

C. OTK - Old Town Keller Overlay District

1. General Purpose and Description

The OTK Overlay District encompasses most of the original town site of Keller. The area generally contains a mixture of some of the oldest buildings in Keller along with newer uses and buildings that have replaced older structures over the years. Vacant lots are scattered throughout the district. The OTK Overlay District is designed to transform the area into a historic focal point of the City with the character of a small Texas town of the early 1900's. The standards set forth in this district will ensure design consistency in both the redevelopment of existing structures and in new developments. The Old Town Keller Overlay District shall be used in conjunction with existing base zoning district in this area.

a. Boundary Established

The boundary of the OTK Overlay District consists of Johnson Road on the north, the Burlington Northern Railroad on the west, and Bear Creek Parkway on the south. The eastern boundary follows various property lines near Elm Street and Ruby Street. Please refer to the attached Old Town Keller boundary map for exact boundaries (See [Figure 1](#) within this Section).

b. Subdistricts Created

1) Main Street Subdistrict

The Main Street Subdistrict consists of all properties with frontage along Main Street and Keller Parkway. This subdistrict is characterized by continuous storefronts along the streets with deep, long, and narrow shops. Buildings are typically one or two stories in height with flat roofs and display a historic mercantile character.

2) Neighborhood Subdistrict

The Neighborhood Subdistrict consists of all other properties within the OTK boundary. A mixture of relatively small wooden residential style cottages with steeply pitched roofs and newer single-family residential structures define this subdistrict.

2. Site Plan Required

All non-residential developments within the OTK Overlay District shall be subject to design review as part of the site plan review process. A detailed site plan as outlined in this Ordinance shall be submitted for each use in OTK. Unless specifically noted within this section, all requirements of this Ordinance apply to the OTK Overlay District. Design review is required in this district to ensure that development within the district is in conformance with design guidelines for OTK and that proposed development is architecturally compatible and within the historic character of OTK. Site plan approval shall be required for the following:

- a. All new non-residential developments/buildings.
- b. A change of use from residential/vacant to non-residential in an existing structure.
- c. Additions to existing non-residential buildings.
- d. Remodeling of existing non-residential buildings costing twenty-five percent (25%) or more of appraised value as determined by the Tarrant Appraisal District.

3. Development Standards - Main Street Subdistrict

a. Site Orientation and Layout

The front facades of buildings in new developments shall be located close to the sidewalks to encourage pedestrian involvement and to provide an area for landscaping, benches, tables and other types of street furniture. Parking shall be provided at the rear of developments (see [Figure 2](#) within this Section). Developers shall share in the cost of remote parking lots if parking cannot be provided on site.

b. Size of Lot

- 1) **Minimum lot area:** Five thousand (5,000) square feet.
- 2) **Minimum lot width:** Fifty feet (50').
- 3) **Minimum lot depth:** One hundred feet (100').

c. Size of Yards

- 1) **Minimum front yard:** Fifteen feet (15').
- 2) **Minimum side yard:** Fifteen feet (15') adjacent to a street.
- 3) **Interior side yard:** No side yard is required provided that:
 - a) Both property owners agree to adjoin buildings.
 - b) Adequate fire lanes and circulation is provided on site.
 - c) Appropriate building codes can be met.
- 4) **Minimum rear yard:** Five feet (5').

d. Building Height

Maximum building height shall be two (2) stories or thirty-five feet (35'). Buildings may be up to four (4) stories if approved by the City Council at the time of site plan review. Pitched roofs may exceed height limits with City Council approval provided they are gable or non-shed roof types. New construction shall have a minimum height of twenty feet (20') to maintain a well-defined street space.

4. Design Standards - Main Street Subdistrict

a. Architectural Requirements

1) Materials

The selected architectural materials must reflect a sense of quality and permanence by utilizing brick, stone, stucco, and concrete. The use of split-faced concrete block shall be limited to the base of a building up to three feet (3') in height from the foundation. EIFS (Engineered Insulated Finishing Systems) may be used at heights above ten feet (10') from grade for cornices, medallions, and other architectural details and elements. Metal and canvas are acceptable materials for awnings and canopies. Vinyl or plastic awnings or canopies shall not be allowed. The color of building materials shall reflect the character of the early 1900's, and include earth tones of red, tan, brown and off-white. Extensive use of bright or colors for identity purposes or signage shall not be permitted.

2) Facade composition

All new buildings and newly renovated buildings shall have a defined base, a clear pattern of openings and surface features, a recognizable entry, an interesting roofline, and appropriate building materials. Aspects of the architecture of the early 1900's such as materials, colors, window types, cornices, and overall proportions should be reflected in the overall facade composition. Blank walls are prohibited on the front facade and on any facades that may face side streets. As much storefront glass as possible must be incorporated into the facade along with projecting elements and recesses in the facade to define individual tenants within the building. Materials and architectural elements of the front facade shall be carried on all sides of the building (see [Figure 3](#) within this Section).

3) Building entrances

Building entrances must be prominent and easy to identify. The main building entrance must be distinguishable along the storefront. At least one of the following treatments is required:

- a) Entrance located in the center of the facade, as part of a symmetrical overall composition;
- b) Entrance accented by architectural elements, such as columns, overhanging roofs, awnings, or balconies;
- c) Entrance marked or accented by a change in the roofline or change in the roof type.

