and Layout**

The front facades of buildings in new developments shall be located close to the sidewalks to encourage pedestrian involvement and to provide an area for landscaping, benches, tables and other types of street furniture. Parking shall be provided at the rear of developments (See Figure 2 within this Section). Developers shall share in the cost of remote parking lots if parking cannot be provided on site.

b. Size of Lot

- 1) **Minimum lot area:** Five thousand (5,000) square feet.
- 2) **Minimum lot width:** Fifty feet (50').
- 3) **Minimum lot depth:** One hundred feet (100').

c. Size of Yards

- 1) **Minimum front yard:** Ten feet (10').
- 2) **Minimum side yard:** Ten feet (10') adjacent to a street.
- 3) **Interior side yard:** No side yard is required provided that:
 - a) Both property owners agree to adjoin buildings.
 - b) Adequate fire lanes and circulation is provided on site.
 - c) Appropriate building codes can be met.
- 4) **Minimum rear yard:** Five feet (5').

d. Building Height

Maximum building height shall be two (2) stories or thirty-five feet (35'). Buildings may be up to four (4) stories if approved by the City Council at the time of site plan review. Pitched roofs may exceed height limits with City Council approval provided they are gable or non-shed roof types. New construction shall have a minimum height of twenty feet (20') to maintain a well-defined street space.

4. Design Standards – Main Street Subdistrict**a. Architectural Requirements****1) Materials**

The selected architectural materials must reflect a sense of quality and permanence by utilizing brick, stone, stucco, and concrete. The use of split-faced concrete block shall be limited to the base of a building up to three feet (3') in height from the foundation. EIFS (Engineered Insulated Finishing Systems) may be used at heights above ten feet (10') from grade for cornices, medallions, and other architectural details and elements. Metal and canvass are acceptable materials for awnings and canopies. Vinyl or plastic awnings or canopies shall not be allowed. The color of building materials shall reflect the character of the early 1900's. Extensive use of bright or colors for identity purposes or signage shall not be permitted. The color of

building materials shall reflect the character of the early 1900's, and include earth tones of red, tan, brown and off-white.

2) Facade composition

All new buildings and newly renovated buildings shall have a defined base, a clear pattern of openings and surface features, a recognizable entry, an interesting roofline, and appropriate building materials. Aspects of the architecture of the early 1900's such as materials, colors, window types, cornices, and overall proportions should be reflected in the overall facade composition. Blank walls are prohibited on the front facade and on any facades that may face side streets. As much storefront glass as possible must be incorporated into the facade along with projecting elements and recesses in the facade to define individual tenants within the building. Materials and architectural elements of the front façade shall be carried on all sides of the building (See Figure 3 within this Section).

3) Building entrances

Building entrances must be prominent and easy to identify. The main building entrance must be distinguishable along the storefront. At least one of the following treatments is required:

- a) Entrance located in the center of the facade, as part of a symmetrical overall composition;
- b) Entrance accented by architectural elements, such as columns, overhanging roofs, awnings, or balconies;
- c) Entrance marked or accented by a change in the roofline or change in the roof type.

If rear or side entries are provided, they must be prominent and easy to identify and should be treated as a secondary main entrance.

4) Accent elements

Accent elements such as cut-out openings and latticework, balconies, ornamental building numbers, medallions, and decorative ceramic tile accents must be incorporated into the design of the building to reflect the character of the early 1900's.

5) Mechanical equipment

Exterior building walls shall be tall enough to shield all rooftop mechanical equipment from the view from the street. Other screening devices such as latticework, louvered panels, any treatments that are compatible with the building's architecture may be considered on a case-by-case basis with approval by the City Council. All ground-mounted mechanical equipment shall be screened within a masonry wall matching the building in material and color.

6) Residential style architecture, in the form of new construction or relocated from another location, may be considered in the Main Street subdistrict on a case-by-case basis and approved by the City Council as an element of a site plan application.

b. Landscaping, Lighting, Sidewalk, and Street Furniture Requirements

1) Street Trees

Large canopy trees shall be planted along Main Street in a straight line spaced twenty-five feet (25') apart between the sidewalk and the street in areas where possible. Required street trees may be located between the building and the sidewalk if overhead power lines are present. Tree grates shall be provided for tree planting in paved areas. Open tree grates shall be at least five feet by five feet (5' x 5') with openings no more than ¼ inch in width (in narrow sidewalk areas, three-foot by seven-foot (3' x 7') is an acceptable alternate). The size and shape of the tree grates must relate to the paving pattern. The grates must be designed to allow for tree trunk growth, constructed of ductile iron, with a durable factory applied finish. If string lights are anticipated in the trees, electrical outlets should be provided in the tree grate area. All trees and landscaping must be provided with adequate and inconspicuous irrigation systems.

2) Ornamental Trees and Shrubs

Ornamental trees and shrubs shall be planted in courtyards and in areas where space is limited near existing buildings. All new developments shall have foundation plantings in front of the building and along any sides adjacent to public streets. The foundation planting area shall be a minimum of five feet (5') in width and contain a mixture of ornamental trees, shrubs, and seasonal color.

3) Seasonal color, Planters, Pots, and Beds

Seasonal color and small shrubs shall be provided in raised planters, pots or landscape beds in the front and sides of existing buildings that are surrounded by paving. Seasonal color must also be provided in selected locations within required foundation plantings for new development.

4) Streetlights and Street Furniture

Decorative style streetlights, benches and trash receptacles of the same style and color as those currently in place along Main Street between Taylor Street and the Big Bear Creek Bridge street lights shall be installed on all street corners and at a spacing between street corners not to exceed sixty feet (60') in a uniform manner as each property is developed or redeveloped.

5) Parking Lots and Building Lighting

Light for off-street parking facilities shall be of the same height, style and color of the required streetlights mentioned above. Lighting fixtures attached to buildings shall be of a decorative or historic character that is compatible with the architecture of the buildings and the required streetlights,

6) Sidewalks

All sidewalks in the Main Street Subdistrict shall be constructed of brick pavers in the same design, pattern and color as the sidewalk in place along Main Street between Taylor Street and the Big Bear Creek Bridge. Properties with existing concrete sidewalks shall upgrade the sidewalk with brick pavers in the manner described above when any building additions are proposed or when remodeling existing buildings at a cost of twenty-five percent (25%) or more of the appraised value as determined by the Tarrant Appraisal District.

7) Signage Requirements

a) Attached or Building Mounted Signage

- i. All attached signage shall be externally illuminated.
- ii. A sign permit shall be required for all attached signage.
- iii. Only one attached sign shall be allowed per business per public street frontage.
- iv. Projecting signs shall be allowed provided that they do not extend more than three feet (3') from the wall surface. If projecting signs are used, a detached monument sign shall not be allowed (See Figure 4 within this Section). Vertically oriented (projection sign) signage in height shall not exceed four feet (4') in height and two feet (2') in width and shall be placed ten feet (10') above grade.
- v. All attached signage shall not exceed thirty (30) square feet in total surface area.
- vi. Horizontally oriented signage shall not exceed thirty-six inches (36") in total height for buildings with one primary use. Buildings with multi-tenants may have signs for tenants, which shall not exceed fourteen inches (14").
- vii. Letters and graphics shall be allowed on awnings or canopies provided that they do not exceed nine inches (9") in height. Total advertising area on awnings shall not exceed twenty (20) square feet.
- viii. Sign materials shall consist of wood, metal, or masonry with painted, engraved, or mounted letters.
- ix. Signs must be located on the facade in areas designated for this function; for example, a recessed or framed area or a parapet panel between shop-front and roofline.
- x. Color, materials, sizes, shapes, and lighting of signs must be compatible with the architecture of the building, the business it identifies and the character of the surrounding area.
- xi. Sign shapes must be simple and straightforward to communicate well. Signs as symbols are permitted and encouraged because they are easily read and add to the vitality of a storefront.
- xii. Portable signs such as menu boards for restaurants or to direct customers to parking areas shall be allowed provided they are stored indoors after hours of operation.
- xiii. Wall murals shall be considered on a case-by-case basis and approved by the Director of Community Development or the City Council as an element of a site plan application.
- xiv. Each building shall be allowed to display one temporary parking directional sign only on weekends until the City installs permanent parking directional signs. These temporary parking directional signs shall be no taller than three feet (3') in height and six (6) square feet in total surface area.

- b) Detached or Ground Mounted Signage
 - i. All detached signage shall be externally illuminated.
 - ii. A sign permit shall be required for all new signs or alterations to signs.
 - iii. Only one detached sign shall be allowed per business per public street frontage.
 - iv. All detached signage shall not exceed fifteen (15) square feet in total surface area and six feet (6') in height.
 - v. Only post and bracket style signs shall be allowed using a wooden post or a painted metal pole.
 - vi. Sign materials shall consist of wood or metal with painted or engraved letters, or mounted letters of wood or metal.
 - vii. Color, materials, sizes, shapes, and lighting of signs must be compatible with the architecture of the building, the business it identifies and the character of the surrounding area.
 - viii. Sign shapes must be simple and straightforward to communicate well. Signs as symbols are permitted and encouraged because they are easily read and add to the vitality of a storefront.

c) Parking Requirements

Parking areas situated in front of buildings in new developments in the Main Street Subdistrict are discouraged and only one row of parking may be allowed if approved by the City Council. In new developments, required parking shall be provided at the rear of buildings. Parking provided on the side of a building will be considered on a case-by-case basis and approved by the City Council as an element of a site plan application. The parking requirements of this Ordinance shall be enforced in new developments to the extent possible. Developers must share in the cost of remote parking lots if all required parking cannot be provided on site.

5. Development Standards – Neighborhood District

a. Site Orientation and Layout

The Neighborhood Subdistrict is more residential in character and contains a mixture of some of the early homes built in Keller and some infill residential structures from the 1950's through the 1970's. The structures in this subdistrict are set back farther from the street than the structures in the Main Street Subdistrict to allow for additional landscaping. Most of the streets have wide right-of-ways (approximately eighty feet [80']) that will accommodate ninety-degree (90°) head in parking within the street right-of-way (See Figure 5 within this Section).

b. Size of Lot

- 1) **Minimum lot area:** Five thousand (5,000) square feet.
- 2) **Minimum lot width:** Fifty feet (50').
- 3) **Minimum lot depth:** One hundred feet (100').

c. Size of Yards

- 1) **Minimum front yard:** Fifteen feet (15').
- 2) **Minimum side yard:** Ten feet (10') adjacent to a street.
- 3) **Minimum Interior side yard:** Five feet (5').
- 4) **Minimum rear yard:** Five feet (5').

6. Design Standards – Neighborhood District

a. Architectural Requirements

All new structures of the Neighborhood District shall resemble the residential character and style of the early 1900's. The architectural requirements specified in the Main Street District may be utilized in the Neighborhood District on a case-by-case basis with City Council approval as an element of a site plan application.

b. Landscaping, Lighting, and Sidewalk Requirements

1) Street Trees

A minimum of two large canopy trees shall be planted at twenty-five feet (25') on center within the required front yard centered between the building and the property line. All trees and landscaping must be provided with adequate and inconspicuous irrigation systems.

2) Ornamental Trees and Shrubs

Ornamental trees and shrubs shall be planted in courtyards and in areas where space is limited near existing buildings. All new developments shall have foundation plantings in front of the building and along any sides adjacent to public streets. The foundation planting area shall be a minimum of five feet (5') in width and contain a mixture of ornamental trees, shrubs, and seasonal color.

3) Streetlights, Parking Lot Lighting and Building Lighting

The streetlight, parking lot lighting, building lighting and street furniture requirements for the Neighborhood Subdistrict are the same as the requirements for the Main Street Subdistrict.

4) Sidewalks

Sidewalks in the Neighborhood Subdistrict shall be six feet (6') in width and constructed of concrete with a two-foot (2') wide band of pavers spaced every ten feet (10'). Paver's band shall resemble the brick paver sidewalks along Main Street.

c. Signage Requirements

The signage requirements for the Neighborhood Subdistrict are the same as the requirements for the Main Street District.

d. Parking Requirements

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As existing structures in the Neighborhood Subdistrict are redeveloped, the developer or property owner shall be responsible for constructing the ninety-degree (90°) head in parking within the right-of-way composed of either concrete or asphalt. The developer or property owner is also responsible for the construction of a concrete curb adjacent to the sidewalk and a concrete valley gutter between the street edge and the head-in parking space. If head in parking does not provide an adequate number of parking for a particular use, parking may be added at the rear of the building if accessible, or the property owner may contribute funds for the construction of remote parking facilities. These requirements also apply to new developments.

