TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2879

December 7, 2022, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

INTRODUCTION AND NOTICE TO THE PUBLIC
At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of November 16, 2022 Meeting No. 2878

CONSENT AGENDA
All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

Review and possible approval, approval with modifications, denial, or deferral of the following:

2. PUD-193-A-1 Jessica Norrid (CD 4) Location: South and east of the southeast corner of West Edison Street and North Maybelle Avenue requesting a PUD Minor Amendment to increase cell tower height from 80 feet to 85 feet

3. PUD-132-3 Nathalie Cornett (CD 9) Location: East of the southeast corner of South Lewis Avenue and East 31st Street South requesting a PUD Minor Amendment to reduce the front setback from 35 feet to 29 feet
4. **PUD-518-5 Bill Powers** (CD 8) Location: North of the northwest corner of South Sheridan Road and East 91st Street South requesting a **PUD Minor Amendment** to increase allowable driveway width in the street setback

5. **PUD-803-12 Drew Rees** (CD 8) Location: Southwest of the southwest corner of East 121st Street South and South Sheridan Road requesting a **PUD Minor Amendment** to reduce the front setback from 25 feet to 22 feet

**PUBLIC HEARING - REZONING**

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

6. **Z-7460a Randy Branstetter** (CD 2) Location: North of the northeast corner of West 91st Street South and South Maybelle Avenue requesting a **ODP Minor Amendment** to allow 7 building permits before the required street extension is complete (Continued from November 2, 2022 and November 16, 2022)

7. **MPD-4 Stephen Schuller** (CD 2) Location: Northeast corner of East 81st Street South and South Lewis Avenue requesting rezoning to a Master Plan Development that anticipates future development opportunities (Continued from November 2, 2022)

8. **Z-7685 Aras Group, LLC** (CD 5) Location: East of the northeast corner of South Memorial Drive and East 41st Street South requesting rezoning from **IL to CH**

9. **Z-7686 Mark Gorman** (CD 4) Location: South of the southeast corner of East 18th Street South and South Boston Avenue requesting rezoning from **RM-2 to MX2-V-35**

10. **CZ-537 Nathan Cross** (County) Location: Northeast corner of East 136th Street North and North Memorial Drive requesting rezoning from **AG to RE and PUD-864** (Related to PUD-864)

11. **PUD-864 Nathan Cross** (County) Location: Northeast corner of East 136th Street North and North Memorial Drive requesting rezoning from **AG to RE and PUD-864** (Related to CZ-537)

12. **PUD-828-A Erik Enyart** (CD 8) Location: South of the southwest corner of East 121st Street South and South Sheridan Road requesting a **PUD Major Amendment** to abandon a portion of PUD-828

13. **Z-7668 Mike Thedford** (CD 2) Location: South of the southeast corner of East 71st Street South and South Quincy Avenue requesting rezoning from **RM-1 and PUD-357-A to CS and PUD-357-C** (Related to PUD-PUD-357-C)
14. **PUD-357-C Mike Thedford (CD 2)** Location: South of the southeast corner of East 71st Street South and South Quincy Avenue requesting a **PUD Major Amendment** to allow assembly and entertainment *(Related to Z-7668)*

**PUBLIC HEARING - COUNTY ZONING CODE AMENDMENTS**
Review and possible approval, approval with modifications, denial, or deferral of the following:

15. **Tulsa County Zoning Code** - Review and make recommendation to the Board of County Commissioners (BOCC) on adoption of a new zoning code, repealing and replacing the existing Tulsa County Zoning Code *(Continued from November 16, 2022)*

**OTHER BUSINESS**

16. Commissioners' Comments

**ADJOURN**

CD = Council District

**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at [tulsaplanning.org](http://tulsaplanning.org) email address: esubmit@incog.org

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
| **Case Report Prepared by:**  
| Jay Hoyt |
| **Location Map:**  
| (shown with City Council Districts) |
| **Zoning:**  
| Existing Zoning: OL/CS/PUD-193-A  
| Proposed Zoning: No Change |
| **Comprehensive Plan:**  
| Land Use Map: Existing Neighborhood  
| Growth and Stability Map: Growth |
| **Owner and Applicant Information:**  
| Applicant: Jessica Norrid  
| Property Owner: Tom & Cat of Tulsa, LLC. |
| **Applicant Proposal:**  
| Concept summary: PUD minor amendment to increase cell tower height from 80 ft to 85 ft  
| Gross Land Area: 0.23 Acres  
| Location: South and East of the SEC West Edison St and N Maybelle Ave  
| 550 N Frisco Ave |
| **Staff Recommendation:**  
| Staff recommends approval. |
| **City Council District:** 4  
| **Commissioner Name:** Kara Joy McKee |
| **County Commission District:** 2  
| **Commissioner Name:** Karen Keith |
SECTION I:  PUD-193-A-1 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable cell tower height from 80 Feet to 85 Feet.

The applicant is proposing to replace the existing tower on the subject lot. The PUD established a height limit on the cell tower allowed on the site to 80 Feet. The applicant is proposing to add an additional 5 Feet to the allowable height so that the new tower that will replace the existing tower can be 85 Feet in height. The existing tower the proposed replacement are both monopole in design.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-193-A-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-193-A.

2) All remaining development standards defined in PUD-193-A shall remain in effect.