If rear or side entries are provided, they must be prominent and easy to identify and should be treated as a secondary main entrance.

4) Accent elements

Accent elements such as cut-out openings and latticework, balconies, ornamental building numbers, medallions, and decorative ceramic tile accents must be incorporated into the design of the building to reflect the character of the early 1900's.

5) Mechanical equipment

Exterior building walls shall be tall enough to shield all rooftop mechanical equipment from the view from the street. Other screening devices such as latticework, louvered panels, any treatments that are compatible with the building's architecture may be considered on a case-by-case basis with approval by the City Council. All ground-mounted mechanical equipment shall be screened within a masonry wall matching the building in material and color.

6) Residential-style architecture

Any buildings, in the form of new construction or being relocated from another location and having a residential-style architecture, may be considered in the Main Street subdistrict on a case-by-case basis and approved by the City Council as an element of a site plan application.

b. Landscaping, Lighting, Street Furniture, and Sidewalk Requirements

1) Street Trees

Large canopy trees shall be planted along Main Street in a straight line spaced twenty-five feet (25') apart between the sidewalk and the street in areas where possible (see [Article Twelve - Recommended List for Required Landscape Areas](#)). Required street trees may be located between the building and the sidewalk if overhead power lines are present. Tree grates shall be provided for tree planting in paved areas. Open tree grates shall be at least five feet by five feet (5' x 5') with openings no more than one-fourth inch (1/4") in width (in narrow sidewalk areas, three-foot by seven-foot (3' x 7') is an acceptable alternate). The size and shape of the tree grates must relate to the paving pattern. The grates must be designed to allow for tree trunk growth, constructed of ductile iron, with a durable factory applied finish. If string lights are anticipated in the trees, electrical outlets should be provided in the tree grate area. All trees and landscaping must be provided with adequate and inconspicuous irrigation systems.

2) Ornamental Trees and Shrubs

Ornamental trees and shrubs shall be planted in courtyards and in areas where space is limited near existing buildings (see [Article Twelve - Recommended List for Required Landscape Areas](#)). All new developments shall have foundation plantings in front of the building and along any sides adjacent to public streets. The foundation planting area shall be a minimum of five feet (5') in width and contain a mixture of ornamental trees, shrubs, and seasonal color.

3) Seasonal color, Planters, Pots, and Beds

Seasonal color and small shrubs shall be provided in raised planters, pots or landscape beds in the front and sides of existing buildings that are surrounded by paving. Seasonal color must also be provided in selected locations within required foundation plantings for new development.

4) Streetlights and Street Furniture

Decorative style streetlights, benches and trash receptacles of the same style and color as those currently in place along South Main Street between Taylor Street and the Big Bear Creek Bridge street lights shall be installed on all street corners and at a spacing between street corners not to exceed sixty feet (60') in a uniform manner as each property is developed or redeveloped.

5) Parking Lots and Building Lighting

Light for off-street parking facilities shall be of the same height, style and color of the required streetlights mentioned above. Lighting fixtures attached to buildings shall be of a decorative or historic character that is compatible with the architecture of the buildings and the required streetlights.

6) Sidewalks

All sidewalks in the Main Street Subdistrict shall be constructed of brick pavers in the same design, pattern and color as the sidewalk in place along South Main Street between Taylor Street and the Big Bear Creek Bridge. Properties with existing concrete sidewalks shall upgrade the sidewalk with brick pavers in the manner described above when any building additions are proposed or when remodeling existing buildings at a cost of twenty-five percent (25%) or more of the appraised value as determined by the Tarrant Appraisal District.

c. Signage Requirements (*Amended by Ord. No. 1530 on November 2, 2010*)

All signage for new buildings/uses or change in use shall comply with these requirements at the time of sign permit.

- 1) Attached or Building Mounted Signage
 - a) Attached signage may be internally or externally illuminated.
 - b) A sign permit shall be required for all signage.
 - c) Only one attached sign shall be allowed per business per public street frontage.
 - d) Projecting signs shall be allowed provided that they do not extend more than three feet (3') from the wall surface. If projecting signs are used, a detached monument sign shall not be allowed (See Figure 4 within this Section). Vertically oriented (projection sign) signage in height shall not exceed four feet (4') in height and two feet (2') in width and shall be placed ten feet (10') above grade.
 - e) All attached signage shall not exceed thirty-six (36) square feet in total surface area.
 - f) Horizontally oriented signage shall not exceed thirty-six inches (36") in total height for buildings with one primary use. Buildings with multi-tenants may have signs for tenants, which shall not exceed fourteen inches (14").
 - g) Letters and graphics shall be allowed on awnings or canopies provided that they do not exceed nine inches (9") in height. Total advertising area on awnings shall not exceed twenty (20) square feet.
 - h) Sign materials shall consist of wood, metal, or masonry with painted, engraved, or mounted letters.
 - i) Signs must be located on the facade in areas designated for this function; for example, a recessed or framed area or a parapet panel between shop-front and roofline.
 - j) Color, materials, sizes, shapes, and lighting of signs must be compatible with the architecture of the building, the business it identifies and the character of the surrounding area.
 - k) Sign shapes must be simple and straightforward to communicate well. Signs as symbols are permitted and encouraged because they are easily read and add to the vitality of a storefront.
 - l) Portable signs such as menu boards for restaurants or to direct customers to parking areas shall be allowed provided they are stored indoors after hours of operation.
 - m) Wall murals shall be considered on a case-by-case basis and approved by the Director of Community Development or the City Council as an element of a site plan application.
 - n) Each building shall be allowed to display one temporary parking directional sign only on weekends until the City installs permanent parking directional signs. These temporary parking directional signs shall be no taller than three feet (3') in height and six (6) square feet in total surface area.
- 2) Detached or Ground Mounted Signage
 - a) Detached signage may be internally or externally illuminated.