7. Illustrations

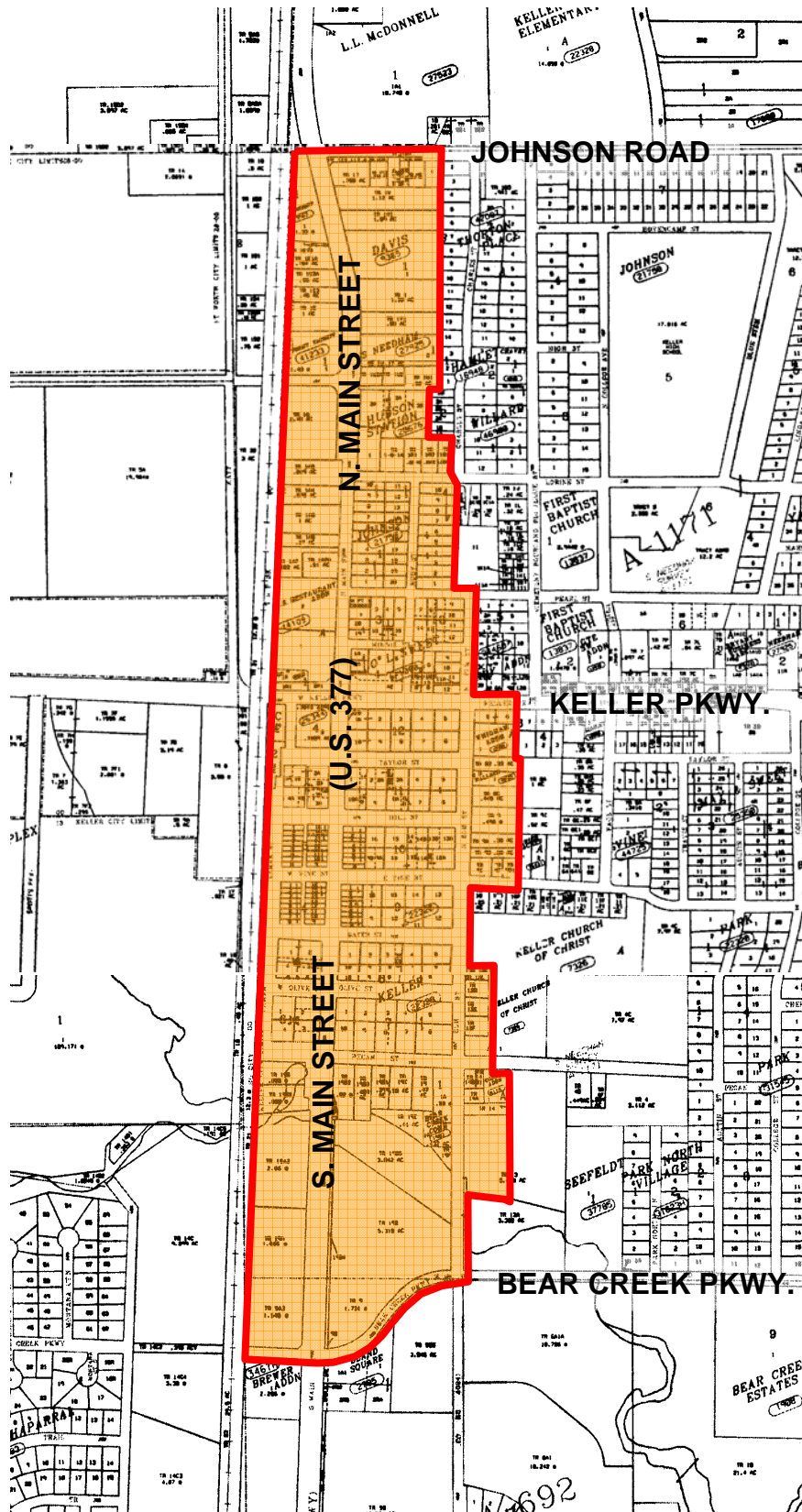


Figure 1 – Old Town Keller Overlay Boundary

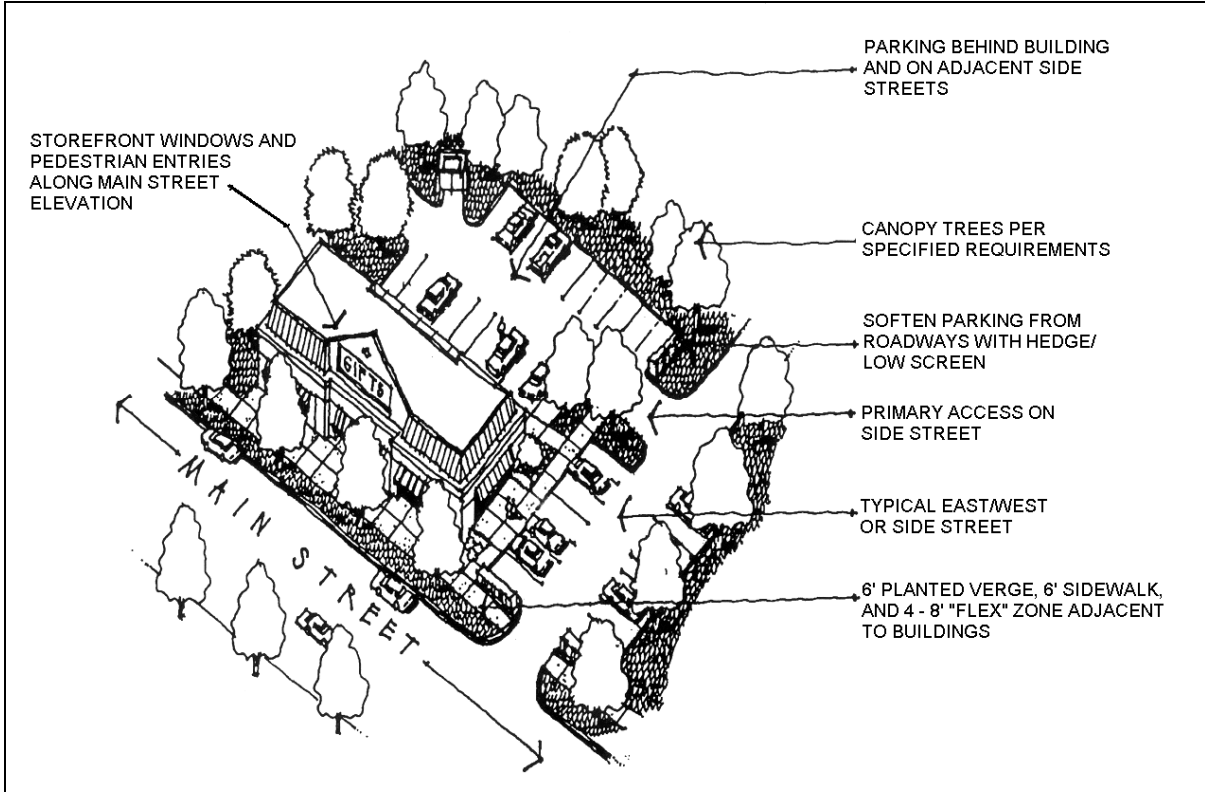


Figure 2 – Building Relationship to Main Street

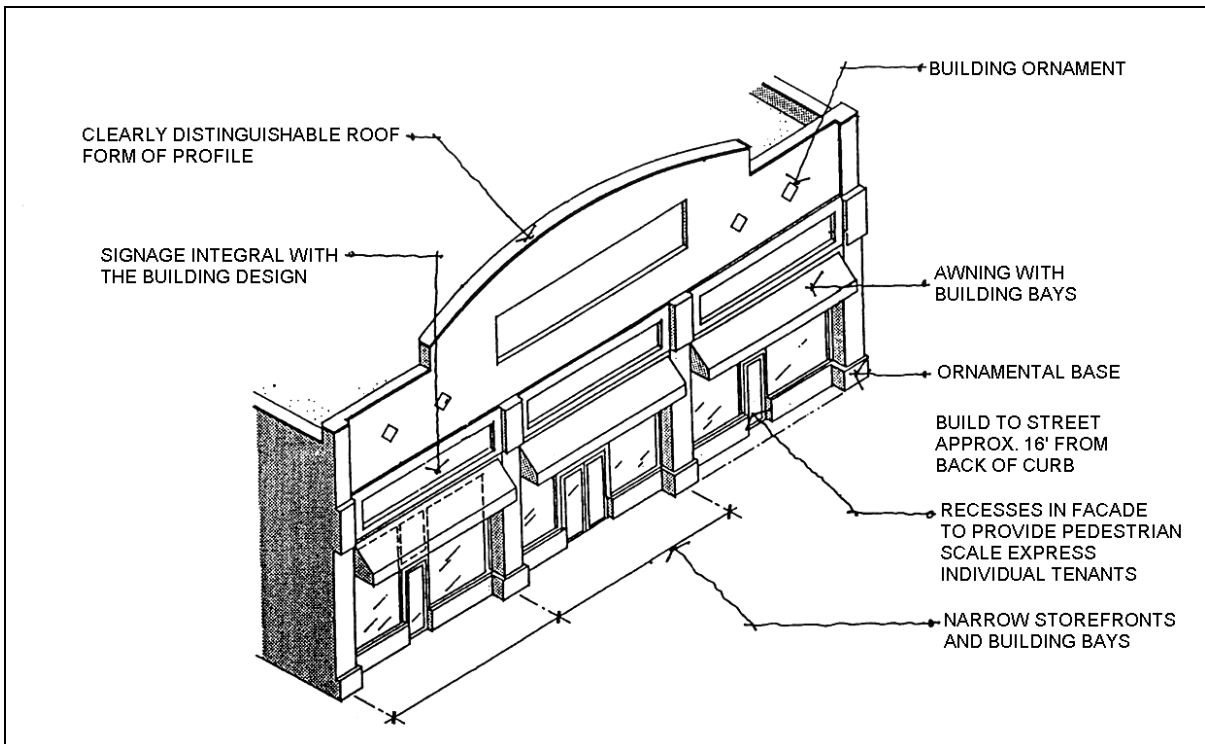


Figure 3 – Main Street Facade Treatments

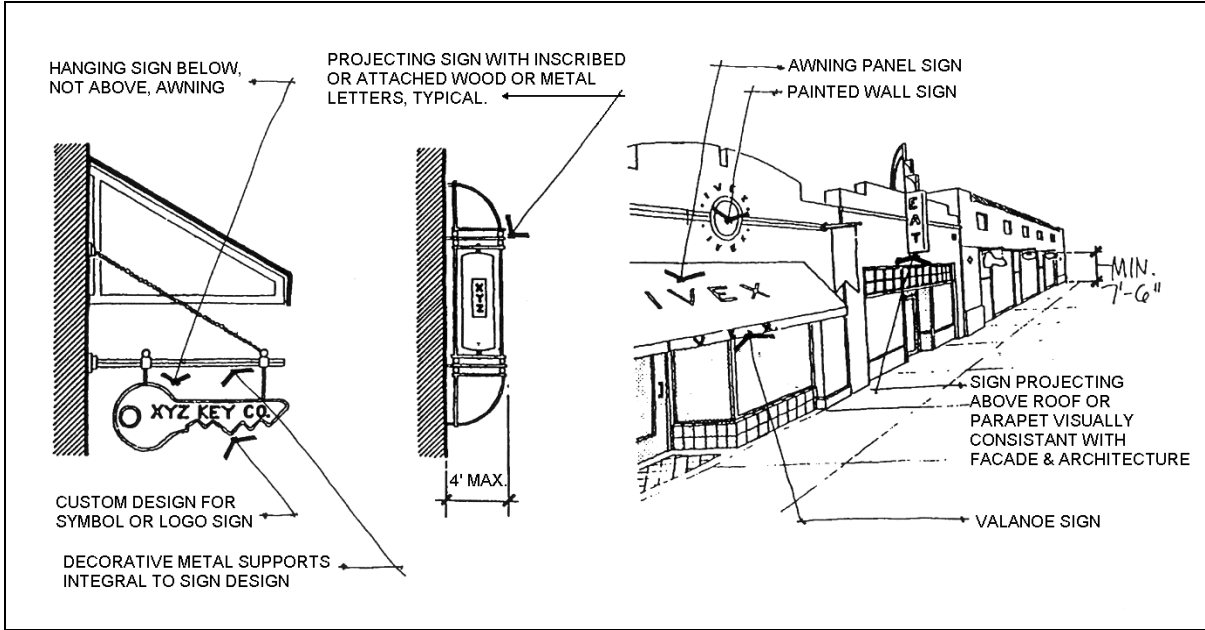


Figure 4 – Projecting Signs & View From Main Street

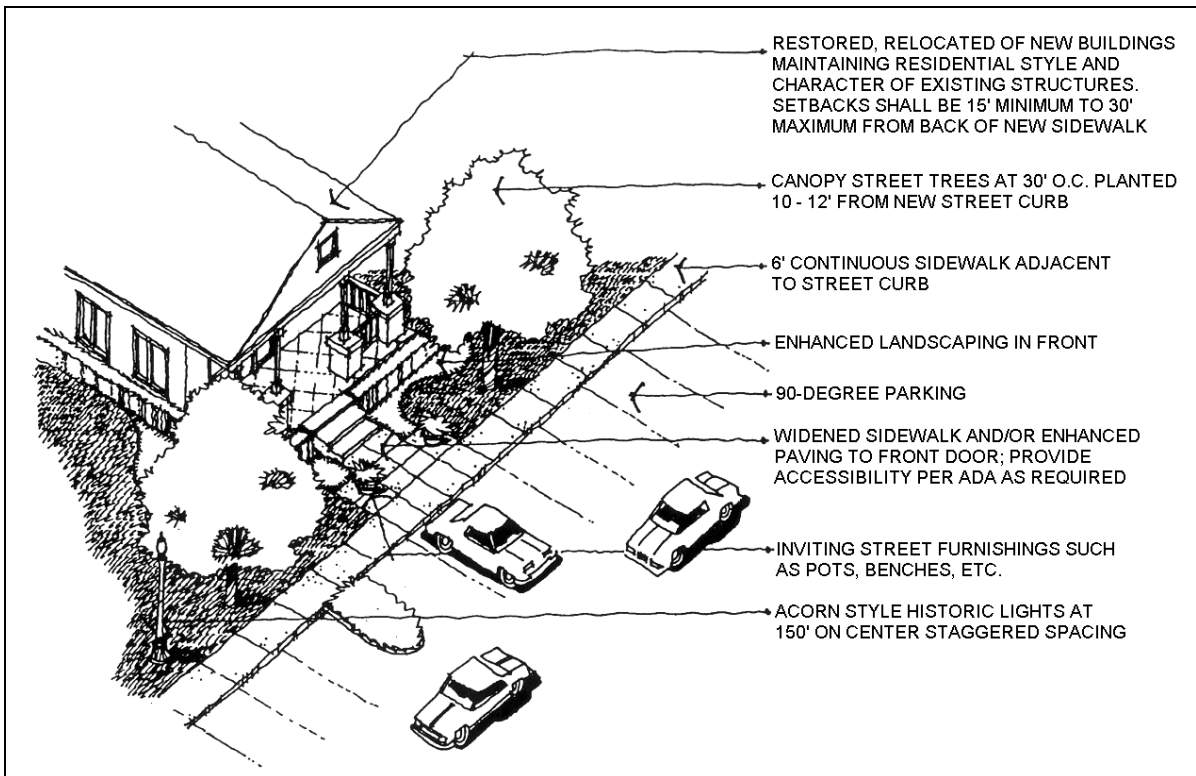


Figure 5 – Typical Neighborhood Street

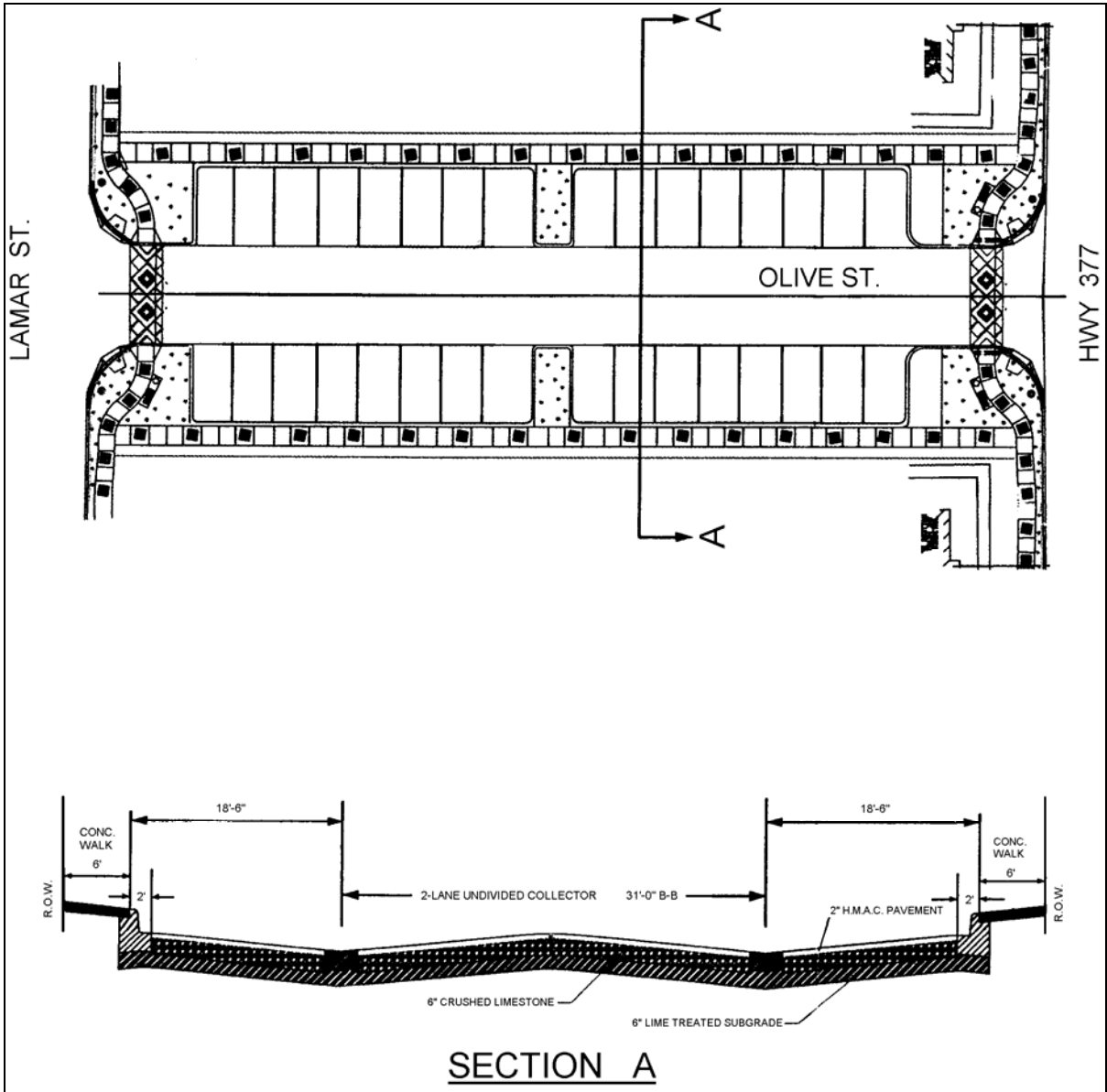


Figure 6 – Typical Cross Section of Street in Old Town Keller

Section 8.05 Development Standards**A. Exterior Construction Requirements****1. Residential Construction Standards**

- a. SF-LD through 2F: All residential buildings and structures located in the residential districts SF-LD, SF-30 through SF-8.4, and 2F shall be of exterior fire resistant construction having at least eighty percent (80%) of the total exterior walls above grade level and below the first floor plate line, excluding doors and windows, constructed of brick, stone, stucco, or material of equal characteristics as approved by the City in accordance with the City's building code and fire prevention code. Exterior Insulated Finishing System (EIFS) shall not be permitted as the primary building material. Strict adherence to this rule shall not be such as to prevent architectural creativity.
- b. Multi-family (MF): All multi-family residential buildings shall meet the requirements as outlined within the MF district.
- c. Manufactured homes shall meet all the above requirements for single-family residential construction standards.
- d. Mobile Homes & Temporary Buildings shall adhere to the following standards:
 - 1) Mobile homes shall be permitted only in a mobile home park and are exempt from the above construction requirements.
 - 2) All other temporary buildings for dwelling or storage purposes shall be permitted by an SUP and approved by the City Council.
 - 3) Temporary Buildings for Keller Independent School District for classroom or other activities will be allowed with a site plan review by staff and a permit from the Community Development Department and shall be exempt from the construction standards requirements. All applicable building codes above shall be met for these structures.
- e. Accessory buildings shall adhere to the following standards:
 - 1) All accessory buildings, larger than one hundred twenty (120) square feet, in residential districts shall meet all requirements of this Ordinance.
 - 2) Accessory buildings one hundred twenty (120) square feet or less are excluded from the standard provisions for residential construction.
 - 3) In Single Family-Low Density zoning districts (SF-LD), accessory buildings of five hundred (500) square feet or less may be constructed using lightweight masonry siding and/or lightweight masonry soffit boards as defined in the Definitions section of this Ordinance and/or manufactured pre-finished wood siding, in lieu of other masonry construction materials.
- f. Carports shall adhere to the following standards:
 - 1) Carports constructed entirely out of metal are not permitted. Columns and roof structure must be compatible with materials on main structure. Carports shall be located at the rear of the property and observe all building setback requirements.

- 2) The construction of one carport per lot, as an accessory building to a mobile home, will be permitted within legally platted mobile home parks or subdivisions and may be constructed entirely of metal. The location of the carport may be within the front, side or rear yard; and the maximum size shall not exceed four hundred (400) square feet. The carport structure, including poles and overhangs, shall have a setback of a minimum of three (3) feet from all property lines; and the carport roof shall not drain onto the adjacent lot. A building permit shall be required for the construction of a carport.
 - g. Exceptions to the construction requirements may be considered by the Zoning Board of Adjustment or the City Council, as applicable, based only on the following:
 - 1) Architectural design and creativity.
 - 2) Compatibility with surrounding developed properties.
 - 3) Architectural variances may be considered for, but not limited to, Queen Anne, Victorian, English Tudor, Italian Villa, or Log designs.
2. Non-Residential Construction Standards
- a. All non-residential uses shall be of exterior fire-resistant construction having at least seventy-five percent (75%) of the total exterior walls above grade level, excluding doors and windows, constructed of masonry or glass wall construction, in accordance with the City's building code and fire prevention code.
 - b. Building facades and sides or any portion that has exposure to a public or private street, residential zoning districts, or any public exposure, including parking lot exposure for pad sites and free standing buildings, shall be constructed entirely (100%) of stone, brick, or glass wall construction. Strict adherence to this rule shall not be such as to prevent architectural creativity. Other materials or a combination of brick, stone and other materials may be considered based on architectural creativity at the time of site plan review by the City Council.
 - c. The use of stucco, textured concrete blocks (quick brick), split-face blocks, or any other wall surface material shall be noted on the site plan elevations and may be approved by the City Council at the time of site plan review.
 - d. Exposed concrete, concrete block, or metal finishes shall not be permitted.
 - e. EIFS shall generally be used as accent material for window head, sill or cornices around the building. The use of EIFS, if approved by the City Council at the time of site plan review, shall only be permitted at a minimum height of ten feet (10') above grade.
 - f. The use of exposed metal exterior walls and finishes may be allowed, in the Light Industrial (LI) zoning district, by Specific Use Permit (SUP). Exposed metal exterior walls fronting or siding on public streets shall be prohibited. When metal exterior finishes are permitted, the use of corrugated panels is prohibited; profiled panels, deep ribbed panels and concealed fastener systems are permitted and shall have a finish of a permanent material such as a baked or enamel finish or painted to the wall manufacturer's standards. The use of galvanized, corrugated aluminum coated, zinc-aluminum coated, or unpainted exterior metal finish is prohibited. Metal exterior walls shall be compatible in color with the principal buildings and existing surrounding structures.
 - g. The use of exposed metal exterior walls and finishes shall be allowed for barns and agricultural structures in the SF-LD zoning district. Any structure in excess of five

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hundred (500) square feet requires a Specific Use Permit (SUP). The above criteria for metal structures shall be met.

- h. Roof material shall be asphalt composition, standing seam metal, stone, clay or concrete roofing tile. The roof material shall be shown on the site plan and any future changes to the roof material or color shall be approved by an amended site plan. Adjacent buildings within a development shall have similar roof materials to provide for compatibility among individual buildings. Pad sites within a development shall have consistent roof material and color to create a consistent theme for the development.
- i. Carports constructed entirely out of metal are not permitted. Carports shall be shown on the site plan and shall be compatible in design and material with the main structure. Carports shall be located on the side or rear of the property and shall observe all building setback lines.
- j. Temporary Buildings shall adhere to the following:
 - 1) Temporary buildings to be used for field office or other construction purposes may be permitted for a specific period of time in accordance with a permit issued by the Community Development Department and subject to periodic renewal for cause shown. Temporary buildings are exempt from the construction standards requirements. Upon completion or abandonment of construction or expiration of permit, such field offices and building shall be removed at the satisfaction of the Community Development Department.
 - 2) Temporary Buildings for Keller Independent School District for classroom or other activities will be allowed with a site plan review by the Development Review Committee and a permit from the Community Development Department.
 - 3) All other temporary buildings shall be allowed only with a Specific Use Permit approved by the City Council.
- k. Building Colors and Exterior Light Effects for Non-Residential Buildings
 - 1) Building colors shall be compatible with one another. Preferred colors of buildings and accessory structures are earth tones (red, brown, tan, off-white, green). The use of florescent paint, florescent colors and the extensive use of bright colors on buildings as commercial identity or signage shall not be permitted.
 - 2) Service doors, down spouts, utility boxes and panels, and other similar features on the buildings shall be painted to match the primary masonry material on the building.
 - 3) The use of lighted stripes, exposed neon tubular lights or similar material on buildings or accessory structures shall not be permitted.
 - 4) Back-lit canopies or awnings shall not be allowed. Hard plastic awnings are prohibited. Suspended metal, masonry and fabric awnings are allowed.

B. Design Standards for Non-Residential Buildings

1. Purpose of Design Review

The standards for architecture within the City of Keller are intended to reflect its Master Plan goal that new development will be “high quality...” and “an aesthetic asset to the community.” To ensure a consistent appearance of development, certain criteria are addressed. To create

- a positive overall development character, all structures within a development shall share an attractive and uniform appearance. Key issues for all buildings within a development include:
- a. A unified design theme.
 - b. A standard of high quality construction and consistency in appearance.
 - c. Respect for the contextual setting of the development within its district.
2. Review and approval of all architectural design shall be conducted by the Development Review Committee as part of the development review process. The submission of all building elevations, and material/color samples as determined necessary to evaluate compliance is required. A detailed site plan as outlined in this Ordinance shall be submitted for each use in the development. The Director of Community Development or the City's consulting architects may also require any other reasonable and pertinent information necessary for design review. Design review of non-residential projects is required to ensure that community-wide development is in conformance with design guidelines for the Master Plan and the Unified Development Code.
- C. Design Standards and Site Layout
1. The following concepts apply to non-residential development site design review process:
 - a. Formal Streetscape along Street Frontages
 - b. Compatible Architectural Styles
 - c. Create Street Edge with Architecture
 - d. Shared Access – Reduce Curb Cuts
 - e. Low Monument Signage
 - f. Parking to Side and/or Rear of Building Preferred
 - g. Hip or Mansard Roof
 - h. Rear and Side Yard Landscaping Required
 2. Site layout shall reinforce street edge and create pedestrian-scaled open spaces. Large parking lots in front of buildings, along the street frontage, shall be avoided when possible.
 3. Building fronts and entries shall be oriented toward streets, unless otherwise approved. If a building sides to a street, the side façade shall be treated in the same architectural style and material as the front façade. Service entrances fronting on streets are prohibited.
 4. Buildings shall have a recognizable main entry, which should relate directly to the primary street frontage. Entry points may be indicated by a change of materials, roof or canopy features, a variation in wall planes, or other acceptable means which relate to pedestrian scale.
 5. All buildings shall have horizontal and vertical façade articulations every fifty feet (50'), which may be expressed as offset wall planes, pier and column effects, or other acceptable means.
 6. Buildings with façades longer than fifty feet (50') shall have their façades broken up into smaller areas through the use of varying facades setbacks, arcades, awnings, canopies, architectural features such as plazas, columns, or other acceptable means.

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7. Retail uses and buildings shall have as much storefront glass on the ground floor as possible so as to enliven the façade and open it up to pedestrian involvement. Windows shall not be located higher than three feet (3') from the ground. For uses over ten thousand (10,000) square feet with expansive facade areas without windows, an expression of windows with elements such as display windows or opaque windows with canopies and awnings may be considered.
8. Rooflines shall be interrupted with gables or other architectural elements to break up the building profile.
9. At the intersection of the facade and roof planes, there shall be a projecting cornice element of brick, cast stone, or EIFS. Cornice detailing shall be added around the entire building.
10. Windows along streets shall be equally spaced with a specific rhythm and shall not create long areas of flat solid spaces along streets. Varying window size and height based on the interior functions is discouraged.
11. All façades of a building that are visible from a street, adjacent developments, public open spaces or parking lot, shall have the same architectural features as the front facade. This shall not only be limited to the same roof treatment, but shall also include building materials, façade articulation and window treatment.
12. All buildings, at minimum, shall carry the same roof treatment around the entire building including the rear side.
13. The design of visible roof structures shall be of shed, hip, gambrel, mansard and gable styles. Roofs should be of such height, bulk and mass as to appear structural even when the design is non-structural. Flat roofs may be considered when incorporated with acceptable design or mansard roof. Mansard roofs shall have a pitch of not less than 1:1.
14. Roof top mechanical/electrical equipment shall be screened with an extension of the facade or a compatible roof design such as mansard roof. The screening of equipment with metal screening or other material shall not be allowed.
15. All non-residential buildings shall have window head and sill details which, utilizes either projecting elements or materials of a contrasting color and texture, which will highlight the window treatment.
16. Elements of franchised architecture may be permitted, but only if they complement or are otherwise compatible with adjacent development.
17. Outside storage is prohibited unless approved as part of a Site Plan. This includes vending machines, ice machines, and similar uses.
18. Uses utilizing shopping carts may have cart returns in parking lots. This area shall be contained with 6" curbs. Metal corrals are not allowed.

D. Service Area Design and Requirements

1. To reinforce the professional image of each development site, all service areas and mechanical equipment, noise and odors shall be located at the rear of the property and screened from views using walls, berms, shrubs, trees and/or a combination of materials.
2. Service areas and trash receptacles shall be located at the rear of the property and shall not face a street. The dumpster shall be screened with a masonry wall compatible in material and color with the primary building. Solid metal doors shall be utilized for dumpster screening

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- closure. A pedestrian access point shall be provided for access to a dumpster location to facilitate access without opening the gate ([See Section 8.16 – Figure 18](#)).
3. Loading docks, truck service entrances, service entrances/overhead doors for automobile/boat oriented uses or any use requiring overhead service doors shall not face a street. These areas shall be designed to blend into the site and have low visual impact.
 4. Unless otherwise noted, the screening requirement shall be masonry screening. Any alternatives shall be shown on the site plan and be specifically approved based on the visual impact for the use. The following uses shall be screened:
 - a. Trash compactors and bins
 - b. Stored equipment or manufactured items
 - c. Storage tanks and pumps
 - d. TV, microwave, radio and cell phone antennas
 - e. Irrigation controllers and backflow preventers (may be live screening)
 - f. Electrical transformers and control boxes (may be live screening)
 - g. Air-conditioning units
 - h. Loading and truck service areas
 - i. Shipping and receiving dock doors must blend with the architecture of the building they serve
 - j. Truck dock and trash bin areas
 - k. Ground-mounted mechanical equipment
 - l. Sound equipment
 - m. Sources of odor must be contained

Reference: [Sections 8.11 and 8.12](#) for guidelines on screening

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Section 8.06 Off-Street Parking and Loading Requirements

A. Purpose

To secure safety from fire, panic, and other dangers; to lessen congestion on public streets; to facilitate the adequate provision of transportation; to conserve the value of buildings; and to encourage the most appropriate use of land. Minimum off-street parking and loading shall be provided as set forth in the following schedules and provisions.

B. General Provisions for Off-Street Parking Provisions

1. All off-street parking shall be provided on the same site as the use it is to serve.
2. All parking spaces shall be located on a paved concrete or asphalt surface. All driveway approaches shall be paved with asphalt or concrete. All driveways and approaches to parking spaces shall be similarly paved except the driveways on private property in the SF-LD district on lots one (1) acre or larger may be of an approved material other than concrete or asphalt.
3. No parking space, garage, carport, or other automobile storage space shall be used for the parking or storage of any heavy load vehicle ([See Section 8.15 - Definitions for Heavy Load Vehicle](#)).
4. No vehicle, including boats, camper trailers, trailers, or other similar vehicle shall be parked within the street rights-of-ways of major thoroughfares as shown on the Thoroughfare Plan, including state controlled roads. Parked vehicles on private property shall not encroach on any right-of-way, sidewalks, or parkways (unpaved portion of rights-of-way).
5. In all zoning districts, parking and loading areas shall not be used for the sale, repair, storage, dismantling or servicing of vehicles or equipment; or for the storage of materials or supplies, or for any other use in conflict with the parking and loading areas (i.e., advertising or open storage of materials). A maximum of two (2) vehicles, owned by the property owner or with the permission of the property owner, may be displayed for the purpose of sale, lease, or similar purposes on private property.

C. Residential Districts

In all subdivisions platted after the effective date of this Ordinance, garages shall not face or be in view from a public street unless allowed with a Planned Development zoning district or the following provisions of this Ordinance.

1. Side entry (J-Type or Swing) garages are permitted in the SF-8.4 (Single Family-8,400 square foot lots) and smaller zoning classifications and when permitted by a PD (Planned Development) district. The maximum garage area, including any accessory uses associated with the garage, shall not exceed seven hundred square feet (700').
2. A detached front facing garage located behind the main structure is permitted. The garage door(s) exposure to the street shall not exceed one hundred forty-four square feet (144').
3. An attached front facing garage is permitted, in lieu of a detached garage, if located at the rear of the lot, with a minimum of sixty-five feet (65') behind the property line. The garage door(s) exposure to the street shall not exceed seventy-two square feet (72').
4. An attached front facing garage is permitted with a port-a-cache' design that shields a part of the garage door(s) exposure.

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5. Carports shall be allowed only in the rear yard meeting all setback requirements. A building permit is required and shall be approved by the Community Development Department.

D. Non-Residential and MF Districts – Special Off-Street Parking Provisions

1. All off-street parking, maneuvering, loading, and storage areas shall be paved to a minimum of six inches (6") of reinforced concrete over six inches (6") cement-limed or crushed limestone stabilized base compacted to ninety-five percent (95%) density, or an alternative section approved by the Director of Public Works. Approaches shall be paved to a minimum of seven inches (7") of reinforced concrete over six inches (6") cement-limed or crushed limestone stabilized base compacted to nine-five percent (95%) density.
2. Each standard off-street surface parking space size shall be in accordance with the City design standards.
3. All parking and loading spaces, and vehicle sales areas on private property shall have a vehicle stopping device installed so as to prevent parking of motor vehicles in any required landscaped areas, to prevent vehicles from hitting buildings, and to prevent any parked vehicle from overhanging a public right-of-way line, or public sidewalk. Parking shall not be permitted to encroach upon the public right-of-way in any case. All vehicle maneuvering shall take place on-site. No public right-of-way shall be used for parking, backing or maneuvering into or from a parking space.
4. Handicap parking space(s) shall be provided according to the City's adopted Building Code and be in addition to the minimum parking requirements.
5. Storage of motor vehicles, other than the property owners' vehicles, in any zoning district is prohibited. Motor vehicles sales lots or any lot/area used for such a purpose shall be allowed only by approval of a Specific Use Permit (SUP).
6. To ensure that all requirements set forth in this section are carried forward, it will be the responsibility of the owner of the property to adequately maintain the facility and comply with this Ordinance. All parking areas shall be kept free of trash, debris, vehicle repair operation or display and advertising uses. The parking area layout, location and number of provided spaces shall not change without approval of the Community Development Department.
7. Off-street stacking requirements for drive-through facilities.
 - a. A stacking space shall be an area on a site measuring eight feet (8') by twenty feet (20') with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. The following stacking requirements may be used as a guide but may be modified at the time of site plan review based on use and design of this facility:
 - 1) For financial institutions with drive-through facilities, each teller window or station, human or mechanical five (5) stacking spaces.
 - 2) For each service window of a drive-through restaurant, a minimum of six (6) spaces.
 - 3) For kiosks, a minimum of two (2) stacking spaces for each service window.
 - 4) For each full service car wash, vacuum or gas pump lane, a minimum of seven (7) stacking spaces.
 - 5) For each self-service (drive-through/automated) wash bay, a minimum of three (3) stacking spaces in addition to the wash bay.

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- 6) For each self-service (open bay), a minimum of two (2) stacking spaces in addition to the wash bay.
- 7) For automobile quick lube facilities, a minimum of three (3) stacking spaces in addition to the service bay.

E. Off-Street Loading Spaces – All Districts

1. All retail, commercial, and industrial structures, on an as needed basis, shall provide and maintain an off-street area for the loading and unloading of merchandise and goods at a ratio of at least one (1) space for the first twenty thousand (20,000) square feet of gross floor area and one (1) space for each additional twenty thousand (20,000) square feet of gross floor area or fraction thereof. A loading space shall consist of an area of a minimum of twelve (12) by thirty (30) feet. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks off-street. Each site shall provide a designated maneuvering area for trucks. These requirements may be modified based on use at the time of site plan review.
2. All loading areas and service bay doors shall be designed where loading doors or docking areas are not directly visible from streets. These areas shall be fully screened with a screening wall. Live landscaping may be allowed based on use or location.
3. All loading areas shall be designed to minimize the impact on adjacent uses. If loading areas are adjacent to single-family, duplex, or multi-family developments or zoning districts, loading and unloading hours shall be restricted to 6:00 A.M. to 10:00 P.M.
4. Garage doors or service bays for auto/boat motor vehicle related uses shall not face a street.

F. Parking Access from a Public Street – All Districts

1. In the approval of a Detailed Site Plan, consideration shall be given to providing entrance/exit drives which extend into the site to provide adequate queuing of vehicles on the site. If a deceleration lane is not provided, a minimum distance of 100' from a major thoroughfare must be included as shown on the Thoroughfare Plan.
2. In all Districts (except all Single-Family and Duplex Zoning Districts) building plans shall provide for entrance/exit drive(s) appropriately designed and located to minimize traffic congestion or conflict within the site and with adjoining public streets as approved by the City.
 - a. Based upon analysis by the City, if projected volumes of traffic entering or leaving a development are likely to interfere with the projected peak traffic flow volumes on adjoining streets, additional right-of-way and paving in the form of a deceleration lane or turn lane may be required of a developer in order to reduce such interference.
 - b. The determination of additional right-of-way or paving requirements shall be made at the time the final site plan is submitted for approval.
3. Vehicular access to non-residential uses shall not be permitted from alleys serving residential areas.

G. Parking Requirements Based on Use

At the time any building or structure in any district is erected, structurally altered, or changes use needing additional parking, there shall be provided off street parking spaces in accordance with the following requirements. Any parking space(s) necessary to meet the requirements of the Americans with Disabilities Act (ADA) do not count toward the fulfillment of the parking

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requirements of this Ordinance. The below requirements may be modified at the time of site plan review on a case by case basis.

1. Automobile parts sales (indoors): One (1) space per three hundred (300) square feet of floor area.
2. Automobile sales or service: One (1) space per five hundred (500) square feet of floor area.
3. Bank, Savings and Loan, or similar institution: One (1) space per three hundred (300) square feet of gross floor area.
4. Bed and breakfast facility: One (1) space per guest room in addition to the requirements for a normal residential use.
5. Bowling alley or center: Six (6) parking spaces for each alley or lane.
6. Bus or truck repair, parking, storage area, or garage: One (1) space for each five hundred (500) square feet of floor area or repair garage with a minimum of five (5) spaces.
7. Business or professional office:

<u>Gross Floor Area (sq. ft.)</u>	<u>Parking Requirements</u>
less than 10,000 sq. ft.	1 per 200 sq. ft.
10,000 to 75,000 sq. ft.	1 per 250 sq. ft.
75,000 sq. ft. & over	1 per 300 sq. ft.

8. Car wash (self-service): One (1) space per washing bay or stall in addition to the washing area or stall themselves.
9. Car wash (full-service): One (1) space per one hundred fifty (150) square feet of floor area.
10. Church, rectory, or other place of worship: One (1) parking space for each three (3) seats in the main auditorium.
11. College or University: One (1) space per four (4) day students.
12. Community Center, Library, Museum, or Art Gallery: Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one (1) space for each four (4) seats that it contains.
13. Commercial Amusement (indoor): One (1) space per one-hundred (100) square feet of gross floor area, or as follows:
 - a. Racquetball or handball courts - Four (4) spaces for each court.
 - b. Indoor tennis courts - Four (4) spaces for each court.
 - c. Gymnasium, skating rinks, and martial arts schools - One (1) space for each three (3) seats at a maximum seating capacity, plus one (1) space for each two hundred (200) square feet.
 - d. Swimming pool - One (1) space for each one hundred fifty (150) square feet of gross water surface and deck area.
 - e. Weight lifting or exercise areas - One (1) space for each one hundred (100) square feet.

