

Article Three – Definitions

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Unified Development Code Ordinances and Amendments

- Ordinance No. 1746 - [Adopted New Unified Development Code \(UDC\)](#)
- Ordinance No. 1761 - [Amended to Rename Definition for Preliminary Plat to Preliminary Site Evaluation](#)
- Ordinance No. 1763 - [Amended to Add Artwork and Public Art Definitions](#)
- Ordinance No. 1799 - [Amended Definitions for Signage](#)

Section 3.01 - Definitions

Words and terms used in this section shall be given the meanings set forth in this Code. For the purpose of this Code, the following terms, phrases, words, and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. Definitions not expressly prescribed herein are to be determined in accordance with customary usage in municipal planning and engineering practices. The word "shall" is always mandatory, while the word "may" is merely directory.

A

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. **Access Easement (Public)** - An easement designated on the Final Plat or by separate document, which provides access to lots or between lots. The City of Keller or utility companies shall at all times have the right of ingress and egress to and from and upon their designated easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. The easement shall meet all of the requirements set forth by the City (i.e., construction standards, width, and function) but is privately maintained.
3. **Access Easement (Private)** - An easement designated on the Final Plat or by separate document, which provides access to lots or between lots. The easement shall meet all of the requirements set forth by the City (i.e., construction standards, width, and function) but is privately maintained.
4. **Accessory Building** - A subordinate building, either attached or detached, 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.
5. **Accessory Dwelling Unit** - A second single-family residential living unit located on the same lot as the primary living unit, which provides independent provisions for living, sleeping, eating, cooking, and sanitation. The secondary living unit is only for use by family members, relatives, or domestic worker hired by the homeowner and shall not be rented or leased. This unit may either be attached or detached from the primary unit. A mobile home or HUD-Code manufactured home shall not be considered an accessory dwelling unit.
6. **Accessory Use** - A use customarily incidental, appropriate and subordinate to the principal use of land or building(s) and located upon the same lot.
7. **Administrative Officers** - Any office referred to in this Article or Code, by title, i.e., City Manager, City Attorney, City Secretary, City Planner, Director of Community Development, City Engineer, Director of Public Works, etc., shall be the person so retained in this position by the City, or his duly authorized representative.
8. **Administrative or corporate headquarters** - See Office, Professional and General Administrative
9. **Advertising Sign or Structure** - See [Signs](#).

10. **Agricultural Use** - The use of land to produce plant or animal products, such as the growing of crops, raising and pasturing of livestock, or farming. It does not include the processing of plant or animal products after harvesting or the production of timber or forest products.
11. **Agricultural Vehicles and Equipment** - Any self-propelled or towed vehicle or equipment designed to be operated primarily in a farm field or farm premises or in the transportation of feed, fertilizer, produce, livestock, and related agricultural goods, regardless of manufacturer's Gross Vehicle Weight Rating (GVWR) or Maximum Loaded Trailer Weight (MLTW). Agricultural Vehicles and Equipment include farm tractors and implements; utility, livestock, and horse trailers; trucks; and other similar agricultural light load and heavy load vehicles.
12. **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.
13. **Alley** - A minor public right-of-way not intended to provide the primary means of access to abutting lots, which is primarily for vehicular service access to the back or sides of properties otherwise abutting on a street.
14. **Antenna** - Any structure or device used to collect or radiate any portion of the radio, microwave, or electromagnetic waves, including both directional antennas, such as panels, and dishes, and omnidirectional antennas, such as whips, but not including satellite earth stations.
15. **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.
16. **Apartment complex** - A group of three or more multi-family structures under singular ownership.
17. **Architect** - A person who is trained and certified to design buildings and in many cases also supervises their construction.
18. **Architectural Metal** - Architectural sheet metal is a specialized type of metal roofing, typically involving steep slopes. These roofs feature custom fabricated sheet metal flashing and trim. Architectural metal may involve various gauge metals and various types of metals, ranging from pre-finished galvanized steel and aluminum to copper, stainless steel, lead and coated copper.
19. **Artwork** - A specific piece of art, including, but not limited to, a sculpture, monument, mural, painting, fountain, or stained glass. *(Amended by Ord. No. 1763 on October 20, 2015)*
20. **Articulation** - The use of varying depth of wall planes in the vertical and horizontal dimension, varied roof planes, different materials, and other design features to create an aesthetically pleasing building facade.
21. **Arcade (architectural feature)** - A covered passageway or gallery that is integral to the building with arches or other regular and decorative openings along one or both sides.
22. **Assembly of light electronic instruments and devices (enclosed building)** - A light manufacturing use where electrical and electronic equipment are, processed, assembled, treated and packaged, predominantly from previously prepared materials, finished products or parts, including incidental storage and sales.
23. **Assembly of products including packaging** - A light manufacturing use where general products are, processed, assembled, treated and packaged, predominantly from previously prepared materials, finished products or parts, including incidental storage and sales.
24. **Assembly of radios/audio/visual equipment/communication equipment** - A light manufacturing use where radios, audio equipment, visual equipment and other similar

products are, processed, assembled, treated and packaged, predominantly from previously prepared materials, finished products or parts, including incidental storage and sales.

25. **Athletic Stadium or field operated by the city or a school district** - An open-air facility designed for athletic events and competition with space for spectators. Accessory uses and structures include bleachers, stands, concession stands
26. **Automobile** - A self-propelled passenger vehicle designed for use on streets and highways for the conveyance of people and goods.
27. **Automobile Electric Recharging Station** - An electric vehicle charging station, also called EV charging station, electric recharging point, charging point, charge point and EVSE (Electric Vehicle Supply Equipment), is an element of infrastructure, either public or private, that supplies electric energy for the recharging of plug-in electric vehicles, including all-electric cars, neighborhood electric vehicles and plug-in hybrids.
28. **Automobile Fueling 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.
29. **Automobile Garage** - A structure designed for the parking of automobiles, motorcycles, and light load vehicles.
30. **Automobile Parking Lot** - An area designed for the parking of automobiles, motorcycles, and light load vehicles.
31. **Automobile Parts and Sales** - The use of any building or other premise for the primary inside display and sale of new or used parts for automobiles, boats, motorcycles, and light load vehicles.
32. **Automobile, Rental** - Renting of automobiles, motorcycles, and light load vehicles.
33. **Automobile Repair Garage** - An establishment providing major or minor automobile repair services to automobiles, motorcycles, and light load vehicles, but not to heavy load vehicles.
34. **Automobile Repair, Heavy Load Vehicles** - Repair or reconditioning of engines, air-conditioning systems and transmissions for heavy load vehicles, including wrecker services; collision services, including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust-proofing
35. **Automobile Repair, Major** - General repair or reconditioning of engines, air-conditioning systems and transmissions for automobiles, boats, motorcycles, and light load vehicles (but not for heavy load vehicles), including wrecker services; 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.
36. **Automobile Repair, Minor** - Minor repair or replacement of parts for automobiles, boats, motorcycles, and light load vehicles (but not for heavy load vehicles), including 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 automobiles, motorcycles, and light load vehicles, but not for heavy load vehicles.
37. **Automobile Sales** - The display, sale and servicing, including repair work, of automobiles (including motorcycles).
38. **Automobile Salvage** - See Wrecking Yard

- 39. **Automobile Storage** - The storage or impoundment, on a lot or tract, of operable automobiles, motorcycles, and light load vehicles for the purpose of holding such vehicles for sale or distribution.
- 40. **Awning** - A roof-like structure, usually made of canvas that provides an architectural projection and weather protection, usually over a storefront, window, door or deck, and is supported by the building to which it is attached.

B

- 41. **Back Haul** - As it pertains to the telecommunication industry - the obligation to carry packets to and from that global network. A non-technical business definition of backhaul is the commercial wholesale bandwidth provider who offers Quality of Service (QOS) guarantees to the retailer. It appears most often in telecommunications trade literature in this sense, whereby the backhaul connection is defined not technically but by who operates and manages it, and who takes legal responsibility for the connection or uptime to the Internet or 3G/4G network.
- 42. **Back-lighting** - The light source is behind the sign to illuminate the letters with a glowing effects.
- 43. **Bakery (retail)** - A place for baking or selling baked goods directly to consumers, including donut shops.
- 44. **Bakery and Confectionery Works (Commercial)** - A manufacturing facility for the production and distribution of baked goods and confectioneries to retail outlets.
- 45. **Balcony** - A projection from a second story or higher on a building where occupancy can go outside.
- 46. **Bank, Savings and Loan, or Credit Union** - An establishment for the retail custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds. This classification does not include those institutions engaged in the on-site circulation of cash money and check-cashing facilities, bail bond brokers or pawn shops. Accessory uses may include automatic teller machines, drive-thru services, offices, and parking.
- 47. **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. It may or may not include a dance hall.
- 48. **Barbed Wire** - Wire fencing material with sharp barbs that is used primarily to secure livestock.
- 49. **Barber Shop or Beauty Salon** - An establishment that performs personal grooming services such as haircuts, nail, facial treatments, etc.
- 50. **Base Zoning District** - Within a Planned Development the base zoning district is the district to which all regulations default if not specifically addressed in the Planned Development Ordinance.
- 51. **Basement (or Cellar)** - A story partly or wholly underground. This definition of "Basement" does not apply to the provisions of Section 1612 IBC for flood loads.
- 52. **Batching Plant (temporary)** - A facility for the production or concrete, asphalt or similar materials needed for a single construction project and intended to be removed on the completion of said project.