- b) A sign permit shall be required for all new signs or alterations to signs.
- c) Only one detached sign shall be allowed per business per public street frontage.
- d) All detached signage shall not exceed fifteen (15) square feet in total surface area and six feet (6') in height. New buildings exceeding five thousand (5,000) square feet located on Main or Elm Streets may comply with the sign provisions in Section 9.04 of this Ordinance.
- e) Post and bracket style signs using a wooden post or a painted metal pole are encouraged, but other styles that reflect the character of Old Town will be considered.
- f) Sign materials shall consist of wood or metal with painted or engraved letters, or mounted letters of wood or metal.
- g) Color, materials, sizes, shapes, and lighting of signs must be compatible with the architecture of the building, the business it identifies and the character of the surrounding area.
- h) Sign shapes must be simple and straightforward to communicate well. Signs as symbols are permitted and encouraged because they are easily read and add to the vitality of a storefront.
- i) Detached Signs for Single-Occupant Buildings Two Thousand (2,000) Square Feet or Less:
 - i. All detached signage shall not exceed fifteen (15) square feet in total surface area and six feet (6') in height.
 - ii. Only post and bracket style signs shall be allowed using a wooden post or a painted metal pole, but other styles that reflect the character of Old Town will be considered.
 - iii. Sign materials shall consist of wood or metal with painted or engraved letters, or mounted letters of wood or metal.
- j) Detached Signs for Multi-Occupant Buildings Two Thousand (2,000) Square Feet or Less:
 - i. All detached signage shall not exceed twenty-four (24) square feet in total surface area and six feet (6') in height.
 - ii. Post and bracket or double-pylon signs using wooden posts or painted metal poles or monument style signs shall be allowed. Other styles that reflect the character of Old Town will be considered.
 - iii. Sign materials shall consist of wood or metal with painted or engraved letters, or mounted letters of wood or metal.
- k) Detached Signs for Single-Occupant or Multi-Occupant Buildings: Greater than Two Thousand (2,000) Square Feet to Five Thousand (5,000) Square Feet
 - i. All detached signage shall not exceed thirty-six (36) square feet in total surface area and six feet (6') in height.

- ii. Post and bracket or double-pylon signs using wooden posts or painted metal poles or monument style signs shall be allowed. Other styles that reflect the character of Old Town will be considered.
- l) Detached Signs for Single-Occupant or Multi-Occupant Buildings: Greater than Five Thousand (5,000) Square Feet
 - i. All detached signage shall not exceed sixty (60) square feet in total surface area and six feet (6') in height.
 - ii. Post and bracket or double-pylon signs using wooden posts or painted metal poles or monument style signs shall be allowed. Other styles that reflect the character of Old Town will be considered.
- 3) Miscellaneous Signage
 - a) Window signs are allowed in accordance with the sign provisions in Section 9.04 of this Ordinance.
 - b) Temporary banner signs are allowed in accordance with the sign provisions in Section 9.04 of this Ordinance.
- d. Parking Requirements

Parking areas situated in front of buildings in new developments in the Main Street Subdistrict are discouraged and only one row of parking may be allowed if approved by the City Council (see [Figure 2](#) within this section). In new developments, required parking shall be provided at the rear of buildings. Parking provided on the side of a building will be considered on a case-by-case basis and approved by the City Council as an element of a site plan application. The parking requirements of this Ordinance shall be enforced in new developments to the extent possible. Developers must share in the cost of remote parking lots if all required parking cannot be provided on site.
- e. Outside Storage and Outside Display (*Amended by Ord. No. 1532 on December 7, 2010*)
 - 1. The provisions for outside storage and display shall apply to all permitted uses in accordance with this Ordinance except for single-family and two-family residential uses within the Old Town Keller Overlay District (OTK).
 - 2. Outside storage and display are prohibited on vacant or undeveloped lots.
 - 3. All outside storage and display areas shall not be located in or on any required parking spaces, sidewalks, public rights-of-way, or required landscape or buffer areas.
 - 4. A minimum accessible pathway in areas used for outside storage or display shall be provided to allow for flow of pedestrian traffic outside of designated vehicular traffic drives.
 - 5. All outside storage and display areas shall be maintained free of garbage and other debris.
 - 6. Outside storage and display areas for single-occupant or multi-occupant structures or buildings shall be limited to twenty percent (20%) of the total gross floor area of the structure or building with a maximum storage and display area of one thousand five hundred (1,500) square feet.
 - 7. Outside storage and display areas shall not exceed the height of six feet (6').

