

Section 8.06 - Building Design and Development Standards

A. Exterior Construction Requirements

1. Residential Construction Standards

- a. SF-36 through 2F: All residential buildings and structures located in the residential districts SF-36, 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, consisting 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. 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 may be permitted by an SUP with approval of 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) Accessory buildings one hundred twenty (120) square feet or less are excluded from the construction standards for residential construction.
 - 2) Accessory buildings, larger than one hundred twenty (120) square feet up to two hundred (200) square feet may be constructed using lightweight masonry siding and/or lightweight masonry soffit boards as defined in the Definitions section of this Code and/or manufactured pre-finished wood siding, in lieu of other masonry construction materials.
 - 3) All accessory buildings, larger than two hundred (200) square feet, in residential districts shall meet all requirements of this Code.
 - 4) In Single Family-Low Density zoning districts (SF-36), 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 Code and/or manufactured pre-finished wood siding, in lieu of other masonry construction materials.
 - 5) The use of exposed metal exterior walls and finishes shall be allowed only for barns and agricultural structures in the SF-36 zoning district. The use of storage containers shall not be allowed.

- f. Detached carports shall adhere to the following standards:
 - 1) Carports constructed entirely out of metal may be permitted if architectural metal is proposed. Columns and roof structure must be compatible with materials on main structure. Detached 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 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 in accordance with the City's building code and fire prevention code.
 - b. Building facades, excluding doors, windows and glass wall construction, shall be constructed with a minimum of seventy-five percent (75%) of stone or brick. Portland cement stucco shall be allowed as noted in "c" below. Strict adherence to this rule shall not be such as to prevent architectural creativity. Other materials or a combination of brick, stone, stucco 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 three-quarter inch (3/4") Portland cement stucco with a minimum fire rating of one hour shall be permitted provided the area of the Portland cement stucco does not exceed fifty percent (50%) of the total façade area excluding doors, windows and glass wall construction.
 - d. The use of textured concrete blocks (quick brick), colored 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.
 - e. Exposed concrete, concrete block, or metal finishes shall not be permitted.
 - f. The use of exposed metal exterior walls and finishes may be allowed, in the Light Industrial (LI) zoning district if approved 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. 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.
- h. Carports constructed entirely out of metal may be permitted if architectural metal is proposed. 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.
- i. 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.
- j. 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 Code shall be submitted for each use in the development. The Planning Manager 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.
 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. 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, or cast stone. 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 closure. A pedestrian access point shall be provided for access to a dumpster location to facilitate access without opening the gate (see [Section 8.17 - Figure 19](#)).
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](#), [8.12](#), and [8.13](#) for guidelines on screening