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- f. Bingo parlors - One (1) space for three (3) seats (design capacity) or one (1) per one hundred (100) square feet of total floor area, whichever is greater.
 - g. Indoor jogging or running tracks - One (1) space for each one hundred (100) linear feet.
 - h. Motion picture theaters (which do not include live performances): a) one (1) space per three and one-half (3½) seats for single-screen theaters; b) one (1) space per five (5) seats for motion picture theaters with two (2) or more screens.
 - i. All areas for subsidiary uses not listed above or in other parts of this section (such as restaurants, office, etc.), shall be calculated in with the minimum specified for those individual uses.
14. Commercial amusement (outdoor) - Ten (10) spaces plus one (1) space for each five hundred (500) square feet over five thousand (5000) square feet.
 15. Convenience store (with gasoline pumps): One (1) space per two hundred (200) square feet of floor area plus one (1) space for each three (3) gasoline pump units (a unit may have up to six (6) nozzles for gasoline disbursement). Spaces in pump areas qualify as spaces for the parking requirement. If no gasoline sales are provided, then the parking requirements shall be the same as for a retail store.
 16. Dance Hall, Aerobics, Assembly or Exhibition Hall Without Fixed Seats: One (1) parking space for each one hundred (100) square feet of floor area thereof.
 17. Day Nursery: One (1) space per ten (10) pupils plus one (1) space per teacher.
 18. Flea Market: One (1) space for each five hundred (500) square feet of site area. Dirt or gravel parking lots are not permitted.
 19. Fraternity, Sorority, or Dormitory: One (1) parking space for each two (2) beds on campus, and one and one-half (1½) spaces for each two beds in off campus projects.
 20. Furniture or Appliance Store, Hardware Store, Wholesale Establishments, Clothing or Shoe Repair or Service: Two (2) parking spaces plus one (1) additional parking space for each three hundred (300) square feet of floor area over one thousand (1,000).
 21. Golf Course: Three (3) parking spaces per hole or green plus requirements for retail, office, and club house areas.
 22. Hospital: One (1) space for each two (2) beds or examination room whichever is applicable.
 23. Hotel: One (1) per room for the first two hundred fifty (250) rooms and .75 space per room for each room over two hundred fifty (250), plus one (1) space per five (5) restaurant/lounge area seats, plus one (1) space per one hundred twenty-five (125) square feet of meeting/conference areas.
 24. Industrial Uses - One (1) space for each one thousand (1000) square feet of floor area.
 25. Library or Museum: Ten (10) spaces plus one (1) space for every three hundred (300) square feet.
 26. Lodge or Fraternal Organization: One (1) space per two hundred (200) square feet.
 27. Machinery or Heavy Equipment Sales: One (1) space per five hundred (500) square feet of gross floor area.

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28. Medical or Dental Office: One (1) space per two hundred (200) square feet of floor area. Facilities over 20,000 square feet shall use the parking standards set forth for hospitals.
29. Mini-Warehouse: Four (4) spaces per establishment plus (1) one additional space per ten thousand (10,000) square feet of storage area.
30. Mobile Home or Mobile Home Park: Two (2) spaces for each mobile home plus additional spaces as required herein for accessory uses.
31. Mortuary or Funeral Home: One (1) parking space for each two hundred (200) square feet of floor space in slumber rooms, parlors or individual funeral service rooms.
32. Motel: One (1) parking space for each sleeping room or suite plus one (1) additional space for each two hundred fifty (250) square feet of commercial floor area contained therein.
33. Motor-Vehicle Salesroom and Used Car Lots: One (1) parking space for each five hundred (500) square feet of sales floor for indoor uses, or one (1) parking space for each one thousand (1,000) square feet of lot area for storage, sales and parking area, whichever is greater.
34. Nursing Home: One (1) space per five (5) beds and one (1) parking space for each one thousand (1,000) square feet of lot area for outdoor uses.
35. Places of Public Assembly Not Listed: One (1) space for each three (3) seats provided.
36. Race track, horses or dogs: One (1) for each three (3) seats plus one (1) space for each employee. Stable areas shall provide storage areas for horse trailers.
37. Retail or Personal Service Establishment, Except as Otherwise Specified Herein: One (1) space per two hundred (200) square feet of gross floor area.
38. Retirement Home: One (1) space for each dwelling unit.
39. Restaurant, Private Club, Night Club, Cafe or Similar Recreation or Amusement Establishment: One (1) parking space for each one hundred fifty (150) square feet of seating or waiting area.
40. Rooming or Boarding House: One (1) parking space for each sleeping room.
41. Sanitarium, Convalescent Home, Home for the Aged or Similar Institution: One (1) parking space for each five (5) beds.
42. School, Elementary (grades K-6): One (1) parking space for each fifteen (15) students (design capacity).
43. School, Secondary, or Middle (grades 7-8): One (1) parking space for each fourteen (14) students (design capacity).
44. School, High School (grades 9-12): One space for each one and one-half (1.5) students, faculty and staff (design capacity).
45. Theater, Indoor or Outdoor (live performances), Sports Arena, Stadium, Gymnasium or Auditorium (except school auditorium): One (1) parking space for each three (3) seats or bench seating spaces.
46. Truck stops: One (1) truck parking space for each ten thousand (10,000) square feet of site area plus one (1) vehicle parking space per two hundred (200) square feet of building area.

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47. Veterinarian Clinic: One (1) space per three hundred (300) square feet of gross floor space.
48. Warehouse or Wholesale Type Uses: One (1) space for five thousand (5,000) square feet of gross floor area.

H. Rules for Computing Number of Parking Spaces

In computing the number of parking spaces required for each of the above uses, the following rules shall govern:

1. "Floor Area" shall mean the gross floor area of the specific use.
2. Where fractional spaces result, the parking spaces required shall be constructed up to the next whole number.
3. The parking space requirements for a new or unlisted use not specifically mentioned herein shall be the same as required for a use of similar nature. If the proposed use is not similar to any of the uses listed herein, a determination shall be made by the Director of Community Development in accordance with the requirements for the most closely related use specified in this section.
4. For buildings that have mixed uses within the same structure (such as retail and office), the parking requirement shall be calculated for the most intensive use. In cases where the design of the interior of the structure is not practical for alteration, the parking requirement may be calculated for each use within a structure for buildings over 40,000 square feet.
5. In the case of mixed uses (different buildings) in the TC and PD Districts, only the parking spaces required shall equal the sum of the requirements of the various uses computed separately. Up to thirty percent (30%) of the parking spaces required for a theater, stadium or other place of evening entertainment (after 6:00 P.M.), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening. Shared parking must be on the same parking lot. Reduction due to shared parking shall be determined by the Director of Community Development. To assure retention of the shared parking spaces, the parties concerned shall properly draw and execute a document expressing the same and shall file this agreement with the application for zoning variance.

I. Location of Parking Spaces

All parking spaces required herein shall be located on the same lot with the building or use served, except as follows:

1. Where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located on a remote lot if approved at the time of site plan review.
2. On-street parking as approved on a site plan.
3. Public parking spaces as provided by the City of Keller.

J. Use of Required Parking Spaces, Non-Residential Districts

Off-street parking and loading spaces shall be used only for their respective purposes and shall not be used for storage, sales, or display of boats, trailers, campers, motor vehicles or other goods, materials, products for sale, advertising or other purposes. Temporary displays as part of a special event may be approved by the Community Development Department.

Section 8.07 Landscape Requirements**A. Purpose**

Landscaping is accepted as adding value to property and is in the general welfare to the City. Therefore, landscaping is hereafter required of all new development.

B. Scope and Enforcement

The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new developments and existing developments that require building permits for additions and alterations. Additionally, any use requiring a Specific Use Permit or a Planned Development zoning designation must comply with these landscape standards. The provisions of this section shall be administered and enforced by the Director of Community Development or his designee.

C. Permits

No permits shall be issued for any non-residential and multi-family development until a detailed landscape plan is submitted as part of a Site Plan as required in [Section 4.14](#). Prior to the issuance of a Certificate of Occupancy for any building or structure, all screening and landscaping shall be in place in accordance with the approved landscape plan.

D. Maintenance

The owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not to be limited to, mowing (of grass of six inches (6") or higher), edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size, within ninety (90) days. Trees with a trunk diameter in excess of six inches (6") measured twenty-four inches (24") above the ground may be replaced with ones of similar variety having a trunk diameter of no less than three inches (3") measured twenty-four (24") above the ground. A time extension may be granted by the Director of Community Development if substantial evidence is presented to indicate abnormal circumstances beyond the control of the owner or his agent. Failure to maintain any landscape area in compliance with this section shall result in the disapproval and revocation of any issued certificate of occupancy associated with the occupancy of said area.

E. General Standards

1. All required landscaped open areas shall be completely covered with living plant material. Artificial landscaping materials such as wood chips and gravel may be used under trees, shrubs and other plants.
2. Plant materials shall conform to the standards of the recommended plant list for the City of Keller ([See Section 10.08](#)). Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pests and insects.
3. Grass areas shall be sodded, plugged, sprigged, hydro-mulched or seeded except that solid sod shall be used in swales, earthen berms or other areas subject to erosion.
4. Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one (1) year of planting.

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5. All required landscaped open areas shall be provided with adequate and inconspicuous irrigation systems.
 6. Earthen berms shall have side slopes not to exceed 33.3 percent (three feet (3') of horizontal distance for each one foot (1') of height). All berms shall contain necessary drainage provisions as may be required by the Director of Community Development.
- F. Minimum Landscaping Requirements for Non-Residential and Multi-Family
1. Buffers
 - a. Minimum thirty-foot (30') landscape buffer adjacent to all thoroughfares with four (4) or more lanes as classified on the current Comprehensive Thoroughfare Plan.
 - b. Minimum fifteen-foot (15') landscape buffer adjacent to all other public streets.
 - c. Minimum twenty-five-foot (25') landscape buffer adjacent to all properties with residential uses or zoning or when residential zoning or uses are across the street from the side or rear yard of a non-residential or multi-family development.
 - d. Minimum ten-foot (10') landscape buffer adjacent to side and rear property lines when adjacent to non-residential uses or zoning.
 2. Buffer Trees
 - a. Minimum four inch (4") caliper canopy trees spaced twenty-five feet (25') on center in a straight line near the center of the thirty-foot (30') landscape buffer adjacent to thoroughfares with four (4) or more lanes.
 - b. Minimum two (2) ornamental trees per fifty linear feet (50') of frontage planted within thirty-foot (30') buffer in clusters or linear arrangement.
 - c. Minimum three inch (3") caliper canopy trees spaced thirty feet (30') on center in a straight line near the center of all other required buffers.
 - d. Existing trees of equal or greater size located within a required buffer may be counted toward the buffer tree requirement. New trees must be added to barren areas within buffer and trees may be arranged in formal masses instead of a straight line if existing trees are present anywhere inside the buffer.
 3. Landscaping Requirement for Parking Lots
 - a. Parking lots shall be 100% screened with shrubs or berms adjacent to all public streets. Berms shall be a minimum of three feet (3') in height and shrubs shall be a minimum of two feet (2') in height at time of planting. Shrubs shall be planted and maintained so as to form a continuous, unbroken, solid visual screen which will be three feet (3') high within one (1) year after time of planting.
 - b. All parking lot islands must be a minimum of nine feet (9') in width and twenty feet (20') in length.
 - c. No more than twelve (12) consecutive parking spaces shall be allowed without the interruption of a landscaped island.
 - d. For large parking lots with several rows of parking spaces, a minimum ten-foot (10') wide continuous landscaped island shall be provided at various locations to break up the expanse of paving.

- e. The ends of all parking aisles must be terminated with a landscaped island.
- f. An island the size of one (1) parking space shall contain one (1) large three-inch (3") caliper canopy tree and an island the size of two parking spaces shall contain two (2) large three-inch (3") caliper trees.
- g. Continuous islands perpendicular to parking spaces must contain large three-inch (3") caliper canopy trees spaced at one (1) tree per forty feet (40').
- h. A minimum of 15% of all parking lots shall be landscaped.
- i. If the number of parking spaces exceed the Ordinance requirements by more than ten percent (10%), a fifty (50) square foot of additional landscaping shall be provided for each additional parking space.
- j. Foundation planting a minimum of five feet (5') in width shall be provided at the fronts and sides of buildings and shall consist of a combination of groundcovers, shrubs, and ornamental trees.

G. Minimum Landscaping Requirements for Residential

- 1. A minimum of two (2) large canopy trees with a minimum three-inch (3") caliper shall be planted in the required front yard of all new single-family uses. Existing trees of equal or greater size within the required front yard may be counted toward this requirement.
- 2. A minimum of two (2) large canopy trees with a minimum three inch (3") caliper shall be planted in the required side yard adjacent to a street of all new single-family uses on corner lots. Existing trees of equal or greater size within the required side yard adjacent to a street may be counted toward this requirement.

H. Tree Preservation

All new developments must fully comply with the requirements of [Article Nine – Tree Preservation](#).

I. Sight Distance and Visibility

- 1. Rigid compliance with these landscaping requirements shall not be such as to cause visibility obstructions and/or blind corners at intersections. Whenever an accessway intersects a public street or when two (2) public streets intersect, a triangular visibility area, as described below, shall be created. Landscaping within the triangular visibility area shall be designed to provide unobstructed cross-visibility at a level between three (3) and six (6) feet. Trees may be permitted in this area provided that they are trimmed in such a manner that no limbs or foliage extend into the cross-visibility area. The triangular areas are:
 - a. The areas of property on both sides of the intersection of an accessway and public right-of-way shall have a triangular visibility area with two (2) sides of each triangle being a minimum of ten feet (10') in length from the point of intersection and the third side being a line connecting the ends of the other two (2) sides.
 - a. The areas of property located at a corner formed by the intersection of two (2) or more public rights-of-way shall have a triangular visibility area with two (2) sides of each triangle being a minimum of twenty-five feet (25') in length from the point of intersection and the third side being a line connecting the ends of the other two (2) sides
- 2. Landscaping, except required grass and low ground cover, shall not be located closer than three feet (3') from the edge of any accessway pavement.

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3. In the event other visibility obstructions are apparent in the proposed landscape plan, as determined by the Director of Community Development, the requirements set forth may be reduced to the extent to remove the conflict.

Section 8.08 Sign Regulations**A. Purpose**

This section provides standards for the erection and maintenance of signs within the City of Keller. All signage shall be erected and maintained in accordance with these standards. The general objectives of these standards are to promote health, safety, welfare, convenience, and enjoyment of the public. To promote the safety of persons and property all signs shall be subject to the following standards:

1. Signs shall not create a hazard due to collapse, fire, collision, decay, disrepair, or abandonment.
2. Signs shall be kept in well-maintained condition at all times.
3. Signs shall not obstruct fire fighting or police surveillance.
4. Signs shall not create traffic hazards by confusing or distracting motorists, or by impairing the driver's ability to see pedestrians, obstacles, or other vehicles, or to read traffic signs.

To protect the public welfare and to enhance the appearance and economic value of the streetscape, signs shall not:

1. Interfere with scenic views.
2. Create urban blight due to lack of maintenance.
3. Obstruct or create a nuisance to persons using the public rights-of-ways.
4. Create a nuisance to occupancy of adjacent and contiguous property by their brightness, size, height or movement.
5. Be detrimental to land or property values.

B. Administration

The provisions of this Ordinance shall be administered and enforced by the Director of Community Development or his designated representative. Any provision requirements not covered in this Ordinance shall be presented in writing to the Director of Community Development and shall be approved with an amendment to this Ordinance by the City Council.

C. Permit Procedures and Fees

1. No sign shall be erected, constructed, relocated, altered or repaired except as provided in this Ordinance until a permit for such has been issued and the fee paid, except for signs that are exempt from permitting as provided in this Ordinance. A permit is required to change the face or lettering of an existing sign.
2. All applications for permits shall include a drawing to scale of the proposed sign, type of material, height dimensions, lighting, all existing signs maintained on the premise and visible from the rights-of-ways, a drawing of the lot plan and building façade and dimensions indicating the proposed location of the sign, and sign specifications. Applications shall be made to the Community Development Department.
3. All signs erected, altered, changed, or replaced after the effective date of this Ordinance shall comply with the requirements of this Ordinance at the time of sign permit.

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4. Fees for a permit to erect, construct, alter, replace or relocate a sign shall be as so provided by the most current fee schedule adopted by the City and may be changed without amending this Ordinance.

D. General Provisions for All Zoning Districts

1. **Flags** - State or national flags are permitted in all districts except that each flag shall not exceed sixty (60) square feet in effective area or thirty feet (30') in height.
2. **Garage Sale Signs** - Garage sale signs are prohibited within the street rights of ways or adjacent to rights of ways. One (1) sign is allowed to be located on the premise having the sale without a permit. Community wide/subdivision wide garage sales are permitted two weekends per calendar year with a permit. One (1) sign or banner is allowed to be located at the subdivision entrance 48 hours prior to the event and shall be removed Sunday night.
3. **Hazardous or Nuisance Signs** – No sign shall be illuminated to an intensity to are not allowed in any zoning district. Alternating electronic data control components showing time, temperature, and similar data are allowed if approved as part of a site plan approval process.
4. **Illuminated Signs** - No internally illuminated sign shall be erected in single family or two-family residential zoning districts; or within one hundred and fifty feet (150') of a single family or two-family residential development unless the lighting is shielded from view of the residential development.
5. **Murals** – Murals require a permit. A drawing of the mural, size and specifications, shall be attached to the permit application. Murals shall not provide signage or advertisement for a business and shall be compatible with the character of the general area.
6. **Restricted Language or Wording** – Signs shall not display gestures or words that are obscene, profane, or pornographic in nature.
7. **Searchlights** – Searchlights require a permit and are limited to a seventy-two hour operation period. Consecutive permits are not allowed for continuous use and a permit shall be limited to the initial opening of a business.
8. **Sign on Fence, Wall, etc.** – No person shall paint a sign or attach a sign, other than a nameplate and address (showing a street number), to the outside of a fence, railing or a wall which is not a structural part of a building. The name of the company that constructed the fence is permitted but not exceeding one square foot in size.
9. **Sign on Sidewalk, Street, etc.** – No person shall attach any sign, paper, or material, or paint, stencil, or write any name, number (except house or street address numbers) or otherwise mark on any sidewalk, curb, gutter, or street.
10. **Sign on Tree, Pole, etc.** – No person shall attach or maintain any sign upon any tree or utility pole, light pole or similar structure.
11. **Signs over Right-of-Way** – Signs over or in public rights-of-way are prohibited, except movement control, traffic control devices, street signs, or directional signs placed by the City or State. Projected signs over the right of way are allowed in Old Town Keller Overlay district.
12. **Temporary Sign** - All temporary (paper, cardboard, plastic, etc.) signs adjacent to or within street rights of ways or located on private property are prohibited. This includes but is not limited to garage sale signs, signs advertising sale of merchandise or services, real estate directional signs, event/promotional advertising or similar signage.

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13. **Temporary Real Estate Directional Signs** - Temporary signs known as weekend real estate directional signs are prohibited in the City of Keller.

14. All off-site signage is prohibited unless specifically allowed by this Ordinance.

E. Protective Signs

The occupant of a premise may erect two protective signs, in accordance with the following provisions:

1. Attached sign shall not exceed one (1) square foot in effective area.
2. Detached signs shall not exceed one (1) square feet in area and two (2) feet in height.
3. Letters shall not exceed four (4) inches in height.

F. Vehicular Signs

Vehicular signs shall conform to the following restrictions:

1. It shall be unlawful to attach any sign advertising anything, other than the name or a company and the service it provides, to a trailer, skid, or similar mobile structure or vehicle, where the primary use of such structure is to provide a base for such sign or constitute the sign itself. This provision does not restrict the identification signs on vehicles used for any bona fide business activity.
2. Signs attached to or upon any vehicle shall be prohibited where any such vehicle is allowed to remain parked in the same location, or in the same vicinity, at frequent or extended periods of time, where the intent is apparent to be one of using the vehicle and signs for purposes of advertising an establishment, service, or product. Vehicles operating under a city franchise shall be excluded from this provision.
3. Temporary construction trailers on construction sites and advertisement of any company associated with the construction are exempt from this Ordinance.

G. Political Signs

Political signs may be erected on temporary basis provided such signs comply with the following:

1. The sign is on private property.
2. The sign is erected no sooner than the thirtieth day (30th) day before the election and is removed no later than the seventh (7th) day after the election.
3. The area of the sign is not more than thirty-two (32) square feet per sign face.
4. The sign does not exceed eight feet (8') in height.
5. The sign is self-supporting.
6. Political signs within residential subdivisions shall not exceed three (3) feet in height and fifteen (15) feet in area.
7. Political signs are prohibited within Town Center zoning district.

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H. Signs Not Requiring Permits

No permit shall be required for the following signs although the standards of this Ordinance shall be met:

1. Signs advertising the sale or lease of real property on which they are located.
2. A garage sale sign located on the same premise having the sale.
3. A protective sign that has as its purpose the protection of life and property.
4. A sign or marker giving information about the location of underground electric transmission lines, telegraph or telephone properties and facilities, pipelines, public sewers, or water lines or other public utilities.
5. Political signs.
6. Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other similar materials.
7. Flags, emblems, and insignia of any governmental body; decorative displays for holidays or public demonstrations which do not contain advertising.

I. Construction and Development Signs

1. Residential - Two (2) temporary off-site construction or development signs shall be permitted for residential subdivisions and shall be removed at the direction of the Community Development Department in accordance with the provisions of this Ordinance. Developers may have the temporary off-site development signs until eighty percent (80%) of the lots in the advertised subdivision are built on. Off-site signs shall not exceed eight feet (8') in height or thirty-two feet (32') per side. The sign shall be placed on private property with the permission of property owner. A permit is required for these signs.
2. Non-Residential - One (1) temporary on-site development sign promoting a coming business or development is allowed with a permit.
 - a. A sign permit is required for all non-residential development signs. The permit is valid for a period of ninety (90) days prior to the submittal of development plans for the project. If no development plans are submitted in ninety (90) days prior, the sign(s) shall be removed. The City Council may grant a one-time extension of forty-five (45) days upon request. The sign may remain on the property for the duration of construction and shall be removed prior to the issuance of a Certificate of Occupancy.
 - b. Temporary signs during construction advertising builder, contractor, architect or lending institution are allowed but shall be removed immediately following the completion of construction. A permit is not required for these signs.

J. Sign Requirements for Non-Residential Uses

1. General Provisions for Detached Monument Signs
 - a. Detached signs shall be located on-premise.
 - b. Detached monument signs may be internally or externally illuminated.
 - c. Only on-premise monument signs are permitted in all non-residential and multi-family zoning districts. A monument sign is a free-standing sign having a low profile and

made of masonry, metal, durable plastic or similar materials, including individual lettering, which repeat or harmonize with the architecture of the establishment it serves. Monument signs shall be built on a monument base as opposed to a pole base ([See Section 8.16 – Figure 19](#)).

- d. Only one (1) detached sign may be erected on any tract or lot, except individual lots that have more than six hundred (600) feet of frontage along a public right-of-way, other than an alley, may have one (1) additional detached sign.
 - e. All monument signs shall be framed in a masonry material matching the primary building material in color and finish.
 - f. The total area of the sign shall include the masonry frame.
 - g. Signs may be single or double-faced. The thickness of the sign shall not exceed thirty inches (30").
 - h. The sign shall be located a minimum of five feet (5') from the public right-of-way and shall not create hazards to traffic or pedestrians. The Director of Community Development or his designee shall approve the exact location of the sign at the time of sign permit.
 - i. Message boards are allowed as part of a sign but shall not occupy more than twenty-four (24) square feet of the area of the sign face. This area shall be included in the total sign area. Non-profit organizations may utilize fifty percent (50%) of a sign as a message board.
2. Detached Monument Signs for Single-Occupant Buildings
 - a. Detached monument signs, including the base, advertising single occupancies shall not exceed sixty (60) square feet in total area and six feet (6') in height above the average grade of the nearest public right-of-way.
 - b. Single-occupant buildings larger than twenty-five thousand (25,000) square feet are allowed to have a sign not to exceed seventy-five (75) square feet in total area and eight feet (8') in height.
 3. Detached Monument Signs for Multi-Occupant Buildings/Parcels: Five Thousand (5,000) Square Feet or Less

Parcels having two (2) or more businesses and gross building area of less than five thousand (5,000) square feet are allowed to have one (1) detached monument sign. The monument signs, including the base shall not exceed sixty (60) square feet in total area and six feet (6') in height above the average grade of the nearest public right-of-way. The name of more than one business may be advertised on the monument sign.
 4. Detached Monument Signs for Multi-Occupant Buildings/Parcels: Five Thousand (5,000) to Fifteen Thousand (15,000) Square Feet

Parcels having two (2) or more businesses and gross building area of more than five thousand (5,000) square feet but less than fifteen thousand (15,000) square feet are allowed to have one (1) detached monument sign. The sign including the base, shall not exceed seventy (70) square feet in total area and eight feet (8') in height above the average grade of the nearest public right-of-way.
 5. Detached Monument Signs for Multi-Occupant Buildings/Parcels: Fifteen Thousand (15,000) to Twenty-five Thousand (25,000) Square Feet

Parcels having two (2) or more businesses and gross building area of more than fifteen (15,000) square feet but less than twenty-five thousand (25,000) square feet are allowed to have one (1) detached monument sign. The sign including the base, shall not exceed ninety (90) square feet in total area and ten feet (10') in height above the average grade of the nearest public right-of-way.

6. Detached Monument Signs for Multi-Occupant Buildings/Parcels: Twenty-five Thousand (25,000) Square Feet or Larger

Parcels having two (2) or more businesses and gross building area of twenty-five thousand (25,000) square feet or larger are allowed to have one (1) detached monument sign. The sign including the base, shall not exceed ninety-six (96) square feet in total area and twelve feet (12') in height above the average grade of the nearest public right-of-way.

7. General Provisions for Attached Building Signs

- a. Attached signs are permitted in non-residential districts in accordance with the provisions of this Ordinance.
- b. All attached signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than eighteen inches (18") from the surface.
- c. Attached signs may be internally or externally illuminated.
- d. No business or non-residential occupancy shall erect a sign above the eaves or edge of the roof or on a parapet or edge of a canopy.
- e. Signs for buildings in a multi-use development approved as part of one preliminary plat or zoning application shall be compatible in design, size, material and lighting.
- f. Logos are permitted as part of a sign or one (1) logo is allowed in addition to a sign. The logo height shall not exceed the height requirement for the sign.

8. Attached Signs for Single-Occupant Free-Standing Buildings

- a. Five Thousand (5,000) square feet or less – Two (2) signs per building, each sign not to exceed thirty inches (30") in height or thirty-six (36) square feet in total area shall be allowed. Double row of letters are allowed if total height does not exceed thirty-six inches (36"). An additional identifying sign not to exceed eighteen inches (18") in height may be placed at the service door, if any.
- b. Greater than Five Thousand (5,000) square feet to Twenty Thousand (20,000) square feet – Two (2) signs per building, each sign not to exceed thirty-six inches (36") in height and sixty (60) square feet in total area. Double row of letters are allowed if total height does not exceed forty inches (40"). An additional identifying sign not to exceed eighteen inches (18") in height may be placed at the service door, if any.
- c. Greater than Twenty Thousand (20,000) square feet or larger – Two (2) signs per building, each sign not to exceed sixty inches (60") in height and seventy-five (75) square feet in total area. Double row of letters are allowed if total height does not exceed sixty inches (60"). An additional identifying sign not to exceed eighteen inches (18") in height may be placed at the service door if any.

9. Attached Signs for Multi-Occupants Retail Buildings

- a. Ten Thousand (10,000) square feet or less – One (1) sign per business not to exceed thirty inches (30”) in height. Double row of letters are allowed if total height does not exceed thirty inches (30”). Uses located at a corner in a multi-tenant building are allowed to have one (1) sign per street frontage/exposure. An identifying sign not exceeding twelve inches (12”) may be placed at the service door of a business, if any.
- b. Greater than Ten Thousand (10,000) to Twenty-Five Thousand (25,000) square feet – One (1) sign per business not to exceed thirty-six inches (36”) in height. Double row of letters are allowed if total height does not exceed thirty-six inches (36”). Uses located at a corner in a multi-tenant building are allowed to have one (1) sign per street frontage. An identifying sign not exceeding twelve inches (12”) may be placed at the service door of a business, if any.
- c. Greater than Twenty-Five Thousand (25,000) square feet or More – One (1) sign per business not to exceed forty-two inches (42”) in height. Double row of letters are allowed if total height does not exceed forty-two inches (42”). Uses located at a corner in a multi-tenant building are allowed to have one (1) sign per frontage. An identifying sign not exceeding twelve inches (12”) may be placed at the service door of a business, if any.