53. **Bed & breakfast (also Tourist Home)** - A dwelling occupied as a permanent residence by an owner or renter which serves breakfast and in which sleeping accommodations is not more than five (5) rooms are provided or offered for transient guests for compensation.
54. **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.
55. **Block Length** - For a residential subdivision, that distance of a block face measured along the centerline of a right-of-way from one street intersection to another or to the midpoint of a cul-de-sac or to a ninety-degree (90°) turn.
56. **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.
57. **Boat, rental** - An establishment where boats and other watercraft may be leased or rented.
58. **Boat, sales** - An establishment where boats and other watercraft are sold. This will include new and used boats.
59. **Boat, repair and service** - An establishment that provides maintenance and repair to boats and watercraft that is comparable to the types of repairs in Automobile Repair, Minor.
60. **Bookbinding** - An establishment where books are bound for wholesale distribution including the printing, embossing and other binding processes.
61. **Brick Material** - Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material that meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better. Unfired or under fired clay, sand, or shale brick are not allowed.
62. **Buildable Area** - That portion of a building site exclusive of the required yard areas on which a structure or building improvements may be erected and including the actual structure and driveway.
63. **Building** - Any structure intended for shelter, occupancy, housing or enclosure for persons, animals or chattel.
64. **Building Bay** - The space between architectural elements, or a recess or compartment.
65. **Building Elevation** - A two-dimensional representation of the façade of a building or structure.
66. **Building Footprint** - The area of the site covered by the building including area and dimensions.
67. **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 (see [Section 8.17 - Figure 9](#)).
68. **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.
69. **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.

- 70. **Building Pad** - The actual foundation area of a building area and the area within eight feet (8') of the foundation that is used for construction and grade transition.
- 71. **Building Setback Line** - The line within a property defining the minimum horizontal distance between a building or other structures and the property line and/or adjacent street line (measured from right-of-way line). (see [Section 8.18 - Figure 1](#)).

C

- 72. **Caliper** - The diameter of a tree, measured at a point six (6) inches above the ground line. If the resulting measurement is no more than four (4) inches, the measurement is made at a point twelve (12) inches above the ground line.
- 73. **Canopy** - A roof-like structure that shelters a use such as, but not restricted to, a gasoline pump island, and is supported by either one or more columns or by the building to which it is accessory and is open on two or more sides.
- 74. **Canopy Tree** - Same as a Large Tree.
- 75. **Carnival or Circus** - A temporary event that is characterized by mechanical rides, games of skill or chance, entertainment, and/or food.
- 76. **Carport** - A structure open on a minimum of two sides designed or used to shelter vehicles.
- 77. **Car Wash** - Structure used to wash motorcycles, automobiles and light load vehicles.
- 78. **Cemetery** - Property used for the interring of the human dead.
- 79. **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.
- 80. **Child Care (refer to Texas DFPS - Child Care Minimum Standards for most current regulations)** - Any establishment whose sole purpose is to provide regular care for children in the absence of their parents for less than 24 hours per day, at a location other than the child's home, except as otherwise provided by DFPS.
- 81. **City** - The City of Keller, Texas, together with all its governing and operating bodies. References to the "City" shall mean the City of Keller.
- 82. **City Council** - The governing body of the City of Keller, Texas.
- 83. **City Engineer** - "City Engineer" shall apply only to such registered professional engineer who has been specifically employed by the City.
- 84. **City Manager** - The person holding the position of City Manager as appointed by the City Council according to the City Charter.
- 85. **Clear-Cutting** - The removal of all of the trees or a significant majority of the trees within an area.
- 86. **College or University** - An institution for higher, post-secondary, learning whether private or public and where students may reside on-campus.
- 87. **Co-location (of cellular towers)** - Placement of an antenna on an existing Telecommunication Tower, Stealth Telecommunication Tower, transmission tower, building, light or utility pole or water tower or other structure, where the antenna are located on the existing structure.

88. **Columns** - An upright pillar, typically cylindrical and made of stone or concrete, supporting or appearing to provide structural support to an entablature, arch, or other structure.
89. **Commercial Wedding/Corporate Event Venue** - A commercial establishment that rents out its facilities for weddings, special occasions or for a gathering that is sponsored by a business for its employees, business partners, clients and/or prospective clients.
90. **Commission** - The [Planning and Zoning Commission](#) of the City of Keller, Texas.
91. **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.
92. **Compatibility, Architectural and Design** - Compatibility as used in defining architectural character can be achieved by usage or coordinated and complementary attributes such as building materials, colors, building forms, architectural detailing, landscaping, lighting, outdoor furnishings and other amenities.
93. **Compatibility, Land use** - Compatibility as used in defining land uses that are complimentary with regard to the impact generated on the physical environment (i.e. noise, light, traffic, parking, odors, etc.).
94. **Concrete Block** - A concrete masonry unit (CMU) - also called concrete brick, concrete block, cement block, besser block, breeze block and cinder block - is a large rectangular brick used in construction.
95. **Concrete Masonry Units (CMUs)** - Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications: ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Non-load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Non-load Bearing Units. Concrete masonry units shall have an indented, hammered, split face, or other similar approved architectural finish as approved by the City Council. Lightweight concrete block or cinder block construction is not acceptable as an exterior finish.
96. **Concrete Panel Construction** - Concrete finish or pre-cast (tilt wall) construction shall be painted, fluted, exposed aggregate, or other approved architectural concrete finish. Smooth or untextured concrete finishes are not acceptable.
97. **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.
98. **Contractor's Shop** - A building, part of a building, for storage of materials, equipment, tools, products, and vehicles that are used on a regular basis for various types of contract work including accessory office.
99. **Contractor's Yard** - An outside area for storage of materials, equipment, tools, products, and vehicles that are used on a regular basis for various types of contract work including accessory office.
100. **Convenience store with gas pumps** - Any building, land area or other premises, or portion thereof, used or intended to be used for the retail sales of goods in combination with the sales of automobile fuels, lubricants, and automotive accessories.
101. **Copy shop or printing shop** - See [Printing or Copy Shop](#).
102. **Cornices** - A projecting shelf along the top of a wall, along the exterior trim at the meeting of a roof and wall, or at the uppermost division of an entablature.
103. **Council** - Same as [City Council](#).

104. **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.
105. **County** - Tarrant County, Texas, together with all its governing and operating bodies. References to the "County" shall mean Tarrant County unless expressly stated otherwise.
106. **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.
107. **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](#)).
108. **Cul-de-Sac** - A street having but one outlet to another street, and terminated on the opposite end by a vehicular turnaround.
109. **Cut/Fill** - Areas where the natural ground level has been excavated (cut) or fill brought in.

D

110. **Dance Hall** - An establishment open to the general public for dancing.
111. **Dead End Street** - A street, other than a cul-de-sac, with only one outlet.
112. **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.
113. **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.
114. **Detached** - Having no physical connection above the top of the floor line of the first floor with any other building or structure.
115. **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.
116. **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.
117. **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 \(DRC\)](#)).
118. **Director of Public Works** - The individual hired for "Director of Public Works" position by the City Manager.

119. **Donation Center** - A center for the donation of new and used clothing, wearing apparel, small appliances and furniture.
120. **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.
121. **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](#)).
122. **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.
123. **Driveway Approach** - The portion of the driveway that falls within the public right-of-way.
124. **Driving school** - A facility for the instruction of driving light load vehicles. Facilities may include offices, classrooms, and storage of vehicles.
125. **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.
126. **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..
127. **Dwelling** - Any building or portion thereof, which is designed or used as living quarters-

E

128. **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.
129. **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.
130. **Eave** - The portion of the roof that projects past the outer wall.
131. **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.
132. **EIA-222** - Electronics Industries Association Standard 222, "Structural Standards for Steel Antenna Towers and Antenna Support Structures".

133. **Electrical Fencing** - A fence constructed of wire or other materials that conduct electricity that is designed to provide an electric shock to any humans or animals that touch the fence.
134. **Electrical Substation** - A subsidiary station in which electric current is transformed.
135. **Elevations** - Drawings that depict one vertical planes of a structure.
136. **Emergency Access Easement** - An area created by plat or separate instrument filed with the office of the county clerk other than a dedicated street or place, or an alley, which is maintained free and clear of buildings, structures and other obstructions for the purpose of providing free passage of service and emergency vehicles.
137. **Engineer** - A person duly licensed by the Texas Board of Professional Engineers as a Professional Engineers, as heretofore or hereafter amended, to practice the profession of engineering and who is specifically qualified to design and prepare construction plans and specifications..
138. **Entertainment Facility, Indoor** - Any building, room, place or establishment of any nature or kind and by whatever name called, where 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 bowling, skating, laser tag, miniature golf, 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 sexually oriented businesses, musical devices and devices designed to train persons in athletic skills or golf, tennis, baseball, archery or other similar sports.
139. **Entertainment Facility, Outdoor** - Any place or establishment of any nature or kind and by whatever name called, where amusement activities are provided 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 paint ball, miniature golf, driving range, skating, laser tag, or other similar amusement activities. Provided, however, the term "amusement device", as used herein, shall not include sexually oriented businesses, musical devices and/or devices designed to train persons in athletic skills or golf, tennis, baseball, archery or other similar sports.
140. **Equestrian Trail** - A path or walkway designed for the riding of horses.
141. **Erosion** - The wearing a way of dirt and sediments over time.
142. **Escrow** - Most commonly money held in trust by a third party to be turned over to the grantee only upon fulfillment of a condition.
143. **Excavation or Gravel Pit** - An area were minerals, gravel, or other similar materials are excavated or quarried below the natural grade of the surface.
144. **Exhibition Area** - An area or space either outside or within a building for the display of topic-specific goods or information.
145. **Exposed Concrete** - A building material that is a mix of cement and aggregate where the aggregate is exposed and visible.
146. **Exposed Metal** - A building material made from any number of metals that is visible and not coated in some other way.

