

R Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.04(I).

- = Not Permitted

Use	SUP or P
Administrative, professional or corporate office	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Appliance Rental	SUP
Athletic stadium or field operated by the city or school district	P
Automobile electric charging station	P
Automobile parts retail sales wholly enclosed in a building	SUP
Automobile sales	SUP
Automobile renting	SUP
Automobile service station	SUP
Bakery (retail)	P
Bank, saving, loan, and credit unions, including automated teller	P
Bar/Tavern	SUP
Barber shop or beauty salon stand alone	P
Barber shop or beauty salon within multi-use retail	P
Batching plant (temporary)	Permit
Bed and Breakfast/Tourist Home	SUP
Brewery with retail sales on and off premise	P
Brewery with entertainment inside or outside	SUP
Building material and hardware	P
Child Care (Center)	P
College, university or private boarding school	P
Community center	P
Copy shop or printing shop	P
Dance studio or aerobics center	P
<u>Distillery</u>	<u>SUP</u>
<u>Distillery with 1,500 square-foot tasting room</u>	<u>P</u>
Driving School	SUP
Dry cleaning (small shop) in a multi-use building	P
Dry cleaning free-standing building	SUP
Entertainment Facility (Indoor)	SUP
Fitness Center/Health Club	P
Fraternal clubs, lodges, sororities, and fraternities, etc.	P
Greenhouses and nurseries (commercial retail)	SUP
Grocery store or food market	SUP

ARTICLE EIGHT

Unified Development Code

Adopted: July 7, 2015



Gunsmith (repair only)	SUP
Hospital	SUP
Hotel/Motel	SUP
Indoor Gun Range	SUP
Light Manufacturing wholly enclosed within a building	SUP
<u>Liquor Store (10,000 sf or greater)</u>	<u>SUP</u>
Motorcycle sales	SUP
Medical/Dental clinic or office	P
Minor medical emergency clinic	SUP
Museum or art gallery	P
Nursing Home	SUP
Offices, City, County, State, and Other Governmental	P
Optical store, optician or optometrist	P
Outpatient Substance Use Treatment Program for Adolescents	SUP
Pet grooming, no outdoor kennels	SUP
Pharmacist or drug store	P
Private club	SUP
Private park	P
Public Parking Garage associated with a building	SUP
Radio broadcasting without tower	SUP
Religious institution	P
Restaurant, café, cafeteria	P
Restaurant with Drive-thru/Drive-in	SUP
Retail uses and services wholly enclosed within a building	P
Sales of used goods and merchandise	SUP
School, Private	P
School, Public	P
School, Business or Trade	P
Seasonal Sales	SUP
Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX	SUP
Studio, art or photographic (within multi-use retail)	P
Studio, art or photography (stand-alone)	P
Temporary field construction office	P
Tool and machinery rental shop	SUP
Utility structures (Private or Franchised)	SUP
Utility structures (public)	P
Vehicle or car wash	SUP
Veterinarian Clinic (no outdoor pens) includes grooming facility	SUP
Veterinarian Clinic (with outdoor pens) may or may not include grooming facility	SUP
Wind Turbines	SUP

ARTICLE EIGHT
Unified Development Code

Adopted: July 7, 2015



Winery with retail sales (either on or off premise)

P

TC Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved As Specific Use Permit

- = Not Permitted

Use	SUP or P
Administrative, professional or corporate office	P
Automobile electric charging station	SUP
Bakery (retail)	P
Bank, saving, loan, and credit unions, including automated teller	SUP
Barber shop or beauty salon within multi-use retail	P
Batching plant (temporary)	Permit
Brewery with retail sales on and off premise	SUP
Brewery with entertainment inside or outside	SUP
Child Care (Center) as an accessory use only	SUP
Copy shop or printing shop	P
Dance studio or aerobics center	P
<u>Distillery with 1,500 square-foot tasting room</u>	<u>SUP</u>
Dry cleaning (small shop) in a multi-use building	P
Dry cleaning free-standing building	SUP
Entertainment Facility (Indoor)	SUP
Fitness Center/Health Club	P
Fuel Pumps/Sales*	SUP*
Grocery store or food market	SUP
Gunsmith (repair only)	SUP
Hotel	SUP
<u>Liquor Store (10,000 sf or greater)</u>	<u>SUP</u>
Minor medical emergency clinic	SUP
Mixed-Use Residential	SUP
Museum or art gallery	P
Offices, City, County, State, and Other Governmental	SUP
Optical store, optician or optometrist	P
Pharmacist or drug store	SUP
Private club	SUP
Private park	P
Public parking garage (associated with building)	P
Religious institution	P
Residential Single Family Dwelling: Townhome/Patio Home	PD
Restaurant, café, cafeteria	P
Restaurant with Drive-thru/Drive-in	SUP
Retail uses and services wholly enclosed within a building	P
Seasonal Sales	SUP

