

**Article Eight – Zoning Districts, Development Standards, Tree Preservation**

<b>Table of Contents</b>	<b>Page</b>
Section 8.01 - <a href="#">Zoning Regulations</a>	8-3
Section 8.02 - <a href="#">Administration</a>	8-5
Section 8.03 - <a href="#">Zoning Districts</a>	8-20
• <a href="#">SF-36 (Single-Family Residential-36,000 square foot lots)</a>	8-22
• <a href="#">SF-30 (Single-Family Residential-30,000 square foot lots)</a>	8-26
• <a href="#">SF-25 (Single-Family Residential-25,000 square foot lots)</a>	8-30
• <a href="#">SF-20 (Single-Family Residential-20,000 square foot lots)</a>	8-34
• <a href="#">SF-15 (Single-Family Residential-15,000 square foot lots)</a>	8-38
• <a href="#">SF-12 (Single-Family Residential-12,000 square foot lots)</a>	8-42
• <a href="#">SF-10 (Single-Family Residential-10,000 square foot lots)</a>	8-46
• <a href="#">SF-8.4 (Single-Family Residential-8,400 square foot lots)</a>	8-50
• <a href="#">2F (Two-Family Residential-Townhome)</a>	8-54
• <a href="#">MF (Multi-Family Residential)</a>	8-57
• <a href="#">NS (Neighborhood Service)</a>	8-62
• <a href="#">O (Office)</a>	8-66
• <a href="#">R (Retail)</a>	8-69
• <a href="#">TC (Town Center)</a>	8-73
• <a href="#">TCM (Town Center Medical District Overlay)</a>	8-77
• <a href="#">OTK (Old Town Keller)</a>	8-98
• <a href="#">KR (Katy Road)</a>	8-116
• <a href="#">C (Commercial)</a>	8-128
• <a href="#">IP (Industrial Park)</a>	8-132
• <a href="#">LI (Light Industrial)</a>	8-134
• <a href="#">FP (Flex Space)</a>	8-137
Section 8.04 - <a href="#">Planned Development Districts</a>	8-145
Section 8.05 - <a href="#">U.S. Highway 377 North Overlay District</a>	8-151
Section 8.06 - <a href="#">Building Design and Development Standards</a>	8-160
Section 8.07 - <a href="#">Off-Street Parking and Loading Requirements</a>	8-166
Section 8.08 - <a href="#">Landscape Requirements</a>	8-174
Section 8.09 - <a href="#">Sign Regulations</a>	8-178
Section 8.10 - <a href="#">Accessory Building and Use Regulations</a>	8-191
Section 8.11 - <a href="#">Fencing Requirements in Residential Zoning Districts</a>	8-193
Section 8.12 - <a href="#">Fencing Requirements in Multi-Family and Non-Residential Districts</a>	8-195
Section 8.13 - <a href="#">Screening Wall Requirements</a>	8-196
Section 8.14 - <a href="#">Public Arts Fee Requirements</a>	8-197
Section 8.15 - <a href="#">Supplemental Regulations</a>	8-198
• <a href="#">Front Yards</a>	8-198
• <a href="#">Side Yards</a>	8-199
• <a href="#">Special Height Regulations</a>	8-199
• <a href="#">Seasonal/Temporary Uses</a>	8-199
• <a href="#">Fruit/Vegetables Stands</a>	8-200
• <a href="#">Asphalt or Concrete Batching Plants (Temporary)</a>	8-200
• <a href="#">Carnival or Circus (Temporary)</a>	8-201
• <a href="#">Garage Sale</a>	8-202
• <a href="#">Radio, Television, Telecommunication, and Microwave Towers</a>	8-202
• <a href="#">Handicap Accessibility</a>	8-206
• <a href="#">Minimum Dwelling Unit Area</a>	8-206
• <a href="#">Performance Standards</a>	8-205
• <a href="#">Livestock</a>	8-206
• <a href="#">Assisted Living Facilities (ALF) (7 or 8 residents) in Single-Family Residential Districts</a>	8-206
Section 8.16 - <a href="#">Lighting and Glare Standards</a>	8-209
Section 8.17 - <a href="#">Cluster Mailbox Unit Shelters (CBU Shelters)</a>	8-211
Section 8.18 - <a href="#">Illustrations</a>	8-212
Section 8.19 - <a href="#">Tree and Natural Feature Preservation</a>	8-226
Section 8.20 - <a href="#">Tree Preservation Exhibits</a>	8-236
• <a href="#">Exhibit A - Quality Trees</a>	8-236
• <a href="#">Exhibit B - Tree Removal Permit Application</a>	8-238

Q. **Town Center Medical Overlay District**

A. General Purpose and Description

The purpose of the Town Center Medical Overlay District is to allow the ability for “medical clinic” uses to be utilized within this designated area by right. The regulations and standards of this overlay district reflect all standards and regulations of Town Center, except for the use of “medical clinic” uses.

1. Boundary

The Town Center Medical Overlay encompasses land parcels east of Town Center Lane, and north of Keller Parkway. The Town Center Medical Overlay consists of 1135, 1139, 1141, 1149, and 1151 Keller Parkway. The boundary of the District is shown in Figure 1.

B. Permitted Uses

The Town Center Medical Overlay District conforms to the uses of the Town Center zoning district, with the exception that “medical clinic” uses shall be permitted by right.

C. General Standards

All applicable Town Center zoning district standards shall apply.

1. Parking


- a. Parking for all medical office uses shall comply with Town Center standards in [Section 8.03](#), all other uses shall also meet Town Center standards.

2. Landscape Requirements

All landscape requirements shall follow the Town Center landscape requirements under [Section 8.03](#).

# ARTICLE EIGHT

## Unified Development Code

Adopted: July 7, 2015 

### TCM 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
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
Medical/Dental clinic or office	P
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
Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX	SUP
Studio, art or photographic (within multi-use retail)	P