Exhibits included with staff report:
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)

With considerations listed above, staff recommends approval of the minor amendment to increase the allowable cell tower height from 80 Feet to 85 Feet.
Subject Tract: PUD-193-A-1

19-12 02

Aerial Photo Date: 2020/2021

Note: Graphic overlays may not precisely align with physical features on the ground.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
**Case Number:** PUD-132-3
**Minor Amendment**
**Hearing Date:** December 7th, 2022

**Case Report Prepared by:**
Dylan Siers

**Owner and Applicant Information:**
**Applicant:** Nathalie Cornett
**Property Owner:** CDS Family Holdings, LLC

**Applicant Proposal:**
- Concept summary: PUD minor amendment to reduce the front setback from 35 ft to 29 ft.
- **Gross Land Area:** 1.06 Acres
- **Location:** East of the Southeast Corner of South Lewis Avenue and East 31st Street South
  - 3127 S. Columbia Circle
  - Lot 3, Block 1, The Trees

**Zoning:**
- **Existing Zoning:** RS-1/PUD-132
- **Proposed Zoning:** No Change

**Comprehensive Plan:**
- **Land Use Map:** Existing Neighborhood
- **Growth and Stability Map:** Stability

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
**TRS:** 9320

**City Council District:** 9
**Councilor Name:** Jayme Fowler

**County Commission District:** 3
**Commissioner Name:** Ron Peters

December 7th, 2022
SECTION I: PUD-132-3

Amendment Request: Revise the PUD Development Standards to reduce the front setback from 35 ft to 29 ft.

Currently the development standards require a 35 ft front setback on this lot. The applicant is requesting a minor amendment to allow for the front building setback to be reduced from 35 ft to 29 ft for the portion encroaching the setback on the proposed site plan. This would allow for the construction of a new single-family residence in the location of the existing residence.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-132-3 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-132-3.

2) All remaining development standards defined in PUD-132 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG land use map
INCOG land use map
INCOG growth and stability map
Site plan of current residence
Site plan of proposed residence

With considerations listed above, staff recommends approval of the minor amendment to reduce the front yard setback from 35 ft to 29 ft but only for the portion encroaching the setback on the proposed site plan.
Subject Tract

PUD-132-3

19-13 20

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Growth and Stability

- Area of Growth
- Area of Stability

SUBJECT TRACT

PUD-132-3

19-13 20
Your email will be forwarded to the Planning Commission for their consideration.

Thank you,
Jay Hoyt

I am writing you to express my strong support for the approval of the Minor Amendment to PUD 132-3 to be heard on December 7, 2022. I am the adjacent neighbor to the subject property. My property is located at 3125 S. Columbia Circle. I have reviewed the amendment as well as discussed with the property owner applying for the request. We are in receipt of a copy of their plan. Their development will be a benefit and improvement to the neighborhood. We look forward to having this new home as our next door neighbor. It is with strong encouragement that we ask you to approve the Minor Amendment application. Should you have any questions for me, please feel free to reach me at this email address.

Best Regards,
Greg Casillas
3125 S. Columbia Cir.
Case Number: PUD-518-5
Minor Amendment

Hearing Date: December 7, 2022

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Bill Powers
Property Owner: Justin Thankachan

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Concept summary: PUD minor amendment to increase allowable driveway width in the street setback.

Gross Land Area: 0.25 Acres
Location: North of the Northwest corner of South Sheridan Road and East 91st St South
6216 E 89th St S
Lot 9, Block 3 Colefax Hill

Zoning:
Existing Zoning: RS-2/PUD-518
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Existing Neighborhood
Growth and Stability Map: Stability

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 8315

City Council District: 8
Councilor Name: Phil Lakin, Jr.

County Commission District: 3
Commissioner Name: Kelly Dunkerley
**SECTION I:**  PUD-518-5 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width within the street setback.

Currently driveways in RS zoned lots with a width of 75+ feet cannot exceed 50% of the lot frontage or 27 ft of driveway width in the right-of-way and 30 ft within the street setback, whichever is less. The applicant is proposing a new drive along S 89th St S 21 ft 10 in in width within the right of way and 34 ft 9 ½ in in the street setback. Staff has proposed allowing 35 ft in driveway width within the street setback to allow the proposed drive.

The subject lot has approximately 100 ft of total frontage. This would bring the total requested drive width within the street setback to 35% of the total frontage width.

*Staff Comment:* This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-518-5 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-518.

2) All remaining development standards defined in PUD-518 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to increase the total allowable driveway width to 35 ft within the street setback.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
LOT 9, BLOCK 3, COLEFAX HILL

NEW 5898 SF 2-STORY WOOD FRAMED RESIDENTIAL STRUCTURE on BASEMENT FOUNDATION

S 89TH ST.
**Case Report Prepared by:**
Dylan Sierts

**Location Map:**
(shown with City Council Districts)

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>PUD-803-12 Minor Amendment</th>
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<td>Hearing Date:</td>
<td>December 7th, 2022</td>
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**Owner and Applicant Information:**
Applicant: Drew Rees
Property Owner: Jim Roach and Judy Roach

**Applicant Proposal:**
Concept summary: PUD minor amendment to reduce the front setback from 25 ft to 22 ft.
Gross Land Area: .29 Acres
Location: Southwest of the Southwest corner of East 121st Street South and South Sheridan Road
5430 East 125th Place, Bixby, OK
Lot 5, Block 14, The Estates at the River III

**Zoning:**
Existing Zoning: RS-3/PUD-803
Proposed Zoning: No Change

**Comprehensive Plan:**
Land Use Map: New Neighborhood Growth and Stability Map: Growth

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 7303

**City Council District:** 8
**Councilor Name:** Phil Lakin Jr.

**County Commission District:** 3
**Commissioner Name:** Ron Peters

December 7th, 2022
SECTION I:  PUD-803-12

Amendment Request: Revise the PUD Development Standards to reduce the front setback from 25 ft to 22 ft.

