



CITY OF KILLEEN

Architectural Standards Verification Checklist

Single-Family and Two-Family Residential
(Ordinance No. 22-027, 22-047, 22-095, 23-073)

Project Address: _____ Submission Date: _____

Applicant Name: _____ Company Name: _____

Applicants seeking single-family or two-family building permits must complete this form by checking each item to verify completion before a permit application can be approved.

Repetition requirements:

Single-family homes of the same elevation shall not be placed within two (2) lots on the same side of the street, or directly across the street from one another.

Two-Family homes of the same elevation shall not be placed within two (2) lots on the same side of the street, or directly across the street from one another.



* Three (3) unique elevations are needed

Above image display examples of repetition requirement.

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. Homes of the same or similar floorplan may be repeated within two (2) lots on the same side of the street or directly across the street from one another, provided the rooflines and elevations are noticeably different from one another. Mirrored elevations shall not be considered different elevations for purposes of this section.

**A developer or homebuilder may seek pre-approval of proposed elevations from the Planning Division prior to submitting permit applications.*

Garage requirement (if garage is provided):

- Garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of front elevation; **OR**
- Exterior wall on either side of the garage door shall not protrude further than any other horizontal building plane on front elevation.
- 3-Car Garage: Homes having a third car garage, the total width of the garage doors may comprise up to sixty (60) percent of the horizontal length of the front elevation if the exterior wall of the third car garage is set back from the exterior walls of the other garage doors by at twelve (12) inches and the third car garage has a different roofline than the primary garage.

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

Architectural Elements:

All new single-family structures shall include at least five (5) of the following, and all new two-family structures shall include at least four (4) of the following architectural elements:

- Enhanced windows.* Windows on the front elevation shall incorporate at least one (1) window enhancement, including: use of transoms, bay windows, shutters, dormers, eyebrow windows, headers, or other similar window enhancements.
- Architectural features.* The front elevation shall incorporate no fewer than two (2) different enhanced architectural features, including: corbels, quoining, louvered vents, keystones, decorative railings, columns, cupola, turret, coach lights, decorative half-timbering, or other architectural features as approved by the executive director of development services or his/her designee. Incorporation of at least four (4) different architectural features from this list counts as two (2) architectural elements.
- Variable roof design.* At least two (2) different roof types (e.g. hip and gable), heights, pitches, plate heights or planes shall be provided.



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Architectural Elements Continued:

- 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.
- Recessed garage.* The exterior wall on either side of the garage door facing the street shall be recessed at least five (5) feet behind any other horizontal building plane on the front elevation.
- Horizontal articulation.* A minimum of three (3) wall planes shall be provided on the front elevation, with offsets being at least twelve (12) inches deep.
- Covered front porch entry.* A covered front porch entry at least forty (40) square feet in area shall be provided on a single-family home; or at least twenty(20) square feet in area per unit on a two-family dwelling.
- Covered font porch.* A covered front porch at least eighty (80) square feet in area shall be provided on a single-family home; or at least sixty (60) square feet in area per unit on a two-family dwelling. Such porch shall measure not less than eight (8) feet in width and not less than six (6) feet in depth. Incorporation of this architectural element counts as two (2) architectural elements but does not count as a covered front entry.
- Enclosed patio.* A patio or outdoor seating area on the front of the house, which is enclosed on at least three (3) sides by a fence or wall at least thirty-six (36) inches in height.
- Enhanced front doors.* Front doors shall incorporate sidelights, double doors, a single front door with decorative glass, or other similar front door enhancements.
- Eyebrow roof.* A decorative eyebrow or shed roof shall be provided over at least one window or garage door.
- Accent windows on garage doors.* Garage doors shall have accent windows with transparent glass.
- Decorative hardware on garage doors.* Garage doors shall have decorative hardware that is permanently affixed to the garage door.
- Separate garage doors.* For a two-car garage, the front elevation shall include two eight-foot garage doors separated by a column instead of one standard 16-foot garage door.
- Ribbon driveway.* For residential structures that do not have a garage, a concrete ribbon driveway shall be provided.

**Sec. 31-901. - Applicability and exemptions.*

An architectural elements checklist indicating the options selected from this list shall be submitted with each permit.

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.

Accessory buildings smaller than two hundred (200) square feet shall be exempt from the provisions of this division.

Manufactured homes within an established manufactured home park zoned "R-MP" (Mobile Home and Travel Trailer Park) shall be exempt from the provisions of this division.

I certify that all of the above items are complete and ready for permit application review. In addition, I fully understand that permits for new residential construction cannot commence or will be suspended if any of the items are not true, violations or errors are found, subdivision lot(s) have not been released or filed addressed plats have not been received by the Building Inspections Division.

Applicant Signature: _____ Date: _____