F

147. **Façade** - The faces or elevations of a building visible from a public way or space; usually limited to the front face of a building in an urban environment.
148. **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.
149. **Family Home** - See [Child Care](#)
150. **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 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 Code or law.
- *(This definition does not pertain to horses. Horses are defined under Private Stables and Commercial Stables within this Article.)
151. **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.
152. **Feeder or Transmission Line** - Those high voltage electric supply lines that emanate from substations used to distribute power through an area to an unspecified number of customers.
153. **Fence** - A barrier for the purpose of enclosing space or separating parcels of land. The term "fence" does include retaining walls.
- a. **Barbed wire** - A fence that utilizing wire and barbs to provide an enclosure for agricultural purposes.
 - b. **Chain Link** - A fence of heavy steel wire that is woven to form a pattern of large diamond-shaped spaces.
 - c. **Electric** - An electric fence is a barrier that uses electric shocks to deter animals or people from crossing a boundary. The voltage of the shock may have effects ranging from discomfort to death.
 - d. **Masonry** - A fence constructed of stone, brick, cement based stucco or other masonry material.
 - e. **Picket** - A fence made of wooden pickets so that there are gaps between boards. This fence is usually four (4) feet in height or less and used for ornamental as well as security and privacy purposes.
 - f. **Tubular Steel** - A manufactured metal fencing.
 - g. **Wrought Iron** - A fence built of iron or tubular steel that has been fabricated into ornamental posts.
 - h. **Wood** - A fence made of wood pickets so there are no gaps between the boards. These fences are usually between 6 and 8 feet in height and used for privacy purposes.
154. **Field Construction Office** - A building or structure, of 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.

155. **Filing Date** - The filing date is when the city verifies that application is complete from an ordinance compliance point of view. Meaning that a complete application has been filed, reviewed by the Development Review Committee (DRC), received corrections to any deficiencies found by the DRC, and the plat is ready to forward to the Planning and Zoning Commission.
156. **Final Plat (also record plat or filing plat)** - The one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points by a surveyor with the subdivision location referenced to a survey corner and all boundaries, corners, and curves of the land division sufficiently described so that they can be reproduced without additional references. The final plat of any lot, tract, or parcel of land shall be recorded in the records of Tarrant County, Texas. An amended plat is also a final plat.
157. **Fitness Center** - Any recreational facility where all activities are contained within an enclosed building which is open to the general public for a fee or charge. Such facilities may include, but are not limited to, aerobic exercise, tennis, swimming or racquet facilities, gymnasium, weight room, sauna or other associated recreational activities; to include dance studio, gymnastics and aerobic center; A space in which people learn or rehearse dance routines or aerobic exercise. The term is typically used to describe a space that has either been built or equipped for the purpose. A dance studio or aerobic center normally includes a smooth floor covering or, if used for tap dancing, by a hardwood floor.
158. **Flat Roof** - A roof with no or minimal slope. A mansard or parapet wall is used with a flat roof to screen rooftop equipment from public view.
159. ***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.)
160. **Flood Plain** - Any land area susceptible to being inundated by water from any source, as defined by the Federal Emergency Management Agency..
161. **Floodway** - The channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
162. **Floor 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.
163. **Florescent colors** - Colors which absorb and convert visible spectrum light along with wavelengths of ultraviolet rays and other colors lower in the visible spectrum and colors designed to resemble florescence.
164. **Florist Shop** - A retail establishment for the display and retail sale of flowers, small plants and accessories.
165. **Foot-candle** - Unit of light density incident on a plane (assumed to be horizontal unless otherwise specified), and measurable with an illuminance meter, a.k.a. light meter.

166. **Franchise utilities** - Utilities traditionally franchised (whether or not a franchise is currently required) including, but not limited to electric, gas, telecommunications and cable
167. **Fraternal Club, 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.
168. **Freeboard** - The vertical distance between the upstream design water surface and the proposed improvements.
169. **Freight, rail or truck terminal yard** - Use of property or buildings for the temporary parking of motor freight vehicles, rail cars, or trucks of common carriers, during loading and unloading and between trips, including necessary warehouse space or outdoor storage space for storage of transitory freight
170. **Front Yard** - See [Yard, Front](#).
171. **Fuel Pumps/Sales** - 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, electric vehicle (EV) recharging station, lubricants, and automotive accessories.
172. **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.
173. **Furniture, Home Furnishings, and Equipment Stores** - This group includes selling new goods for furnishing the home including, but not limited to furniture, floor coverings, draperies, and room decor.
174. **Furniture restoration, wholly enclosed in a building** - Repairs damage on all types and styles of wood furniture, surfaces and cabinets. Often uses chemical products that have odor and require adequate ventilation.

G

175. **Gable Roof** - A roof with two sloping sides and a gable at each end.
176. **Gambrel Roof** - A roof with two sides, each of which has a shallower slope above a steeper one.
177. **Garage, Parking** - Any building, or portion thereof, not related to single family, 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.
178. **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.
179. **Gasoline Service or Filling Station** - See [Fuel Pumps/Sales](#).
180. **General Manufacturing** - (see [Industrial, Manufacturing](#)).
181. **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, grocery, apparel and accessories, furniture and home furnishings, small wares, small appliances (including minor repairs of those appliances), hardware, and food; and has no more than 10% on-site manufacturing. The stores included in this group are known as department stores, variety stores, general merchandise stores, general stores, etc (also see [Retail Stores and Shops](#)).

182. **Glass Walls** - Glass walls shall include glass curtain walls or glass blocks construction. Glass curtain wall shall be defined as an exterior wall that carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework.
183. **Golf Course** - An area of twenty (20) acres or more improved with trees, greens, fairways, hazards, and which may include clubhouses.
184. **Government** - The legally recognized governing body the United States of America, the State of Texas, Tarrant County and/or the City of Keller.
185. **Grade** - A gradient or slope.
186. **Greenhouses and nurseries** - A wholesale 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.
187. **Grocery store or food market** A retail establishment selling meats, fruits, vegetables, bakery products, dairy items and similar products for human consumption off-premises.
188. **Gross Vehicle Weight Rating** - The actual weight of a vehicle plus the manufacturer's maximum allowable weight of passengers, fluids, cargo, and optional equipment that may be carried by the vehicle.
189. **Group 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.
190. **Gunsmith (repair only)** - A facility licensed by the Bureau of Alcohol, Tobacco, Firearms and Explosives, for the repair or maintenance of firearms.

H

191. **Habitable Structure** - A structure designed for human residence or conduct of business. A habitable structure shall not include a barn, shed, or detached garage.
192. **Half Story** - See [Story, Half](#).
193. **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.
194. **Heavy Load Vehicle** - A pickup truck having a manufacturer's Gross Vehicle Weight Rating (GVWR) of greater than fourteen thousand (14,000) pounds; any other self-propelled vehicle having a manufacturer's Gross Vehicle Weight Rating (GVWR) of greater than eleven thousand (11,000) pounds, such as tractor-trailers, buses, box vans, and other similar vehicles; or any towed vehicle with a manufacturer's Maximum Loaded Trailer Weight (MLTW) greater than eleven thousand (11,000) pounds or more than two (2) axles, such as flatbed trailers, utility trailers, and cargo trailers. Heavy Load Vehicle does not include Recreational Vehicles or Agricultural Vehicles and Equipment. 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.

195. **Heavy Machinery Sales, Service, 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.
196. **Helipport** - 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.
197. **Helistop** - The same as a heliport, except that no refueling, maintenance, repairs or storage of helicopters is permitted.
198. **High Risk or Hazardous Industrial Use** - Facility or area for activities or products that have the potential to be dangerous, extremely obnoxious, or cause substantial environmental impacts on or beyond the boundaries of the property on which the activity or use is conducted. High-impact uses include but are not limited to the following activities:
 - a. Manufacture and/or bulk storage and testing of explosives, fireworks, or munitions.
 - b. Refining petroleum and the storage and distribution of natural and liquid gas or other petroleum derivatives in bulk including terminals, tank farms, or other similar facilities.
 - c. Manufacture, storage, compounding, or handling of radioactive materials or wastes.
 - d. Manufacture, blending, or mixture of pesticides, certain acids, and fertilizer.
 - e. Stockyards, feed pens, livestock sales with barns, and/or shipping facilities. Rendering of animal fats, slaughtering or processing of animals, and industrial manufacturing processes using the following raw materials: bones, garbage, offal, and dead animals.
 - f. Refining of raw materials, such as, but not limited to chemicals, rubber, wood, or wood pulp, into other products.
199. **Hike and Bike Trail** - A smooth path designated for pedestrians and cyclists.
200. **Hip Roof** - A roof having sloping sides on all ends.
201. **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.
202. **Home Owners Association (HOA)** - Means an incorporated or unincorporated association that:
 - a. is designated as the representative of the owners of property in a residential subdivision;
 - b. has a membership primarily consisting of the owners of the property covered by the dedicatory instrument for the residential subdivision; and
 - c. manages or regulates the residential subdivision for the benefit of the owners of property in the residential subdivision.
203. **Homestead property** - An individual residential property that has been declared as a homestead in accordance with the Texas State Law.
204. **Hospitals** - A facility for providing health services primarily for in-patient medical or surgical care for the sick and injured and including facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities.
205. **Hotel** - A building or group of buildings designed for and occupied as a temporary place of dwelling place of individuals and providing four or more room units where linen and

housekeeping services are provided. Non-emergency access to rooms shall be provided through interior, space-conditioned corridors.