Currently, the development standards require a 25 ft front setback on this lot. There was a home built 3 ft over the 25 ft front building setback. The applicant is requesting a minor amendment to allow for the front building setback to be reduced from 25 ft to 22 ft but only for the portion illustrated on the site plan. This will put the newly built home into compliance.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-803-12 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-803.

2) All remaining development standards defined in PUD-803 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG land use map
INCOG growth and stability map
Site plan of current residence

With considerations listed above, staff recommends approval of the minor amendment to reduce the front yard setback from 25 ft to 22 ft but only for the portion illustrated on the site plan.
Land Use Plan Categories:

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD

PUD-803-12
17-13 03
5.5
Lot Five (5), Block Fourteen (14), THE ESTATES AT THE RIVER III, a Subdivision within the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

E. 125th PL.
(5430)

NOTE: GARAGE VIOLATES 25'+/- AS SHOWN

SEE ATTACHMENT FOR EASEMENT INFORMATION

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "SHADED X" AREAS OF 0.2% ANNUAL
CHANCE FLOOD HAZARD AS SHOWN ON FIRM MAP#40143C0431L, DATED 10/16/12

SURVEYOR'S STATEMENT

I, DARRELL BIBLE, PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT IN MY PROFESSIONAL OPINION, THE ABOVE
INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE
DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS,
EXCEPT AS INDICATED, FENCING NOT SHOWN, THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS
AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE
INSURANCE AND COPIES THEREOF PROVIDED TO US THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY
FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET, AND IS NOT
TO BE USED OR RELIED ON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS. THAT UNDERGROUND
UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY
REQUESTED BY THE CLIENT, THAT THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTING HUSBAND, AND
MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, RESURANCE, OR OTHER TRANSACTION.

AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HERETO BY THE PRESENT
OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE.

Call 911 BEFORE DIGGING 1-800-658-6943

Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #6586 EXPIRES 6/30/2024
Final: 9/30/2022
**Case Number:** Z-7460a
**Minor Amendment**

**Hearing Date:** December 7, 2022
(Continued from November 2 & 16, 2022)

**Case Report Prepared by:** Jay Hoyt

**Owner and Applicant Information:**
Applicant: Randy Branstetter
Property Owner: The Estates at Tulsa Hills, LLC

**Applicant Proposal:**

- **Concept summary:** ODP minor amendment to allow 7 building permits before the required street extension is complete.
- **Gross Land Area:** 40 ± Acres
- **Location:** North of the NEC W 91st St S and S Maybelle Ave

**Location Map:**
(Shown with City Council Districts)

**Zoning:**
- **Existing Zoning:** RS-1/Z-7460
- **Proposed Zoning:** No Change

**Comprehensive Plan:**
- **Land Use Map:** New Neighborhood Growth
- **Growth and Stability Map:** Growth

**Staff Recommendation:**
Staff recommends denial

**Staff Data:**
TRS: 8214

**City Council District:** 2
**Councilor Name:** Jeannie Cue

**County Commission District:** 2
**Commissioner Name:** Karen Keith
SECTION I: Z-7460a Minor Amendment

Amendment Request: Revise the Optional Development Plan Standards to allow 7 building permits before the required street extension is complete.

Currently the Optional Development Plan Standards state that street improvements to South Maybelle Avenue meeting or exceeding the minimum standards of a residential collector street including its required sidewalks shall be completed from the current end of pavement on South Maybelle Avenue to 91st St prior to issuing residential building permits.

The applicant is proposing to allow 7 residential building permits be issued before the street extension is complete. Staff has spoken with the City of Tulsa Development Services Department, who has expressed concern about allowing residential building permits before the required street improvements have been completed.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 70.040.I.1.a(1) of the City of Tulsa Zoning Code.

"Any deviation expressly authorized at the time of development plan approval."

Staff has reviewed the request and determined:

1) Z-7460a represents a significant departure from the approved development standards in the Optional Development Plan.

2) If approved, all remaining development standards defined in Z-7460 shall remain in effect.

Exhibits included with staff report:
   INCOG zoning case map
   INCOG aerial photo

With considerations listed above, staff recommends denial of the minor amendment to allow 7 building permits before the required street extension is complete.
Note: Graphic overlays may not precisely align with physical features on the ground.
**Case Number:** MPD-4  

**Hearing Date:** December 7, 2022  

Continued from November 2, 2022

**Case Report Prepared by:**  
Dwayne Wilkerson

**Owner and Applicant Information:**  
*Applicants:* Stephen A. Schuller  
Robert J. Getchell  
GABLEGOTWALS  

*Property Owner:* ORAL ROBERTS UNIVERSITY

**Location Map:**  
(shown with City Council Districts)

**Applicant Proposal:**  
*Present Use:* University  
*Proposed Use:* University  

*Concept summary:* Rezone property with a Master plan Development that anticipates future development opportunities.  