10. Attached Signs for Multi-Occupant Office Buildings

- a. Ten Thousand (10,000) square feet or less – The primary tenant (one tenant) in an office building is allowed to have two (2) signs not to exceed thirty inches (30”) in height and thirty (30) square feet in total area. Double row of letters are allowed if total height does not exceed 30 inches. Other uses are allowed to have one (1) sign per business not to exceed eighteen inches (18”) in height and twenty (20) square feet in total area.
- b. Ten Thousand (10,000) to Twenty-five Thousand (25,000) square feet – The primary tenant (one tenant) in an office building is allowed to have two (2) signs not to exceed thirty-six inches (36”) in height and forty-two (42) square feet in total area. Double row of letters are allowed if total height does not exceed thirty-six inches (36”). Other uses are allowed to have one (1) sign per business not to exceed eighteen inches (18”) in height and twenty (20) square feet in total area.
- c. Twenty-five Thousand (25,000) square feet or More – The primary tenant (one tenant) in an office building is allowed to have two (2) signs not to exceed forty-two inches (42”) in height and sixty (60) square feet in total area. Double row of letters are allowed if total height does not exceed forty-two inches (42”). Other uses are allowed to have one (1) sign per business not to exceed twenty-four inches (24”) in height and twenty-five (25) square feet in total area.

11. Miscellaneous Signage

- a. Name of persons, type of services offered, phone numbers and other letterings on a building constitute a sign and shall be in compliance with this Ordinance. Nine-inch (9”) lettering is allowed on fabric awnings to indicate other services. The total area of signage on awnings shall not exceed twenty (20) square feet. Buildings of twenty-five thousand (25,000) square feet or larger, and restaurants of five thousand (5,000) square feet or larger are allowed to have auxiliary signage for a maximum of three (3) services on the building if each sign does not exceed twenty-four inches (24”) in height and fifty (50) square feet in total area.
- b. Gas station canopies shall have no more that two (2) signs or two (2) logos not to exceed twenty-four inches (24”) in height.

12. Signs Projecting from Building Surface

Any non-residential occupancy may erect one (1) attached sign projecting up to a maximum of four feet (4') from a vertical building surface, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise. The sign shall not exceed twenty (20) square feet in effective area, shall be located a minimum of ten feet (10') above grade and shall not project into or over any public right-of-way.

13. Detached Accessory Signs

A maximum of two (2) detached accessory signs such as menu boards for drive-through restaurants are permitted per lot or tract. The sign shall not exceed six feet (6') in height and shall be single-faced with the message area not exceeding twenty-four (24) square feet. The signs shall not face a public right-of-way that serves the front of the building.

14. Movement Control Signs

- a. Movement Control Signs (entrance/exit) may be erected for non-residential uses. The signs may be attached or detached, and shall be erected in accordance with the following requirements:
- b. Each sign not exceed six (6) square feet in effective area and four feet (4') in height.
- c. If a sign is an attached sign, the letters shall not exceed four inches (4") in height.
- d. Each sign must convey a message which directs vehicular or pedestrian movement within or onto the premise on which the sign is located.
- e. The signs must contain no advertising but logos are allowed.

15. Temporary Signage or Banners for Non-Residential Uses

- a. Temporary signs or banners are prohibited within the right-of-way, adjacent to the right of way, on buildings or anywhere on the property.
- b. Signs/banners are not allowed for any for-profit business advertising promotions, special events, job openings, open for business, etc.
- c. Temporary sign(s) (paper, plastic, etc.) shall not be located in the parking area, on parking lot lights or on detached signs of any business.
- d. Temporary/promotional items such as flags, small balloons, pennants, or banners are allowed on a temporary basis for thirty (30) days per opening of a business with a permit. The thirty (30) days starts from the date of issuance of a Certificate of Occupancy for the business. Flags or pennants shall be located only on the main building of the business and not within parking lots, light poles etc.
- e. Inflatable advertising is allowed with a permit only for grand opening of a business for a period not to exceed seventy-two (72) hours in duration.
- f. Extensive paper, plastic or similar signs and advertising attached to the windows of a building is prohibited. Only twenty-five (25%) of the total window area for a Building/use/space are allowed to have paper, cardboard, plastic or similar attachments. The signage/advertising/notices shall be presented in a professional manner such as uniform national advertising. Hand written notices/advertising shall not be allowed.

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- g. Window displays of open/close signs, name of business, hours of operation, and acceptance of credit cards shall be allowed and is not considered as part of the twenty-five percent (25%) coverage. The letters for such information shall not exceed six inches (6") in height.
 - h. Free standing advertising/signs or other signs inside the building(s) shall be located a minimum of three feet (3') away from the windows.
 - i. All existing non-residential uses shall conform to the provisions of this subsection upon the adoption of this Ordinance.
16. Signage for Non-Occupied Buildings
- a. All sign face for a non-occupied building or premise shall be removed upon vacation of the property. The sign structure may remain for future occupancies. It is the responsibility of the property owner to cause such a removal.
 - b. Real Estate Signs for Non-Residential or Undeveloped Property
 - c. A permit is not required.
 - d. Property owners are allowed to have one (1) sign per street frontage to advertise the sale or lease of a property. The sign shall be located on premise and shall not exceed six feet (6') in height or twenty (20) square feet in total area.
 - e. The sign shall be self-supporting.
 - f. The sign shall be removed after eighty percent (80%) of the property is sold or leased.
 - g. One (1) for lease or for sale sign may be located inside the building on the window front.
- K. Single-Family Residential Zoning District Sign Requirements
- 1. The provisions of this article apply to all signs in any SF (single-family) or 2F (two-family) districts.
 - 2. Internally illuminated signs shall not be permitted in residential zoning districts. Residential subdivisions shall comply with provisions of subdivision signage contained in this Ordinance.
 - 3. Churches, schools, and other non-residential uses permitted in residential zoning districts may have one (1) externally lighted sign not to exceed eight feet (8') in height or thirty-two (32) square feet per side.
 - 4. An occupant in residential zoning districts may erect only special purpose signs, political signs, and on-premise signs which include movement control signs and protective signs. No sign in developed residential areas shall exceed eight (8) square feet.
 - 5. Permission is granted as a special privilege for residential dwelling occupants for the erection of one (1) non-illuminated personal real estate property sale sign in the required front yard of a dwelling on private property provided that only one such sign not exceeding three (3) square feet may be erected. No permit shall be required.
 - 6. One (1) on premise permanent message board is allowed for residential subdivisions and shall not exceed thirty-two (32) square feet in total area and eight feet (8') in height. For

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residential subdivisions with more than one hundred (100) lots, two (2) permanent message boards will be allowed.

L. Multi-Family Zoning District Sign Requirements

Multi-family developments may have detached on-premise monument signs subject to the following restrictions:

1. Detached Monument Sign

- a. Each premise may have one detached on-premise sign provided per entry-point. Signs may be internally illuminated if not located within two hundred feet (200') of a residential district.
- b. Detached monument signs shall not exceed thirty-two (32) square feet in total area and eight feet (8') in height. The monument sign must set back at least five feet (5') from the street right-of-way or property line.
- c. All detached signs shall be shown on the site plan.

2. Attached Building Signs

- a. Attached signs are permitted for multi-family developments subject to the following restrictions:
- b. All attached signs shall be for building identification only (address or building numbers).
- c. All signs erected pursuant to this section shall be limited to two (2) per building.
- d. All signs and their words shall be mounted parallel to the building surface to which they are attached. No signs or words shall be over eighteen inches (18") in height. Signs shall not be mounted on roofs and shall not project above the roof.
- e. Temporary signs (such as "for lease" banners) are permitted for six (6) months following the initial construction of the project. The banner or sign shall not exceed forty (40) square feet. Multi-family developments are allowed to have two construction and development signs in accordance with this Ordinance.

M. Government Signs

Nothing in this Ordinance shall be construed to prevent the display of a national flag or state flag, or to limit flags, insignia, legal notices, or informational, directional, or traffic signs which are legally required or necessary to the essential functions of government agencies (State, Federal, Keller Independent School District, and the City of Keller).

N. Promotional Signage for Non-Profit Organizations

Local, state and national government agencies, agencies affiliated with government agencies, Keller Independent School District, and non-profit organizations are allowed to have temporary signs/banners for promotion of community events and information regarding community services in accordance with the following: (A fee shall not be required.)

1. A sign permit is required except for events associated with the City of Keller.
2. The temporary sign/banner may be requested by an entity up to five (5) times per calendar year.

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3. Signs shall be placed a maximum of seven (7) days prior to each event and shall be removed one (1) day following the event.
4. One (1) portable/temporary on-premise sign or banner not exceeding eight feet (8') in height and thirty-two (32) square feet in total area is allowed. The portable sign shall be located on the property owned by the entity requesting the sign or permission from the property owner is required. Only one (1) sign shall be permitted per street intersection at any given time.
5. A maximum of twelve (12) temporary directional signs along the rights-of-ways to direct the public to the event is allowed. The directional signs shall not exceed three (3') feet in height and twelve (12) square feet in total area.
6. One (1) on premise permanent message board per frontage is allowed for non-profit organizations in addition to the identification signage and shall not exceed thirty-two (32) square feet in total area and six feet (6') in height.

Section 8.09 Accessory Building and Use Regulations**A. General Provisions**

1. In a single-family or multi-family district, an accessory building or use is a subordinate or incidental building or use attached to or detached from the main building, not used for commercial purposes. A home occupation may be allowed in an accessory building as a subordinate use. The total area for any subordinate building or use shall be less than fifty percent (50%) of the main structure.
2. In non-residential districts, an accessory building or use is a subordinate building or a subordinate use in the primary building, the use of which is secondary to and supportive of the main building. Accessory buildings shall not be permitted without a main building or primary use being in existence. Living quarters may be utilized in non-residential districts if occupied by the owner or manager of the non-residential use and shall occupy less than fifty percent (50%) of the floor area.
3. All accessory buildings shall be constructed of brick or stone or the same material as the main structure(s).

B. Accessory Dwelling Units

Detached accessory dwelling units in the residential districts shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit and used by the same person or persons of the immediate family, and meet the following standards:

- a. The accessory dwelling unit shall be constructed behind the main dwelling, separate from the main dwelling. Each lot must have a minimum of one-and-a-half (1.5) acres upon which a detached accessory dwelling unit may be constructed.
- b. The accessory dwelling unit may be constructed only upon approval of a Specific Use Permit by the City Council and shall be constructed out of the same material as the main structure.
- c. Setback requirements shall be the same as for the main structure.
- d. Accessory dwellings are not permitted without the main or primary structure.

C. Other Regulations for Accessory Buildings

1. Detached accessory buildings shall be prohibited in front of the main building.
2. All side and rear setback requirements shall be met for accessory buildings.
3. Accessory buildings are not permitted without a main structure unless on tracts of two (2) acres or more and used solely for agricultural purposes. Workshops, garages, or similar uses shall not be considered as agricultural purposes. In such case, a one hundred foot (100') front building setback is applicable.
4. The maximum overall height of an accessory building shall not exceed fifteen feet (15') unless approved by the Zoning Board of Adjustment or by a Specific Use Permit, whichever is applicable, for additional height.
5. There shall be no more than two (2) accessory buildings per single-family lot and they must be separated by a distance of not less than ten feet (10').
6. Wood shingles are not permitted for accessory buildings.

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7. Carports shall be considered as accessory buildings and shall meet the requirements of this section.

Section 8.10 Fencing Requirements in Residential Zoning Districts

- A. A fence permit shall be required for any new fence construction or replacement of an existing fence.
- B. All fences shall be kept in good repair and shall not create urban blight. Dilapidated fences shall be repaired or replaced in accordance with provisions of this Ordinance. Fences may be painted or stained with natural wood colors. No bright unnatural colors are allowed.
- C. Fences shall be constructed of wood, ornamental metal, tubular steel, masonry, or live material. Chain link fencing is prohibited in all zoning districts unless approved by the Zoning Board of Adjustment (ZBA) as a special exception. Existing chain link fences may be replaced with a permit. All new or replacement chain link fencing shall be vinyl clad in black or green. Chain link fencing may be allowed on a temporary basis for construction purposes or special events.
- D. Fences for non-residential uses allowed in residential districts such as schools and churches shall be ornamental metal, tubular steel, masonry or a combination thereof. No wood or chain link fencing shall be allowed unless specifically approved on a site plan by the City Council.
- E. No barbed wire, chain link, or electrical fencing shall be allowed except as used for farm or ranching purposes on undeveloped land over two (2) acres in area.
- F. The maximum height requirements, as measured from the grade of the property, shall be as follows:
 - 1. Thirty-six inches (36") for front yard or in front of the main structure.
 - 2. Eight feet (8') for side or rear yards not adjacent to any street, park, or trail.
 - 3. Six feet (6') for side or rear yards adjacent to any street, park, or trail.
- G. The height of a fence adjacent or perpendicular to a screening wall shall not exceed the height of the subdivision's screening wall or any other fence constructed by the developer at the time of initial development.
- H. Split rail, ornamental metal, tubular steel, or similar open fencing material shall be allowed in the front or side yard along the property line for lots or tracts in SF-LD zoning district. The maximum height shall not exceed five feet (5'). Chain link fencing is prohibited.
- I. All fences adjacent to parks, trails or open space areas shall be constructed of ornamental metal, tubular steel, or similar material. Wood fencing shall not be allowed behind the required open fencing.
- J. Wood fences adjacent to streets, schools, parks, or other public spaces shall have the finished side facing the public space. All fence posts and structural components shall be placed on the interior of the lot.
- K. All new wood fences adjacent to a thoroughfare, as shown on the Thoroughfare Plan, if permitted, shall be constructed of Cedar material with metal posts and Cedar top and bottom caps. The fence shall be stained with Ready Seal or an equivalent wood sealant material. All permits to replace existing fences adjacent to thoroughfares shall comply with this provision.
- L. Corner lots or double frontage lots shall comply with the following requirements:
 - 1. The location of fences for double frontage lots or corner lots adjacent to a street shall be in accordance with the building setback line as shown on the final plat. If a property is not platted, the location of fences shall comply with the building setback requirements of the

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- zoning district that the property is located in. The distance may be reduced to eight feet (8') from the property line if the fence is constructed of ornamental metal, tubular steel, or similar material with live screening.
2. If a corner lot is adjacent to a subdivision's screening wall, a fence may be placed outside the required setback line. In such cases, the fence shall meet the above requirements.
 3. In subdivisions where a fence has been legally permitted to be five feet (5') from the property line, the immediate adjacent lot may also construct the same type fencing to be flush with the existing fence.

M. Swimming Pool Fences

Swimming pool fences shall comply with the following requirements:

1. Swimming pools shall have a fence of a minimum of four feet (4') in height.
2. The fence may be constructed of wood, ornamental metal, tubular steel, metal screens, or other approved material. Chain link fencing shall not be allowed unless it is completely contained within the lot and is not visible from any street or adjacent property.

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Section 8.11 Fencing Requirements in Multi-Family and Non-Residential Districts

- A. A fence permit shall be required for any new fence construction or replacement of an existing fence.
- B. All fences shall be kept in good repair and shall not create urban blight. Dilapidated fences shall be repaired or replaced in accordance with provisions of this Ordinance.
- C. All fencing for multi-family and non-residential districts shall be shown on the site plan for the development and be approved as part of the site plan approval.
- D. Fencing shall be constructed of wrought iron, tubular steel, masonry, live screening, or a combination thereof.
- E. Wood, barbed wire, or chain link fencing is prohibited unless specifically requested on a site plan and approved by the City Council. When a site plan is not applicable, the Zoning Board of Adjustment (ZBA) may consider variances to this requirement.
- F. Fencing shall not exceed eight feet (8') in height unless specifically approved on a site plan by the City Council.

Section 8.12 Screening Wall Requirements for Multi-Family and Non-Residential Uses

- A. Screening walls shall be constructed of masonry material such as brick, stone, concrete panels, or similar materials consistent in material, finish, and color with the primary buildings within the development or adjacent buildings in the area. Screening walls shall be a minimum of six feet (6') in height. An eight feet (8') wall may be required on a case-by-case basis at the time of site plan review. The wall finish shall be consistent on both sides.
- B. Screening walls are required when a non-residential or multi-family development is constructed adjacent to a single-family or two-family residential use or zoning district. The construction responsibility is with the multi-family or the non-residential development.
- C. Screening walls are required between multi-family and non-residential uses or zoning districts. The construction responsibility is with the non-residential use.
- D. Screening walls are required if a single-family development is being constructed adjacent to a developed multi-family or a developed non-residential use without a screening wall in place. The single-family residential development is required to construct a screening wall in accordance with this Ordinance.
- E. Screening walls are required around refuse storage, trash compactor, and loading areas.
- F. Screening walls are required around outside storage areas. Storage of material shall not exceed the height of the screening wall.
- G. Screening walls are required for ground mounted utilities and heating/cooling units.
- H. Alternative screening methods may be requested as part of the site plan review process and may be approved by the City Council.

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Section 8.13 Supplemental Regulations

A. Front Yards

1. On all corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless approved specifically otherwise on a final plat. Where single-family and duplex lots have double frontage, extending from one street to another, or are on a corner, a required front yard shall be provided on both streets unless a side or rear yard building line has been established along one frontage on the plat, in which event only one required front yard need be observed. The side and/or rear yards in the case of single-family and duplex uses shall be identified and the front of the structure shall not face the side or rear yard.
2. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage ([See Section 8.16 – Figure 8](#)).
3. The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four feet (4'), and subsurface structures, platforms or slabs may not project into the front yard to a height greater than thirty inches (30") above the average grade of the yard ([See Section 8.16 – Figure 4](#)).
4. Minimum front yard setbacks and lot widths for lots with predominate frontage on the curved radius of a dedicated cul-de-sac street shall be as follows:

<u>Zoning District</u>	<u>Minimum Lot Width*</u>	<u>Minimum Front Yard</u>
SF-LD	120'	40'
SF-20	100'	40'
SF-15	90'	40'
SF-12	80'	40'
SF-10	70'	30'
SF-8.4	60'	30'
Duplex (2F)	60'	30'
PD	As specified in the PD Ordinance	

*Measured at the front building line

5. Visual clearance shall be provided in all zoning districts so that no fence, wall, architectural screen, earth mounding or landscaping three feet (3') or higher above the street center line obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection as follows:
 - a. At a street intersection, clear vision must be maintained for a minimum of twenty-five feet (25') across any lot measured from the corner of the property line in both directions ([See Section 8.16 – Figure 18](#)).
 - b. At an intersection with an alley, this clearance must be maintained for ten feet (10') ([See Section 8.16 – Figure 18](#)).
 - c. Shrubs and hedges three feet (3') or less in height, as measured from the centerline of the street, may be located in the visual clearance areas of all districts.
6. Gasoline service station pump islands may not be located nearer than eighteen feet (18') to the property line adjacent to a public street. Pump islands for a gasoline filling station may

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extend beyond the front building line but shall not be closer than fifteen feet (15') to any property line not adjacent to a public street provided that other requirements of this Ordinance are met.

7. Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare, upon which a lot abuts, then the front, side, or rear yard shall be measured from the future right-of-way line.
8. Satellite dishes are prohibited in the front yard area of any district. Only one satellite dish shall be permitted per residential lot or primary structure.

B. Side Yards

1. On a corner lot used for one or two-family dwellings, both street exposures shall be treated as front yards on all lots platted after July 6, 1960 except that where one street exposure is designated as a side yard. In such case, a building line shall be designated on an approved plat with a minimum side yard of fifteen feet (15') or more. On lots which were official lots of record prior to the effective date of this Ordinance, the minimum side yard adjacent to a side street shall comply with the minimum required side yard for the respective district.
2. Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein ([See Section 8.09 for exceptions](#)) and the ordinary projections of window sills, belt courses, cornices, and other architectural features not to exceed twelve inches (12") into the required side yard, and roof eaves projecting not to exceed thirty-six inches (36") into the required side yard. Air conditioning compressors and similar equipment are permitted in the side yard.

C. Special Height Regulations

1. In the districts where the height of buildings is restricted to two (2) or two and one-half (2½) stories towers, antennas, and architectural features may extend for an additional height not to exceed fifty feet (50') above the average grade line of the building.
2. Amateur radio antennas and other transmitting and receiving devices of microwave or electromagnetic waves for broadcasting use, shall not interfere with radio or television reception of adjoining property owners, and shall comply with all regulations of the Federal Communications Commission (FCC). In no manner shall the use of such equipment infringe upon adjoining property owners. Satellite dishes and other similar antennas shall be permitted on the roof as long as satellite dishes do not exceed three feet (3') in diameter and antennas do not exceed fifty feet (50') in height as measured from the ground. Satellite dishes shall not be visible from the street.

D. Seasonal/Temporary Uses

1. Temporary locations for sale of merchandise is prohibited in the city limits of Keller.
2. Temporary sale of merchandise may be allowed as part of a special event.
3. Seasonal uses and sale shall be limited to pumpkin and Christmas tree lots and are permitted for 30 days in all zoning districts.
4. The following information is required for submittal to the Community Development Department for review at the time of application:
 - a. The full name of the person(s) applying for a permit, address and telephone number, if any, and, if the merchant is selling on behalf of an organization, the name and address of the parent organization.

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- b. A letter from the property owner which authorizes the merchant to use the property for the purpose of temporary outdoor sales. Such letter shall bear the property owner's name, address, phone number and signature.
 - c. A copy of a limited sales tax permit issued by the state or proof that the goods are not subject to such sales tax.
 - d. A statement of the type of goods or wares to be sold.
 - e. Provide a copy of a current health certificate of merchandise of edible quality is to be sold; however, this shall not apply to the sale of candy, nuts or other edibles prepared and packaged by a nationally recognized manufacturer or a Texas manufacturer meeting standards imposed by state and local health codes, if such packages are unbroken.
 - f. Submittal of two (2) sets of a site plan, drawn to scale and legible, indicating the following:
 - 1) Stands, shelters, trailers, tents and buildings on the property.
 - 2) Lighting and electrical equipment (temporary power pole, generator, etc.)
 - 3) Location and number of parking spaces. Indicate if parking area is paved or unpaved. Indicate all drive approaches. Curb jumping or on-street parking is not permitted.
 - 4) Location, type and size of signage. One (1) temporary sign is allowed and requires a sign permit (32 square foot maximum) (\$25.00).
 - 5) If a tent is to be erected, a separate tent permit is required (\$25.00).
 - 6) Electrical permit application for all proposed work. All electrical work shall be performed by a licensed master electrician and shall comply with the electrical Ordinance (\$30.00).
 - 7) Plumbing permit application for all proposed plumbing work. All plumbing work shall be performed by a licensed master plumber and shall comply with the plumbing Ordinance (\$30.00).
 5. All required permits and inspections shall be completed prior to any seasonal sales lot opening for business.
 6. At no time shall any fire lane or emergency access be blocked or obstructed.
 7. Trees, stands, equipment, trash, signs, lighting and shelters shall be removed by permit holder.
 8. Each temporary seasonal sales permit issued under this division shall be subject to cancellation for violation of any provisions applicable to this policy.
- E. Fruit/Vegetable Stands

Fruit and vegetable stands shall be permitted only with a Specific Use Permit and shall follow the requirements of the Seasonal Use Permit prior to operation.

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F. Asphalt or Concrete Batching Plant (Temporary)

A temporary asphalt or concrete batching plant permit may be approved by the Development Review Committee, subject to the following conditions. Any exceptions to the following conditions shall require approval of the City Council.

1. The batching plant site shall comply with the applicable provisions of City, State and Federal laws.
2. The batch plant shall not be located within six hundred feet (600') of an inhabited residence.
3. Hours of operation will be limited to Monday through Friday, 7:00 a.m. to 7:00 p.m., and Saturday, 9:00 a.m. to 5:00. Aggregate trucks shall be prohibited from hauling to or from the site on Sunday.
4. No portion of the batch plant or its operation shall be located on a public street.
5. The batch plant shall only furnish concrete, asphalt, or both to the specific project for which the temporary permit is issued. The placement of a temporary batching plant for a private project is restricted to the site of the project.
6. The temporary plant shall be operated in a manner that eliminates unnecessary dust, noise and odor (as illustrated by, but not limited to covering trucks, hoppers, chutes, loading and unloading devices and mixing operations, and maintain driveways and parking areas free of dust).
7. The site must be clear of all equipment, material and debris upon completion of the project.
8. All public improvements that are damaged during the operation of the temporary batching plant must be repaired or replaced within thirty (30) days of completion of the project.
9. Upon expiration of the temporary permit and cessation of activities, the Director of Public Works or his designee and permittee shall walk the site to verify compliance with these special conditions.

G. Carnival or Circus (Temporary)

A temporary use permit for a carnival, circus or special event may be issued by the Director of Community Development, subject to the following conditions:

1. Applications for a permit shall be made no less than ten (10) days prior to the date such temporary carnival, circus or special event shall commence operation.
2. The fee for such permit shall be five hundred dollars (\$500.00). Non-profit organizations, school districts, and special events such as political rallies, tent meetings, festivals, revivals, bazaars, and other similar activities, shall be exempt from paying said fee.
3. The application for permit shall contain the following:
 - a. Name, address and telephone number of person, organization or company conducting the event.
 - b. Date or dates of the carnival, circus, or special event.
 - c. A plan showing in detail the different component parts of the temporary carnival, circus, or special event, including all shows, concessions, amusements, businesses and the location of each on the property.

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- d. A written lease or agreement from the owner of such property stating permission to the applicant to operate a temporary carnival, circus or special event on said property.
 - e. Proposed location and size of parking area.
 - f. Location and quantity of sanitary facilities.
 - g. The appropriate number of persons who are attending and, if applicable, the number and types of animals and vehicles that will constitute such event.
 - h. The location and orientation of loudspeakers or sound amplification devices, if any.
 - i. Proof of public liability insurance with minimum combined limits of one million dollars (\$1,000,000). However, notwithstanding the foregoing, non-profit organizations, the Keller Independent School District, and special events, such as political rallies, tent meetings, festivals, revivals, bazaars, and other similar activities shall be exempt from providing proof of liability insurance, if there are no mechanical amusement rides or exotic animals, as defined in The City's Code of Ordinances.
 - j. Any other information that the City shall deem necessary under the standards for issuance.
4. Safe and orderly movement of normal traffic shall not be substantially interrupted.
 5. The temporary use shall not impede the movement of fire fighting equipment or ambulances.
 6. Waste from animals shall be removed daily from the premises. Animals shall not be kept closer than three hundred feet (300') to any residence or commercial establishment during non-operating hours of such event.
 7. The application shall be reviewed by the Community Development, Police and Fire Departments for security, fire and safety related issues.
 8. The permit will be valid for a maximum of five (5) days.