206. **HUD-Code Manufactured Home** - A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development for code manufactured homes.
207. **Human Scale (also Pedestrian Scale)** - The proportional relationship of the physical environment (buildings, trees, parking lots, streets, etc.) to human dimensions.

I - J

208. **Illumination** - Quantity of light, measured in foot-candles.
209. **Improvements (public and private)** - Any structural, material, or physical change incident to servicing or furnishing facilities for a subdivision such as, but not limited to, grading, street pavements, curb and gutter, driveway approaches, sidewalks and pedestrian ways, water mains and lines, sanitary sewers, storm sewers, culverts, bridges, utilities, lakes, waterways, canals, permanent street monuments, and other appurtenant construction; demolition of structures, planting and landscaping; removal of trees and other vegetative cover.
210. **Impervious:** Not allowing entrance or passage. Often referring to a surface that will not allow rain water to pass through.
211. **Indoor Gun Range** - Any indoor facility open to the public and occupying all or a portion of a building where firearms are discharged for testing or recreation purposes.
212. **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.
213. **Ingress and Egress** - A place or means of access; an entrance and exit, respectively.
214. **Installation** - When used in reference to manufactured housing, installation means the construction of the foundation systems, whether temporary or permanent, and the placement and erection of a manufactured home or manufactured home components on the foundation system and includes supporting, blocking, leveling, securing, anchoring, and proper connection of multiple or expandable sections or components, and minor adjustments.
215. **Intersection** - The point at which two paths cross, primarily streets, alleys, or sidewalks.
216. **J-Swing Garage** - Garages upon which the entry point from the street is located in front of the house and the garage door is perpendicular to the front of the house. See Section 8.17 for illustration.
217. **Junkyard** - See salvage yard or wrecking yard

K

218. **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.

- 219. **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.
- 220. **Kiosks** - A small, free-standing, one-story structure having a maximum floor area of three hundred fifty (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 twenty-five (25) square feet.
- 221. **KISD** - Keller Independent School District

L

- 222. **Land Planner** - Persons other than surveyors or engineers who also possess and can demonstrate a valid proficiency in the planning of residential, commercial, industrial, and other related developments. Such proficiency often has been acquired by education in the field of landscape architecture or other specialized planning curriculum and/or by actual experience and practice in the field of land planning, and who may be a member of the American Institute of Certified Planners (AICP).
- 223. **Landscape Architect** - A professional registered with the State of Texas as a Landscape Architect and who plans and designs environments through effective placement of structures, vehicular and pedestrian ways, and plantings.
- 224. **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.
- 225. **Lateral/distribution lines (Section 5.22)** - Those electric or telephone lines used to distribute power from a feeder line to a single subdivision. These electric lines are normally connected to a feeder line through a sectionalizing device such as a fuse.
- 226. **Laundromat (or Self-Serve Washateria)** - A facility where patrons wash, dry or dry clean clothing and other fabrics in machines operated by the patron.
- 227. **Leasehold** - A property held by lease. A leasehold property is a piece of real property (including either land or buildings) owned by one party, the lessor, who then legally grants another party, the lessee, the right to use the property for a period of time. The lessor does not give the lessee any actual ownership rights in the property, only possessive rights. There are several different types of leaseholds, each with its own rules.
- 228. **Letter of Credit (Section 6.01)** - A document from a bank guaranteeing that a seller will receive payment in full as long as certain delivery conditions have been met. In the event that the buyer is unable to make payment on the purchase, the bank will cover the outstanding amount.
- 229. **Library** - an organized collection of sources of information and similar resources, made accessible to a defined community for reference or borrowing.
- 230. **Light Load Vehicle** - A pickup truck having a manufacturer's Gross Vehicle Weight Rating (GVWR) of fourteen thousand (14,000) pounds or less; or any other self-propelled vehicle having a manufacturer's Gross Vehicle Weight Rating (GVWR) of eleven thousand (11,000) pounds or less. Light Load Vehicle also includes any towed vehicle with a manufacturer's Maximum Loaded Trailer Weight (MLTW) of eleven thousand (11,000) pounds or less, and/or having no more than two axles, such as boat trailers, motorcycle trailers, utility trailers, and cargo trailers. A Light Load Vehicle may not have more than two (2) axles. Light Load

Vehicle includes Automobiles and Motorcycles, but not Recreational Vehicles or Agricultural Vehicles and Equipment.

231. **Light Manufacturing** - Manufacturing of finished products or parts (20% or more of the predominant business), 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.
232. **Lightweight Masonry Siding** - See [Siding, Lightweight Masonry](#).
233. **Limits of Construction** - Delineation on the graphic exhibit, which shows the boundary of the area within which all construction activity will occur.
234. **Loading Space** - An off-street space or berth used for the delivery and loading or unloading of vehicles.
235. **Loading Dock** - A platform for loading or unloading trucks or freight trains.
236. **Logo** - A symbol or other design adopted by an organization to identify its products, uniform, vehicles, etc.
237. **Lot** - Any tract, plot of land, portion of a subdivision, or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership, or possession, or for building development, 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 Code, and other laws or Ordinances, and having its principal frontage on a public street or officially approved place. Lots or tracts under one ownership shall be considered as one lot for the purpose of development. (see [Section 8.18 - Figure 1](#)).
238. **Lot Area** - The total area, measured on a horizontal plane, included within lot lines (see [Section 8.18 - Figure 2](#)).
239. **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 8.18 - Figure 4](#)).
240. **Lot Coverage** - The lot area covered by all buildings located thereon, including the area covered by all overhanging roofs. Lot coverage may include other impervious surfaces as called out in this Code.
241. **Lot Depth** - The mean horizontal distance between the front and rear lot lines (see [Section 8.18 - Figure 2](#)).
242. **Lot, Double Frontage** - A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot (see [Section 8.18 - Figure 6](#)).
243. **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 fifty feet (50').
244. **Lot, Interior** - A lot other than a corner lot.
245. **Lot Frontage** - The dimension of a lot or portion of a lot abutting on a street, excluding the side dimension of a corner lot.
246. **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 8.18 - Figure 3](#)).

- 247. **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 8.18 - Figure 3](#)).
- 248. **Lot, Reverse Frontage** - A corner lot, the rear of which abuts the side of another lot.
- 249. **Lot Line, Side** - Any lot line not the front or rear lot line.
- 250. **Lot Lines or Property Lines** - The lines bounding a lot as defined herein.
- 251. **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 its date of annexation.
- 252. **Lot Width** - The horizontal distance between side lot lines measured along a line that is 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 8.18 - Figure 1](#)). For irregular-shaped lots, the distance at front and rear setbacks can be averaged.
- 253. **Luminaries** - An artificial light.

M

- 254. **Main Building** - The building or buildings on a lot that is occupied by the primary use.
- 255. **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.
- 256. **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.
- 257. **Masonry Façade** - Exterior masonry application to include natural and manufactured stone material, fibrous cement products, stucco, brick material, granite, or marble.
- 258. **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.
- 259. **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.
- 260. **Mausoleum** - Property used for the interring of the dead and where bodies are interred above ground in staked vaults.
- 261. **Medical Facilities**
 - a. **Assisted Living Facilities** - A housing facility for people with disabilities. These facilities provide supervision or assistance with activities of daily living (ADLs); coordination of services by outside health care providers; and monitoring of resident activities to help to ensure their health, safety, and well-being.

- b. **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.
 - c. **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.
 - d. **Dental Office or Doctors Office** - Same as dental or medical clinic.
 - e. **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.
 - f. **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 therapeutic purposes. The terms "therapy" 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. Massage therapy does not constitute the practice of chiropractic.
 - g. **Minor Emergency Care Clinic** - (also known as Urgent Care Medicine clinic) an establishment providing immediate medical service offering outpatient care for the treatment of acute and chronic illness and injury. There is some overlap in the scope of practice between minor emergency and all existing medical specialties that involve direct patient care. Because of the convenience of minor emergency centers, patients choose these facilities when they are unable to see their usual doctor in a timely fashion or choose not to go to a hospital emergency department. (aucm.org)
 - h. **Nursing Home** - A home or living quarters where elderly or handicapped persons are provided with lodging, meals and nursing care.
 - i. **Optometrist** - A person that practices or is in the profession of examining the eyes, by means of suitable instruments or appliances, for defects in vision and eye disorders in order to prescribe corrective lenses or other appropriate treatment.
 - j. **Sanitarium** - An institution providing health facilities for inpatient medical treatment or treatment and recuperation making use of natural therapeutic agents.
 - k. **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.
262. **Mechanical Equipment** - Any machinery designed or manufactured for permanent installation in one place, either outside of a building or inside of a mechanical equipment building or room.
263. **Metal Walls** - Metal walls shall include profiled panels, deep ribbed panels, and concealed fastener systems. Exterior finish shall be film laminated or baked on enamel painted to the wall manufacturer's standards.