*Tract Size:* 222.68 ± acres  

*Location:* Northeast corner of East 81st Street South and South Lewis Avenue

**Zoning:**  
*Existing Zoning:* RS-1, RS-2, RS-3  
*Proposed Zoning:* MPD-4

**Comprehensive Plan:**  
*Land Use Map:* Regional Center  
*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 8308  
CZM: 52

**City Council District:** 2  
*Councilor Name:* Jeannie Cue

**County Commission District:** 3  
*Commissioner Name:* Kelley Dunkerley
SECTION I: APPLICANTS MPD DEVELOPMENT CONCEPT MPD-4

The subject property consists of approximately 240 Acres of land and is located on the North side East 81st Street and the East side of South Lewis Avenue, in the City of Tulsa. The property has served as the campus for Oral Roberts University since the 1960s.

The ORU campus is situated principally in an “RS-3” Residential Single Family Zoning District, with areas along the North and East perimeters situated in an “RS-1” Residential Single Family Zoning District. Approval for the use of the property as the Oral Roberts University campus was granted by the Board of Adjustment case # 370-A in 1962. The continued development of the ORU campus has evolved well beyond the original approval, and any original site plan is no longer even available. The current development of the campus is shown in the satellite image appended hereto as “Attachment 1.”

The Legal Description of the property in the aggregate is appended hereto as “Attachment 2.”

The MPD zoning district designation for the entire ORU campus is proposed to provide guidance for the long-term development of the campus and remove any uncertainty with regard to future development opportunities as they might pertain to the original Board of Adjustment approval and subsequent approvals and amendments, all of which shall be incorporated into and superseded by this MPD zoning district designation. One intention of adopting this zoning designation is to avoid the multiple, repetitive Board of Adjustment cases for amendments or modifications of a long-lost original site plan upon which variances or special exceptions have been sought and granted. Moreover (and more importantly), an MPD zoning district designation will provide for a more comprehensive, unified zoning treatment of the university campus than a basic zoning designation such as “Office” or “Commercial” (with repetitive Board of Adjustment approvals of variances or special exceptions), and it would be consistent with the City of Tulsa’s Comprehensive Plan.

In the near-term, some campus development plans have already been approved and are under way. For example, a “Welcome Center” has been previously approved and is currently under construction in an area near the main entrance to the ORU campus. A new Media Arts Center and a Library & Holy Spirit Research Center have also been previously approved and are under construction nearby the campus entrance, and the previously approved Mike Carter Athletic Center is under construction near the Mabee Center.

Long-term plans for the campus are still under consideration but have not been developed. For example, new science building is planned for an area near the main entrance to the ORU campus, and a new campus cafeteria and men’s and women’s dormitories are planned for areas nearer to the center of the campus. All such further development of the ORU campus will be subject to the terms, conditions and provisions of this MPD zoning district designation.

All the public infrastructure is located on-site and included in easements for maintenance and public access.

The campus contains a significant drainage channel that has been developed and serves as an amenity for the University through the eastern and southern portions of the property. The drainage channel and the affected flood plain, trails bridge crossings etcetera is not affected by this development plan.
EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
Attachment 1: Satellite image of ORU campus
Attachment 2: Legal description
Attachment 3: Existing free-standing signs (excluding identification signs, pedestrian- or traffic-directional signs, and campus informational signs), some or all of which have been previously approved in Board of Adjustment Actions, where applicable:
   Monument signs on either side of main entry driveway [Billy Joe Daugherty Circle and Drive]
   Mabee Center
   Small monument sign at Lewis Avenue/81st street intersection
   Ground sign mounted on berm along 81st street frontage, near University Avenue
   Case Soccer Complex monument sign along 81st Street frontage

DETAILED STAFF RECOMMENDATION:

The proposed development of the site under MPD-4 is consistent with the Regional Center designation of the Comprehensive Plan and meets the standards for a master planned development of Section 25.070-A and,

MPD-4 will promote:
1. Compact, mixed-use development patterns anticipated for university expansion and development.
2. Creative and flexible uses and building density that responds to changing social, economic, and market conditions and,

MPD-4 will accommodate the expected improvement or growth of a University Campus including large-scale assembly & entertainment uses proposed and existing on the site, uses and building types that are limited by existing residential zoning and previous board of adjustment decisions however MPD-4 is consistent with the Regional Center land use designation therefore,

Staff recommends approval of MPD-4 to rezone property from RS-1 and RS-3 to MPD-4 with the development standards outlined in Section II,

SECTION II: MPD-4 DEVELOPMENT STANDARDS

The MPD shall allow only those principal uses, subcategories and specific uses as identified below and specifically associated with the ORU campus and university activities and purposes, along with
customary accessory uses and categories that include customary accessory uses and categories included in the university's usual and normal maintenance facilities and offices, shops, vehicle maintenance and mechanical service areas, and greenhouses or other facilities for preparing, maintaining and cultivating landscaping features and shall be subject to the regulations of the Tulsa Zoning Code. All of the principal uses will essentially be managed by ORU to serve the ORU population—students, faculty, administration, staff, guests, and clients.

The Tulsa Planning Office will review and approve submitted site plans for compliance with the MPD prior to the release of any building permit.

In addition to the notice requirements under the Zoning Code, notice of any Planning Commission hearing on minor or major amendments to MPD must be submitted to the Tulsa Planning Office staff by an authorized representative of Oral Roberts University.

The following modifications may be considered minor amendments:

1. Limitation or elimination of previously approved specific functions and uses provided the character of the development is not substantially altered.