H. Garage Sale

A garage sale shall be subject to the following conditions:

1. A garage sale shall only be permitted as a temporary accessory use to a single-family detached, duplex or single-family attached dwelling.
2. An individual garage sale shall not exceed three (3) consecutive days.
3. The number of garage sales shall be limited to two (2) per year per household.
4. Subdivision/community wide garage sales shall be allowed two (2) per calendar year.
5. Garage sale signs shall comply with sign regulations of this Ordinance.

I. Radio, Television, Telecommunication, and Microwave Towers

No radio, television, telecommunication, or microwave tower for a commercial use shall be located within a distance equal to or less than the height of such tower from any residential structure or from any area zoned residential, or shown as residential on the current Master Plan. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of such area or residence. All towers shall be

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approved by a Specific Use Permit (SUP). Antenna extensions of ten foot (10') or less shall be allowed on existing towers.

J. Handicap Accessibility

All non-residential buildings and parking areas shall conform to the Americans with Disabilities Act (ADA) of 1991, as may be amended, accessibility guidelines or the Uniform Federal Accessibility Standards.

K. Minimum Dwelling Unit Area

Minimum dwelling unit areas specified in this Ordinance shall be computed exclusive of breezeways, garages, open porches, carports, and accessory buildings.

L. Performance Standards

1. In all zoning districts, any use indicated in the permitted use list shall conform in operation, location, and construction to the performance standards as administered by the City, County, State, or Federal agencies. All uses, including those, which may be allowed by Planned Development (PD) or Specific Use Permit (SUP), shall conform in operation, location, and construction to appropriate performance standards for noise, smoke, and particulate matter, odorous matter, fire, or explosive hazard material, toxic and noxious matter, vibration, and glare.
2. All Federal and State pollution, noise, and requirements for toxic waste disposal shall be observed.

Section 8.14 Lighting and Glare Standards**A. Purpose**

Standards for controlling lighting and glare are set forth to reduce the annoyance and inconvenience to property owners and traffic hazards to motorists. These standards are intended to allow reasonable enjoyment of adjacent and nearby property by their owners and occupants while requiring adequate levels of lighting of parking areas.

B. Non-Residential Site Lighting and Glare Standards

1. A photometric plan is required to be submitted with all site plans for non-residential uses showing the light intensity, within and around the perimeter of the site.
2. Any use shall be operated so as not to produce obnoxious and intense glare or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source and reflector so selected that acting together, the light beam is controlled and not directed across any bounding property line. The allowable maximum intensity measured at the property line of a residential use in a residential district shall be two-tenths (0.2) foot candles. Light poles shall be placed on the site a setback equal to its height from all adjacent residential property. Wall packs shall be designed to match the building in color and shall directly shine down without spill over onto residential properties.
3. All off-street parking areas for non-residential uses which are used after dark shall be illuminated beginning one-half ($\frac{1}{2}$) hour after sunset and continuing throughout the hours of business operation. If only a portion of a parking area is offered for use after dark, only that part is required to be illuminated in accordance with these standards. However, the portion offered for use shall be clearly designated. Lighting within the parking areas shall meet the following minimum requirements:
 - a. Intensity
 - 1) Minimum at any point on the parking area surface to be at least six-tenths (0.6) foot candles initial, and at least three-tenths (0.3) foot candles maintained or one-third ($\frac{1}{3}$) of the average, whichever is greater.
 - 2) Illumination shall not exceed an average of one (1) foot candle at ground level and shall distribute not more than two-tenths (0.2) foot candles of light upon any adjacent residentially zoned or residentially used property.
 - b. A lighting plan shall be submitted with the site plan showing the type, location, and height of fixtures. Light poles and fixtures shall be consistent throughout a planned development or property platted as one project. This includes pad sites developed at various times by separate owners within a development
 - c. No light pole shall exceed twenty feet (20') in total height unless approved on a site plan by the City Council. The maximum height of mounting pedestals shall not exceed thirty inches (30"). Streetlights and other traffic safety lighting are exempt from this standard.
 - d. Decorative lighting shall be placed in large parking lots to breakup a vast area of concrete and to provide human scale lighting within the parking lot, building and adjacent to buildings. The locations will be reviewed at the time of site plan review. Decorative building lighting shall be applicable for a means to breakup a massive facade, adjacent to residential zoning or fronting on a thoroughfare.

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C. Residential Lighting and Glare Standards

Residential lighting for security and night recreation use is permitted in all residential districts provided the following requirements are met:

1. No light source shall exceed fifteen feet (15') in height unless approved by the Zoning Board of Adjustment (ZBA). Street lights and other traffic safety lighting are exempt from this standard.
2. Lighting shall not directly shine on adjacent dwellings or produce more than two-tenths (0.2) foot candles of light upon an adjacent property.

D. Luminaries

Light sources shall be of a down-light type, indirect, diffused, or shielded type luminaries installed and maintained so as to reduce glare effect and consequent interference with use of adjacent properties and boundary streets. Bare bulbs above seventy-five (75) watts and strings of lamps are prohibited except for temporary lighting as provided in this Ordinance.

E. Special or Temporary Lighting: Low Wattage

Bare bulbs or strings of lamps are prohibited, except during holidays special lighting shall be permitted for a maximum time period of thirty (30) days for each holiday used. Christmas tree sales lots are considered a temporary holiday use for the purpose of this section.

Section 8.15 Definitions

For the purpose of these regulations, certain terms and words are to be used and interpreted as defined hereinafter. Words used in the present tense shall include the future tense; words in the singular number include the plural, and words in the plural number include the singular, except where the natural construction of the writing indicates otherwise. The word shall is mandatory and not directory.

1. **Abandoned Structure** – Any structure used or intended for supporting or sheltering any use or occupancy which is discontinued for, or which remains vacant for a period of six (6) months. Abandonment shall involve the intent of the user or owner to discontinue a nonconforming operation and the actual act of discontinuance.
2. **Accessory Building** - A subordinate building or a portion of the main building located on the same lot as the main building, the use of which is secondary or supportive to that of the dominant use of the building or premises. Accessory buildings may include parking garages, adjacent farm structures, home workshops and tool houses, storage sheds, home greenhouses, etc. An accessory dwelling or garage apartment shall mean the same as accessory building except it may be used for residential purposes but not leased or rented.
3. **Accessory Use** - A use customarily incidental, appropriate and subordinate to the principal use of land or building(s) and located upon the same lot therewith.
4. **Advertising Sign or Structure** (also see SIGNS in this Section) - Any cloth, card, paper, metal, glass, wooden, plastic, plaster or stone sign or other sign, device or structure of any character whatsoever, including a statuary or place for outdoor advertising purposes on the ground or any tree, wall, bush, rock, post, pole, fence, building or structure. The term placed shall include erecting, constructing, posting, painting, printing, tacking, mailing, gluing, sticking, carving, or otherwise fastening, affixing or making visible in any manner whatsoever.
5. **Airport** - A place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair and various accommodations for passengers.
6. **Alley** - A minor right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.
7. **Amusement Arcade (Also Video Arcade)** - Any building, room, place or establishment of any nature or kind and by whatever name called, where more than two (2) amusement devices are operated for a profit, whether the same be operated in conjunction with any other business or not, including but not limited to such amusement devices as coin-operated pinball machines, video games, electronic games, shuffle boards, pool tables or other similar amusement devices. Provided, however, the term "amusement device", as used herein, shall not include musical devices, billiard tables which are not coin-operated machines designed exclusively for children and devices designed to train persons in athletic skills or golf, tennis, baseball, archery or other similar sports.
8. **Antenna** - An instrument or device consisting of wires, poles, rods, or reflecting discs, designed for transmitting or receiving any portion of the radio, microwave, or electromagnetic spectrum.
9. **Antenna, Non-Commercial (Amateur Radio, Television, or CB Radio)** - An antenna not exceeding fifty feet (50') in height above the ground elevation at the base of the tower, pole, structure or support. A satellite dish antenna not exceeding twelve feet (12')

in diameter shall also be considered as a non-commercial radio antenna. This term shall also include television and other radio antennas.

10. **Antenna (Commercial)** - An antenna in excess of fifty feet (50') in height from the base primarily used for commercial broadcasting. A satellite dish in excess of twelve feet (12') in diameter shall be considered a commercial antenna. A microwave-transmitting tower is also a commercial antenna.
11. **Antique Shop, Sales in Building** - A retail establishment engaged in the selling of works of art, furniture or other artifacts of an earlier period, with all sales and storage occurring inside a building.
12. **Auto Renting** - Storage or renting of automobiles, motorcycles, and light load vehicles.
13. **Auto Parking Lot or Garage** - An area or structure designed for the parking of motor vehicles.
14. **Auto Parts, Sales in Building** - The use of any building or other premise for the primary inside display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.
15. **Auto Parts, Sales in Open** - The use of any land area for the outside display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles, but not including wrecking yards and junkyards.
16. **Auto Storage** - The storage or impoundment, on a lot or tract, of operable automobiles for the purpose of holding such vehicles for sale or distribution.
17. **Automobile** - A self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people including but not limited to the following: passenger cars, trucks, buses, motor scooters and motorcycles.
18. **Automobile Repair Garage** - An establishment providing major or minor automobile repair services to all motor vehicles except heavy load vehicles.
19. **Automobile Repair, Major** - General repair or reconditioning of engines, air-conditioning systems and transmissions for motor vehicles; wrecker service; collision services, including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust-proofing; those uses listed under "Automobile Repair, Minor"; and other similar uses.
20. **Automobile Repair, Minor** - Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems, and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile Repair, Major" or any other similar use.
21. **Automobile Service Station** - Any building, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of automobile fuels, lubricants, and automobile accessories, including those operations listed under Minor Automobile Repair. Vehicles which are inoperative or are being repaired may not remain parked outside an Automobile Service Station for a period greater than seven days.

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22. **Bank, Savings and Loan, or Credit Union** - An establishment for the custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds.
23. **Bakery and Confectionery Works (Commercial)** - A manufacturing facility for the production and distribution of baked goods and confectioneries to retail outlets.
24. **Bar** - Any establishment which derives seventy-five percent (75%) or more of the establishment's gross revenue from the on-premise sale of alcoholic beverages.
25. **Basement (or Cellar)** – A story partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story when more than one-half of its height is above the average level of the adjoining ground or when subdivided and used for commercial or dwelling purposes by other than a janitor employed on the premises.
26. **Block** - A piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the Director of Community Development shall determine the outline of the block.
27. **Boarding House**- A dwelling other than a hotel, where for compensation and by pre-arrangement for definite periods, meals, or lodging and meals are provided.
28. **Building** - Any structure intended for shelter, occupancy, housing or enclosure for persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure so separated shall be deemed a separate building.
29. **Building Height** - The vertical distance from the average line of the highest and lowest points of that portion of the lot covered by the building to the highest point of coping of a flat roof, or a deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.
30. **Building Line** - A line parallel, or approximately parallel, to any front lot line at a specific distance there from, marking the minimum distance from the front lot line that a building may be erected ([See Section 8.16 – Figure 1](#)).
31. **Building, Main** - A building in which the principal use of the lot on which it is situated is conducted. In a residential district any dwelling shall be deemed to be a main building on the lot on which it is situated.
32. **Building Materials and Hardware Sales** - Materials, tools, and hardware customarily used in the construction of buildings and other structures, including facilities for storage of materials for retail sales. Sometimes referenced as a home improvement center.
33. **Bus Terminal** - Any premises for the transient housing or parking of motor-driven buses and the loading and unloading of passengers.
34. **Cabinet and Furniture Upholstering Shop** - An establishment for the production, display and sale of cabinets, furniture and soft coverings for furniture.
35. **Caretaker's or Guard's Residence (Non-Residential)** - A residence located on a premises with a main non-residential use and occupied only by a caretaker or guard employed on the premises.
36. **Carport** - A structure open on a minimum of two sides designed or used to shelter not more than three vehicles and not to exceed twenty-four feet on its longest dimension. Also called "covered parking area."

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37. **Car Wash or Vehicle Wash** - Structure used to wash motorcycles, automobiles and light load vehicles.
38. **Cemetery** - Property used for the interring of the human dead.
39. **Certificate of Occupancy** - An official certificate issued by the City through the Building Official which indicates conformance with the zoning regulations and authorizes legal use of the premises for which it is issued; may be referred to as an Occupancy Permit.
40. **Child Care Center (or Day Care Center)** – A facility providing care, training, education, or supervision for more than ten (10) persons under fourteen (14) years of age for all or a portion of the 24 hour day. (Facilities providing care for 10 children or less may comply with this section, the Registered Family Home, or Group Family Day Home.)
41. **Church, Rectory, or Temple** - A building for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns or rabbis on the premises (tax exempt as defined by State law). For the purposes of this Ordinance, bible study and other similar activities which occur in a person's primary residence shall not apply to this definition.
42. **City Council** - The governing body of the City of Keller, Texas. References to the "City" shall mean the City of Keller.
43. **Civic Center** - A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, convention or entertainment facilities owned and/or operated by a municipality.
44. **Commercial Amusement (Indoor)** - An amusement or entertainment enterprise wholly enclosed and operated within a building. This includes, but is not limited to, bowling alleys, skating rinks, health clubs, racquetball clubs, bingo parlors, indoor tennis courts, gymnasiums, swimming pools and nautilus facilities.
45. **Commercial Amusement (Outdoor)** - An outdoor area or structure, open to the public which provides entertainment or amusement for a fee or admission charge, including but not limited to batting cages, miniature golf, go-kart tracks, rodeo grounds, drive-in theaters, water slides and carnivals.
46. **Community Center** - A building or complex of buildings that house cultural, recreational, athletic, or entertainment facilities owned and/or operated by a governmental agency or private non-profit agency.
47. **Concrete or Asphalt Batching Plant (Permanent)** - A permanent manufacturing facility for the production of concrete or asphalt.
48. **Concrete or Asphalt Batching Plant (Temporary)** - A temporary manufacturing facility for the production of concrete or asphalt during construction of a project, and to be removed when the project is completed.
49. **Construction Yard (Temporary)** - A storage yard or assembly yard for building materials and equipment directly related to a specific construction project and subject to removal at completion of construction.
50. **Contractor's Shop and Storage Yard** - A building, part of a building, or land area for the construction or storage of materials, equipment, tools, products, and vehicles.

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51. **Country Club (Private)** - A land area and buildings which may include a golf course, clubhouse, dining room, swimming pool, tennis courts and similar recreational or service uses available only to members and their guests.
52. **Court** - An open, unobstructed space, bounded on more than two sides by the walls of a building. An inner court is entirely surrounded by the exterior walls of a building. An outer court has one side open to a street, alley, yard, or other permanent open space.
53. **Coverage** - The lot area covered by all buildings located thereon, including the area covered by all overhanging roofs.
54. **Dance Hall** - An establishment open to the general public for dancing.
55. **Density** - The total number of residential buildings allowed upon a given tract of land usually expressed in total number of units per gross acres or net acre.
56. **Detached** - Having no physical connection above the top of the floor line of the first floor with any other building or structure.
57. **Dry Cleaning Plant** - An industrial facility where fabrics are cleaned with substantially nonaqueous organic solvents on a commercial or wholesale basis.
58. **Dry Cleaning, Small Shop** - A custom cleaning shop or pick-up station not exceeding six thousand (6,000) square feet of floor area, including but not limited to dry cleaning plants having no more than one thousand, five hundred (1,500) square feet of floor area for dry cleaning equipment.
59. **Dwelling** - Any building or portion thereof, which is designed or used as living quarters for one or more families.
60. **Dwelling, Single-Family Attached (Townhouse)** - See "Townhouse"
61. **Easement** - A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.
62. **Electrical Substation** - A subsidiary station in which electric current is transformed.
63. **Enclosed Building** - A structure which is floored, roofed and surrounded by outside walls, which contains no opening larger than 120 square feet in area normally open to the air and which contains no series of opening forming a divided opening larger than 120 square feet in area normally open to the air.
64. **Engine and Motor Repair** - The adjustment, reconditioning or restoration to working order of engines and motors.
65. **Excavation or Gravel Pit** - An area were minerals, gravel, or other similar materials are excavated or quarried below the natural grade of the surface.
66. **Exhibition Area** - An area or space either outside or within a building for the display of topic-specific goods or information.
67. **Family** - One or more persons related by blood, marriage, or adoption; or a group not to exceed four (4) persons not all related by blood or marriage, adoption or guardianship, occupying a dwelling unit.
68. **Family Home** - A place where not more than six (6) physically or mentally impaired or handicapped persons are provided room and board, as well as supervised care and

rehabilitation by not more than two (2) persons as licensed by the Texas Department of Mental Health and Mental Retardation.

69. **Farm, Ranch, Livestock, Garden or Orchard** - An area used for growing usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by Ordinance or law.
70. **Feed Store** - An establishment for the selling of corn, grain and other food stuffs for animals and livestock, and including implements and goods related to agricultural processes, but not including farm machinery.
71. **Field Construction Office** - A building or structure, of either permanent or temporary construction, used in connection with a development or construction project for housing temporary supervisory or administrative functions related to development, construction or the sale of real estate properties within the active development or construction project.
72. **Flea Market** - An outdoor, or partially indoor premise where the main use is the sale of new and used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment, in small quantities, in broken stalls, lots or parcels, not in bulk, for the use or consumption by the immediate purchaser in a building, open air, or partly enclosed booths or stalls not within a wholly enclosed building. The term flea market shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal service establishments, food services establishments, retail services establishments, and auction establishments.
- This definition does not pertain to retail sidewalk sales or garage sales. Arts and crafts shows or sales held by non-profit organizations are also not included under this definition.
73. **Flood Plain** - An area of land subject to inundation by a 100-year frequency flood as determined using standard engineering practices and generally as shown on the FEMA flood plain map of the City of Keller.
74. **Flood Area** - The total gross square feet of floor space within the outside dimensions of a building including each floor level, but excluding carports, residential garages, and breezeways.
75. **Floor Area Ratio (FAR)** - The floor area of a main building or buildings on a lot, divided by the lot area ([See Section 8.18 – Figure 6](#)).
76. **Florist Shop** - An establishment for the display and retail sale of flowers, small plants and accessories.
77. **Food Store** - A retail business establishment that displays and sells consumable goods that are not to be eaten on the premises. Prepared food may be sold only as a secondary or accessory use.
78. **Fraternal Organization, Lodge, or Civic Club** - An organized group having a restricted membership and specific purpose related to the welfare of the members such as Elks, Masons, Knights of Columbus, or a labor union.
79. **Front Yard** – ([See Yard, front](#))

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80. **Funeral Home or Mortuary** - A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.
81. **Furniture, Home Furnishings, and Equipment Stores** - This group includes retail stores selling new goods for furnishing the home including, but not limited to furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances.
82. **Furniture Store (New and Used)** - Same as above except sales may include used items.
83. **Garage, Parking** - Any building, or portion thereof, used for the storage of four (4) or more automobiles in which any servicing provided is incidental to the primary storage use, and where repair facilities are not provided.
84. **Garage, Private** - An enclosed (on at least three (3) sides) accessory building, or a part of a main building, used for storage of automobiles and used solely by the occupants and their guests. Also called "enclosed parking space."
85. **Garage/Accessory Dwelling** - A residential dwelling built attached or over a garage but not attached to the main residential structure.
86. **Garden Shop** - A facility which is engaged in the selling of flowers, ornamental plants, shrubs, trees, seeds, garden and lawn supplies, and other materials used in planting and landscaping, but not including cultivation and propagation activities outside a building.
87. **Gasoline Service or Filling Station** - ([See Automobile Service Station](#))
88. **General Commercial Plant** - Establishments other than personal service shops for the treatment and/or processing of products as a service on a for-profit basis including, but not limited to, newspaper printing, laundry plant, or cleaning and dyeing plants.
89. **General Manufacturing** - ([See Industrial, Manufacturing](#))
90. **General Retail Stores** - This major group includes retail stores which sell a number of lines of primarily new merchandise including but not limited to dry goods, apparel and accessories, furniture and home furnishings, small wares, small appliances, hardware, and food. The stores included in this group are known as department stores, variety stores, general merchandise stores, general stores, etc ([Also see Retail Store](#)).
91. **Golf Course** - An area of twenty (20) acres or more improved with trees, greens, fairways, hazards, and which may include clubhouses.
92. **Group Family Day Home** - A registered family home as defined in this Ordinance which also permits the facility to employ a maximum of one (1) person who is not a resident of the home.
93. **Gymnastic or Dance Studio** - A building or portion of a building used as a place of work for a gymnast or dancer or for instructional classes in gymnastics or dance.
94. **Halfway House** - A facility for the housing, rehabilitation and/or training of six (6) or more persons, who are on probation or parole or are pre-released inmates from correctional institutions or other persons found guilty of criminal offenses; or for the housing, rehabilitation, training, counseling or treatment of six (6) or more persons for alcohol chemical or drug abuse and/or dependencies. "Halfway house" shall not include a

hospital licensed by the State of Texas or a state licensed physician's office which office does not have facilities for patients to stay overnight.

95. **Heavy Load Vehicle** - A self-propelled vehicle having a Manufacturer's Recommended Gross Vehicle Weight (GVW) of greater than 11,000 pounds (including trailers), such as large recreational vehicles, tractor-trailers, buses, vans, and other similar vehicles. The term "truck" shall be construed to mean "Heavy Load Vehicle" unless specifically stated otherwise. For dispute resolution, the owner shall provide proof of the weight of vehicle.
96. **Heavy Machinery Sales and Storage** - A building or open area used for the display, sale, rental or storage of heavy machinery, either machines in general or a group of machines which function together as a unit.
97. **Heliport** - An area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for heliport buildings and other heliport facilities.
98. **Helistop** - The same as a heliport, except that no refueling, maintenance, repairs or storage of helicopters is permitted.
99. **Home Occupation** - Any occupation or activity carried on principally by the inhabitants of a dwelling which is clearly secondary to the use of the dwelling for dwelling purposes, provided that: the existence of the occupation or activity does not change neighborhood character or substantially increase traffic to and from the dwelling; no trading in merchandise or selling of goods or services is carried out on a regular basis; no merchandise is displayed; and no mechanical equipment is used except types that are customary for purely domestic or household purposes and which do not create obnoxious conditions such as noise, odor, smoke or electrical interference. Uses that are not considered Home Occupations include beauty and barber shops, tearooms or restaurants, rest homes or clinics, bed and breakfast facilities, cabinet repair shops, metalworking shops, and auto repair shops.
100. **Household Appliance Service and Repair** - The maintenance and rehabilitation of appliances customarily used in the home including but not limited to washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, vacuum cleaners and hair dryers.
101. **Industrial, Manufacturing** - Establishments engaged in the manufacturing or transformation of materials into new products. These establishments are usually described as plants and factories, and characteristically use power driven machines and materials handling equipment. Manufacturing production is usually carried on for the wholesale market, rather than for direct sale to the domestic consumer.
102. **Kennels (Indoor Pens)** - An establishment with indoor pens in which more than four (4) dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained or sold for commercial purposes.
103. **Kennels (Outdoor Pens)** - An establishment with outdoor pens in which more than four (4) dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained or sold for commercial purposes.
104. **Kiosk** - A small, free-standing, one-story structure having a maximum floor area of 350 square feet and used for commercial purposes, such as automatic teller machines or the posting of temporary information and/or posters, notices and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of 25 square feet.

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105. **Landscaping** - Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees or palms, and non-living durable material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand, walls or fences, but excluding paving.
106. **Laundromat (or Self-Serve Washateria)** - A facility where patrons wash, dry or dry clean clothing and other fabrics in machines operated by the patron.
107. **Light Load Vehicles** - A self-propelled vehicle having a Manufacturer's Recommended Gross Vehicle Weight (GVW) not greater than 11,000 pounds, and having no more than two axles, such as pick-up trucks, vans, recreational vehicles (less than thirty-two [32] feet in length), campers and other similar vehicles but not including automobiles and motorcycles.
108. **Light Manufacturing** - Manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing.
109. **Loading Space** - An off-street space or berth used for the delivery and loading or unloading of vehicles.
110. **Lot** - Any plot of land occupied or intended to be occupied by one main building and the required parking, or a group of main buildings, and accessory building and uses, including such open spaces as are required by the Ordinance, and other laws or Ordinances, and having its principal frontage on a public street or officially approved place ([See Section 8.16 – Figure 1](#)).
111. **Lot Area** - The total area, measured on a horizontal plane, included within lot lines ([See Section 8.16 – Figure 2](#)).
112. **Lot, Corner** - A lot which has at least two adjacent sides abutting for their full lengths on a street, provided that the interior angle at the intersection of such two sides is less than one hundred thirty-five degrees (135°) ([See Section 8.16 – Figure 11](#)).
113. **Lot Depth** - The mean horizontal distance between the front and rear lot lines ([See Section 8.16 – Figure 2](#)).
114. **Lot, Double Frontage** - A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot ([See Section 8.16 – Figure 5](#)).
115. **Lot, Flag** - A lot having access to a street by means of a parcel of land generally having a depth greater than its frontage, but not less than thirty-five (35) feet.
116. **Lot, Interior** - A lot other than a corner lot.
117. **Lot Frontage** - That dimension of a lot or portion of a lot abutting on a street, excluding the side dimension of a corner lot.
118. **Lot Line, Front** - The narrower side of the lot abutting a street. Where two lot lines abutting streets are of equal length, the owner shall have a choice in designating which shall be the lot frontage. For a lot which has a boundary line which does not abut the front street line, is not a rear lot line and lies along the same general directional orientation as the front and rear lot lines, said line shall be considered a front lot line in establishing minimum setback lines ([See Section 8.16 – Figure 3](#)).