8. Merchandise must be freestanding and not be located in or on pallets, crates, stands, shelving, racks, or similar types of storage structures.
 9. Only goods and merchandise associated with the existing on-site business use may be sold or displayed on-premise.
 10. Outside storage and display areas of bulk goods and merchandise including, but not limited to mulch (bag or bulk), concrete, salt, tires, or other similar products that cannot be easily carried into the store for purchase shall meet the following requirements:
 - a) Outside storage and display areas are located in the side or rear yards.
 - b) Goods and merchandise shall not exceed the height of six feet (6’).
 - c) Outside storage and display areas shall be screened from view of the public rights-of-way and adjacent residential properties by a minimum six foot (6’) fence.
 - d) Where screening or fencing is provided or required, decorative iron, aluminum, wood, or materials being used on the primary structure or building shall be used for fencing. Other materials may be considered with the administrative approval of Director of Community Development.
 - e) Screening shall not be required if the outside storage and display area is located out of view from any public rights-of-way.
5. Development Standards - Neighborhood District
- a. Site Orientation and Layout

The Neighborhood Subdistrict is more residential in character and contains a mixture of some of the early homes built in Keller and some infill residential structures from the 1950’s through the 1970’s. The structures in this subdistrict are set back farther from the street than the structures in the Main Street Subdistrict to allow for additional landscaping. Most of the streets have wide right-of-ways (approximately eighty feet [80’]) that will accommodate ninety-degree (90°) head in parking within the street right-of-way (see [Figure 5](#) within this Section).
 - b. Size of Lot
 - 1) **Minimum lot area:** Five thousand (5,000) square feet.
 - 2) **Minimum lot width:** Fifty feet (50’).
 - 3) **Minimum lot depth:** One hundred feet (100’).
 - c. Size of Yards
 - 1) **Minimum front yard:** Fifteen feet (15’).
 - 2) **Minimum side yard:** Ten feet (10’) adjacent to a street.
 - 3) **Minimum Interior side yard:** Five feet (5’).
 - 4) **Minimum rear yard:** Five feet (5’).

6. Design Standards - Neighborhood District

a. Architectural Requirements

All new structures of the Neighborhood District shall resemble the residential character and style of the early 1900's. The architectural requirements specified in the Main Street District may be utilized in the Neighborhood District on a case-by-case basis with City Council approval as an element of a site plan application.

b. Landscaping, Lighting, and Sidewalk Requirements

1) Street Trees

A minimum of two large canopy trees shall be planted at twenty-five feet (25') on center within the required front yard centered between the building and the property line. All trees and landscaping must be provided with adequate and inconspicuous irrigation systems.

2) Ornamental Trees and Shrubs

Ornamental trees and shrubs shall be planted in courtyards and in areas where space is limited near existing buildings. All new developments shall have foundation plantings in front of the building and along any sides adjacent to public streets. The foundation planting area shall be a minimum of five feet (5') in width and contain a mixture of ornamental trees, shrubs, and seasonal color.

3) Streetlights, Parking Lot Lighting and Building Lighting

The streetlight, parking lot lighting, building lighting and street furniture requirements for the Neighborhood Subdistrict are the same as the requirements for the Main Street Subdistrict.

4) Sidewalks

Sidewalks in the Neighborhood Subdistrict shall be six feet (6') in width and constructed of concrete with a two-foot (2') wide band of pavers spaced every ten feet (10'). Paver's band shall resemble the brick paver sidewalks along Main Street.

c. Signage Requirements *(Amended by Ord. No. 1530 on November 2, 2010)*

1) The attached signage requirements for the Neighborhood Subdistrict are the same as the Main Street Subdistrict.

2) Detached or Ground Mounted Signage

a) All detached signage shall be externally illuminated.

b) A sign permit shall be required for all new signs or alterations to signs.

c) Only one detached sign shall be allowed per business per public street frontage.

d) For single-occupant buildings, detached signage shall not exceed fifteen (15) square feet in total surface area and six feet (6') in height. For multi-occupant buildings, all detached signage shall not exceed twenty-four (24) square feet in total surface area and six feet (6') in height.

- e) Post and bracket or double-pylon signs using wooden posts or painted metal poles or monument style signs shall be allowed. Other styles that reflect the character of Old Town will be considered.
- f) Sign materials shall consist of wood or metal with painted or engraved letters, or mounted letters of wood or metal.
- g) Color, materials, sizes, shapes, and lighting of signs must be compatible with the architecture of the building, the business it identifies and the character of the surrounding area.
- h) Sign shapes must be simple and straightforward to communicate well. Signs as symbols are permitted and encouraged because they are easily read and add to the vitality of a storefront.
- i) For properties fronting on both sides of Elm Street within this OTK Overlay District may use the signage requirements for the Main Street Subdistrict.

d. Parking Requirements

As existing structures in the Neighborhood Subdistrict are redeveloped, the developer or property owner shall be responsible for constructing the ninety-degree (90°) head in parking within the right-of-way composed of either concrete or asphalt. The developer or property owner is also responsible for the construction of a concrete curb adjacent to the sidewalk and a concrete valley gutter between the street edge and the head-in parking space (see [Figure 6](#) within this section for street cross-section). If head in parking does not provide an adequate number of parking for a particular use, parking may be added at the rear of the building if accessible, or the property owner may contribute funds for the construction of remote parking facilities. These requirements also apply to new developments.

e. Outside Storage and Outside Display *(Amended by Ord. No. 1532 on December 7, 2010)*

The outside storage and outside display requirements for the Neighborhood Subdistrict are the same as the Main Street Subdistrict.

