DATE: May 17, 2018

TO: Zoning Implementation Team

• Plan Review Staff
• Land Development Services Staff

FROM: Dawn T. Warrick, AICP, Director

SUBJECT: Zoning Code Interpretation #2018-01
Applicability of §70.080-B4 Sidewalks

Zoning code amendments that support and implement the City’s new Subdivision and Development Regulations are now in effect. Staff is responsible for administering these regulations through the plan review process. This interpretation is offered to clarify the review to determine compliance with development regulations when platting is not required.

70.080 Zoning Clearance and Permits
70.080-B Compliance with Development Regulations
4. Sidewalks

For properties that are not subject to §70.080-B2, no certificate of occupancy may be issued until the subject lot or parcel for which the permit is sought has been determined to be in compliance with the sidewalk regulations of section 5-070 of the Tulsa Metropolitan Area Subdivision and Development Regulations.

Interpretation: When a certificate of occupancy is required with a permit, staff will indicate through the plan review notes that sidewalk installation is required prior to issuance of a certificate of occupancy and will also state a sidewalk and driveway permit is needed. This will not delay permit issuance.

When a certificate of occupancy is not required with a permit, sidewalks shall not be required.

This Zoning Code interpretation relates to section 5-070 of the new Subdivision and Development Regulations. This section establishes the criteria for installing sidewalks when they are required by Section 70.080-B of the Zoning Code.

In summary, sidewalks are required when a Permit AND Certificate of Occupancy are both obtained for development on any street with curb and gutter.

cc: Yuen Ho
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