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119. **Lot Line, Rear** - The lot line farthest from and most parallel to the front lot line. For triangular lots, the point opposite the front lot line shall be considered the rear lot line and have a value of zero ([See Section 8.16 – Figure 3](#)).
120. **Lot Line, Side** - Any lot line not the front or rear lot line.
121. **Lot Lines or Property Lines** - The lines bounding a lot as defined herein.
122. **Lot of Record** - A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Tarrant County or a lot subdivided by metes and bounds description prior to July 23, 1946.
123. **Lot Width** - The horizontal distance measured between side lot lines parallel to the front lot line, and measured from the point on the building line that is closest to the front lot line ([See Section 8.16 – Figure 1](#)).
124. **Main Building** - The building or buildings on a lot that is occupied by the primary use.
125. **Masonry Construction** - Exterior construction materials including brick, stone, granite, marble, concrete and other built up/tilt panels.
126. **Master Plan or Comprehensive Plan** - Document adopted by the City that consists of graphic and textual policies which govern the future development of the City and which consists of various components governing specific geographic areas and functions and services of the City.
127. **Mausoleum** - Property used for the interring of the dead and where bodies are interred above ground in staked vaults.
128. **Medical Facilities**
 - a. **Convalescent, Rest or Nursing Home** - A health facility used for or customarily occupied by persons recovering from illness or suffering from infirmities of age, and furnished meals or continuing nursing care for compensation.
 - b. **Dental, Medical, or Chiropractic Clinic** - A facility or group of offices for one or more physicians for the examination and treatment of ill and afflicted human outpatients provided that patients are not kept overnight except under emergency conditions.
 - c. **Dental Office or Doctors Office** - Same as dental or medical clinic.
 - d. **Hospital** - An institution providing health services primarily for human inpatient medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.
 - e. **Massage Establishment** - Any place of business in which massage therapy is practiced by a massage therapist, as defined and licensed by State law. "Massage therapy", as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub, shower or cabinet baths. Equivalent terms for "massage therapy" are massage, therapeutic massage. Massage and "therapeutic" do not include diagnosis, the treatment of illness or

- disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.
- f. **Public Health Center** - A facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics and administrative offices operated in connection therewith.
 - g. **Sanitarium** - An institution providing health facilities for inpatient medical treatment or treatment and recuperation making use of natural therapeutic agents.
 - h. **Surgical Out-patient Facility** - An establishment offering any type of surgical procedures and related care which, in the opinion of the attending physician, can be performed safely without requiring inpatient overnight hospital care and exclusive of such surgical and related care as licensed physicians ordinarily may elect to perform in their private offices.
129. **Mini-Warehouse** - Small individual storage units for rent or lease, restricted solely to the storage of items. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited.
130. **Miscellaneous Retail Stores** - Establishments engaged in the retail sale of specialized lines of merchandise not elsewhere classified, including but not limited to drug, liquor, apparel and accessories, handicraft, and pastries.
131. **Mobile Home (or HUD Code Manufactured Home)** - A dwelling designed to be transported on its own chassis on the highway in one or more sections by a prime mover and which is constructed with a base section so as to be independently self-supporting and not requiring a permanent foundation for year-round living.
132. **Mobile Home Display and Sales** - The offering for sale, storage, or display of trailers or mobile homes on a parcel of land but excluding the use of such facilities as dwellings either on a temporary or permanent basis.
133. **Mobile Home Park** - A parcel of land not less than five acres nor greater than twenty-five (25) acres which has been designed, improved, or intended to be used or rented for occupancy by one or more mobile homes or trailer houses in designated spaces.
134. **Mobile Home Subdivision** - A parcel of land which has been designed, platted, improved, and is intended for the placement of individually owned mobile home units on platted lots which can be purchased outright by the owners of the mobile home units.
135. **Model Home** - A dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision.
136. **Modular Home (or Industrialized Housing)** - "Modular home" means a structure or building module as defined, under the jurisdiction and control of the Texas Department of Labor and Standards and that is installed and used as a residence by a consumer, transportable in one or more sections on a temporary chassis or other conveyance device, and designed to be used on a permanent foundation system. The term includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. The term does not include a mobile home as defined in the Texas Manufactured Housing Standards Act (Article 5221f V.T.C.S.); nor does it include building modules incorporating concrete or masonry as the primary structural component.

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137. **Motel or Hotel** - A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing four or more room units where customary hotel services such as linen, maid service, telephone, and upkeep of furniture is provided.
138. **Motorcycle** - A usually two-wheeled self-propelled vehicle having one or two saddles or seats, and which may have a sidecar attached. For purposes of this Ordinance, motorbikes, motor scooters, mopeds, and similar vehicles are classified as motorcycles.
139. **Motorcycle Sales Services** - The display, sale and servicing, including repair work, of motorcycles.
140. **Motor Vehicle** - Any vehicle which is propelled or drawn by mechanical power, such as automobiles, trucks, motorcycles, buses, boats, trailers, personal water crafts.
141. **Multiple-Family Dwelling** - Three or more dwelling units on a single lot designed to be occupied by three or more families living independently of one another, exclusive of hotels or motels.
142. **Municipally Owned Facilities and Uses** - Any area, land, building, structure, and/or facility owned, used, leased, or operated by the City of Keller, Texas.
143. **New Car Dealer** - Retail sales of new automobiles or light load vehicles, including, as a minor part of the business, the sales of used automobiles or light load vehicles.
144. **Nonconforming Use** - A building, structure, or use of land lawfully occupied at the time of the effective date of this Ordinance or amendments thereto, but which does not conform to the use regulations of the district in which it is situated.
145. **Nursery** - An establishment, including a building, part of a building or open space, for the growth, display and/or sale of large plants, shrubs, and trees, and other materials used in indoor or outdoor planting.
146. **Nursing Home** - A home or living quarters where elderly or handicapped persons are provided with lodging, meals and nursing care.
147. **Occupancy** - The use or intended use of the land or buildings by proprietors or tenants.
148. **Office, Professional and General Administrative** - A room or group of rooms used for the provision of executive, management, or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations, but excluding medical offices.
149. **Office Center** - A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers such as a coffee shop, newspaper or candy stand.
150. **Office-Showroom/Warehouse** - An establishment with a minimum of seventy-five percent (75%) of its total floor area devoted to storage and warehousing, but not accessible to the general public. The remaining area may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.

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151. **Officially Approved Place of Access** - Access, other than a dedicated street, to a property which is approved by the City of Keller.
152. **Outside Display** - Outside temporary display of finished goods specifically intended for retail sale but not displayed outside overnight.
153. **Outside Storage** - The keeping, displaying, or storing, outside a building, of any goods, material, merchandise, or equipment on a lot or tract for more than twenty-four (24) hours. Also referred to as open storage. This include vending machines, ice machines, newspaper machines, and similar machines.
154. **Outside Storage of Building Materials and Hardware Sales** - Materials, tools, and hardware customarily used in the construction of buildings and other structures, including facilities for storage outside a building and sale of ready-mix concrete.
155. **Paint Shop** - A commercial establishment where painting services are performed.
156. **Parcel** - Any unplatted or portion of an unplatted tract of land.
157. **Park or Playground** - A recreation facility, recreation center, or park owned or operated by a public agency such as a City or School District and available to the general public.
158. **Parking Lot** - An off-street, ground level area, usually surfaced and improved, for the temporary storage of motor vehicles.
159. **Parking Space** - See City Design Technical Construction Standards Manual and [Section 8.18 – Figures 12-16](#).
160. **Patio Home (Zero Lot Line Dwelling)** - A lot which is designed in such a manner that the side yard and adjacent use easement make maximum use of available land area to preserve an open, yet private, use of the side yard, and permits construction of a detached single family dwelling with one side of such dwelling placed on the side property line.
161. **Pawn Shop** - An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker). Retail sales also take place of primarily used items.
162. **Personal Service Shop or Custom Personal Services** - Establishments less than 2,000 square feet in gross floor area, primarily engaged in providing services generally involving the care of the person or his apparel including but not limited to barber and beauty shops, dressmaking, shoe shining, dry-cleaning and laundry pick-up stations, tailor or seamstress, and reducing salons/health clubs (no outside storage).
163. **Pet Shop** - A retail establishment offering small animals, fish or birds for sale as pets and where all such creatures are housed within the building.
164. **Planned Development District** - Planned associations of uses developed as integral land use units such as industrial parks or industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing, including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated or integral land use units either by a single owner or a combination of owners.
165. **Planning & Zoning Commission** - A board, appointed by the City Council as an advisory body, authorized to recommend changes in the zoning and other planning functions as delegated by the City Council. Also referred to as the "Commission."

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166. **Plat** - A plan of a subdivision of land creating building lots or tracts and showing all essential dimensions and other information essential to comply with the subdivision standards of the City of Keller and approved by the City of Keller and recorded in the plat records of Tarrant County.
167. **Platted Lot** - A lot within a subdivision recorded in the plat records of Tarrant County.
168. **Portable Building Sales** - An establishment which displays and sells structures capable of being carried and transported to another location, but not including mobile homes.
169. **Premises** - Land together with any buildings or structures situated thereon.
170. **Primary Use** - The principal or predominant use of any lot or building.
171. **Principal Building** - [Same as Main Building](#).
172. **Printing or Copy Shop** - An establishment which reproduces, in printed form, individual orders from a business, profession, service, industry or government organization and occupies less than 4,000 square feet. A printing company shall be any printing business which operates in a space of 4,000 square feet or larger.
173. **Private Club** - An establishment providing social and/or dining facilities which may serve alcoholic beverage service, to an association of persons, and otherwise falling with the definition of, and permitted under the provisions of, that portion of Title 3, Chapter 32, Vernon's Texas Codes Annotated, Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs.
174. **Private Recreation Facility or Private Park** - A recreation facility operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public.
175. **Private Street Residential Development** - Any development that contains a group of lots that have no frontage on a publicly dedicated street and are accessible by way of a private street or access easement. Such subdivisions may also limit access to lots or dwelling units by the use of a gate, security guard or other active means of limiting access.
176. **Produce Stand** - A seasonal use for which the primary purpose and design is to sell fruit, vegetables, and similar foods. No cooking of produce occurs on the site.
177. **Professional Service** - Work performed which is commonly identified as a profession, and which may be licensed by the State of Texas.
178. **Public or Municipal Building or Facility** - Any building (except a building used primarily for general office purposes) which is owned, leased, primarily used and/or primarily occupied by the State of Texas, the United States, the City of Keller, or any subdivision or agency of the State of Texas, the United States or the City of Keller, or by any public or quasi-public utility.
179. **Railroad or Bus Passenger Station** - Any premises for the transient housing or parking of motor-driven buses and trains and the loading and unloading of passengers.
180. **Railroad Team Track, Freight Depot or Docks** - A facility/place for the loading and unloading of materials on trains.

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181. **Railroad Track and Right-of Way** - The right-of-way and track used by a railroad, but not including railroad stations, sidings, team tracks, loading facilities, dockyards, or maintenance areas.
182. **Rear Yard** – ([See Yard, Rear](#)).
183. **Recreation Center** - A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.
184. **Recreation Vehicle (RV)** - A portable or mobile living unit used for temporary human occupancy away from the place of permanent residence of the occupants and self propelled (motorized). Also see heavy load vehicle. A recreational vehicle park is an area or commercial campground for RVs and similar vehicles or trailers to reside, park, rent, or lease on a temporary basis.
185. **Registered Family Home (Child Care in Place of Residence)** - A facility that regularly provides care in the caretaker's own residence for not more than six (6) children under fourteen (14) years of age, excluding the caretaker's own children, and that provides care after school hours for not more than four (4) additional elementary school siblings of the other children given care. However, the number of children, including the caretaker's own, provided care at such facility shall not exceed twelve (12) at any given time. No outside employment is allowed at the facility. This facility shall conform to Chapter 42 of the Human Resources Code of the State of Texas, as amended, and in accordance with such standards as may be promulgated by the Texas Department of Human Resources.
186. **Residence** - Same as a dwelling; also, when used with District, an area of residential regulations.
187. **Residential District** - District where the primary purpose is residential use.
188. **Restaurant or Cafeteria** - An eating establishment where customers are primarily served at tables or self-served and food is consumed on the premises, which may include a drive-through window.
189. **Restaurant (Drive-In Type)** - An eating establishment where primarily food or drink is served to customers in motor vehicles or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.
190. **Retail or Service, Incidental** - The rendering of incidental retailing or services incidental to the primary use. In the Office District, such uses include a barber or beauty shop, smoke shop, candy counter, restaurant, pharmacy or other incidental activity secondary to the primary office occupancy. Incidental uses shall mean uses which occupy less than 15% of the main use.
191. **Retail Stores and Shops** - An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods ([Also see General Retail](#)).
192. **Room** - A building or portion of a building which is arranged, occupied, or intended to be occupied as living or sleeping quarters but not including toilet or cooking facilities.
193. **Rooming House** - ([See Boarding House](#))
194. **Salvage or Reclamation of Products (Also See Wrecking Yard)** - The reclamation and storage of used products or materials.

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195. **Sand, Gravel, Stone or Petroleum Extraction** - The process of extracting sand, gravel, stone or petroleum from the earth.
196. **Satellite Dish Antenna**
- a. Satellite television reception dish shall mean a round, parabolic apparatus capable of receiving communications from a transmitter relay located in planetary orbit.
 - b. Usable satellite signals shall mean satellite signals, from the major communication satellites that, when viewed on a conventional television set, are at least equal in picture quality to those received from local commercial television stations or by way of cable television.
197. **School, Private, Primary or Secondary** - A school under the sponsorship of a private agency or corporation other than a public or religious agency, having a curriculum generally equivalent to public elementary or secondary schools.
198. **School, Public or Parochial** - A school under the sponsorship of a public or religious agency providing elementary or secondary curriculum, but not including private trade or commercial schools.
199. **Scientific and Industrial Research Laboratories** - Facilities for research including laboratories, experimental equipment, and operations involving compounding or testing of materials or equipment.
200. **Screened** - Shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area or feature so screened, by a fence, wall, hedge, berm, or similar architectural or landscape feature.
201. **Seasonal Uses** - Seasonal uses include the sale of Christmas trees, produce stands, and other temporary uses which occur at certain times of the year.
202. **Servant's Quarters or Guest House** - An accessory dwelling in a residential district for the sole use and occupancy of a member of the immediate family or a person or persons employed on the premises by the occupant on a full time basis as domestic help, such as a maid, yard man, chauffeur, cook or gardener, but not involving the rental of such facilities or the use of separate utility connections.
203. **Sexually Oriented Uses** - Establishments and businesses showing X-rated movies, live performances, displaying and/or selling pornographic material, and other uses dealing primarily with indecent or obscene materials, acts or paraphernalia.
204. **Shopping Center** - A group of primarily retail and service commercial establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, provision of aesthetically appropriate design and protection from the elements.
205. **Siding, Lightweight Masonry** – single-faced, cellulose fiber-reinforced cement building boards. These boards are available in various finish textures, and are generally supplied unprimed for subsequent application of an appropriate primer to be covered with an exterior grade acrylic, latex, polyvinyl alcohol, semi-gloss or flat paint or similar exterior wall covering.
206. **Side Yard** – (See Yard, Side)
207. **Signs**

- a. **Billboard** - A non-premise sign (also called off-premise sign).
- b. **Effective Area** - The area enclosed by drawing a rectangle of horizontal and vertical lines which fully contain all extremities of the sign drawn to scale, exclusive of its supports. The measurement is to be calculated from viewpoint which gives the largest rectangle of that kind, including both sides as the viewpoint is rotated horizontally around the site. The effective area for attached signs shall mean the sum of the areas of the minimum imaginary rectangles enclosing each word attached to any particular facade or side ([Section 8.18 – Figure 19](#)).
- c. **Flashing or Moving Sign** - A permanent sign (other than banners or flags) which is animated, changes messages, revolves, swings, or is otherwise designed to move by mechanical means or by the force of wind.
- d. **Luminance** – The brightness of a sign or a portion thereof expressed in terms of foot-candles. For the purposes of this chapter, luminance shall be determined by the use of an exposure meter calibrated to standards established by the National Bureau of Standards.
- e. **Premises** – A lot or unplatted tract, or a combination of contiguous lots or unplatted tracts if the lot or tract, or combination, is under single ownership and is reflected in the plat records of the County.
- f. **Sign** – Any device, flag, banner, light, figure, letter, word, message, symbol, plaque, or poster visible from outside the premises on which it is located and designed to inform or attract the attention of persons not on that premises, including searchlights.
- g. **Sign, Abandoned** – A sign which, for at least six (6) continuous months, does not identify or advertise a bona fide business, lessor, service, owner, product, or activity; for which no legal owner can be found; or which pertains to a time, event, or purpose which no longer applies.
- h. **Sign, Attached** – Any sign attached to, applied on, or supported by, any part of a building (such as a wall or roof) which encloses or covers usable space. (Also called wall sign)
- i. **Sign, Detached** – Any sign connected to the ground which is not an attached sign, inclusive of signs on movable objects, except signs on vehicles which are moving or are parked only temporarily, incidental to their principal use for transportation. (Also termed “pole signs” or “free-standing sign”)
- j. **Sign, Device** – Any flag, hot air balloon, banner, pennant, streamer, or similar device that moves freely in the wind. All wind devices are considered to be signs, and are regulated and classified as attached or detached, by the same rules as other signs. (Also termed “wind device”)
- k. **Sign, Dilapidated or Deteriorated** – A sign where any portion of the finished material, surface, or message portion of the sign is visibly faded, flaked, broken off, missing, cracked, splintered, defective, or is otherwise visibly deteriorated or in a state of disrepair so as not to substantially appear as it was intended or designed to appear when originally constructed, or whose elements or the structural support or frame members are visibly bent, broken, dented, or torn, twisted, leaning, or at angles other than those at which it was originally erected (such as may result from being blown or by the failure of a structural support).

- l. **Sign, Monument** – A sign with a continuous masonry base approximately the same width as the actual signage and the signage is attached to the base ([See Section 8.16 – Figure 19](#)).
 - m. **Sign, Movement Control** – A sign which directs vehicular or pedestrian movement within or onto the premises on which the movement control sign is located.
 - n. **Sign, Off-premises** – Any sign advertising a business, activity, goods, products or services not usually located on the premises where the sign is located or which directs persons to any premise other than where the sign is located.
 - o. **Sign, On-premise** – Any sign, the content of which relates to the premises on which it is located, referring exclusively to the name, location, products, persons, accommodations, services or activities of or on those premises, or the sale, lease, or construction of those premises.
 - p. **Sign, Political** – Any type of non-premises sign which refers only to the issues or candidates involved in a political election.
 - q. **Sign, Portable** – A sign or display surface temporarily fixed to a standardized advertising or structure which can be regularly moved from its location at period intervals and is not permanently affixed to the real property. Includes signs on vehicles left in one location for extended periods of time.
 - r. **Sign, Projected** – Any sign which extends out or beyond the face of the building more than eighteen inches (18”).
 - s. **Sign, Protective** – Any sign which is commonly associated with safeguarding the permitted uses of the occupancy, including, but not limited to, “bad dog,” “no trespassing,” and “no solicitors.”
 - t. **Sign Support** – Any pole, post, strut, cable, or other structural fixture or framework necessary to hold and secure a sign, providing that said fixture or framework is not imprinted with any picture, symbol or word using characters in excess of one inch in height, nor is internally or decoratively illuminated.
 - u. **Signs, Temporary** – A sign temporarily supplementing the permanent signs on the premises. Signs indicating a business opening, “For Lease”, or “For Rent” are special purpose signs.
 - v. **Sign, Vehicular** – Any sign on any vehicle parked temporarily, incidental to its principal use for transportation. This definition shall not include signs which are being transported to a site of permanent erection or identification, company name or logo painted or permanently affixed to the vehicle or signs on vehicles transporting goods or providing services.
208. **Single-Family Dwelling** – A dwelling designed to be occupied by not more than one family on a separate platted lot.
209. **Small Engine Repair Shop** – Shop for repair of lawnmower, chain saws, lawn equipment, and other machines with one-cylinder engines.
210. **Soffit Boards, Lightweight Masonry** – Single- faced, cellulose fiber-boards have a smooth, unsanded surface and are generally supplied already primed with an opaque acrylic, latex, polyvinyl alcohol, semi-gloss or flat paint or equivalent exterior wall covering.

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211. **Stable, Commercial** – A stable used for the rental of stall space or for the sale or rental of horses or mules.
212. **Stable, Private** – An area used solely for the owner’s private purposes for the keeping of horses, mules or ponies, and not kept for remuneration, hire or sale.
213. **Story** – That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it. The average height for a story shall be defined as twelve feet (12’). The definition of a story does not include parapets, gables, and other normal roof structures.
214. **Story, Half** – A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet (3’) above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use. A half story containing independent apartment or living quarters shall be counted as a full story.
215. **Street** – Any dedicated public thoroughfare which affords the principal means of access to abutting property. A street is termed a major thoroughfare or arterial when the right-of-way is seventy (70) feet or greater.
216. **Street, Intersection** – Any street which joins another street at an angle, whether or not it crosses the other.
217. **Street Yard** – The area between the building front or building line and the front property (right-of-way) line.
218. **Structure** – Anything constructed or erected, the use of which requires location on the ground or which is attached to something having a location on the ground ([Also see definition of Building](#)).
219. **Structural Alterations** – Any change in the supporting members of a building, such as load bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls.
220. **Storage or Wholesale Warehouse** – A building used primarily for the storage of goods and materials.
221. **Studios for Photographer, Musician, and Artist** – A building or portion of a building used as a place of work by a photographer, musician or artist.
222. **Studios for Radio and Television** – A building or portion of a building used as a place for radio or television broadcasting.
223. **Telephone Line and Exchange** – A line for the transmission of telephone signals and a central office in which telephone lines are connected to permit communication but not including a business office, storage or repair yards.
224. **Temporary** - Used or lasting for only a limited period of time; not permanent.
225. **Temporary Building** - Any non-residential pre-manufactured structure which is not originally manufactured or constructed at its use site, required on-site installation of utilities and/or foundation.
226. **Theater (Drive-In)** - An open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in automobiles.

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- 227. **Theater (Indoor)** - A building or part of a building devoted to the showing of motion pictures, or for dramatic, musical or live performances.
- 228. **Tire Dealer, No Open Storage** - A retail establishment engaged in the sale and/or installation of tires for vehicles, but without open storage.
- 229. **Tire Dealer, With Open Storage** - A retail establishment engaged in the sale and/or installation of tires for vehicles, with open storage.
- 230. **Tire Re-Treading and Capping** - The process by which tires are treated with a new tread.
- 231. **Tool and Machinery Rental Shop** - A building or a portion of a building used for the display and rental of tools, machinery and instruments.
- 232. **Tourist Home (Bed and Breakfast Inn or Facility)** - A dwelling occupied as a permanent residence by an owner or renter which serves breakfast and in which sleeping accommodations in not more than five (5) rooms are provided or offered for transient guests for compensation.
- 233. **Town House** - A dwelling on a single lot that is part of a structure containing three or more units, each designed for occupancy by one family with each unit attached by a common wall, a minimum of twenty (20) feet in length.
- 234. **Trade and Commercial Schools** - Establishments, other than public or parochial schools, private primary or secondary schools, or colleges, offering training or instruction in a trade, art or occupation.
- 235. **Trailer Court** – ([See Mobile Home Park](#))
- 236. **Trailer, Hauling** - A vehicle to be pulled behind an automobile or truck which is designed for hauling animals, produce, goods or commodities, including boats.
- 237. **Trailer Home** - ([See Mobile Home](#))
- 238. **Trailer or Mobile Home Space** - A plot of ground within a mobile home park, trailer court, or mobile home subdivision designed for the accommodation of one mobile home.
- 239. **Trailer Rental** - The display and offering for rent of trailers designed to be towed by light load vehicles.
- 240. **Trailer, Travel or Camping** - A portable or mobile living unit used for temporary human occupancy away from the place of residence of the occupants and not constituting the principal place of residence of the occupants or designed to be towed behind another vehicle.
- 241. **Transportation and Utility Structures/Facilities** - Permanent facilities and structures operated by companies engaged in providing transportation and utility services including but not limited to railroad track rights-of-way, sewage pumping stations, telephone exchanges, transit station turnarounds, water reservoirs and water pumping stations.
- 242. **Truck** - A light or heavy load vehicle ([See definition for light and heavy load vehicle](#)).
- 243. **Truck and Bus Repair** - An establishment providing major and minor automobile repair services to heavy load vehicles.

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- 244. **Truck and Bus Leasing** - The rental of new or used panel trucks, vans, trailers, recreational vehicles or motor-driven buses in operable condition and where no repair work is done.
- 245. **Truck Parking Lot** - Area for parking heavy load vehicles.
- 246. **Truck Terminal** - An area and building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis. May include facilities for the temporary storage of loads prior to shipment.
- 247. **Truck Sales (Heavy Trucks)** - The display, sale or rental of new or used heavy load vehicles in operable condition.
- 248. **Truck Stop** - Any building, land, area, or premise, or portion thereof used for the retail dispensing or sales of fuels, lubricants and accessories commonly utilized by heavy load vehicles, but not including those uses listed under Major Automobile Repair, as applying to heavy load vehicles.
- 249. **Two-Family Dwelling, ("Duplex")** - Two dwellings, each designed to be occupied by one family existing on a single platted lot.
- 250. **Usable Open Space** - An open area or recreational facility which is designed and intended to be used for outdoor living and/or recreation and meets the requirements of [Section 8.04.L.7.](#)
- 251. **Use** - The purpose for which land or buildings are or may be occupied in a zoning district.
- 252. **Used Car Dealer** - Retail sales or offering for sale of used automobiles or light load vehicles.
- 253. **Utility Distribution/Transmission Lines** - Facilities which serve to distribute and transmit electrical power, gas and water, including but not limited to electrical transmission lines, gas transmission lines, telephone lines and metering stations, whether operated by the City or private utility company.
- 254. **Utility Structures** - Structural facilities constructed and operated by private utility companies or other governmental entities (other than the City of Keller), including but not limited to, power substations, telephone exchanges, sewage treatment plants, sewage pumping stations, water pumping stations, water storage tanks, and water treatment plants.
- 255. **Variance** - An adjustment in the application of the specific regulations of the Zoning Ordinance to a particular parcel of property which, because of special conditions or circumstances of hardship peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district. Only the Board of Adjustment of the City of Keller can grant a variance.
- 256. **Veterinarian Clinic** - An establishment where animals and pets are admitted for examination and medical treatment ([Also see Kennels](#)).
- 257. **Wrecking Yard (Junkyard or Auto Salvage)** - Any lot upon which two or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of license, have been placed for the purpose of obtaining parts for recycling or resale.
- 258. **Yard** - An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except where

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otherwise specifically provided in this Ordinance that the building or structure may be located in a portion of a yard required for a main building. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the shortest horizontal distance between the lot line and the main building shall be used ([See Section 8.16 – Figure 4](#)).

259. **Yard, Front** - A yard located in front of the front elevation of a building and extending across a lot between the side yard lines and being the minimum horizontal distance between the front property line and the outside wall of the main building. ([See Section 8.16 – Figure 4](#)).
260. **Yard, Rear** - The area extending across the rear of a lot measured between the lot lines and being the minimum horizontal distance between the rear lot line and the rear of the outside wall of the main building. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard ([See Section 8.16 – Figure 3](#)).
261. **Yard, Side** - The area between the building and side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the outside wall of the side of the main building ([See Section 8.16 – Figure 3](#)).
262. **Zero Lot Line Dwelling** – ([Same as Patio Home](#))
263. **Zoning District** - A classification applied to any certain land area within the city stipulating the limitations and requirements of land usage and development.
264. **Zoning District Map** - The official map upon which the boundaries of the various Zoning Districts are drawn and which is an integral part of this Ordinance.