7. Illustrations

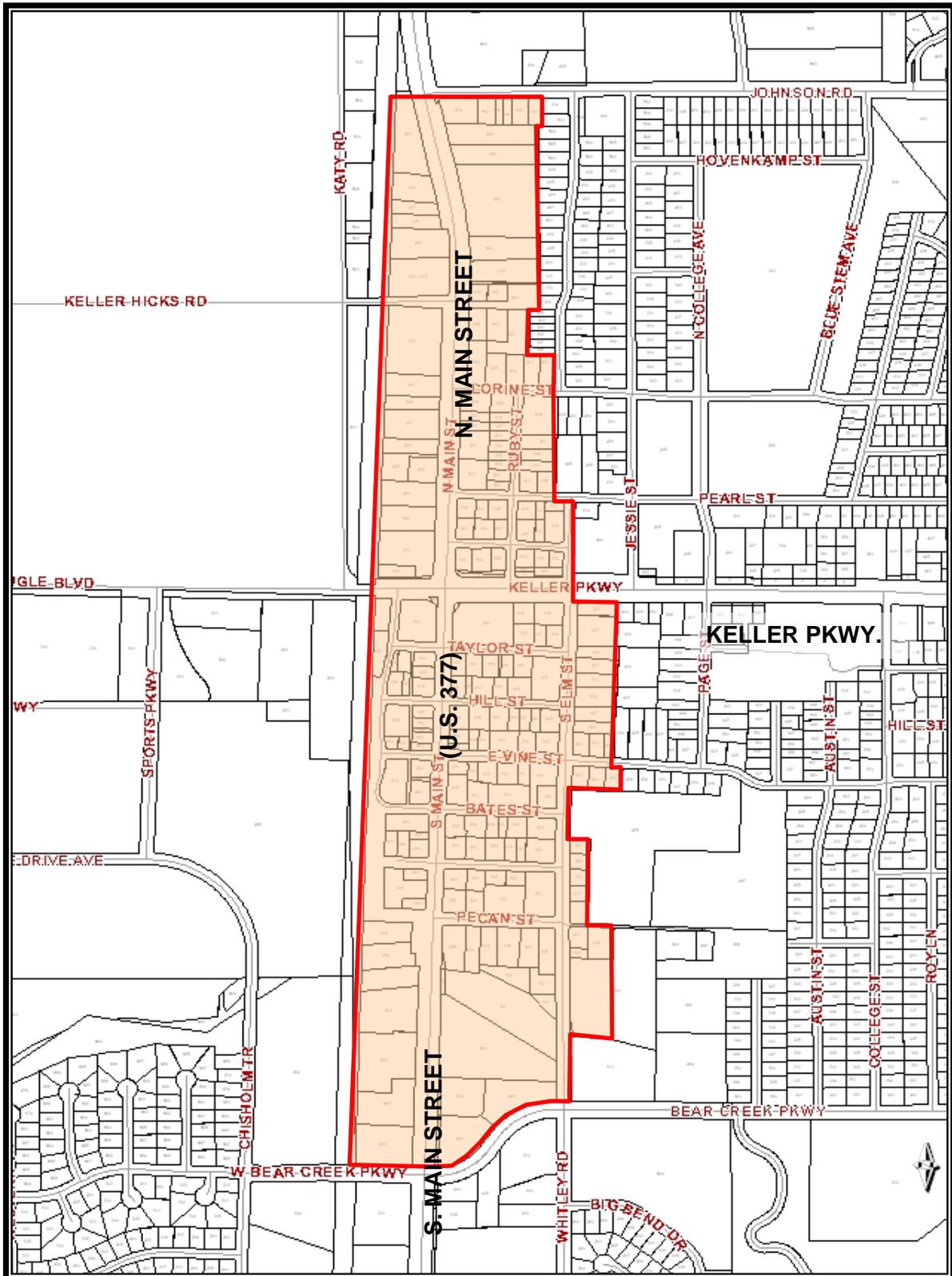


Figure 1 - Old Town Keller Overlay Boundary

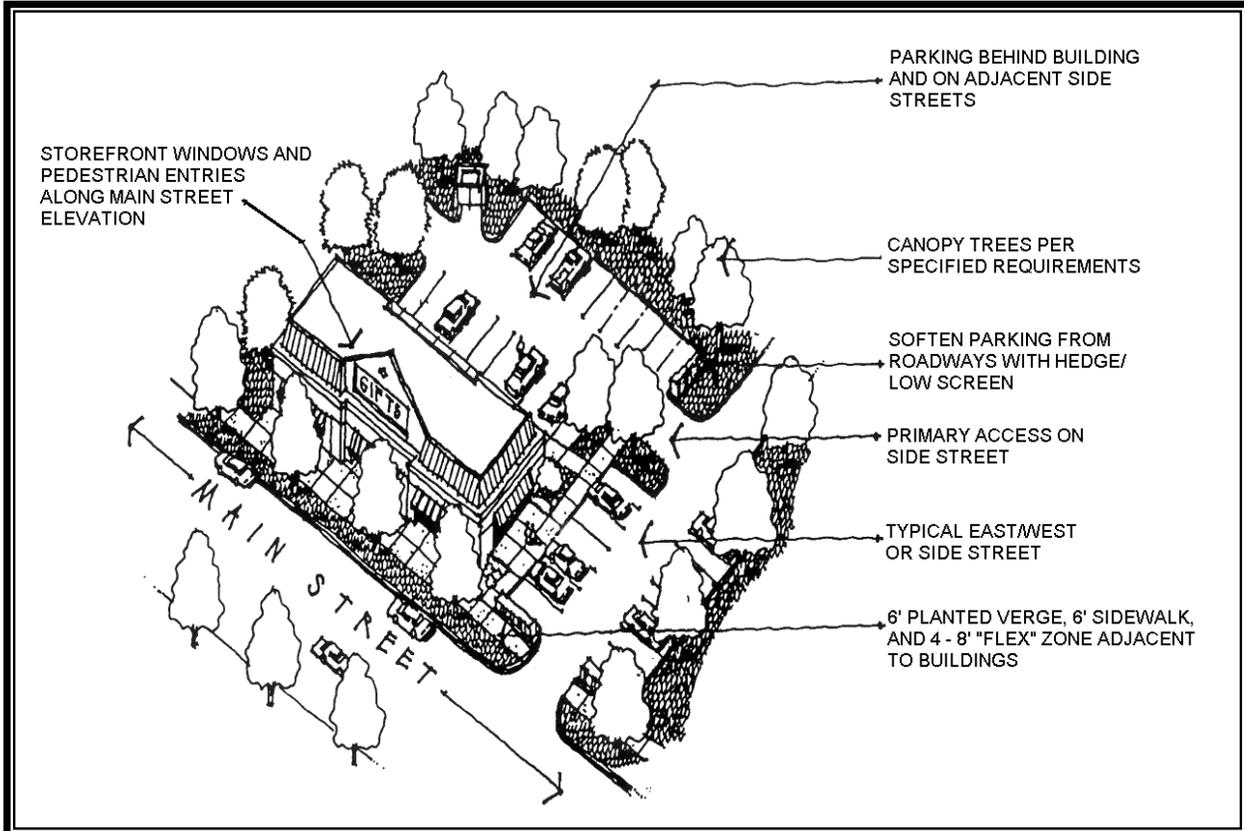