ARTICLE EIGHT

Unified Development Code

Adopted: July 7, 2015



Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX	SUP
Studio, art or photographic (within multi-use retail)	P
Studio, art or photography (stand-alone)	P
Temporary field construction office	P
Utility structures (Private or Franchised)	SUP
Utility structures (public)	P
Veterinarian Clinic (no outdoor pens) includes grooming facility	P
Winery with retail sales (either on or off premise)	SUP
* See supplemental regulations for Fuel Pumps/Sales in this district (below)	

OTK Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved As Specific Use Permit

- = Not Permitted

Use	Neighborhood Subdistrict	Main Street Subdistrict
Administrative, professional or corporate office (<i>Amended by Ord. No. 1805 on August 16, 2016</i>)	P*/SUP	P*/SUP
Automobile electric charging station	P	SUP
Bakery (retail)	P	P
Bank, saving, loan, and credit unions, including automated teller	SUP	SUP
Bar	SUP	SUP
Barber shop or beauty salon stand alone	SUP	SUP
Barber shop or beauty salon within multi-use retail	P	P
Batching plant (temporary)	Permit	Permit
Bed and Breakfast/Tourist Home	SUP	-
Brewery with retail sales on and off premise	P	P
Brewery with entertainment inside or outside	SUP	SUP
Child Care (Center) as an accessory use only	SUP	SUP
Commercial wedding/event venue	SUP	SUP
Copy shop or printing shop	P	P
Dance studio or aerobics center	P	P
<u>Distillery with 1,500 square-foot tasting room</u>	<u>SUP</u>	<u>SUP</u>
Dry cleaning free-standing building	SUP	SUP
Entertainment Facility (Indoor)	SUP	SUP
Grocery store or food market	SUP	SUP
Gunsmith (repair only)	SUP	SUP
Hotel	SUP	SUP
Light Manufacturing, wholly enclosed in a building	SUP	SUP
Medical Offices (<i>Amended by Ord. No. 1805 on August 16, 2016</i>)	SUP	SUP
Mixed-Use Residential	SUP	SUP
Museum or art gallery	P	P
Offices, City, County, State, and Other Governmental	P	P
Optical store, optician or optometrist	P	P
Pharmacist or drug store	SUP	SUP
Private club	P	P
Private park	SUP	SUP
Public parking garage (associated with building)	P	P
Public Park or Playground	SUP	P
Religious institution	P	P
Residential Single-Family Detached Dwelling	P	-

ARTICLE EIGHT

Unified Development Code

Adopted: July 7, 2015



Residential Single Family Dwelling: Townhome/Patio Home	-	SUP
Restaurant, café, cafeteria	P	P
Retail uses and services wholly enclosed within a building	P	P
Sales of used goods and merchandise	SUP	SUP
School, Private	SUP	SUP
Seasonal Sales	SUP	SUP
Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX	SUP	SUP
Studio, art or photographic (within multi-use retail)	P	P
Studio, art or photography (stand-alone)	P	P
Temporary field construction office	P	P
Utility structures (Private or Franchised)	SUP	SUP
Utility structures (public)	P	P
Veterinarian Clinic (no outdoor pens) includes grooming facility	P	P
Winery with retail sales (either on or off premise)	P	P
*Administrative, professional or corporate offices are allowed by right when on the second floor or higher of a building or when the use occupies 1,200 square feet or less in an existing building. In all other circumstances an SUP will be required. <i>(Amended by Ord. No. 1805 on August</i>		

KR Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved As Specific Use Permit