- 264. **Metal Recycling Collection Center** - A facility for the collection and temporary storage of recyclable metal materials
- 265. **Miniature Golf, Driving Range, and Putting Course** - See [Entertainment, Outdoor](#).
- 266. **Mixed-Use Residential** - A development that contains both residential and non-residential uses in which the ground floors of buildings that front public or private streets shall have a minimum of sixty percent (60%) non-residential uses. Non-residential uses may occupy upper floors. The ground floors of interior buildings not fronting public or private streets may have 100% residential uses.
- 267. **Mobile Home** - A structure or dwelling that was constructed and designed to be transported on its own chassis on the highway in one or more sections by a prime mover and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems in accordance with Texas Manufactured Housing Standards (Article 5221f V.T.C.S.).
- 268. **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.
- 269. **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.
- 270. **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.
- 271. **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.
- 272. **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.
- 273. **Monuments and Headstones Sales with Outside Storage** - The use of any land area for the outside display and sale of monuments and headstones for cemetery grave markings.
- 274. **Motel** - A roadside hotel designed primarily for motorists, typically having the rooms arranged in a low building with parking directly outside.
- 275. **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 Code, motorbikes, motor scooters, mopeds, and similar vehicles are classified as motorcycles.
- 276. **Motorcycle Sales Services** - See Automobile Sales
- 277. **Motor Vehicle** - Any self-propelled vehicle, such as automobiles, motorcycles and light load and heavy load vehicles.

- 278. **Multi-Use Building** - Also Mixed Use – a combination of complimentary uses (such as retail sales, restaurants, upper floor residential dwelling, etc.) that would be in separate buildings under traditional zoning.
- 279. **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.
- 280. **Municipal/Public Domain Property** - Any area, land, building, structure, and/or facility, which is owned, used, leased, or operated by the City of Keller, Texas or property in which the City has a legal or equitable ownership interest. Examples of this would include City Hall, right-of-ways, easements, trails, public parks, County property, Corp. of Engineers property, State of Texas right-of-ways, library, fire stations, water tower sites, or similar properties.
- 281. **Museum or Art Gallery** - A building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited. Art galleries may also sell the exhibits.

N

- 282. **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.
- 283. **Newspaper Printing** – See [Printing](#).
- 284. **Nonconforming Use** - A building, structure, or use of land lawfully occupied at the time of the effective date of this Code or amendments thereto, but which does not conform to the use regulations of the district in which it is situated.
- 285. **Nonconforming Structure** – A structure that does not comply with the zoning category of the property on which it rests.
- 286. **Non-Residential Development** – Any real estate development for the purposes other than the provision of housing.
- 287. **Non-Whip Antenna** - An antenna which is not a whip antenna, such as dish antennas, panel antennas, etc.

O

- 288. **Occupancy** - The use or intended use of the land or buildings by proprietors or tenants.
- 289. **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.
- 290. **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.
- 291. **Office, City, County, State, and Other Governmental** – A room or group of rooms used for the provision of executive, management, or administrative services for conducting the affairs of official governmental agencies. This will include administrative, proprietary and fiduciary activities.

292. **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.
293. **Office Warehouse** - An establishment that includes an office front and warehouse space behind, beside or above.
294. **Officially Approved Place of Access** - Access, other than a dedicated street, to a property which is approved by the City of Keller.
295. **Off-Site Facilities or Improvements** - Off-site facilities or improvements in excess of those required for service to the site. These include all oversizing for streets, sewer lines, water lines, storm drainage, as well as increasing the capacity of facilities, such as water storage tanks and waste water treatment plants.
296. **Oil or Gas Extraction** - The recovery of oil or natural gas, by means of drilling or digging a hole in the earth from which petroleum flows or is pumped. Also includes the means necessary to encourage recovery such as fracking.
297. **On-Site Facilities or Improvements** - On-site shall mean those existing or proposed facilities or improvements constructed within the property boundaries of the plat. On-site shall also mean those existing or proposed facilities required to be constructed or improved immediately adjacent to the property that are required to serve the development. These facilities include streets, water lines, sewer lines, storm drainage, curb and gutter, and any other construction or reconstruction to serve the property.
298. **Open Space** - An outdoor, unenclosed area located on the ground or on a roof, balcony, deck, porch, or terrace designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, but not including roads, parking areas, driveways, or other areas intended for vehicular travel.
299. **Open Space, Common** - Open space within a development, not within individually owned lots or dedicated for public use, but which is designed and intended for the common use or enjoyment of the residents or occupants of the development. Common open space does not include areas utilized for streets, alleys, driveways, private roads, or adjacent parkways located between the curb and sidewalks. However, the area of recreational activities such as swimming pools, tennis courts, shuffleboard courts, etc., may be included as common open space.
300. **Open Space, Private** - Open space within a development that is contained within individually owned lots and that is designated and intended primarily for the private use of residents or occupants of the lot on which the private open space exists. Private open space does not include areas utilized for streets, alleys, driveways, private roads, off-street parking, or loading areas.
301. **Optical Store** - A retail establishment that sells contact lenses and eyeglasses.
302. **Optician or Optometrist** - See [Medical Facilities](#).
303. **Outpatient Substance Use Treatment Program for Adolescents** - Program licensed through the Texas Department of State Health Services providing substance use treatment for adolescents age 13-19.
304. **Outside Display** - Outside temporary display of finished goods specifically intended for retail sale but not displayed outside overnight.
305. **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 includes vending machines, ice machines, newspaper machines, and other similar machines.

- 306. **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.
- 307. **Overlay Zoning District** - A zoning district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district.
- 308. **Overnight Delivery and Service Center** - A office/distribution center that sends and receives packages by the truckload. Generally involves a customer service center and a service bay with unloading docks.

P - Q

- 309. **Pad Site** - The location of the proposed or actual footprint of a primary building as shown on a grading plan, site plan, or a plot plan. For purposes of initial tree removal, the maximum area of proposed pad site for residential lots as shown on a grading plan, shall not exceed one hundred fifty percent (150%) of the minimum dwelling unit allowed in the zoning district.
- 310. **Paint Shop** - A commercial establishment where painting services are performed.
- 311. **Parcel** - Any unplatted or portion of an unplatted tract of land.
- 312. **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.
- 313. **Parking Lot** - An off-street, ground level area, usually surfaced and improved, for the temporary storage of motor vehicles.
- 314. **Parking Space** - See [Article Five – Subdivision Design Improvement Requirements and Design and Technical Construction Standards \(DTCS\)](#) and [Section 8.18 - Figures 14-18](#).
- 315. **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.
- 316. **Pavement Width** - The portion of a street available for vehicular traffic. Where curbs are laid, it is the portion face-to-face of the curbs. Where there are no curbs, it is measured from the edge of the hard surface.
- 317. **Pawn Shop** - An establishment where money is loaned on the security of personal property pledged in the keeping of the persons engaged in the business (pawnbroker) and goods may be purchased by the pawnbroker on condition that the goods may be redeemed or repurchased by the seller for a fixed price within a fixed period (Per Texas Finance Code Sec 371.003) and that have been licensed to transact business by the Consumer Credit Commissioner under Chapter 371, Finance Code (per Texas Local Government Code 211.0035). Retail sales also take place of primarily used items.
- 318. **Pedestrian Scale** - See [Human scale](#).
- 319. **Permanent** - Intended to exist or function for a long, indefinite period without regard to unforeseeable conditions.

- 320. **Permanent Cosmetics** – The intradermal application of inks for the purpose of applying permanent make-up aka micropigmentation for the purpose of enhancing natural features (i.e. eyebrow fill-in, eyeliner, lipliner, etc.)
- 321. **Permeable Paving** - A range of sustainable materials and techniques for permeable pavements with a base and subbase that allow the movement of stormwater through the surface. In addition to reducing runoff, this effectively traps suspended solids and filters pollutants from the water.
- 322. **Permeable Surfaces** – A surface material that allows water to percolate into the soil to filter out pollutants and recharge the water table.
- 323. **Permit** - An official document giving someone authorization to do something.
- 324. **Person** - Any individual, association, firm, corporation, governmental agency, or political subdivision.
- 325. **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.
- 326. **Pharmacist or Drug Store** - A store where medicinal drugs are dispensed and sold.
- 327. **Photometric Plan** – A drawn plan showing the measurement of light, in terms of its perceived brightness to the human eye.
- 328. **Pier (Town Center Zoning "break facades with masonry piers")** - A solid support designed to sustain vertical pressure, in particular.
- 329. **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.
- 330. **Planning & Zoning Commission (P & Z)** - 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](#)."
- 331. **Plant Nursery Retail** – A retail establishment that grows small trees, shrubs and herbaceous plants, usually designed for sale to the walk-in public.
- 332. **Planting Strip** - Grassy or unpaved section of right-of-way between the property line/right-of-way and the edge of the street pavement.
- 333. **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.
- 334. **Platted Lot** - A lot within a subdivision recorded in the plat records of Tarrant County.
- 335. **Plaza** - A public square, marketplace, or similar open space in a built-up area.
- 336. **Portable Building Sales** - An establishment which displays and sells structures capable of being carried and transported to another location, but not including mobile homes.
- 337. **Porte-cochère** - A roofed structure located on the same lot, which extends from the roof of the principal building over an adjacent driveway that is designed to let vehicles pass from the street to an interior courtyard and used for the shelter of those getting in and out of vehicles.