Figure 2 - Building Relationship to Main Street

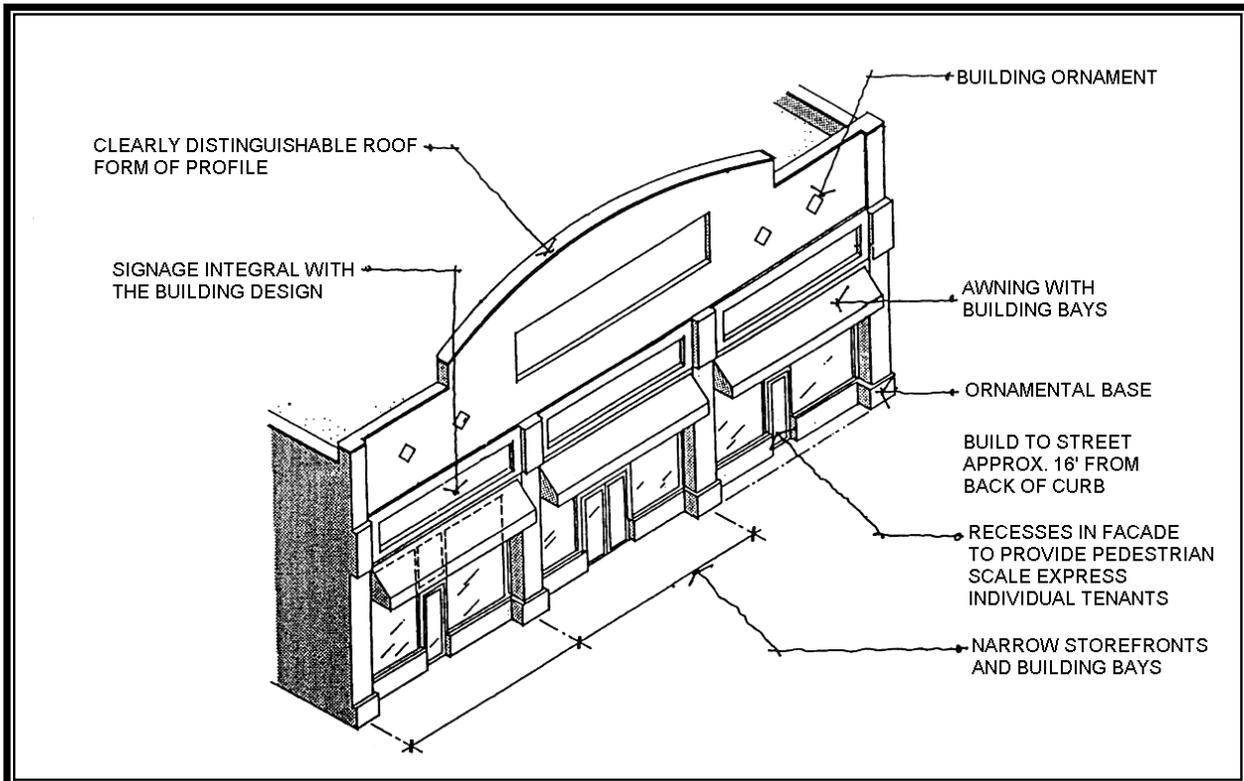


Figure 3 - Main Street Facade Treatments

