AN ORDINANCE AMENDING CHAPTER 31 OF THE CODE OF ORDINANCES OF THE CITY OF KILLEEN; PROVIDING FOR AMENDMENTS TO THE CITY'S ZONING REGULATIONS ADOPTING ARCHITECTURAL AND SITE DESIGN STANDARDS; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Killeen, Texas is a home-rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code;

WHEREAS, the City of Killeen has declared the application and enforcement of the City's zoning regulations to be necessary for the promotion of the public safety, health, convenience, comfort, prosperity and general welfare of the City; and,

WHEREAS, the City Council desires to adopt architectural and site design standards to preserve and enhance surrounding property values; and,

WHEREAS, the City Council finds that such amendments are necessary and will provide consistent and even application of zoning regulations to all applicants;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN, TEXAS:

SECTION I. That Chapter 31 of the City of Killeen Code of Ordinances is hereby amended to add:

Article VI. – Architectural and Site Design Standards.

Division 1. – Single-Family and Two-Family Residential Design Standards.

Sec. 31-900. – Purpose.

The purpose of this Division is to establish design standards for new single-family and two-family residential development within the City limits. The standards in this Division are intended to be in addition to any other design standard in this Code. In the event of a conflict, the more stringent regulation shall apply.

Sec. 31-901. – Applicability.

a) The requirements in this Division shall apply to all new residential single-family and two-family developments, including single family homes, patio homes, garden homes, townhomes, manufactured homes, and duplexes.

b) Unique commercial buildings or custom homes having a modern or contemporary architectural aesthetic, which do not conform to the provisions in this article, may be approved at the discretion of the Executive Director of Development Services or his/her

designee.

Sec. 31-902. – Repetition.

No elevation shall be repeated within four (4) residential lots on the same side of the street, or within two (2) residential lots on the opposite side of the street. For purposes of this section, elevations shall be substantially different in terms of shape, massing, and form. The same elevation with different materials, different architectural features, or different fenestration shall not be considered a different elevation for purposes of this section.

Sec. 31-903. – Garages.

If a garage is provided, one of the following standards shall be met:

a) A garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation.; or

b) The exterior wall on either side of the garage door shall not protrude further than any other horizontal building plane on the front elevation.

c) A garage door shall be recessed at least six (6) inches from the face of the exterior wall on either side of the garage door.

This standard is applicable only to the width of the garage door, not the entirety of the garage.

Sec. 31-904. – Architectural Standards.

All new single-family and two-family structures shall include at least two (2) of the following, and all new two-family structures shall include at least three (3) of the following:

a) *Side or rear entry garage.* No garage doors shall face the street on the primary elevation. This provision includes homes with side-entry, J-swing, detached, or rear-entry garages.

b) *Recessed garage.* The exterior wall on either side of the garage door facing the street shall be recessed at least six (6)five (5) feet behind any other horizontal building plane on the front elevation.

c) *Vertical articulation.* A minimum of three (3) wall planes shall be provided on the front elevation, with offsets being at least eighteen (18)twelve (12) inches deep.

d) *Covered front porch.* A covered front porch greater than eighty (80) at least sixty (60) square feet in area shall be provided on a single-family home; or at least forty (40) square feet in area per unit on a two-family dwelling. Such porch shall measure not less than five (5) feet in any direction.

e) *Enclosed patio.* A patio or outdoor seating area enclosed on at least three (3) sides by a fence or wall at least thirty-six (36) inches in height.

f) *Enhanced windows.* Windows on the front elevation shall incorporate use of transoms, bay windows, shutters, dormers, or other similar window enhancements.

g) *Enhanced garage doors.* Garage doors shall have accent windows and decorative hardware.

h) *Architectural details.* The front elevation shall incorporate enhanced architectural details including corbels, quoining, louvered vents, keystones, decorative railings, coach lights, or

other architectural features as approved by the Executive Director of Development Services or his/her designee.

i) *Variable roof ~~pitch~~design.* At least two (2) different roof types (e.g. hip and gable) or two (2) different roof planes of varying height, direction, or pitch shall be provided.

Division 2. – Multi-Family Design Standards.

Sec. 31-905. – Purpose.

The purpose of this Division is to establish design standards for new multi-family development within the City limits. The standards in this Division are intended to be in addition to any other design standard in this Code. In the event of a conflict, the more stringent regulation shall apply.

Sec. 31-906. – Applicability.

The requirements in this Division shall apply to all new multi-family residential developments, including but not limited to three-family, four-family, and apartment developments.

Sec. 31-907. – Site Design Standards.