2. Addition of other specific functions and uses not contemplated but may be deemed appropriate uses requested by authorized representative of the University.


Uses that may be requested if this site is used by anyone other than as a private college or university will require major amendment.

**General Provisions:**

Vehicular Access and Circulation from public streets shall be limited as follows:

A. The campus will have vehicular access from adjacent public streets:
   - Billy Joe Daugherty Circle and Drive along the Lewis Avenue frontage
   - Mabee Center parking lot driveways along Lewis Avenue and 81st Street frontages, including University Avenue
   - Private gated access driveway along the Evanston Avenue frontage forming a portion of the eastern boundary of the university campus
   - Private gated access driveways along the 75th Street frontage forming the northern boundary of the university campus

B. Site, Landscape and Signage Plan Review:

   No building permit shall be issued for any building within the MPD until a Detail Site Plan has been submitted and approved administratively by the Tulsa Planning Office as consistent with the Development Standards included herein.

C. Fencing or screening around the perimeter of the campus is not required.

D. Pedestrian access or provisions for micro mobility devices are encouraged at all public streets abutting the subject property.
a. Note: Micromobility refers to a range of small lightweight vehicles operating at a speed typically below 25 mph and includes but not limited to bicycles, e-bikes, electric scooters, and shared bicycle fleets or other mobility devices as may be approved by University staff.

**Permitted Uses:** All Use Categories, Subcategories and Specific Uses listed below

**RESIDENTIAL:**
- Household Living: (if in allowed building types listed below)
  - Single household
  - Two households on a single lot
  - Three or more households on a single lot
- Group Living:
  - Rooming and Boarding Houses for University Student Housing (commonly known as dormitories)
  - Fraternity / Sorority Houses

**PUBLIC, CIVIC, and INSTITUTIONAL**
- College or University
- Day Care
- Hospital
- Library or Cultural Exhibit
- Religious Assembly
- Safety Service
- School
- Utilities and Public Service Facilities
  - Minor
- Wireless Communication Facility
  - Freestanding Tower
    - (Freestanding wireless communication towers must be set back at least 150 feet from the north or east boundaries)
- Building mounted antenna

**COMMERCIAL Use Category**
- Animal Service
  - Boarding or shelter
  - Grooming
  - Veterinary
- Assembly and Entertainment
  - Indoor: Large and small
  - Outdoor: Large and small
- Broadcast or Recording Studio
- Commercial Service
  - Building Service
  - Research Service
- Lodging
  - Short Term Rental
  - Hotel/Motel
Office
  Business or professional offices
  Medical, dental or health practitioner office
Restaurant (restaurant only)
Retail Sales
  Consumer shopping goods
  Convenience goods
  Grocery store
Studio, Artist or Instructional Service
Trade School
AGRICULTURAL Use Category
  Community Garden
  Farm, Market or Community Supported
  Horticulture greenhouse

DEVELOPMENT AREA REGULATIONS AND LIMITATIONS

Maximum Building Coverage: None

Maximum Building Height: 35 feet for buildings and portions of buildings if closer than 150 feet to the North and East boundaries
  200 feet on remainder of property

Minimum Building Setbacks from Perimeter Boundaries:
  From the East boundaries 20 feet
  From the North boundaries 20 feet
  From the South boundary 20 feet
  From the West boundary 20 feet

Parking:
  Minimum off-Street Parking Spaces:
    Parking is not required however when parking is constructed it shall be subject to approval of the ORU University Operations Department as meeting the campus needs, represented by a written statement of such approval accompanying an application for a building or construction permit. New parking areas installed or constructed within 125 feet of the South Lewis Avenue and East 81st Street rights of way shall conform to the design standards outlined in section 55.090 of the Tulsa Zoning Code.

  New parking areas installed or constructed within 125 feet of the South Lewis Avenue and East 81st Street rights of way shall exceed or at a minimum conform to the interior Parking Lot Landscape standards provided in Section 65.050 of the Tulsa Zoning Code.

  Minimum Bicycle Parking Spaces:
    Short-term bicycle parking shall be subject to approval of the ORU University Operations Department as meeting the campus needs, represented by a written statement of such approval accompanying an application for a building or construction permit.
Other Lot and Building Regulations:

Minimum Lot Area: None
Minimum Street Frontage: None
Maximum Floor Area Ratio: None
Minimum Lot Area Per Dwelling Unit: None
Minimum Open Space per Dwelling Unit: None

Landscape requirements:

Landscaping for all parking and building construction shall be subject to approval of the ORU University Operations Department as meeting the campus needs, represented by a written statement of such approval accompanying an application for a building or construction permit. Landscaping for all new parking and building construction within 125 feet of the South Lewis Avenue and East 81st Street rights of way shall conform to Chapter 65 of the Tulsa Zoning Code.

Signs:

Signage shall conform to the following requirements:

- Signage erected or installed within 50 feet of and visible from the perimeter boundaries of the ORU campus shall conform to the provisions of Chapter 60 of the Tulsa Zoning Code.

- One ground sign identifying the ORU campus shall be permitted at each vehicular entrance from a public or private street with a maximum display of 100 square feet of surface area and a maximum height of 25 feet (except for the signs on either side of the Billy Joe Daugherty Circle main entrance drive).

- Other signs throughout the ORU campus, such as building identification signs, pedestrian- or traffic-directional signs, and campus informational signs shall be subject to approval of the ORU University Operations Department represented by a written statement of such approval accompanying an application for a building or construction permit.