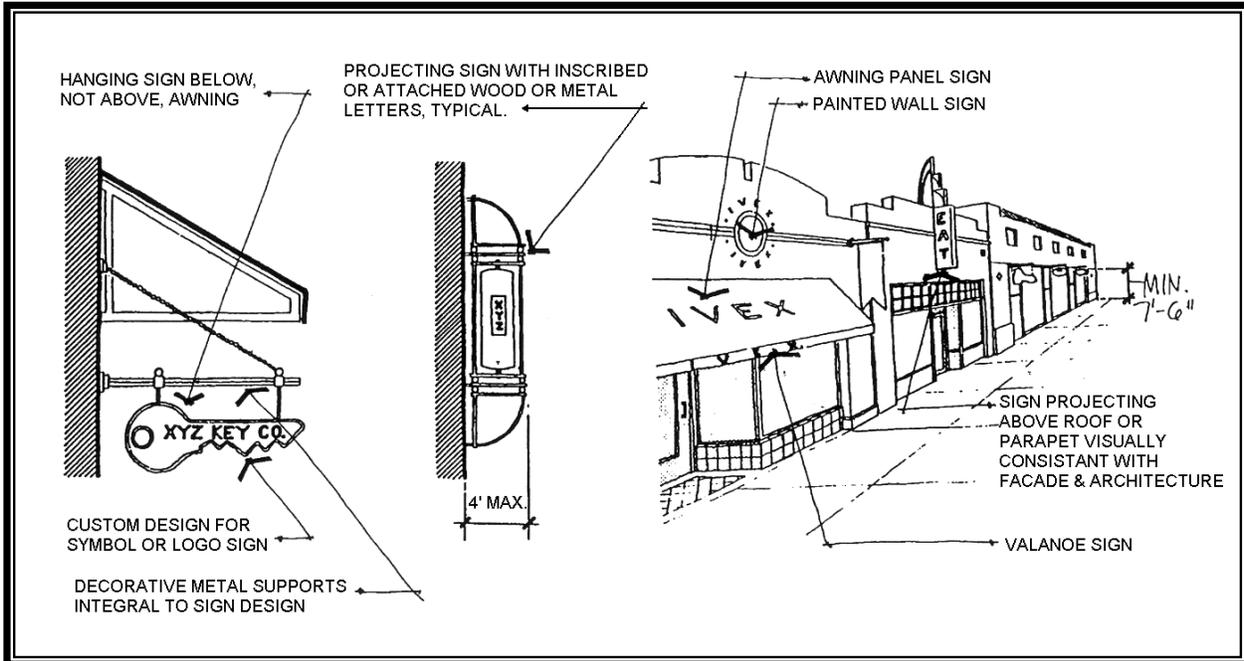


Figure 4 - Projecting Signs & View From Main Street

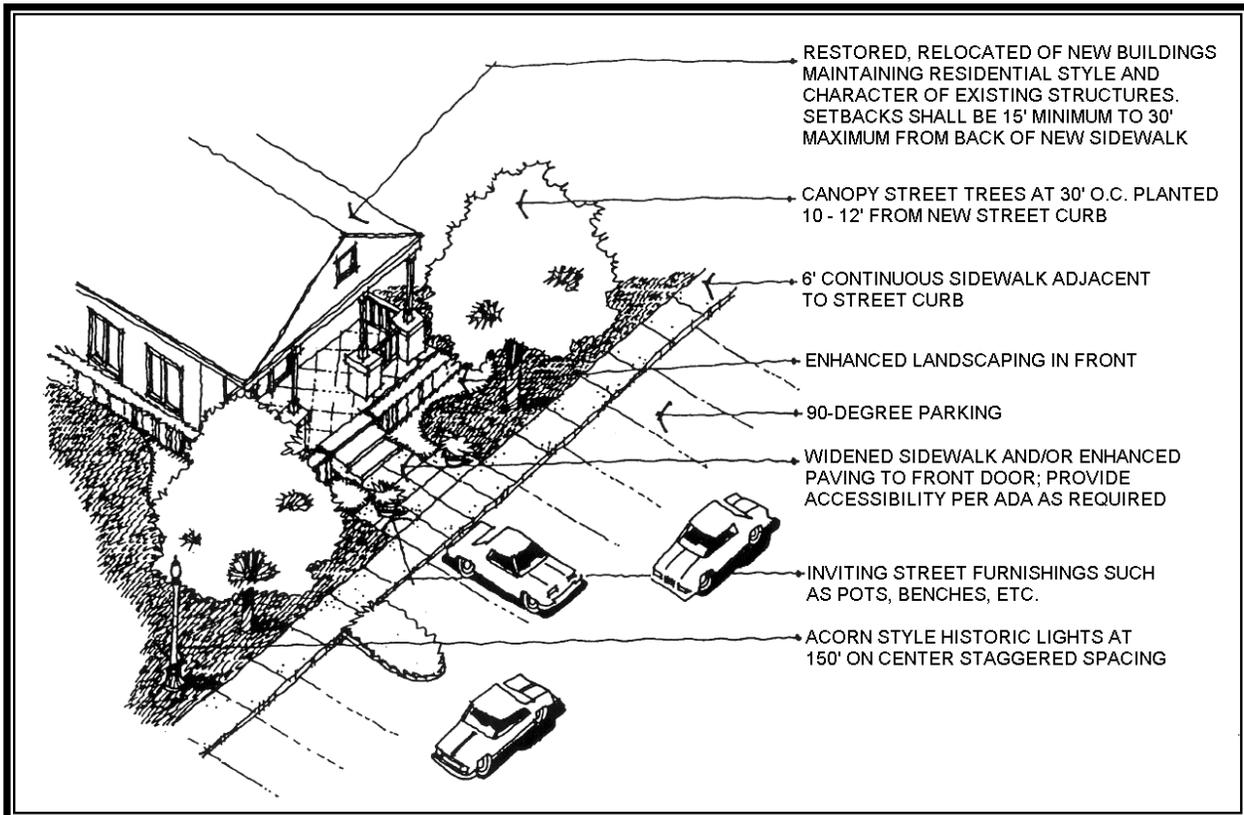