338. **Portico** - a porch leading to the entrance of a building, or extended as a colonnade, with a roof structure over a walkway, supported by columns or enclosed by walls.
339. **Preliminary Site Evaluation** - The graphic expression of the proposed overall plan for subdividing, improving, and developing a tract shown by superimposing a scale drawing of the proposed land facilities, street layout and direction of curb flow, and other pertinent features with notations sufficient to substantially identify the general scope and detail of proposed development.
340. **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. Includes any buildings or structures situated thereon.
341. **Preservation** - The state of being preserved, especially to a specified degree; to keep safe from harm or injury; protect or spare; to keep up; maintain
342. **Primary Use** - The principal or predominant use of any lot or building.
343. **Principal Building** - Same as [Main Building](#).
344. **Printing or Engraving, Commercial** - The production of books, newspapers, or other printed material; print made from an engraved plate, block or other surface.
345. **Printing or Copy Shop** - An establishment that reproduces, in printed form, individual orders from a business, profession, service, industry or government organization and occupies less than four thousand (4,000) square feet. A printing company shall be any printing business which operates in a space of four thousand (4,000) square feet or larger.
346. **Printing, Newspaper** - A paper that is printed and distributed usually daily or weekly and that contains news, articles of opinion, features, and advertising.
347. **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.
348. **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.
349. **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.
350. **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.
351. **Professional Service** - Work performed which is commonly identified as a profession, and which may be licensed by the State of Texas.
352. **Property Owner's Association** - See [Homeowner's Association](#).
353. **Protective Fencing** - Temporary chain link fence, temporary wire fence, orange vinyl construction fencing, snow fencing or other similar fencing with a minimum four-foot (4') height.
354. **Public Art** - Any art displayed, performed, or demonstrated in City Parks, rights-of-ways, on the interior or exterior or any city facility. (*Amended by Ord. No. 1763 on October 20, 2015*)

355. **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.

R

356. **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.
357. **Railroad Team Track, Freight Depot or Docks** - A facility/place for the loading and unloading of materials on trains.
358. **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.
359. **Real Estate Sales Offices** - An office occupied by real estate agents and administrative staff.
360. **Rear Yard** - (See [Yard, Rear](#)).
361. **Recess** - Architectural reference to a small space created by building part of a wall further back from the rest.
362. **Recording Date** - The date the plat is filed with the Office of County Clerk of Tarrant County.
363. **Recreation Center** - A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.
364. **Recreational Vehicle (RV)** - Any self-propelled or towed portable, mobile living unit used for temporary human occupancy away from the place of permanent residence of the occupants including motorhomes, travel trailers (bumper-tow and fifth-wheel), camping trailers, and truck campers, regardless of manufacturer's Gross Vehicle Weight Rating (GVWR) or Maximum Loaded Trailer Weight (MLTW). 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.
365. **Refuse Containers** - Trash containers.
366. **Religious Institution** - 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 Code, bible study and other similar activities which occur in a person's primary residence shall not apply to this definition.
367. **Rental, Home Furnishings and Appliances** - A building or a portion of a building used for the display and rental of home furnishings, electronics and appliances.
368. **Rental, Tool and Machinery Rental Shop** - A building or a portion of a building used for the display and rental of tools, machinery and instruments.
369. **Rental, Trailer** - The display and offering for rent of trailers designed to be towed by light load vehicles

370. **Rental, Truck and Bus** - 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.
371. **Replanning** - "Replanning" is the resubdivision of any part or all of any block or blocks of a previously platted subdivision, additional lot, or tract.
372. **Research and Scientific Laboratories** - A workplace for the conduct of scientific research.
373. **Residence** - Same as a dwelling; also, when used with District, an area of residential regulations.
374. **Residential Development or Area** - An area of land developed for use in which housing predominates, as opposed to industrial and commercial areas. Housing may vary significantly between, and through, residential areas. These include single-family housing, multi-family residential, or mobile homes. These are delineated by zoning regulations.
375. **Residential District** - District where the primary purpose is residential use.
376. **Residential Dwelling** - Any building or portion thereof, which is designed or used as living quarters for one or more families.
- a. **Dwelling, Multi-Family** - Any structure divided by common walls creating more than two, attached dwelling units designed or used as living quarters for one family per dwelling unit on a rental versus ownership basis.
 - b. **Dwelling, Condominium** - Any structure divided by common walls creating more than two, attached dwelling units designed or used as living quarters for one family per dwelling unit on an ownership versus rental basis.
 - c. **Dwelling, Manufactured Home** - A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 C.F.R. Section 3282.8(g).
 - d. **Dwelling, Single-Family Detached** - Any structure not attached to another structure or having shared walls, which is designed or used as living quarters for one family.
 - e. **Dwelling, Two-Family or Duplex** - Any structure divided by a common wall creating two, attached dwelling units.
 - f. **Dwelling, Townhouse** - A dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one (1) family, with each dwelling attached by a common wall to another with a minimum length of attachment of twenty feet (20'), in which each dwelling is located on a separate platted lot; except that twenty percent (20%) of the total dwellings in a single-family attached (townhouse) project may be included in structures containing only two (2) dwellings.
377. **Restaurant, Cafe or Cafeteria** - An eating establishment where customers are primarily served at tables or self-served and food is consumed on the premises.
378. **Restaurant Drive Thru/Drive-In Type** - An eating establishment where 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.

379. **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.
380. **Retail Stores and Shops** - This major group includes retail stores which sell 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. and rendering services incidental to the sale of such goods.
381. **Retail Sales of Used Goods and Merchandise** - An establishment engaged in the selling of used goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.
382. **Retaining Wall** - A wall that holds back earth or water.
383. **Retirement Home and/or Nursing Home** - See Medical Facilities.
384. **Right-of-Way** - A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary sewer, and other similar uses.
385. **Roller Skating Rink (private)** - See Entertainment
386. **Roof Pitch** - A numerical measure of the steepness of a roof.
387. **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.
388. **Rooming House** - See [Boarding House](#).

S

389. **Salvage or Reclamation of Products** (Also see [Wrecking Yard](#)) - The reclamation and storage of used products or materials.
390. **Sand, Gravel, Stone or Petroleum Extraction** - The process of extracting sand, gravel, stone, petroleum, or other minerals from the earth. See also [Drilling](#).
391. **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.
392. **School** - An institution designed for the teaching of students (or "pupils") under the direction of teachers.
- a. **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. This includes parochial schools supported by a particular church or parish.

- b. **Private, Business or Trade** - A higher-level learning institution that specializes in providing students with the vocational education and technical skills they need in order to perform the tasks of a particular job.
 - c. **Public** - A school under the sponsorship of a public agency providing elementary or secondary curriculum.
 - d. **University or College** - An educational institution designed for instruction, examination, or both, of students in many branches of advanced learning, conferring degrees in various faculties, and often embodying colleges and similar institutions.
393. **Scientific and Industrial Research Laboratories** - Facilities for research including laboratories, experimental equipment, and operations involving compounding or testing of materials or equipment.
394. **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..
395. **Screening Wall** - A wall, which provides a visual barrier and is opaque.
396. **Seasonal Uses** - Seasonal uses include the sale of Christmas trees, produce stands, and other temporary uses which occur at certain times of the year.
397. **Security Fencing** - A combination of eight foot (8') fence composed of chain link, wire mesh fabrics or wire mesh panels and fence toppings like barbed wire, concertina wire or spikes topping together.
398. **Selective Thinning** - The removal of selected trees from within a densely forested area.
399. **Self-Storage** - 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.
400. **On Site Sewage Treatment System** - A small-scale sewage treatment system common in areas with no connection to main sewage pipes provided by local governments or private corporations. An aerobic septic system is a small-scale sewage treatment system similar to a septic tank system, but which uses an aerobic process for digestion rather than just the anaerobic process used in septic systems.
401. **Service Area** - 1. a roadside area where services are available to motorists. 2. The area covered by the signal of a broadcasting station.
402. **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.
403. **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)
404. **Shared access** - Lots have "mutual" driveways that both lot owners share to access property. Generally preserved in an access easement.
405. **Shed Roof** - A roof having a single slope.
406. **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.

