

ARTICLE THREE

Unified Development Code

Adopted: July 7, 2015



- 107. **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.
- 108. **Critical Root Zone (CRZ)** - The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line (see [Section 8.20 - Exhibit D](#)).
- 109. **Cul-de-Sac** - A street having but one outlet to another street, and terminated on the opposite end by a vehicular turnaround.
- 110. **Cut/Fill** - Areas where the natural ground level has been excavated (cut) or fill brought in.

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- 111. **Dance Hall** - An establishment open to the general public for dancing.
- 112. **Dead End Street** - A street, other than a cul-de-sac, with only one outlet.
- 113. **Dedication** - Intentional transfer by a property owner to the public of ownership of, or an interest in, land for a public purpose. Dedication may be effected by compliance with statutes relating to dedication of land, by formal deed of conveyance, or by any other method recognized by the laws of the State of Texas.
- 114. **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.
- 115. **Detached** - Having no physical connection above the top of the floor line of the first floor with any other building or structure.
- 116. **Developer/Builder** - Any person, business, corporation, association, or entity responsible for or involved in the land development of the subdivision or addition, including the construction of infrastructure or building of structures for residential or non-residential occupancy. In most contexts the term Developer, Subdivider, and Property Owner are used interchangeably in these regulations.
- 117. **Development** - Any subdivision of land; any consolidation or accumulation of tracts of land; any material change in the use or appearance of any parcel of land; any activity that affects lot lines, easement locations, number of lots, setbacks, locations of structures, dedications of streets or utilities; or the act of building structures or improvements on land.
- 118. **Development Review Committee (DRC)** - A committee comprised of staff members, but not limited to from the departments of Community Development, Economic Development, Development Services, Fire, Parks & Recreation, and Public Works to review development applications and tree removal permits for compliance with this Code (see [Article Nine-Development Review Committee Members \(DRC\)](#)).
- 119. **Director of Public Works** - The individual hired for "Director of Public Works" position by the City Manager.
- 120. **Donation Center** - A center for the donation of new and used clothing, wearing apparel, small appliances and furniture.
- 121. **Drainage Way**^[MH1] - A natural or man-made drainage pathway located on or adjacent to property. The drainage way may or may not be deemed "floodplain" or "floodway" by the

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Federal Emergency Management Agency (FEMA). A drainage way may be located on any property in the City of Keller, regardless whether said property has been secured within the confines of a legal Plat.

- 122. **Drilling** - The process of construction of a mining installation of cylindrical shaped reservoir, such as a hole, blasthole, or mineshaft, by crushing the rock at the mine face. As a rule, drilling is carried on within the earth's crust (less frequently, within artificial materials such as concrete, asphalt, and others) that allow the extraction of minerals from those reservoirs. In a number of cases drilling involves the shoring-up of hole walls (mainly for deep holes) by means of tubular casings, with the injection of cement suspension into the annular gap between the casings and the hole walls. The field of application of drilling is varied: it includes searching and prospecting for minerals; the study of rock characteristics; the extraction of liquid, gaseous, and solid (by leaching and melting) minerals through working holes; the conducting of blasting operations; the excavation of solid minerals; the artificial securing of rock (by freezing, bituminizing, cementing, and other methods); the draining of flooded mineral deposits and swampy areas; the exposure of deposits; the laying of underground communications equipment; and the construction of pile foundations.
- 123. **Drip Line** - A vertical line run through the outermost portion of the canopy of a tree and extending to the ground (see [Section 8.20 - Exhibit D](#)).
- 124. **Driveway** - An area usually paved with asphalt or concrete to allow access of automobiles to a property from a road or Public Right-of-Way.
- 125. **Driveway Approach** - The portion of the driveway that falls within the public right-of-way.
- 126. **Driving school** - A facility for the instruction of driving light load vehicles. Facilities may include offices, classrooms, and storage of vehicles.
- 127. **Dry Cleaning Plant** - An industrial facility, including commercial laundry, where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.
- 128. **Dry Cleaning, Retail** - A retail center customers drop-off and pick-up laundry to be dry cleaned, where chemical cleaning is not performed on-site but is shipped out for the cleaning process..
- 129. **Dwelling** - Any building or portion thereof, which is designed or used as living quarters-