- In addition, all signage existing on the date of the establishment of this MPD Master Planned Development Zoning District, and all previous approvals of the signage for the Mabee Center, as well as the nearby Global Learning Center and the Mike Carter Athletic Center (under construction) in the southwestern quadrant of the university campus, are incorporated into the MPD.

- Illuminated signage is prohibited on all North- and East-facing building walls within 50 feet of the North and East property boundaries, respectively.

- Off-premise Outdoor Advertising Signage is prohibited.

Subsequent modifications of such signage shall be subject to approval of the ORU University Operations Department as meeting the campus needs, represented by a written statement of such approval accompanying an application for a sign permit.
Lighting:

Lighting shall conform to the provisions of Chapter 67 of the Tulsa Zoning Code except as follows:

Lighting for the ORU campus presently conforms to the lighting aesthetic that has been implemented on the university campus and is consistent throughout the campus. New lighting or illumination of the campus or any campus improvements shall be subject to approval of the ORU University Operations Department. Lighting plan submittals for new construction shall include a written statement of such approval accompanying an application for a building or construction permit.

Pole lighting above 12 feet in height is prohibited within 50 feet of the abutting properties North and East of the ORU campus.

Trash, Mechanical, and Equipment Areas:

Screening of trash, mechanical and equipment areas or uses shall conform to the provisions of Section 65.070 of the Tulsa Zoning Code except as follows:

Trash enclosures, storage or processing of trash of any kind shall be prohibited within 150 feet of the perimeter of the subject site.

All new trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or other equipment provided by franchise utility providers), including building-mounted, shall be screened from public view in such a manner as shall be approved by the ORU University Operations Department, represented by a written statement of such approval accompanying an application for a building or construction permit.

RESIDENTIAL BUILDING TYPES

Building types for household living are limited to the following:

Single Household
  Detached House
  Townhouse
  Mixed-Use Building
  Vertical Mixed-Use Building

Two Households on Single Lot
  Mixed-Use Building
  Vertical Mixed-Use Building

Three Households on Single Lot
  Apartment/Condo
  Mixed-Use Building

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The University campus has been established since the 1960s and has been classified as a Regional Center. The expected growth that is allowed in MPD-4 is consistent with the concept of the Regional Center land use designation. The major street and highway plan street concept has anticipated high density development.
Land Use Vision:

**Land Use Plan map designation:** Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

**Areas of Stability and Growth designation:** Area of Growth

An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

**Transportation Vision:**

**Major Street and Highway Plan:** None except the Multi Modal Corridor designation along South Lewis Avenue.

South Lewis Avenue is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

**Trail System Master Plan Considerations:**
A trail is planned on the University Campus that is roughly shown in the Fred Creek alignment. Site plan redevelopment should always consider pedestrian and alternative transportation mode options to connection points outside the campus.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is an existing college campus bisected by Fred Creek which is a significant green space opportunity with trails and landscaping.

**Environmental Considerations:** None except Fred Creek flood area that would affect site redevelopment.

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lewis Avenue</td>
<td>Secondary Arterial with Multi Modal Corridor</td>
<td>100 feet</td>
<td>Divided with median 6 lanes north side of intersection</td>
</tr>
<tr>
<td></td>
<td>designation</td>
<td></td>
<td>5 lanes south of intersection</td>
</tr>
<tr>
<td>East 81st Street South</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>6 lanes near intersection with Lewis transitioning to</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5 lanes near east end of subject tract</td>
</tr>
<tr>
<td>South Evanston Avenue</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2</td>
</tr>
<tr>
<td>East 75th Street South</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2</td>
</tr>
<tr>
<td>Private Drive (Billy Joe Daugherty Circle)</td>
<td>None</td>
<td>None</td>
<td>4 lanes 2 each direction with median</td>
</tr>
</tbody>
</table>

**Utilities:**
The subject tract has municipal water and sewer available.

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>East</td>
<td>RS-2</td>
<td>Existing Neighborhood</td>
<td>Area of Stability</td>
<td>detached single family</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: MPD-4

ZONING ORDINANCE: Ordinance number 11828 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-23369 May 2022: The Board of Adjustment approved a Special Exception to permit a previously approved site plan for a university in a residential district; & a Variance to increase the maximum permitted height of 35-feet in an RS-3 District, on property located at 7777 S. Lewis Avenue.

BOA-23193 October 2021: The Board of Adjustment approved a Special Exception to permit a previously approved site plan for a university in a residential district; & a Variance to increase the maximum permitted height of 35 feet in an RS-3 District, on property located at 7777 South Lewis Avenue East.

BOA-23170 August 2021: The Board of Adjustment approved a Special Exception to permit previously approved site plan for a university in a residential district; & a Variance to increase the maximum permitted height of 35-feet in an RS-3 District, on property located at 7777 S. Lewis Avenue East.

BOA-21443-A July 2012: The Board of Adjustment approved a Variance to permit the requirement that a sign be lit by constant light in the OM, OMH district; & a Variance to allow more than one sign in an OM, OMH district; & a Variance to exceed total square feet of display surface area from 880 square feet to 985 square feet, on property located at 2440 East 81st Street, 8101 South Lewis Avenue, 8100 South Lewis Avenue.

BOA-21495 November 2012: The Board of Adjustment approved a Variance to permit two (2) wall signs in an RS District, on property located at 7777 South Lewis Avenue.

