



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, based on a recommendation in the West Highlands/Tulsa Hills Small Area Plan to include a “rural residential” district which allows a limited number of livestock and horses as a use by right and has larger minimum lot sizes than in R-zoned districts.

This new zoning district is primarily intended for areas of the city that are generally located on the outer edge. While regulations for this zoning district are primarily geared towards residential uses, some agricultural uses could also be permitted.

Where can I find my current zoning?

Visit tulsaplanning.org/resources/maps and click on the Zoning Map link.

How is AG-R different from existing zoning districts?

The Agricultural-Residential (AG-R) district generally has the same use and supplemental regulations as Agricultural (AG) or Residential (R) zoning designations. For example, principal or accessory 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 that are not currently permitted in the R districts.

The minimum lot area for 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.

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

Contact the Tulsa Planning Office at 918-584-7526.

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. Lot Frontage (feet)	30	30	30	30	30	30
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)	—	35	35	35	35	35
Livestock (based on proposed animal ordinance not yet considered by City Council. See reverse side for more information.)						
Max. Horses Allowed Per Acre	Unlimited	1	1			
Max. Poultry Allowed Per Acre						
Adult Hens	Unlimited	25*	8			
Chicks	Unlimited	40*	14			
<i>*For each additional ½ acre, 10 additional hens and 15 additional chicks are permitted; maximum of 45 adult hens and 70 chicks.</i>						
Max. Rabbits Allowed Per Acre						
Adults	Unlimited	10**	6			
Kits	Unlimited	20**	14			
<i>**For each additional ½ acre, 5 additional adults and 10 additional kits are permitted; maximum of 20 adults and 45 kits.</i>						

How would AG-R zoning be affected by the proposed animal ordinance?

Title 2, Chapter 2 of the Tulsa Revised Ordinance regulates the allowed livestock in the City of Tulsa corporate limits, which would include all AG-R zoned parcels. Listed below are some of the proposed revisions to the Section 200, Chapter 2 of the animal ordinance for agricultural animals in the AG-R zoning district.

Note: The proposed revised Animal Ordinance has not been considered by City Council.

Horses

Horses would be permitted in areas zoned for AG-R under the following conditions:

- The enclosure in which such animal is kept shall be maintained in a sanitary condition and not offensive or dangerous to the public health.
- The enclosure where such animal is kept shall not be, at its nearest point, closer than fifty (50) feet to any building used or occupied for human habitation, and the barn shall not be closer than seventy-five (75) feet, at its nearest point, to any building used or occupied for human habitation.
- The enclosure where such an animal is kept fenced shall be maintained in good repair.
- All horses kept in the City of Tulsa city limits must be registered with the Working In Neighborhoods (WIN) Department.
- The enclosure where such animal is kept shall not be less than one (1) acre (43,560 square feet) in area for each such animal maintained, including the space covered by the barn, but not the home or house area.

Poultry

Poultry would be permitted in areas zoned for AG-R under the following conditions:

- Poultry kept in permitted zoning districts must be confined to the owner's property.
- Poultry pens or buildings must be in a location which at the nearest point is no closer than forty (40) feet from any adjacent residence.
- The number of poultry shall not exceed 25 adult hens and 40 chicks under the age of ten (10) weeks on lots zoned AG-R. For each additional one-half ($\frac{1}{2}$) acre of land over one (1) acre in AG-R zoned lots, an additional 10 adult hens and 15 chicks under the age of ten (10) weeks are permitted, up to a maximum of 45 adult hens and 70 chicks under the age of ten (10) weeks.

Rabbits

Rabbits would be permitted in areas zoned for AG-R under the following conditions:

- The number of rabbits shall not exceed ten (10) adults and 20 young under the age of eight (8) weeks on lots zoned AG-R. For each additional one-half ($\frac{1}{2}$) acre of land over one (1) acre in AG-R zoned lots, an additional five (5) adults and ten (10) young under the age of eight (8) weeks are permitted, up to a maximum of 20 adults and 40 young under the age of eight (8) weeks.
- The rabbits must be kept in a building which at its nearest point is no closer than fifty (50) feet to any adjoining residence;
- The floors of such building shall be of easily cleanable construction, and shall be maintained in a sanitary condition not offensive or dangerous to the public health by routinely cleaning and properly disposing of the droppings; and
- The outside openings of the building shall be screened to prevent the spread of disease by flies and vermin.