All new multi-family developments shall meet the following standards:

a) Side and rear elevations ~~of buildings visible to the~~facing a public roadway shall incorporate architectural features consistent with the front façade.

b) ~~All~~ Flat roofs, or roofs having a slope less than three (3) over twelve (12), shall ~~have a minimum pitch of four (4) over twelve (12).~~require a parapet wall at least thirty-six (36) inches in height. ~~Flat roofs shall be prohibited.~~

c) All buildings and structures on a site, including accessory structures, dumpster enclosures, garages, and car ports, must share a common, identifiable, complementary design or style.

d) Dumpsters shall be screened from view on all sides by a concrete or masonry wall, or metal screening fence at least ~~eight (8)~~six (6) feet in height. Metal screening fences shall be R-Panel or U-Panel and shall be coated and capped at the top.

e) Mechanical equipment shall be screened from view on all sides by a parapet wall,screening wall, or continuous landscape hedge.

f) All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be fully integrated into the architectural design of the building.

Sec. 31-908. – Architectural Standards.

All new multi-family structures shall include at least three (3) of the following:

a) *Vertical articulation.* Exterior walls shall not have an uninterrupted length greater than thirty (30) feet in length, with offsets being at least thirty-six (36) inches deep.

b) *Balconies.* At least fifty (50) percent of units shall have a balcony at least fifty (50) square feet in size.

c) *Enhanced windows.* Windows shall incorporate use of awnings, canopies, bay windows,

shutters, dormers, or other similar window enhancements.

d) *Variable roof pitch.* At least two (2) different roof types (e.g. hip and gable) or two (2) different roof planes of varying height, direction, or pitch shall be provided.

Division 3. – Non-Residential Design Standards.

Sec. 31-909. – Purpose.

The purpose of this Division is to establish design standards for new non-residential development within the City limits. The standards in this Division are intended to be in addition to any other design standard in this Code. In the event of a conflict, the more stringent regulationshall apply.

Sec. 31-910. – Applicability.

The requirements in this Division shall apply to all new commercial, industrial, and institutional developments, including but not limited to retail buildings, office buildings, schools, churches, civic buildings, warehouses, and other non-residential uses.

Sec. 31-911. – Site Design Standards.

All new non-residential developments shall meet the following standards:

a) Side and rear elevations ~~of buildings visible to the~~facing a public roadway shall incorporate architectural features consistent with the front façade.

b) Flat roofs, or roofs having a slope less than three (3) over twelve (12), shall require a parapet wall at least thirty-six (36) inches in height.

c) Dumpsters shall be screened from view on all sides by a concrete or masonry wall, or metal screening fence at least ~~eight (8)~~six (6) feet in height. Metal screening fences shall be R-Panel or U-Panel and shall be coated and capped at the top.

d) Mechanical equipment shall be screened from view on all sides by a parapet wall,screening wall, or continuous landscape hedge.

e) All buildings and structures on a site, including accessory structures, dumpster enclosures, and gas station canopies, must share a common, identifiable, complementary design or style.

Sec. 31-912. – Architectural Standards.

All new non-residential developments shall include at least three (3) of the following:

a) *Sheltered entry*. Primary entrances shall be covered with a portico, canopy, awning, arcade, porte cochère, architectural recess, or other similar feature that provides shelter from the elements.

b) *Vertical articulation.* Exterior walls shall not have an uninterrupted length greater than thirty (30) feet in length, with offsets being at least ~~twenty-four (24)~~eighteen (18) inches deep.

c) *Transparency.* A minimum of seventy-five (75) percent of the first floor of the primary elevation and twenty-five (25) percent of all other street-facing elevations shall be

comprised of ~~clear,~~ transparent, non-reflective windows that provide views into occupied spaces.

d) *Tripartite design.* Buildings shall have an identifiable base, middle, and top.

e) *Articulated parapet.* A parapet wall shall not have an uninterrupted length greater than fifty (50) feet, with articulations being at least thirty-six (36) inches in height. Parapet walls shall require cornice detailing.

f) *Pitched roof.* The primary roof shall have a pitch of not less than six (6) over twelve (12).

SECTION II. That all ordinances or resolutions or parts of ordinances or resolutions in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION III. That should any section or part of any section, paragraph or clause of this ordinance be declared invalid or unconstitutional for any reason, it shall not invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this ordinance.

SECTION IV. That the Code of Ordinances of the City of Killeen, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION V. That this ordinance shall be effective after its passage and publication according to law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 26th day of April, 2022, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 *et seq.*

APPROVED

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Debbie Nash-King, MAYOR

ATTEST:

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Lucy C. Aldrich, CITY SECRETARY

APPROVED AS TO FORM:

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Traci S. Briggs, CITY ATTORNEY