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- 130. **Earth tone colors** - Warm, muted colors inspired by the colors of the earth, soil, and certain minerals and containing some brown. Earth tones have flat finishes to increase the natural appearance of the colors.
- 131. **Easement** - The word "easement" shall mean a designated area, conveyed by plat or separate instrument, for restricted use on private or public property upon which the grantee shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements.
- 132. **Eave** - The portion of the roof that projects past the outer wall.
- 133. **EIFS (Exterior Insulating Finishing System)** - a non-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

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256. **Main Building** - The building or buildings on a lot that is occupied by the primary use.
257. **Maintenance Bond** - A bond that basically functions as an insurance policy on a construction project to make sure a contractor will either correct any defects that arise or that the owner is compensated for those defects.
258. **Mansard Roof** - (Also called a French roof or curb roof) is a four-sided gambrel-style hip roof characterized by two slopes on each of its sides with the lower slope, punctured by dormer windows, at a steeper angle than the upper.
259. **Masonry, Masonry Façade** - Exterior masonry application to include natural and manufactured stone material, fibrous cement products, stucco, brick material, granite, or marble.
260. **Master Plan or Comprehensive Plan** - The term "Master Plan" shall mean the comprehensive plan of the City and adjoining areas adopted by the City Council and the Planning and Zoning Commission, including all its revision. This plan consists of graphic and textual policies which govern the future development of the City and indicates the general location and specific geographic areas recommended for various land uses, transportation routes, public and private buildings, streets, parks, water, sewer, and other public and private developments and improvements.
261. **Maximum Loaded Trailer Weight** - The actual weight of a trailer plus the manufacturer's maximum allowable weight of cargo and equipment that may be carried by the trailer.
262. **Mausoleum** - Property used for the interring of the dead and where bodies are interred above ground in staked vaults.
263. **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 by hand or through a mechanical or electrical apparatus for the purpose of body massage. The term includes effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics. Massage therapy may include the use of oil, lubricant, salt glows, heat lamps, hot and cold packs, or tub, shower, jacuzzi, sauna, steam or cabinet baths. Equivalent terms for massage therapy are massage, therapeutic massage, massage technology, myo-therapy, body massage, body rub, or any derivation of those terms. Massage therapy is a health care service when the massage is for

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403. **Service Line (Section 5.22)** – Those electric lines used to connect between the utilities' supply system or lateral lines and the end-users meter box. Also called Utility lines.
404. **Sexually Oriented Uses** – In accordance with Texas Local Government Code, Sec. 243.002: Establishments and businesses a sex parlor, nude studio, modeling studio, love parlor, adult bookstore, adult movie theater, adult video arcade, adult movie arcade, adult video store, adult motel, or other commercial enterprise the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer. (Refer to Ordinance No. 643)
405. **Shared access** - Lots have "mutual" driveways that both lot owners share to access property. Generally preserved in an access easement.
406. **Shed Roof** - A roof having a single slope.
407. **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.
408. **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.
409. **Side Entry Garage** - garages upon which the entry point from the street is on the side of the house and garage door is perpendicular to the front of the house. On corner lots, the garage door may be parallel to the street and have a side entry. See Section 8.17 for illustration.
410. **Side Yard** - See [Yard, Side](#).
411. **Signs**
- a. **Billboard** - A non-premise sign over two-hundred (200) square feet in area. *(Amended by Ord. No. 1799 on July 5, 2016)*
 - b. **Development** - A sign constructed on an ongoing or future development that advertises the future development, the funding company, the construction company, the utility company(s), the developer, the property owner, and/or any other advertisement typical to ongoing or future construction.
 - c. **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 8.17, Figure 19.
 - d. **Entry-way or Portal** - A sign installed by the city and generally used to inform travelers they have arrived in Keller or to a specific area within Keller.
 - e. **Fence Wrap (Mesh Screen)** - An opaque type fence that includes graphics, typically printed on a flex mesh or flex vinyl material, that is be used to block a construction site from view of the public while advertising the future use of the property.