Figure 5 - Typical Neighborhood Street

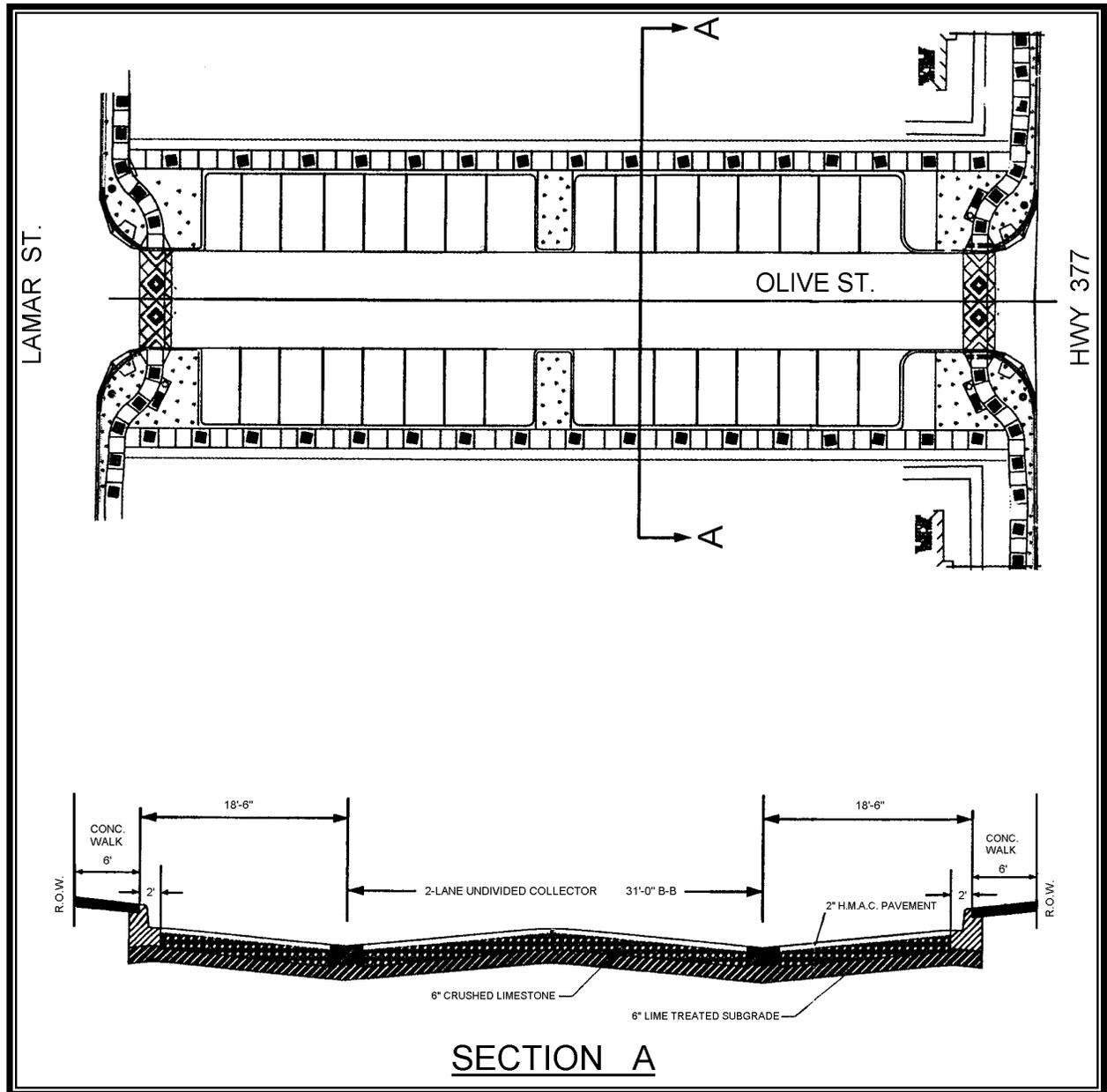


Figure 6 - Typical Cross Section of Street in Old Town Keller