407. **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.
408. **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.
409. **Side Yard** - See [Yard, Side](#).
410. **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. **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.
 - c. **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.
 - d. **Flags** - Cloth or fabric devices moved by the wind that are mounted to a pole and display messages, emblems, or insignia. *(Amended by Ord. No. 1799 on July 5, 2016)*
 - e. **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.
 - f. **Landmark** - An object or feature of a landscape or town that is easily seen and recognized from a distance, especially one that enables someone to establish their location.
 - g. **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.
 - h. **Murals** - A painting or other work of art executed directly on a wall.
 - i. **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.
 - j. **Searchlights** - A powerful outdoor electric light with a concentrated beam that can be turned in the required direction.
 - k. **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.

- l.* **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.
- m.* **Sign, address** - Any sign which is commonly associated with illustrating the street address, as issued by the governing body.
- n.* **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)
- o.* **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")
- p.* **Sign, Wind Device** - Any flag, hot air balloon, banner, pennant, streamer, or similar device that moves freely in the wind and designed to inform or attract the attention of persons not on that premises.
- q.* **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).
- r.* **Sign, Electronic Message Board** - A sign with characters, letters, or other content that can be changed, altered, or rearranged electrically or electronically without physically altering the permanent physical face or surface of a sign.
- s.* **Sign, Hanging** - A small signboard, as one indicating a professional office. Sometimes referred to as a shingle sign.
- t.* **Sign, Hazardous or Nuisance** - Any sign that is located in a manner that poses a hazard or nuisance; or illuminated with intensity to cause glare or brightness to degrees that could constitute a hazard or nuisance. This includes moving, flashing, intermittently lighted, changing colors, beacons, revolving or similarly constructed signs.
- u.* **Sign, Illuminated** - Any sign with internal illumination.
- v.* **Sign, Message Board** - A sign with removable characters, letters, or other content that can be changed, altered, or rearranged without physically altering the permanent physical face or surface of a sign. The message of a message board sign can only be varied manually and not by electrical, electronic, or non-physical other means.
- w.* **Sign, Monument** - A sign that is supported by a base of at least 75% of the sign width and is independent from any building (see [Section 8.17 - Figure 12](#)).
- x.* **Sign, Movement Control** - A sign which directs vehicular or pedestrian movement within or onto the premises on which the movement control sign is located.
- y.* **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.

- z. **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.
- aa. **Sign, Panel/Face** - That portion of the sign, excluding the supporting structure, where copy can be placed.
- bb. **Sign, Political** - Any type of non-premises sign which refers only to the issues or candidates involved in a political election.
- cc. **Sign, Portable** - A sign designed to be readily moved from one location to another and which does not rely on a building or fixed foundation for its structural support. This definition shall include but is not limited to signs commonly referred to as mobile or trailer sign, T-frame, A-frame, sandwich board and sidewalk signs. Includes signs on vehicles left in one location for extended periods of time.
- dd. **Sign, Projecting** - Any sign which extends out or beyond the face of the building more than eighteen inches (18") measured to the inside face of the sign.
- ee. **Sign, Sandwich Board** - A specific kind of portable sign with an A-frame design.
- ff. **Sign, Sidewalk, Street, etc.** - a specific kind of portable sign.
- gg. **Sign, Shingle** - A small type of projecting sign that is attached to the wall with a post from which the sign hangs. *(Amended by Ord. No. 1799 on July 5, 2016)*
- hh. **Sign, State Law** - Any type of which is regulated by the State of Texas.
- ii. **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.
- jj. **Signs, Temporary** - A sign temporarily supplementing the permanent signs on the premises.
- kk. **Sign, Unified-Lot** - A sign located on a premise consisting of two or more contiguous lots and/or tracts of land that the owners have agreed to treat as one lot for the limited purpose of providing shared signage.
- ll. **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.
- mm. **Weekend Directional Signs** - Temporary signs used during the weekend, often for real estate purposes.
- nn. **Way-finding** - Signs used to convey the locations of destinations or attractions to travelers and direct them to these destinations or attractions.
- 457. **Site Plan** - A scaled drawing that shows building, parking, landscaping, and all other infrastructure improvements.
- 458. **Skirting (in relation to manufactured dwellings)** - To border, wrap, or cover with a skirt or something suggesting a skirt in appearance or function; to pass along or around the border or edge of a manufactured house.

459. **Small Engine Repair Shop** - Shop for repair of lawnmower, chain saws, lawn equipment, and other machines with one-cylinder engines.
460. **Smart House Facilities** - A residence that has appliances, lighting, heating, air conditioning, TVs, computers, entertainment audio & video systems, security, and camera systems that are capable of communicating with one another and can be controlled remotely by a time schedule, from any room in the home, as well as remotely from any location in the world by phone or internet.
461. **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.
462. **Solar Panel** - A panel designed to absorb the sun's rays as a source of energy for generating electricity or heating.
463. **Sound** - Vibrations that travel through the air or another medium and can be heard when they reach a person's or animal's ear.
464. **Special Event** - An event or gathering open to the public, with or without ticket purchase, in areas or venues not specifically designated for that purpose and which requires a temporary exception to otherwise applicable rules or requirements. Any event or gathering that requires:
- a. The temporary complete or partial closure of a public street;
 - b. The temporary closure or restriction of access to public property;
 - c. The temporary offer of merchandise, food, or beverages on public property or on private property where not otherwise permitted by the Code or the applicable certificate of occupancy;
 - d. The temporary erection of a tent on public property or on private property where not otherwise permitted by the Code or the applicable certificate of occupancy;
 - e. The temporary erection of a stage, band shell, portable building, grandstand, or bleachers on public property or on private property where not otherwise permitted by the Code or the applicable certificate of occupancy;
 - f. The temporary use, for other than storage, of a trailer or van on public property or on private property where not otherwise permitted by the Code or the applicable certificate of occupancy;
 - g. The temporary use of equipment to amplify and transmit sound, which exceeds ambient (background) sound pressure levels at the property lines; or
 - h. The placement of portable toilets on public property or on private property where not otherwise permitted by the Code or the applicable certificate of occupancy.
465. **Special Exception** - A use of property that is allowed under a zoning ordinance under specified conditions.
466. **Specific Use Permit** - Formal permission to allow a specific exception to the zoning regulations from a list of acceptable exceptions for a particular parcel of land in a district of a particular zoning character.
467. **Stable, Commercial** - A stable used for the boarding or keeping of more than one (1) horse, mule, donkey or pony per acre, that is not a private stable.
468. **Stable, Private** - An area used solely for the owner's private purposes for the safe keeping of horses, mules, donkeys or ponies.

469. **Stealth Tower** – Wireless communication towers that are disguised in order to blend in with their surroundings.
470. **Stone Material** - Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all- weather stone. Cut stone, cast stone, manufactured stone, and dimensioned stone techniques are considered stone material.
471. **Storage Yard** - A land area used for outdoor storage of materials, equipment, tools, products, and vehicles.
472. **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.
473. **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.
474. **Street** - A public right-of-way, however designated, which provides vehicular access to adjacent land.
- a. **Major Thoroughfares** (Also arterial streets, primary thoroughfares, etc.) provide vehicular movement from one neighborhood to another, to distant points within the urban area or to freeways or highways leading to other communities.
 - b. **Collector Streets** (Also feeder streets, secondary thoroughfares, etc.) provide vehicular circulation within neighborhoods and from minor streets to major thoroughfares.
 - c. **Local Residential Streets** (Also minor thoroughfares or streets, etc.) are primarily for providing direct vehicular access to abutting residential property.
475. **Street Edge** – The back of curb. In areas with no curb, the intended end of pavement at the street shoulder area.
476. **Street Furniture** - Objects placed or fixed in the right-of-way for public use, such as mailboxes, road signs, and benches.
477. **Street, Intersection** - Any street which joins another street at an angle, whether or not it crosses the other.
478. **Street Yard** - The area between the building front or building line and the front property (right-of-way) line.
479. **Streetscape** – All the visible features of an area of street, often considered in terms of their aesthetic appeal.
480. **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](#)).
481. **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.
482. **Storage Container** – Unmodified, stackable metal containers enclosed on all sides, originally designed and built to serve for commercial shipping. Storage Containers include,

but are not limited to cargo containers, shipping containers, semi-truck trailers, and any other portable metal container used to store personal property of any kind.

- 483. **Storage or Wholesale Warehouse** - A building used primarily for the storage of goods and materials.
- 484. **Street Network** - A system of interconnecting lines and points that represent a system of streets or roads for a given area.
- 485. **Stucco** - Fine plaster used for coating wall surfaces or molding into architectural decorations.
- 486. **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.
- 487. **Studios for Radio and Television** - A building or portion of a building used as a place for radio or television broadcasting.
- 488. **Subdivider** - Any person or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision as that term is defined herein. In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner, or authorized agent of that owner, such as a developer of land sought to be divided.
- 489. **Subdivision**-- A division or resubdivision of any tract of land situated within the corporate limits, or within the extraterritorial jurisdiction of such limits, for the purpose of transfer of ownership, layout of any subdivision of any tract of land or any addition, or for the layout of building lots, or streets, alleys or parts of other portions for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto.
- 490. **Substandard Street** - An existing street or highway that does not meet the minimum specifications in the Thoroughfare Standards Ordinance and City Construction Standards and Specifications, or if a State Highway or F. M. Highway does not meet the minimum standard specifications of the State Department of Highways and Public Transportation and is not constructed to the ultimate extent for the type of roadway it is designated for in the Major Thoroughfare Plan.
- 491. **Surveyor** - A licensed state land surveyor or a registered professional land surveyor, as authorized by the Texas statutes to practice the profession of surveying.