- = Not Permitted

Use	SUP or P
Accessory dwelling (attached)	P
Administrative, professional or corporate office	P
Amateur radio, TV, or CB antenna (50 ft or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft)	SUP
Appliance Rental	P
Assembly of light electronic instruments and devices (enclosed building)	P
Athletic stadium or field operated by the city or school district	SUP
Automobile/boat upholstery	P
Auto, boat/motorcycle sale, repair or related uses and services	P
Automobile parts and sales and wholly enclosed in a building	P
Automobile reconditioning, body/fender repair	P
Automobile Repair, Major	SUP
Automobile Repair, Minor	P
Automobile Repair, Sales and Service	P
Bank, saving, loan, and credit unions, including drive-thru and automatic teller	SUP
Bar	SUP
Barber shop or beauty salon	P
Batching plant (temporary)	SUP
Building material and hardware wholly enclosed with no outside storage or display	P
Building material and hardware (with outside storage)	P
Cabinet and furniture upholstery shop	P
Child care or day care center	SUP
City, County, State and governmental offices	P
College, university or private boarding school	P
Commercial engraving/printing	SUP
Commercial wedding/event venue	SUP
Community center	SUP
Contractor shop	SUP
Convenience store with gas pumps	SUP
Copy shop or printing shop	P
<u>Distillery</u>	<u>SUP</u>
Donation center	SUP
Driving school	P
Dry cleaning – free standing	P
Dry cleaning - small shop within a multi-use retail building	P

ARTICLE EIGHT

Unified Development Code

Adopted: July 7, 2015



Dry cleaning plant or commercial laundry	P
Entertainment Facilities (Indoor or Outdoor)	SUP
Family home/adult care/day care/group home	SUP
Fitness Center/ Health Club	P
Fraternal clubs, lodges, sororities and fraternities, etc.	SUP
Freight or truck terminal yard	SUP
Funeral parlor or mortuary	P
Furniture restoration, wholly enclosed in a building	P
General Retail Sales and Services	P
Greenhouses and nurseries (commercial retail)	P
Gunsmith (repair only)	P
Heating and air conditioning sales and services (enclosed building without outside storage)	P
Heavy machinery sales and service	P
Heavy vehicle storage	P
Heliports and helistops	SUP
High risk or hazard industrial manufacturing wholly enclosed within a building	SUP
Hospital	SUP
Indoor Gun Range	SUP
Industrial manufacturing wholly enclosed within a building	P
Industrial manufacturing not wholly enclosed within a building	SUP
Landscaping service	P
Laundromat (self service)	P
Light manufacturing in enclosed building	P
Light manufacturing with outside storage	SUP
Medical/Dental Clinic or Office	SUP
Medical laboratory	P
Metal recycling collection center	SUP
Mini-warehouse or self-service storage warehouse	P
Minor medical emergency clinic	P
Monuments and headstones sales with outside storage	P
Motorcycle sales with outside storage	P
Municipal uses operated by the City of Keller	P
Museum or art gallery	SUP
Newspaper printing	P
Office showroom	P
Outpatient substance use treatment program for adolescents	SUP
Overnight delivery and service center	P
Pawnshop	P
Pet grooming, no outside pens	P
Pet grooming with outside pens	SUP

ARTICLE EIGHT

Unified Development Code

Adopted: July 7, 2015



Pharmacist or drug store	SUP
Portable building sales with outside storage	P
Printing company	P
Private club	SUP
Public parking garage	SUP
Radio broadcasting without tower	P
Religious institution	P
Research and scientific laboratories	P
Restaurant, café or cafeteria	P
Sales of used goods and merchandise	SUP
School, Private	P
School, Public	P
School, Business or Trade	P
Security systems installation company	P
Studio, art or photographic	P
Theater, indoor	SUP
Tool and machinery rental shop	SUP
Truck rental or leasing	P
Utility structures (private or franchised)	SUP
Utility structures (public)	P
Vehicle or car wash	SUP
Veterinarian Clinic (with outdoor pens) may or may not include grooming facility	SUP
Veterinarian Clinic (no outdoor pens) may or may not include grooming facility	P
Wallpaper, flooring, and carpet supply	P
Warehouse and service uses without outside storage	P
Wholesale distribution center and warehousing	SUP
Wholesale sales and services without outside storage	P
Wind turbines	SUP
Wrecker Services	SUP