Section 8.16 Illustrations

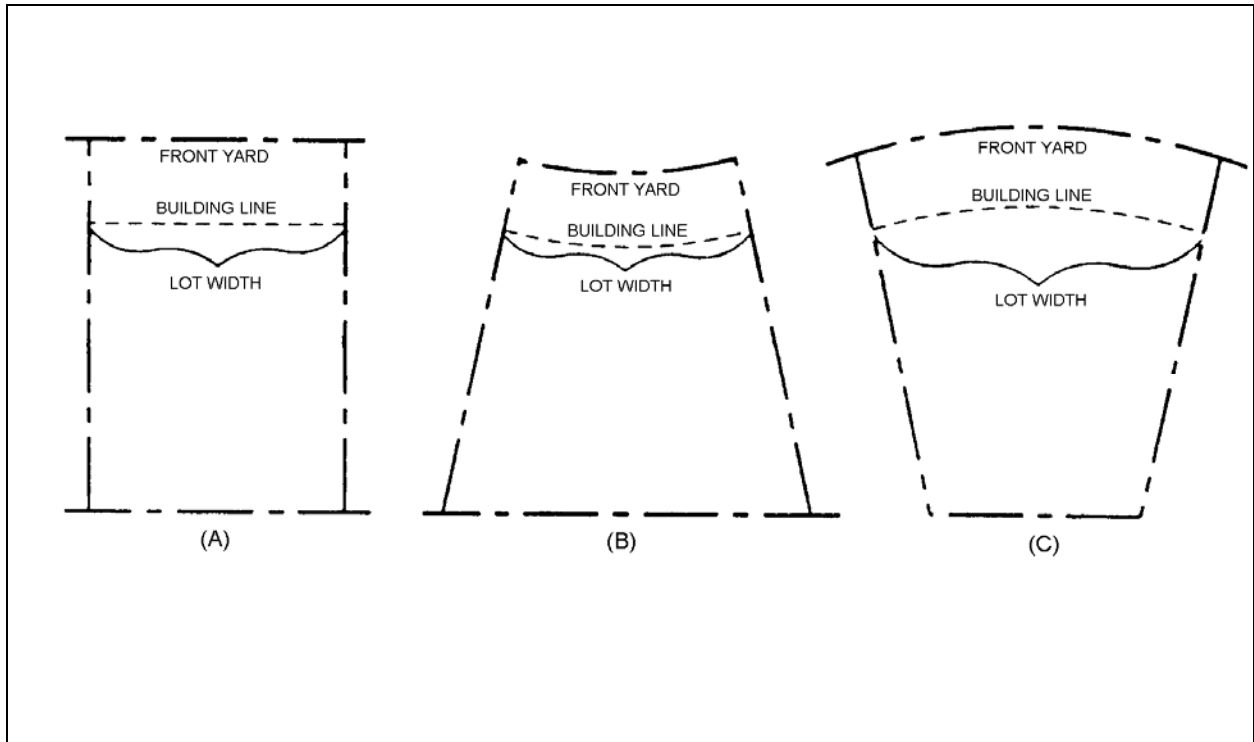


Figure 1 – Lot Width

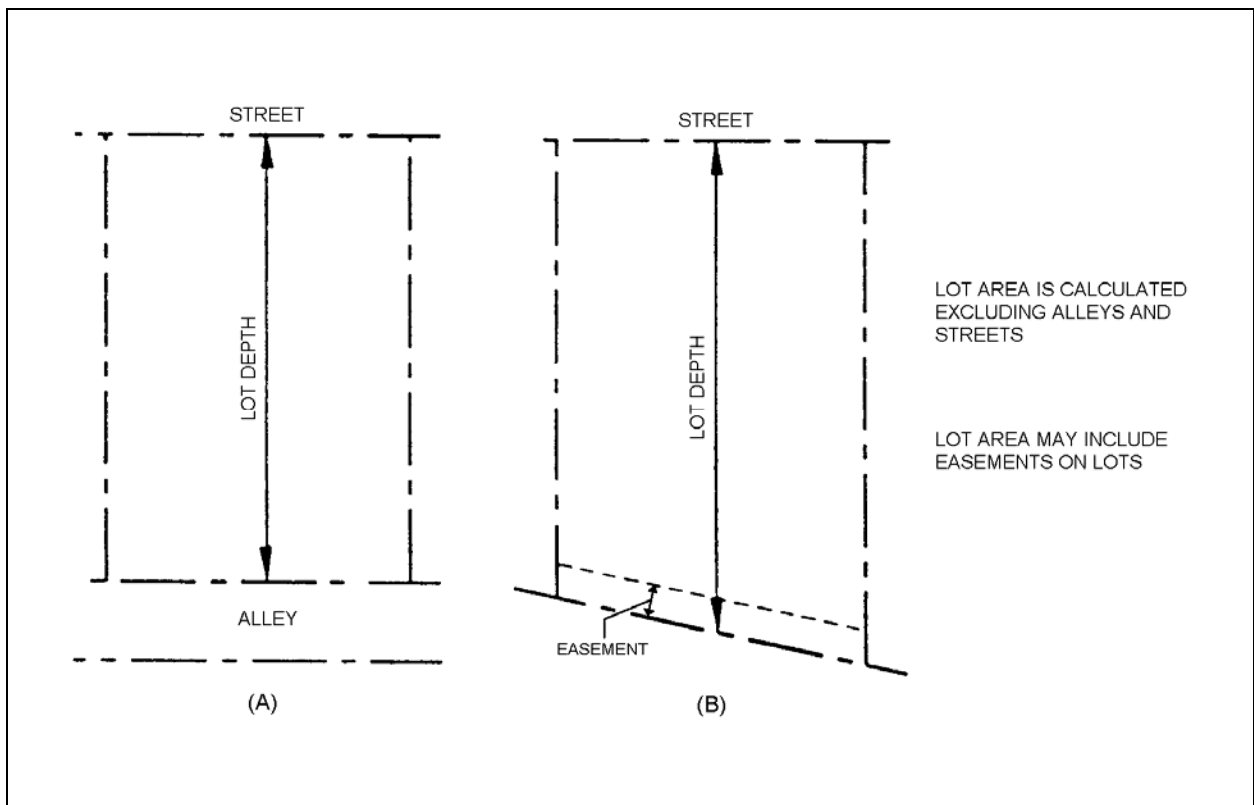


Figure 2 – Lot Area & Depth

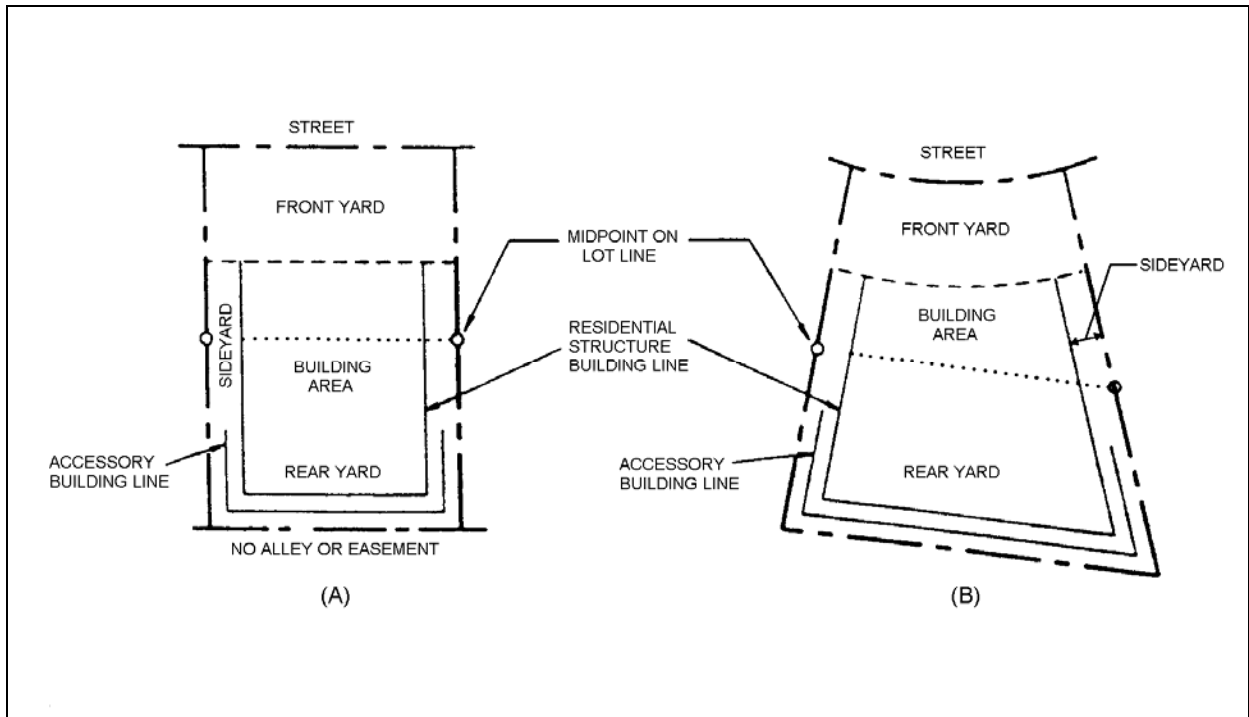


Figure 3 – Yards

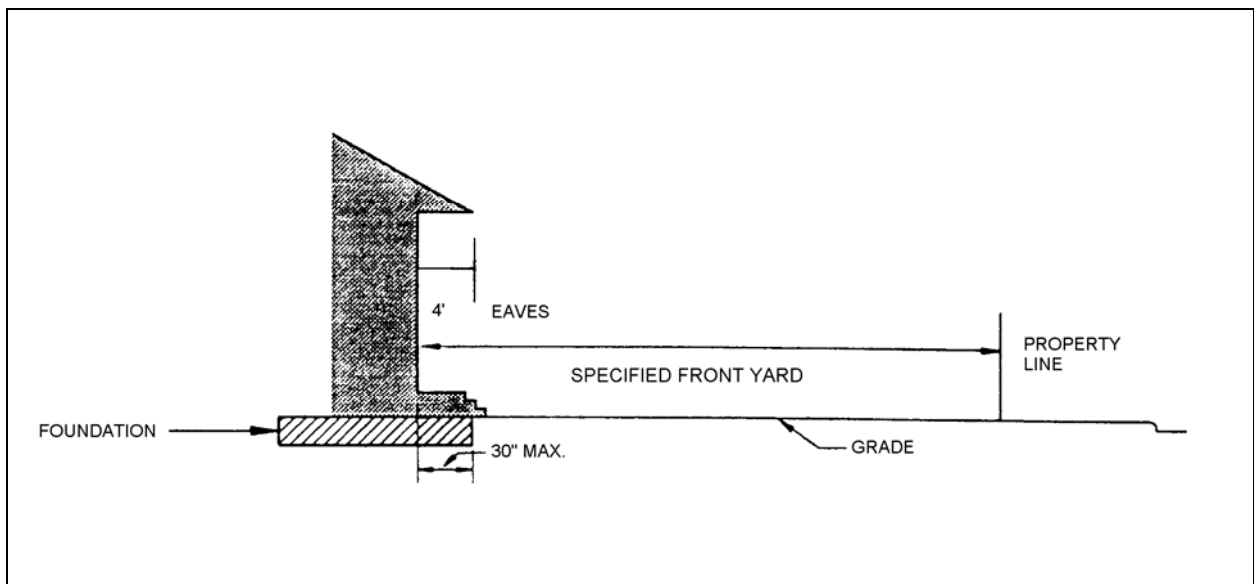


Figure 4 – Methods of Measuring Front Yards

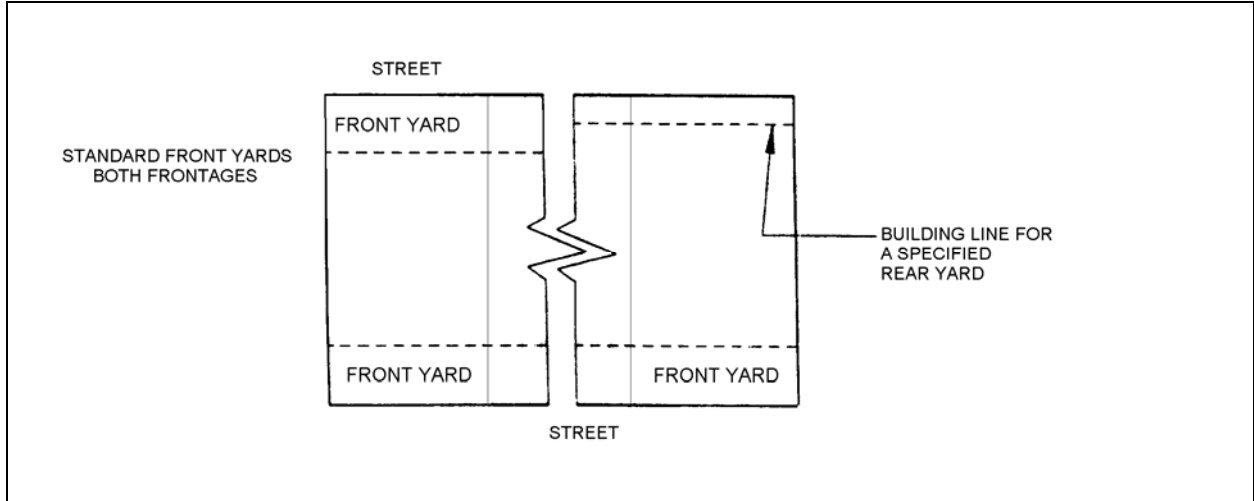


Figure 5 – Double Frontage Lots

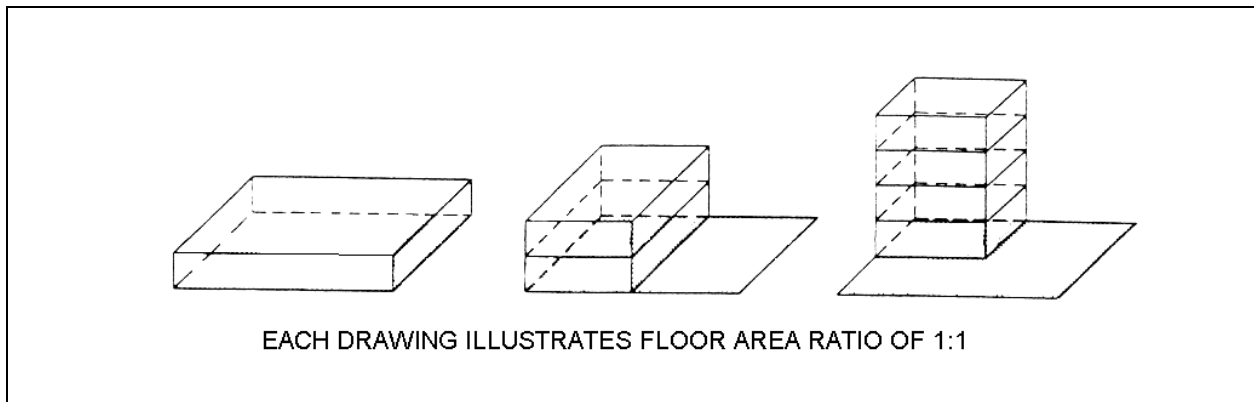


Figure 6 – Floor Area Ratios

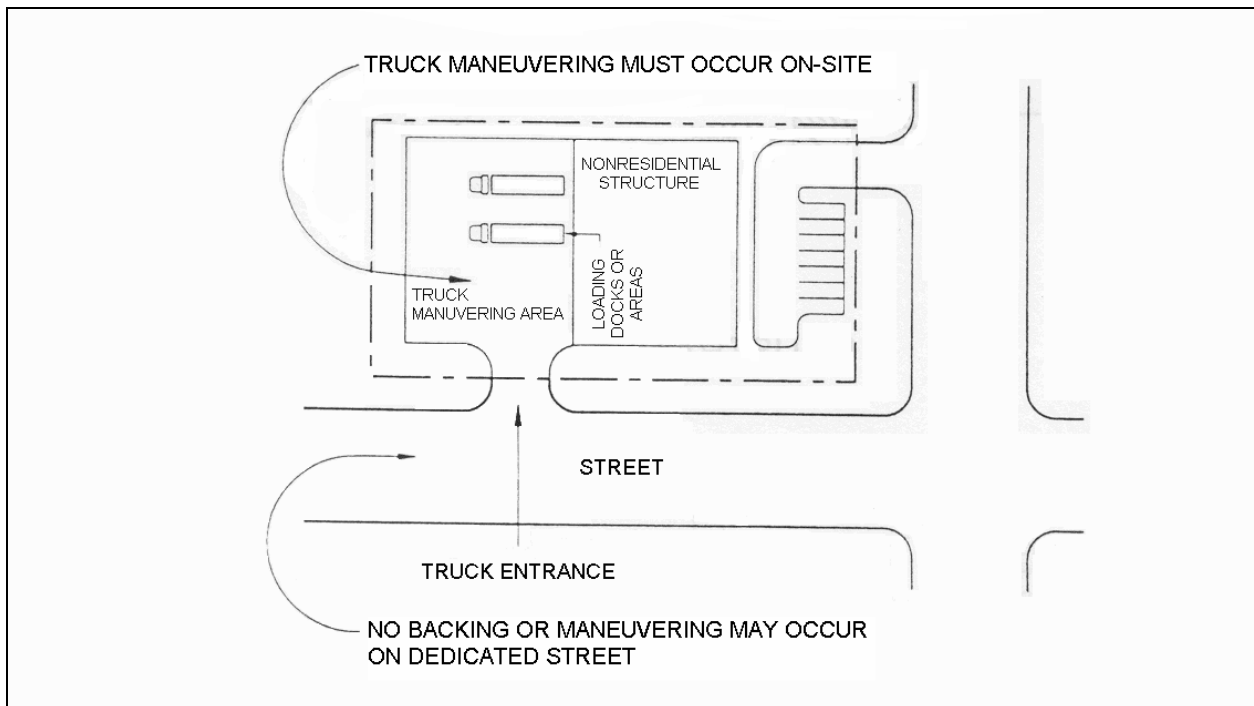


Figure 7 – Off-Street Maneuvering For Loading Area

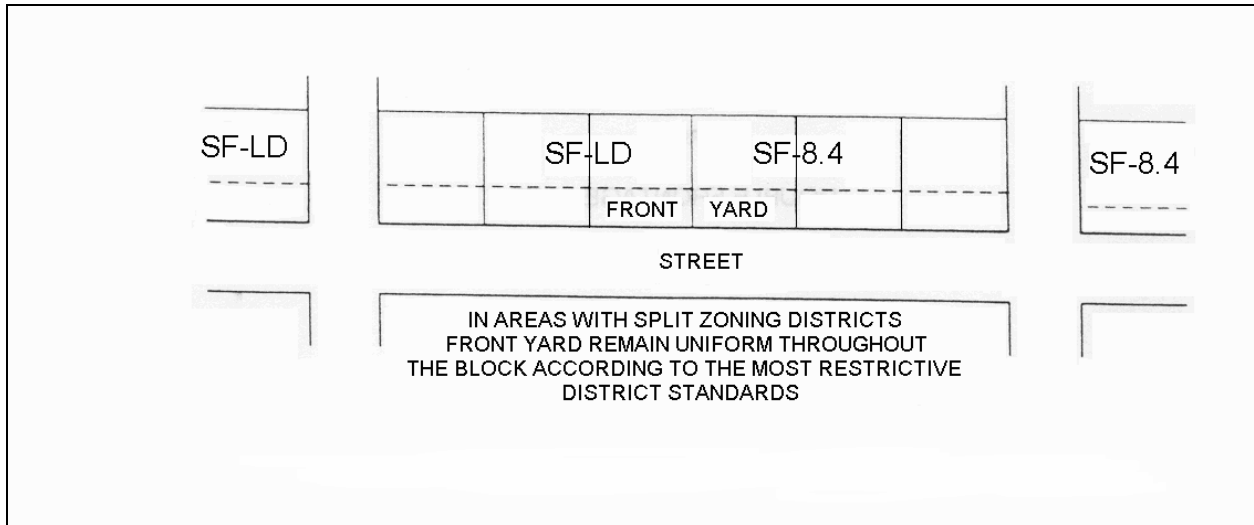


Figure 8 – Front Yard Where Zoning Changes in a Block

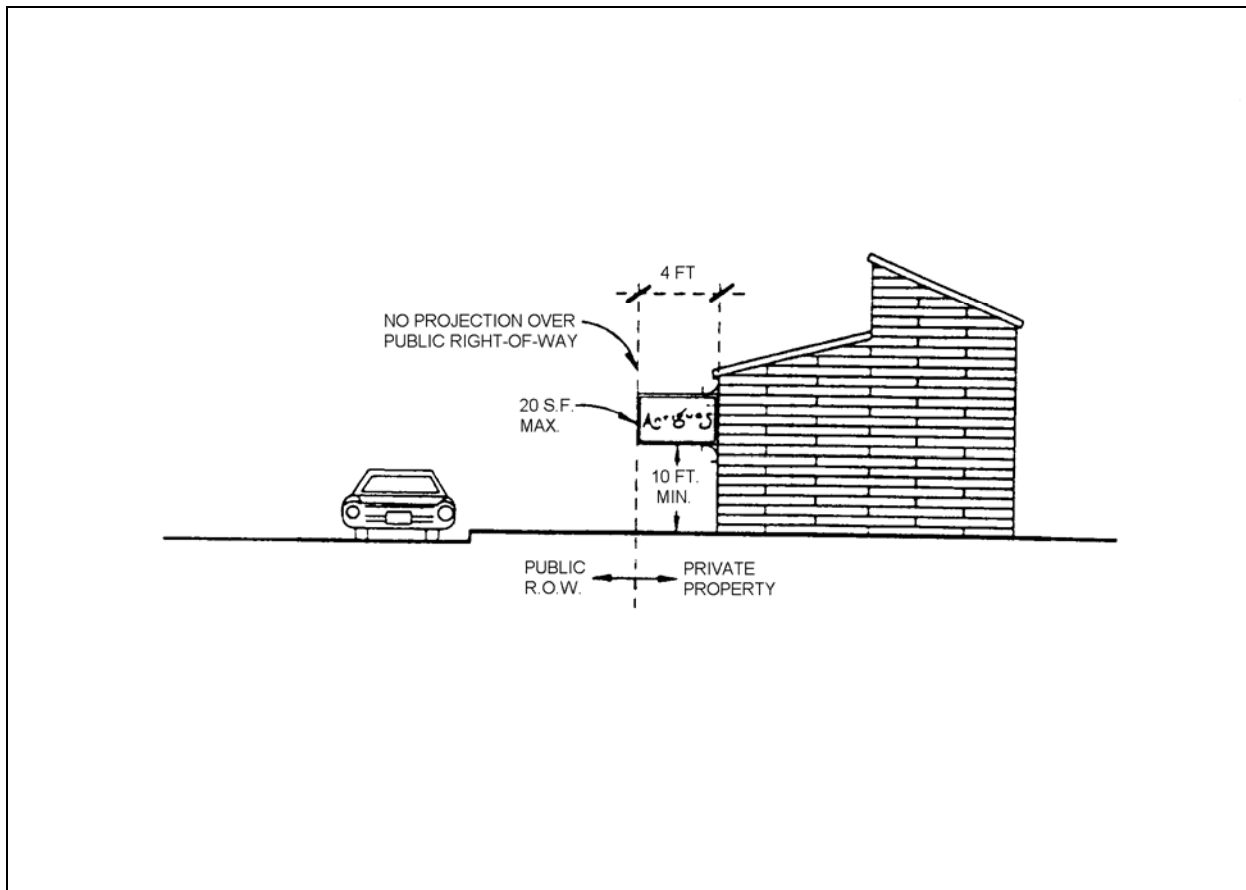


Figure 9 – Sign Projections

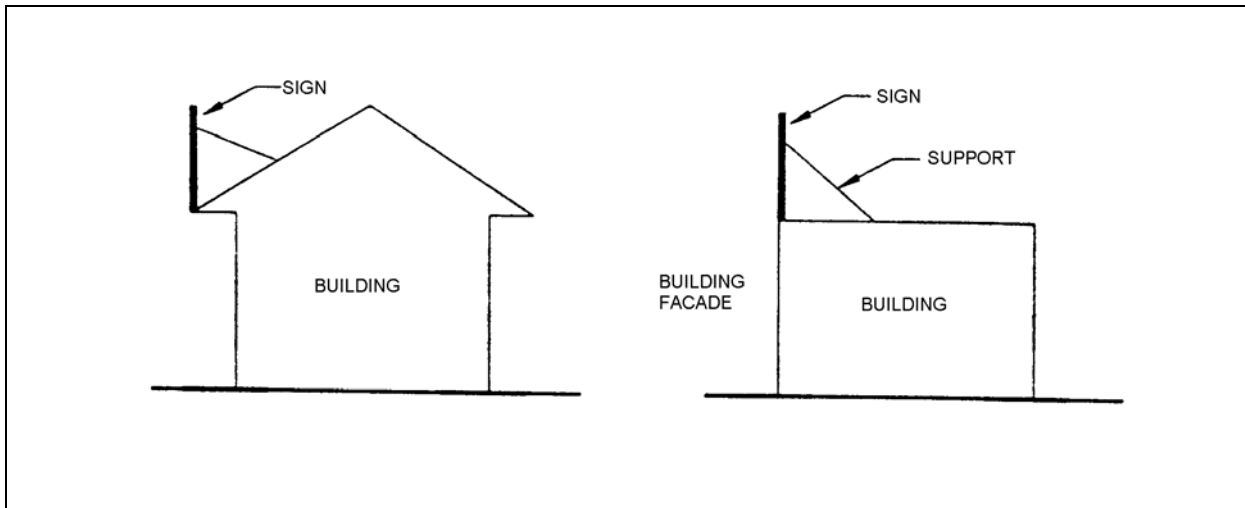


Figure 10 – Attached Signs which are Not Permitted

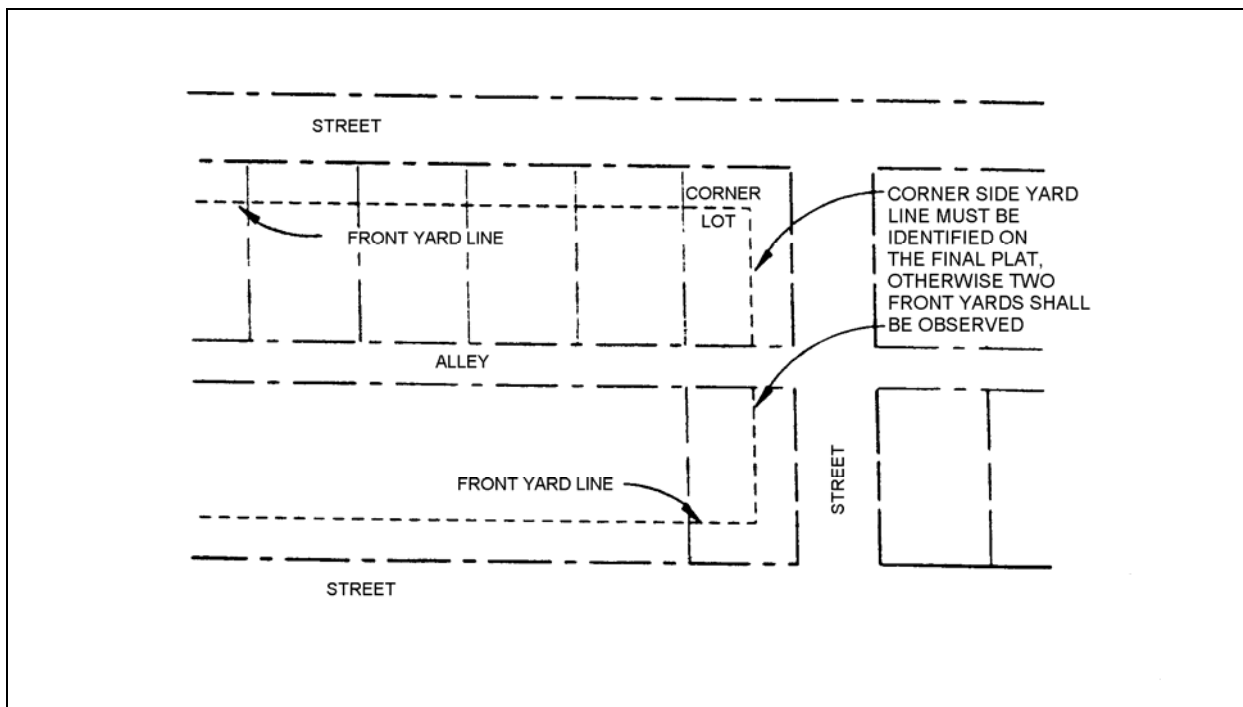