BOA-21488 October 2012: The Board of Adjustment approved a Variance to permit a wall sign in a Residential District, on property located at 2601 East 81st Street.
BOA-17831-A December 2015: The Board of Adjustment approved a modification of a previously approved site plan, on property located at 7777 South Lewis Avenue.

BOA-21443 June 2012: The Board of Adjustment approved a Variance to permit more than one sign in an OM district; & a Variance to exceed total square feet of display surface area from approximately 100 square feet to 880 square feet; & a Variance of maximum sign height in the OM district from 20 feet to 30 feet, on property located at 2440 East 81st Street, 8101 South Lewis Avenue, 8100 South Lewis Avenue.

BOA-17831 September 1997: The Board of Adjustment approved a Special Exception to permit a previously approved special exception; & a Variance of the maximum 15 SF of sponsor sign, on property located at East side of South Lewis Avenue, North of East 81st Street.

BOA-17403 June 1996: The Board of Adjustment approved a Special Exception to permit a dry-cleaning pick-up facility in an OMH and OM zoned district, on property located at 2448 East 81st Street.

BOA-16741 July 1994: The Board of Adjustment approved a Special Exception to permit convenience goods and services/shopping goods and services in an OM zoned district, on property located at SE/c of East 81st street and South Lewis Avenue.

BOA-11738 December 1981: The Board of Adjustment approved a Special Exception to permit a heliport in an IR District, on property located at SE of 81st Street and Lewis Avenue.

BOA-9273 November 1976: The Board of Adjustment uphold the appeal to the building inspector from decision of the building inspector for refusing to issue a zoning clearance permit to construct quarters on the University Campus to be operated in conjunction with the University Medical Campus, on property located at Northwest of 81st Street and Delaware Avenue.

BOA-9810 January 1978: The Board of Adjustment approved a Variance to permit in an IR District a reaching hospital as a part of the City of Faith Medical Complex to be constructed as a part of the campus of Oral Roberts University; and an Interpretation of the zoning text, on property located at SE of 81st Street and Lewis.

BOA-8066 October 1973: The Board of Adjustment approved a Variance to permit 40 units on one lot in an RM-1 district, on property located at South and east of 81st Street and Lewis Avenue.

BOA-7769 February 1973: The Board of Adjustment approved a Special Exception to permit a community service, cultural and recreation facility in a residential district; & Variance to vary the requirements of the constant light requirements to permit a sign for the John Mabee Center in accord with plans and specifications submitted, in a RS-3 District, on property located at 81st St. and Lewis Avenue.

BOA-7721 January 1973: The Board of Adjustment approved a Minor Variance to permit modification of height and size of a sign (48' high and size 28' 6" x 48') in an RS-3 District, on property located at 7777 South Lewis Avenue.

BOA-3760 February 1962: The Board of Adjustment approved the subject property for school purposes, on property located at 7777 South Lewis Avenue.
Surrounding Property:

BOA-23315 April 2022: The Board of Adjustment approved a Special Exception to permit a fence to exceed 4-feet in height inside the required street setback; & a Special Exception to allow a barbed-wire fence in an OM district, on property located at W of the intersection of E. 75th St. South & South Lewis Ave.

CO-10 December 2020: Applicant withdrew a request for a Corridor Development Plan on a 5.16+ acre tract of land for on property located North of the NW/c of East 81st Street South & South Lewis Avenue.

BOA-22604 March 2019: The Board of Adjustment approved a Variance to permit increased allowable number of signs in an OM District to permit two signs per street frontage, on property located at 7700 South Lewis Avenue East.

Z-7483 July 2019: All concurred in approval of a request for rezoning a 2.43+ acre tract of land from RS-1 to OL on property located Northeast corner of East 75th Street South and South Lewis Avenue.

BOA-22083 June 2016: The Board of Adjustment approved a Variance to permit exceeded display area of a sign to allow a 72 square foot dynamic display sign in the O District, on property located at 7700 South Lewis Avenue.

BOA-21255 April 2011: The Board of Adjustment approved a Variance to permit the maximum display surface area for a sign in the OM district to 240 sq. ft; & a Variance of the maximum permitted height for a sign in the OM district from 20 ft. to 30 ft.; & a Variance of the requirement that illumination of a sign in the OM district shall be by constant light to permit a digital changeable copy sign; & all to permit a ground sign on East 81st Street, on property located at 2702 East 81st Street.

BOA-20163 December 2005: The Board of Adjustment approved a Special Exception to permit reduced combined required parking for a commercial mixed-use development by 10%; & a Variance of required parking of 7 spaces, on property located at 8102-8222 South Lewis Avenue.

BOA-18996 February 2001: The Board of Adjustment approved a Special Exception to permit parking on a lot other than principle use lot for a special event (U.S. Open) from June 11 to June 18, 2001, on property located at NE/c & SE/c East 81st & Lewis Avenue.

BOA-18509 September 1999: The Board of Adjustment approved a Variance to permit maximum display surface area of a sign from 150 square feet to 307 square feet; & a Variance of the requirement of constant light to allow an electronic message center, on property located at 7800 South Lewis.

BOA-18058 May 1998: The Board of Adjustment approved a Special Exception to permit the lighting of an existing outdoor soccer and athletic field according to a lighting plan, lighting specifications and use restrictions approved by the Board, on property located at North side of East of Delaware Ave.