T

- 492. **Tattoo Shop** - The establishment for the application of intradermal inks for the purpose of applying permanent art, aka micropigmentation, to the body.
- 493. **Telecommunications** - The transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.
- 494. **Telecommunications Antenna** - An antenna used to provide a telecommunications service.
- 495. **Telecommunications Service** - The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.
- 496. **Telecommunications Tower** - A structure more than ten (10) feet tall, built primarily to support one (1) or more telecommunications antennas.

- 497. **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.
- 498. **Temporary** - Used or lasting for only a specified, narrow period of time; not permanent.
- 499. **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.
- 500. **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.
- 501. **Theater (Indoor)** - A building or part of a building devoted to the showing of motion pictures, or for dramatic, musical or live performances.
- 502. **Throat Length** - With regard to streets, the distance between the street and the internal traffic lane at driveway locations.
- 503. **Tire Dealer, No Open Storage** - A retail establishment engaged in the sale and/or installation of tires for vehicles, but without open storage.
- 504. **Tire Dealer, With Open Storage** - A retail establishment engaged in the sale and/or installation of tires for vehicles, with open storage.
- 505. **Tire Re-Treading and Capping** - The process by which tires are treated with a new tread.
- 506. **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.
- 507. **Trailer Court** - (see [Mobile Home Park](#)).
- 508. **Trailer** - Any towed or non-self-propelled vehicle to be pulled behind an automobile or truck that is designed for hauling animals, produce, goods or commodities, including boats.
- 509. **Trailer Home** - (See [Mobile Home](#)).
- 510. **Trailer or Mobile Home Space** - (See [Mobile Home Space](#))
- 511. **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.
- 512. **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.
- 513. **Tree** - Any self-supporting woody perennial plant that will attain a trunk diameter of two inches (2") or more when measured at a point four and one-half feet (4.5') above ground level and normally an overall height of at least fifteen feet (15') at maturity, usually with one (1) main stem or trunk and many branches. It may appear to have several stems or trunks as in several varieties of oaks.
- 514. **Tree, Canopy** - The extent of the outer layer of leaves of an individual tree or group of trees.

515. **Tree, Marginal** - A tree that is not listed on the tree lists provided in Article 8 of this code; or trees that are on this list that have been determined to be at or near the end of their life span due to age, damage, or disease.
516. **Tree Mitigation Plan** - A plan that requires replacement of trees or payment of funds into a tree replacement fund for those areas/trees that are subject to tree protection. The mitigation plan shall provide for a 1:1 caliper inch replacement ratio of protected trees removed on a property. Tree replacement may take place on the same lot that tree removal took place or within the development that tree removal took place.
517. **Tree, Park** - Trees in public parks and all areas owned by the City to which the public has free access to as a park.
518. **Tree, Protected/Quality** - A tree that is listed within this Code and has a diameter of three inches (3") or greater measured at eighteen inches (18") above ground; an understory tree that has a diameter of two inches (2") or greater measured at eighteen inches (18") above ground (see [Section 8.20 - Exhibit A](#)). For a multi-trunk tree, the diameter shall be the total diameter of the largest trunk plus half (1/2) the diameter of each additional trunk (see [Section 8.20 - Exhibit E](#)).
519. **Tree, Replacement** - A quality tree of a minimum of three inches (3") in caliper measured at one foot (1') above ground, and a minimum of seven feet (7') in height at the time of planting (see [Section 8.20 - Exhibit I](#)).
520. **Tree Removal** - Any activity causing the trees to be removed, damaged, cut, injured, or destroyed.
521. **Tree, Street** - Trees located adjacent to streets within the rights-of-way or within landscaping easements.
522. **Tree, Survey** - A survey of protected or quality trees indicating size, type and location of trees, done by a professional land surveyor, civil engineer, landscape architect, or arborist.
523. **Tree Topping** - The severe cutting back of limbs to stubs larger than three inches (3") in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.
524. **Tree, Under Story** - A tree that the City has determined has significant positive characteristics worthy of preservation and that does not typically attain great size (see [Section 8.20 - Exhibit A](#)).
525. **Truck** - A light or heavy load vehicle (see definitions for [Light Load Vehicle](#) and [Heavy Load Vehicle](#)).
526. **Truck and Bus Repair** - An establishment providing major and minor automobile repair services to heavy load vehicles.
527. **Truck Parking Lot** - Area for parking heavy load vehicles.
528. **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.
529. **Truck Sales (Heavy Trucks)** - The display, sale or rental of new or used heavy load vehicles in operable condition.
530. **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.

531. **Tubular Steel** – A form of Cold-formed steel (CFS) it is the common term for products made by rolling or pressing thin gauges of sheet steel into goods. Cold-formed steel goods are created by the working of sheet steel using stamping, rolling, or presses to deform the sheet into a usable product. Cold worked steel products are commonly used in all areas of manufacturing of durable goods like appliances or automobiles but the phrase cold form steel is most prevalently used to described construction materials. Cold-formed steel construction materials differ from other steel construction materials known as hot-rolled steel. The manufacturing of cold-formed steel products occurs at room temperature using rolling or pressing. The strength of elements used for design is usually governed by buckling. The construction practices are more similar to timber framing using screws to assemble stud frames.

U

532. **Upholstery, boats and cars** - An establishment for the production and sale of soft coverings for boats and cars.
533. **Upholstery, furniture and cabinets** - An establishment for the production, display and sale of cabinets, furniture and soft coverings for furniture
534. **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 8.03 \(L.6\)](#).
535. **Use** - The purpose for which land or buildings are or may be occupied.
536. **Used Car Dealer** - Retail sales or offering for sale of used automobiles or light load vehicles.
537. **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.
538. **Utility Duct Bank (Section 5.11(G))** – A group of conduits designed to protect and consolidate cabling to and from buildings. In a duct bank, data and electrical cables are laid out within PVC conduits that are bundled together; these groupings of conduit are protected by concrete and metal casings. Duct banks are often buried, allowing contractors to consolidate the wiring for a building into centralized underground paths.
411. **Utility Lines** – Lines of service (such as a supply of electricity or water) that is provided to the public. See Feeder or Transmission Line.
545. **Utility Service (defined in Section 5.22)** – The facilities of any person, firm, or corporation providing electric, telephone, TV cable, or any other such item or service for public use but not provided by the City of Keller.
546. **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.

V

547. **Vacating Plat** – A document that functions to legally void a prior plat or portion of a plat and is approved by the City of Keller and recorded in the plat records of Tarrant County.

- 548. **Variance** – Any deviation from any part of this code. Hearing and approving authority for each type of variance is provided in specific sections.
- 549. **Veterinarian Clinic** - An establishment where animals and pets are admitted for examination and medical treatment (also see [Kennels - Indoor and Outdoor Pens](#)).
- 550. **Veterinarian Office with Outside Pens** - A veterinary office that includes animal boarding facilities that are not wholly enclosed within a building.
- 551. **Visibility Area (Corner Clearance, Visibility Easement)** – An area preserved free of obstructions (signs, landscape, etc.) to maintain clear visibility for vehicles at intersection stop locations, and vehicles on the major roadway within a set of given dimensions.

W - X

- 552. **Wallpaper, Flooring, and Carpet Supply** - A wholesale or retail distributor of wall and floor coverings.
- 553. **Warehouse Uses without Outside Storage** - A large building where raw materials or manufactured goods may be stored before their export or distribution for sale. Generally include loading docks/bays for commercial truck deliveries.
- 554. **Whip Antenna** - An Omni-directional dipole antenna of cylindrical shape which is no more than six (6) inches in diameter.
- 555. **Wholesale Distribution Center and Warehousing** - an establishment offering wholesaling, storage or warehousing services not classified in any other land use category. Typical uses include, but are not limited to, wholesale distributors, storage warehouses, moving and storage firms, and trucking and shipping operations. A facility that is usually smaller than a firm's main warehouse and is used for receipt, temporary storage, and redistribution of goods according to the [retail] customer orders as they are received [no sales to the general public]. Also called branch warehouse or distribution warehouse. Generally include loading docks/bays for commercial truck deliveries.
- 556. **Wholesale and Retail Uses without Outside Storage** - A commercial use devoted to the sale of goods and commodities in larger lots to retail outlets, stores and manufacturers wholly enclosed inside the building.
- 557. **Window** - An opening in the wall of a building that is fitted with glass in a frame to admit light or air and allow people to see out.
- 558. **Window Head** - Horizontal beam or accent stone used as a finishing piece over a window.
- 559. **Window Sill** – A horizontal accent piece or shelf between the window frame and the glass.
- 560. **Wind Turbines** (Also referred to as Wind Energy Conversion System WECS) - any device that is capable of converting wind energy to a form of electricity, including wind chargers or windmills.
- 561. **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.

Y

- 562. **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

otherwise specifically provided in this Code 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 8.18 - Figure 8](#)).

- 563. **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 8.18 - Figure 8](#)).
- 564. **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 8.18 - Figure 3](#)).
- 565. **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 8.18 - Figure 3](#)).

Z

- 566. **Zoning District** - A classification applied to any certain land area within the city stipulating the limitations and requirements of land usage and development.
- 567. **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 Code.