



TULSA
PLANNING OFFICE

Agricultural-Residential Zoning

What is agricultural-residential (AG-R) zoning?

In December 2019, a new Agricultural-Residential (AG-R) zoning designation was established in the City of Tulsa Zoning Code, to allow a limited number of livestock and horses as a use by right. The AG-R district also has larger minimum lot sizes than in R-zoned districts, to retain a more rural character.

The AG-R zoning district is primarily intended for rural areas generally located on the outer edge of the city. While regulations for this zoning district are primarily geared towards residential uses, some agricultural uses are also allowed.

Where can I find my current zoning?

Visit tulsaplanning.org/resources/maps

Where can I view the City's animal ordinance?

Visit tulsaplanning.org/animals

How is AG-R different from existing zoning districts?

The minimum lot area for Agricultural-Residential (AG-R) parcels is 1 acre, which is larger than the minimum lot area in R-zoned districts. AG-R districts also allow a limited number of horses, poultry, and rabbits. Additionally, an AG-R lot cannot be split unless each new parcel meets all the lot and building regulations, including the 1-acre minimum lot area.

The AG-R district generally has the same use and supplemental regulations as Agricultural (AG) or Residential (R) zoning designations. For example, uses on or abutting an AG-R lot or district have the same screening, setback, and spacing requirements as most AG or R districts. There are no commercial or industrial uses permitted in AG-R districts that are not permitted in the R districts.

I want to rezone my property to AG-R. Who do I call?

Contact Dylan Siers with the Tulsa Planning Office at 918-579-9465 or dsiers@incog.org.

| Regulations | Zoning District | | | | | |
|-----------------------------------------------------------------------------------------------------------|-----------------|----------|-------------------------------|-------------------------------|------------------------------|------------------------------|
| | AG | AG-R | RE | RS-1 | RS-2 | RS-3 |
| Min. Lot Area | 2 acres | 1 acre | 22,500 sq. ft. (~1/2 acre) | 13,500 sq. ft. (~1/3 acre) | 9,000 sq. ft. (~1/5 acre) | 6,900 sq. ft. (~1/6 acre) |
| Min. Lot Area per Unit | | | | | | |
| Minimum Lot Width (feet) | 200 | 150 | 150 | 100 | 75 | 60 |
| Min. Building Setbacks (feet) | | | | | | |
| Street | | | | | | |
| Arterial | 25 | 25 | 35 | 35 | 35 | 35 |
| Other Streets | | | | | 30 | 25 |
| Side (one side/other side) | 10/5 | 15 | 15 | 5 | 5 | 5 |
| Rear | 40 | 25 | 25 | 25 | 25 | 20 |
| Max. Building Height (feet) | No limit | 35 | 35 | 35 | 35 | 35 |
| Livestock (based on Title 2, Chapter 2 - Agricultural Animals of City of Tulsa Revised Ordinances) | | | | | | |
| Min. Enclosure Size Per Horse | 1 Acre | 1 Acre | Horses not allowed | | | |
| Max. Poultry Allowed | | | | | | |
| Adults | No limit | 6 | 6 | | | |
| Chicks | No limit | 14 | 14 | | | |
| Max. Rabbits Allowed | | | | | | |
| Adults | No limit | No limit | 6 | | | |
| Rabbits under 8 weeks old | No limit | No limit | 14 | | | |