Figure 11 – Corner Lots

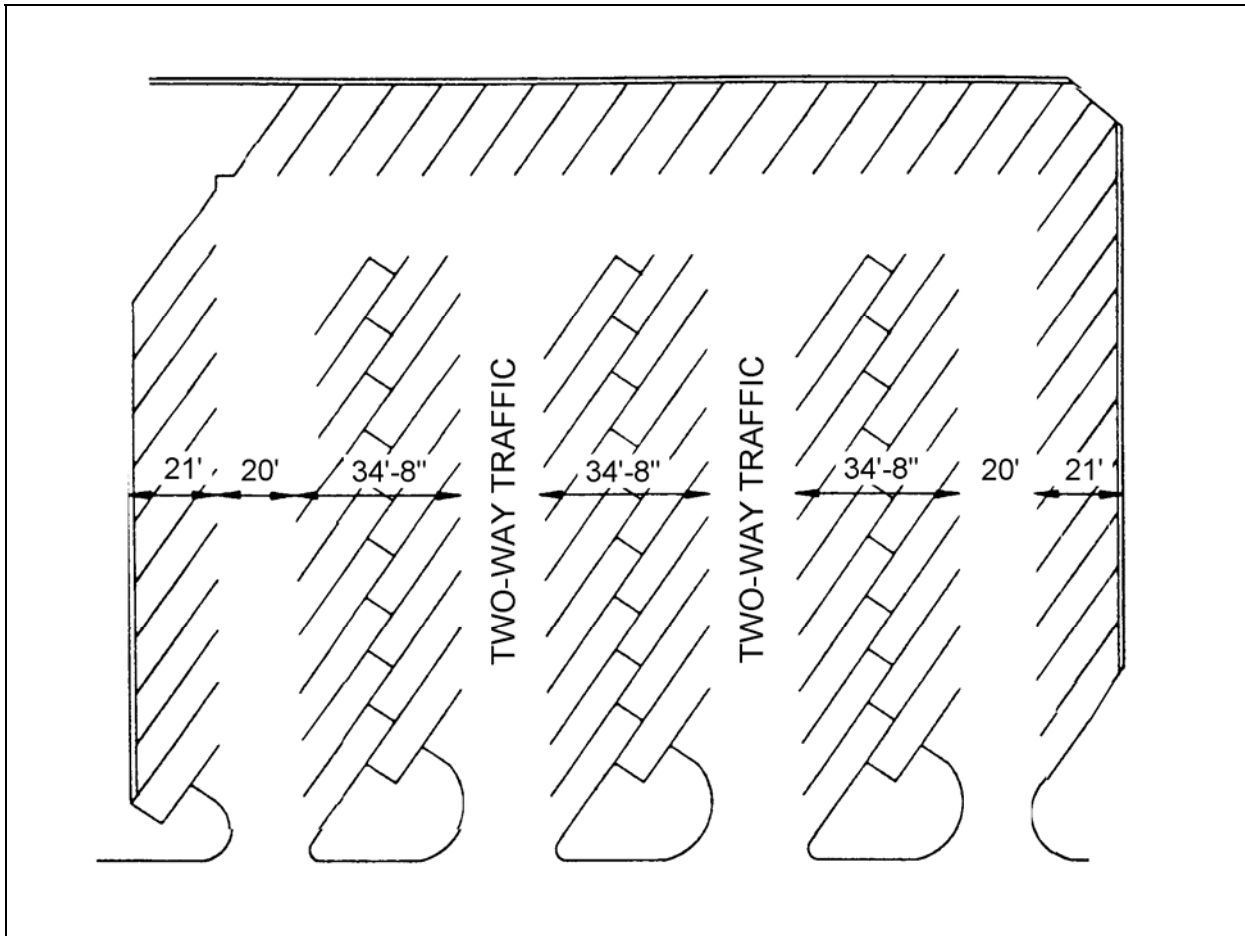


Figure 12 - 60° Layout With Two-Way Traffic

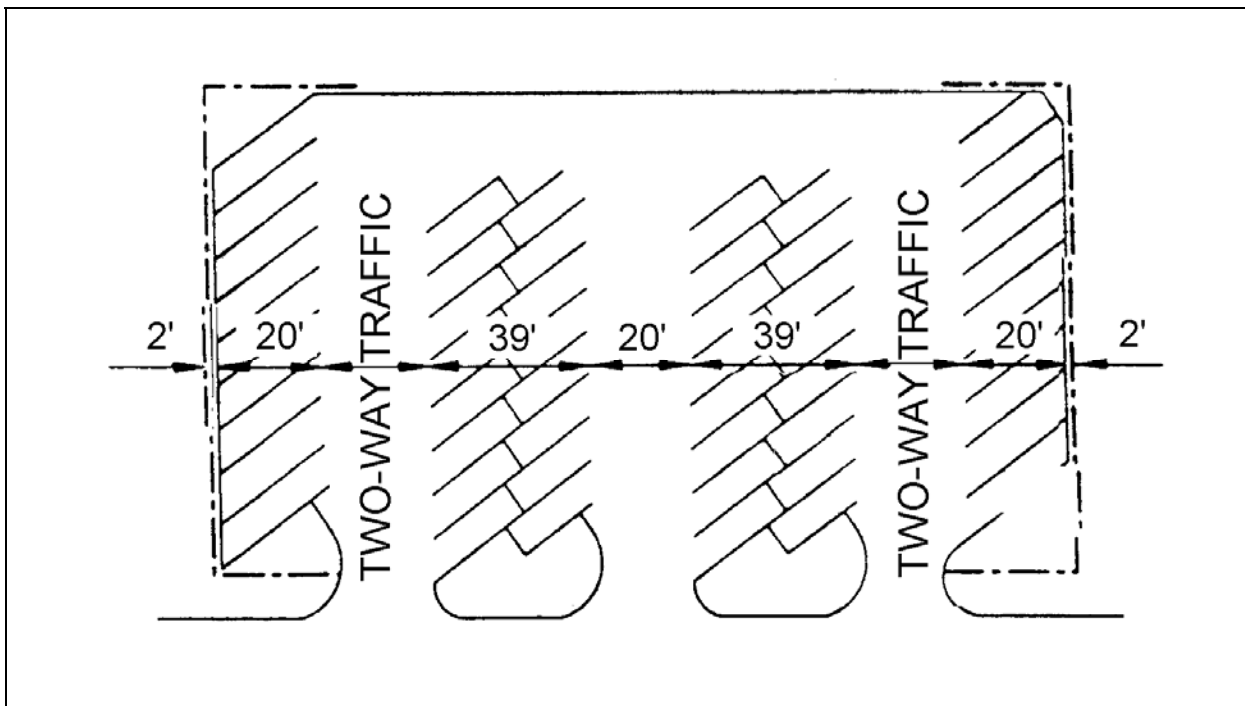


Figure 13 - 45° Layout With Two-Way Traffic

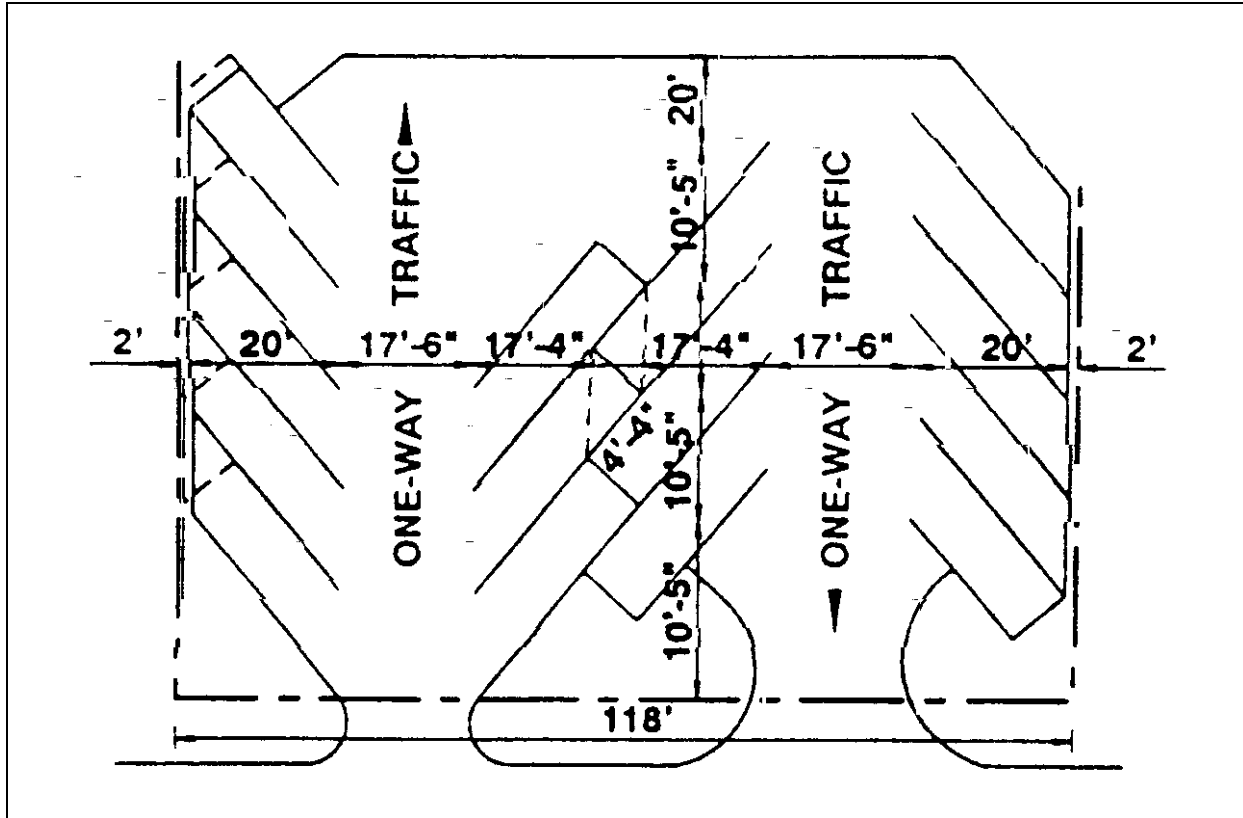


Figure 14 - 60° Layout With One-Way Traffic

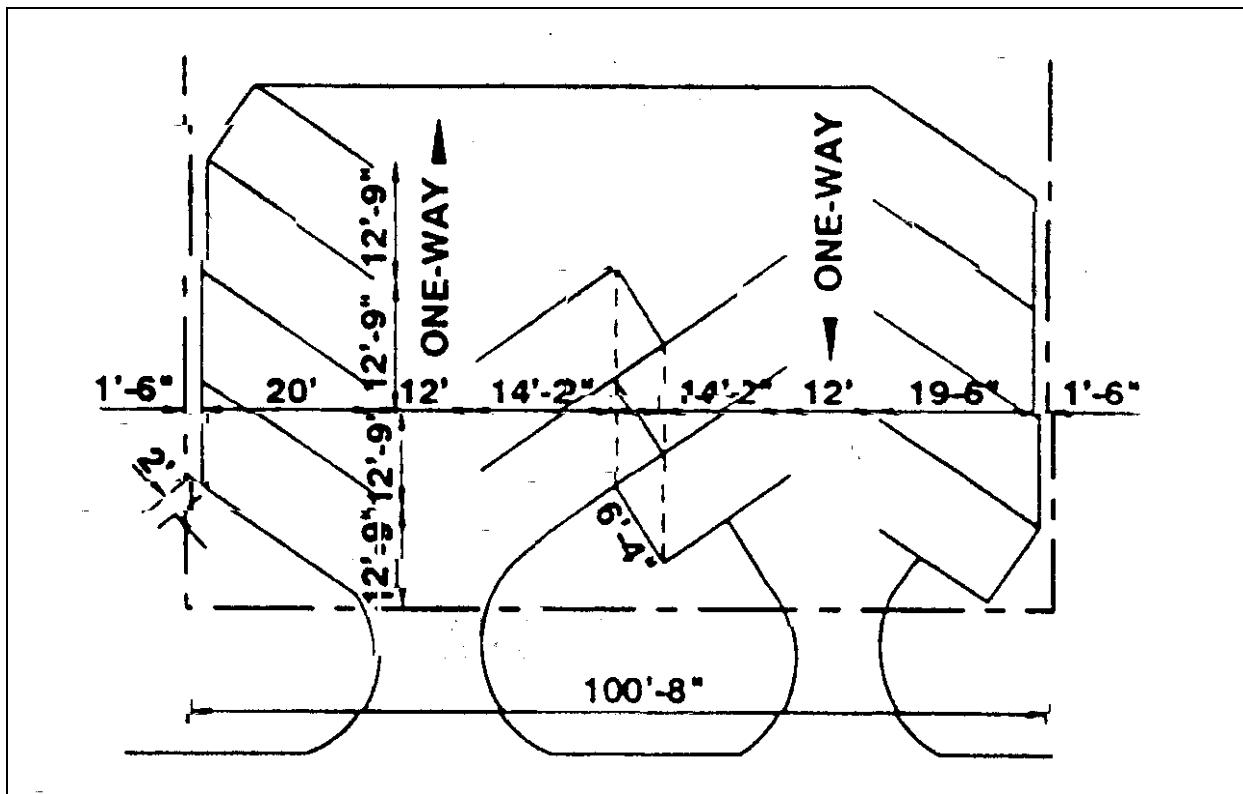


Figure 15 - 45° Layout With One-Way Traffic

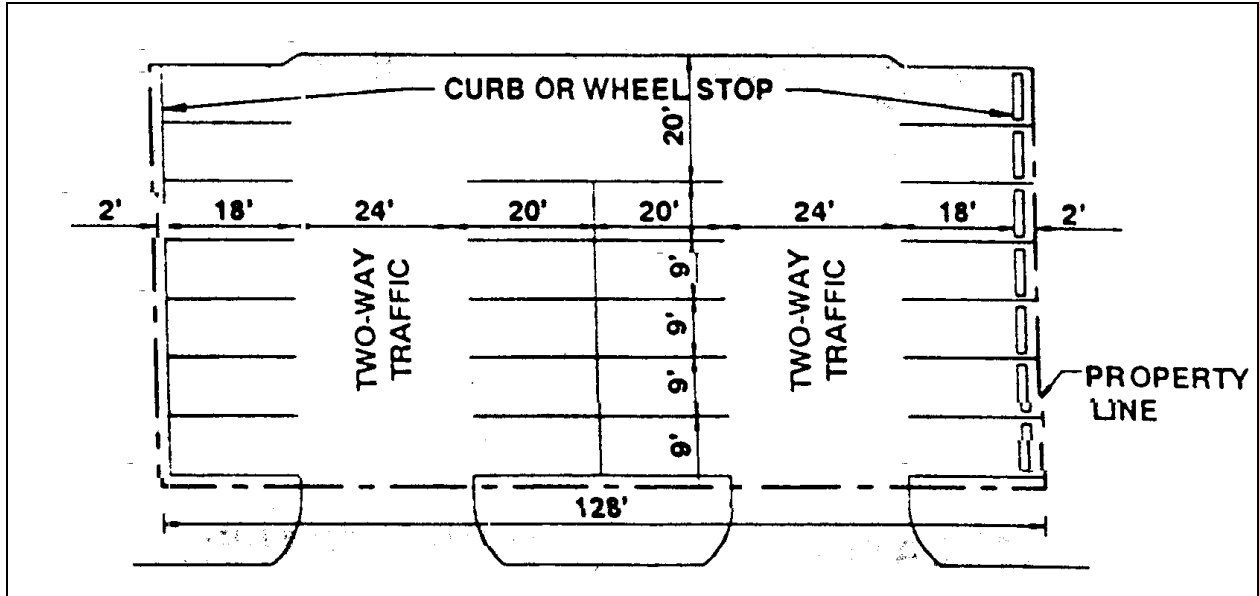


Figure 16 - 90° Layout

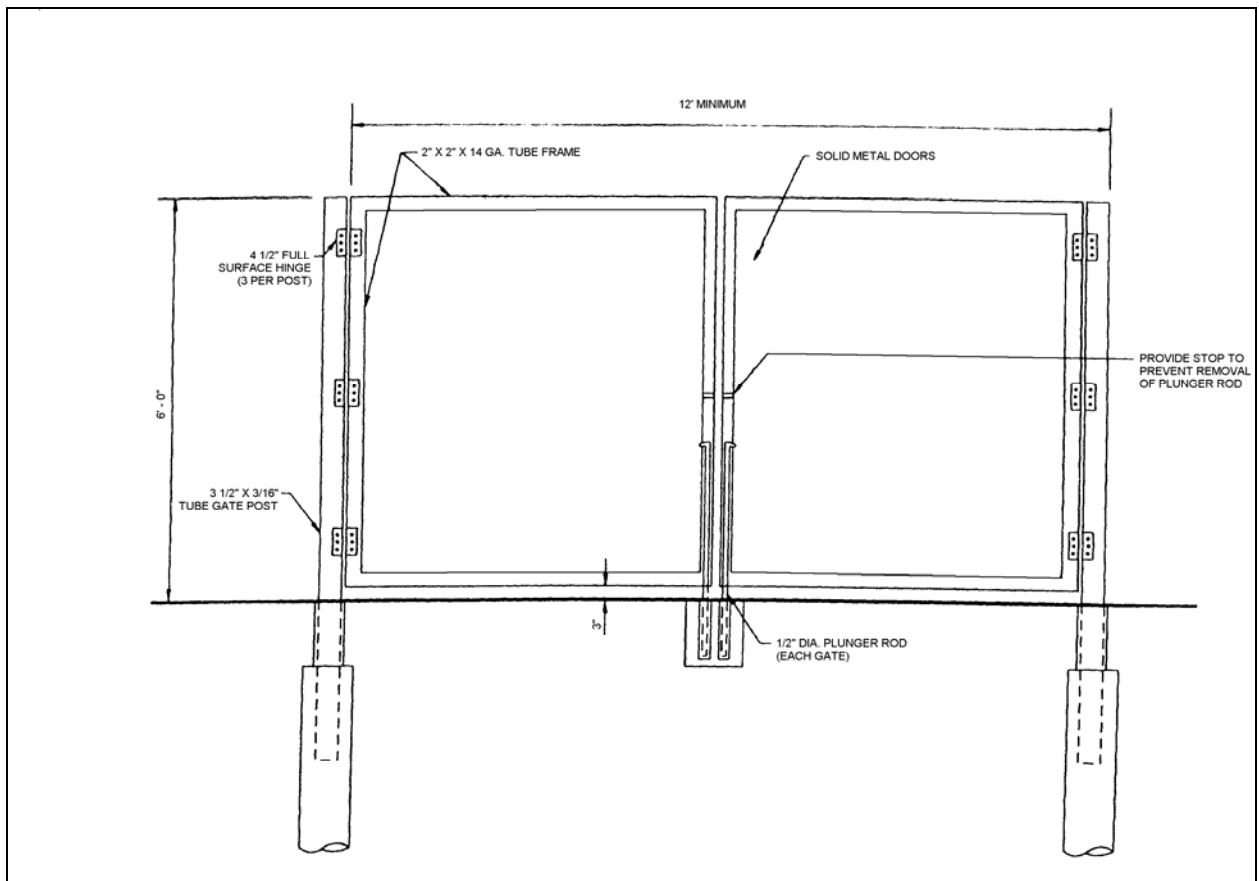


Figure 17 - Typical Waste Container Screening Gate

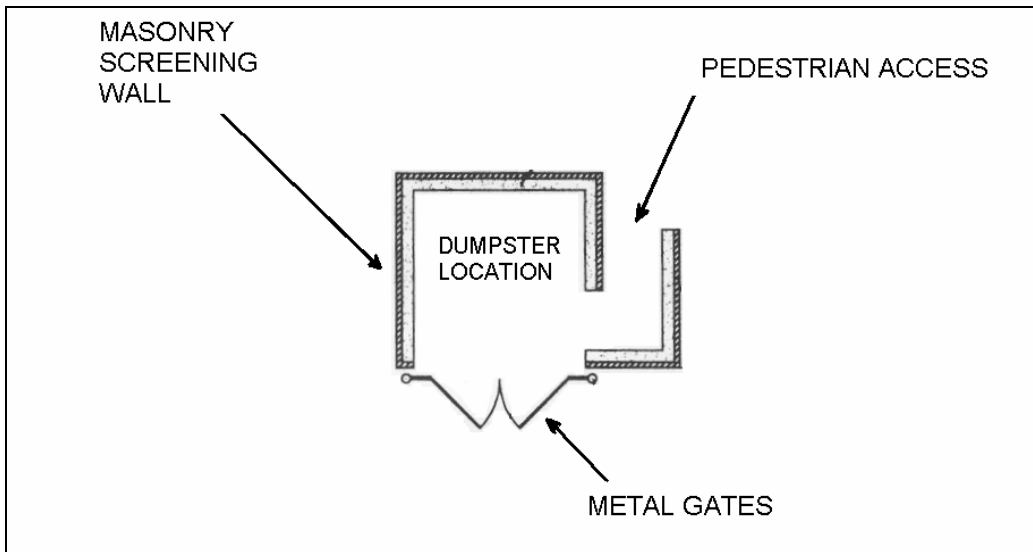


Figure 18 – Pedestrian Access for Typical Waste Container Screening Closure

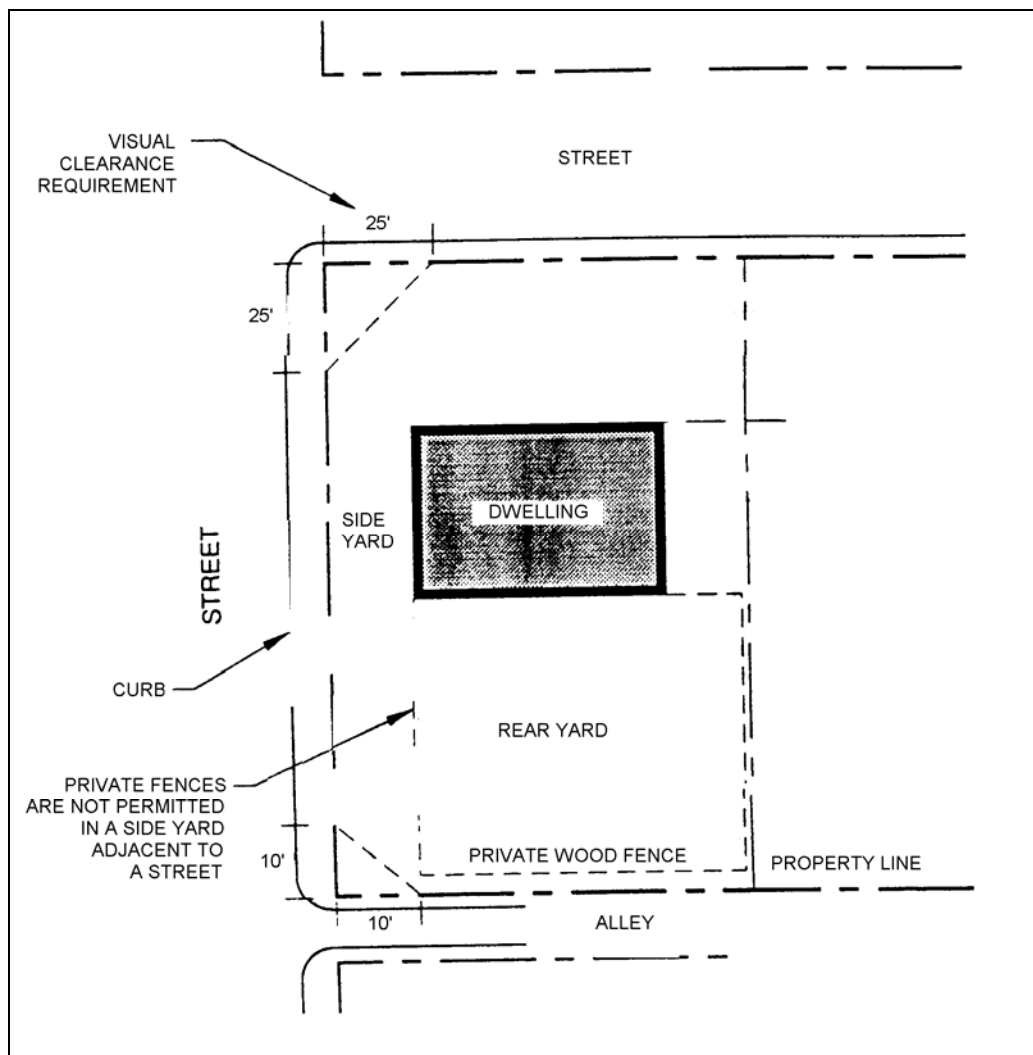


Figure 19 – Fence and Sight Requirements for Corner Lots

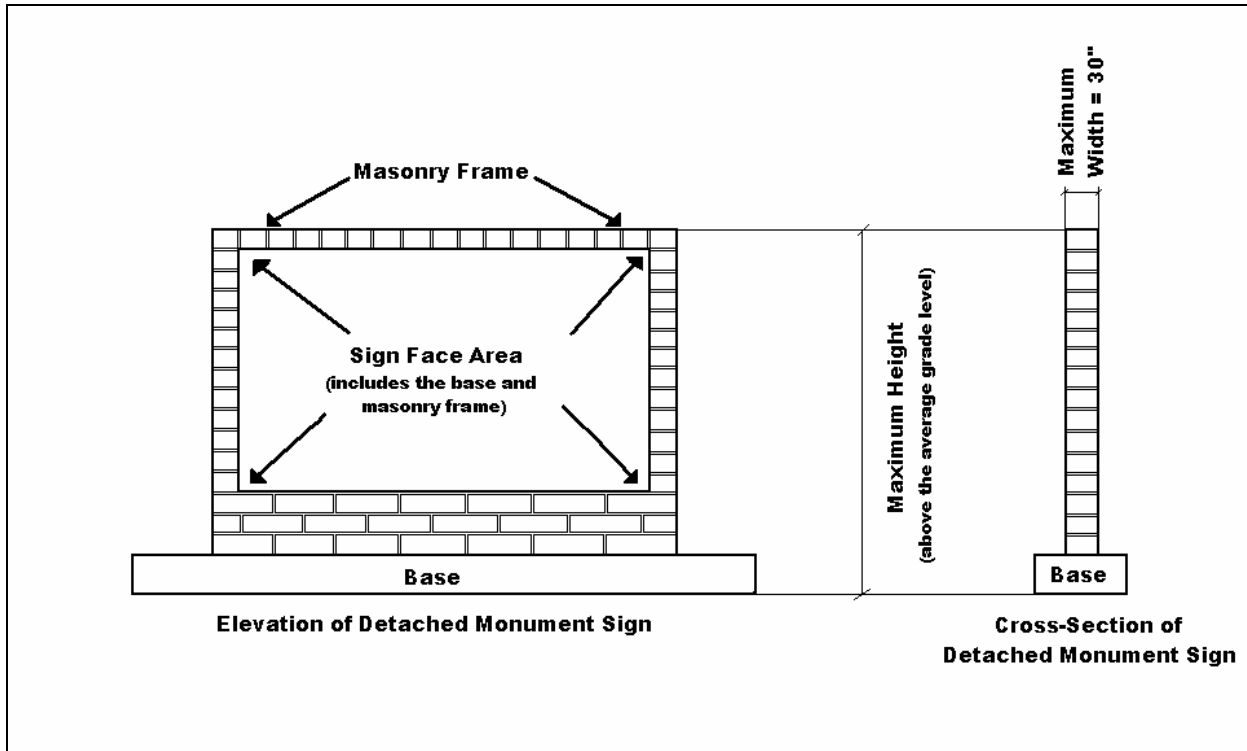


Figure 20 – Monument Sign Requirements