BOA-17935 February 1998: The Board of Adjustment approved a Special Exception to permit the construction of 376 dwelling units for elderly housing; & a Variance of the maximum floor area ratio of .50 subject to livability space being required for each dwelling unit as required in the RM-2 district, on property located at West Side South Lewis Avenue & East 75th Street.
BOA-17862 October 1997: The Board of Adjustment approved a Special Exception in an OM and OL district to permit amended previously approved site plan to add an addition to the existing church and school buildings containing 22,000 SF, on property located at 7700 South Lewis Avenue.

BOA-22604 March 2019: The Board of Adjustment approved a Variance to permit increased allowable number of signs in an OM District to permit two signs per street frontage, on property located at 7700 South Lewis Avenue East.

BOA-16749 July 1994: The Board of Adjustment approved a Special Exception to permit an open-air activity (tent) for a temporary period, on property located at 7502 South Lewis.

PUD-495-A August 1994: All concurred in approval of a proposed Major Amendment to PUD on a 17.065± acre tract of land for on property located 2019 East 81st Street South.

Z-6376/PUD-495: All concurred in approval of a request to rezone a 28+ acre tract of land from CO & AG to CS & OM and approval of a proposed Planned Unit Development for vehicle repair and service and customary accessory uses, on property located 2019 East 81st Street South.

BOA-15979 March 1992: The Board of Adjustment approved a Minor Special Exception to permit amended previously approved plot plan by less than 15%, on property located at 7700 South Lewis.

Z-6152 April 1987: All concurred in approval of a request for rezoning a 38.21± acre tract of land from AG & RM-1 to OL on property located 7700 South Lewis Avenue East.

BOA-14394 March 1987: The Board of Adjustment approved a Special Exception to permit a church and related uses in an RM-1 zoned district, on property located at West side of Lewis Avenue at 75th Street.

PUD-217-A March 1987: All concurred in approval of a proposed Planned Unit Development Abandonment on an 8.96± acre tract of land for on property located West of South Lewis at 75th Street.

BOA-14244 October 1986: The Board of Adjustment approved a Minor Variance to permit front yard setback from 55' to 54' to allow for existing dwelling unit in order to clear the title, on property located at 8312 East 80th Place.

Z-6075 December 1985: All concurred in approval of a request for rezoning a --± acre tract of land from RS-1 to RS-2 on property located 2608 E. 74th Street South & 2614 E. 74th Place South.

BOA-12808 October 1983: The Board of Adjustment approved a Variance to permit lot width from 60' to 47.2', 50.2', 44.7' & 47.8 respectively; & a Variance of lot area from 6,900 to 5459, 5757, 5175 and 5487 square feet; & a Variance of livability space per dwelling unit from 4000 to 2783, 2982, 2770 and 2811 square feet; & a Variance of the side yard requirement from 5 to 0, 4.9 and 4.8 feet to permit splitting 2 existing duplexes in an RS-3 zoned district, on property located at South and East of the SE corner of East 81st Street South and Delaware Avenue.

BOA-11792 February 1982: The Board of Adjustment approved a Variance to permit the area requirements from 9,000 square feet to approximately 5,625 square feet; & a Variance of the frontage
requirement from 75' to 18' on Tract I; & a Variance of the frontage requirements on Tract II from 75' to 20' to permit a lot-split in an RS-3 District, on property located at West of the Northwest corner of 74th Court and Birmingham Avenue.

**BOA-11608 September 1981:** The Board of Adjustment approved a Variance to permit frontage requirements to permit a lot split, on property located at Northwest corner of East 74th Court and south Birmingham Avenue.

**BOA-10823 December 1979:** The Board of Adjustment approved a Special Exception to permit duplexes in an RS-3 District; & a Variance of the front setback requirements from 25' to 20'; the rear setback from 81st Street from 35' to 20'; and on corner lots from 25' to 15', on property located at Southeast of 81st Street and Delaware Avenue.

**BOA-9810 January 1978:** The Board of Adjustment approved a Variance to permit an IR District a teaching hospital as a part of the City of Faith Medical Complex to be constructed as a part of the campus of Oral Roberts University; and an Interpretation of the zoning text, on property located at Southeast of 81st Street and Lewis Avenue.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

MPD-4
18-13 08
Satellite image of ORU Campus - boundary (to center lines of abutting/adjoining streets) outlined in yellow
Lot 1, Block 1, ORAL ROBERTS UNIVERSITY HEIGHTS, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, including all lands extending to the center lines of the streets and rights of way adjoining and abutting the foregoing described parcel of land, subject to the dedications or grants thereof for public uses
(Tulsa County Parcel No. 71520-83-08-01430);

AND

Lots 1, 2, 3 and 4, Block 3, AND Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 4, LA-VELL HEIGHTS (sometimes referred to as “LaVelle Heights”), a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, including all lands extending to the center lines of the streets and rights of way adjoining and abutting the foregoing described parcels of land, subject to the dedications or grants thereof for public uses
(Tulsa County Parcel Nos. 71225-83-08-00060, -00070, -00080, -00090, -00100, -00110, -00120, -00130, -00140, -00160, -00170, -00200, -00230, -00260);

AND

Lot 1, Block 3, and Lot 16, Block 4, AMENDED PLAT OF LOT 6, BLOCK 1, AND LOT 1, BLOCK 2, AND LOT 1, BLOCK 3 ALL IN SOUTHERN HILLS ESTATES ADDITION, AND LOT 16, BLOCK 4, LA VELLE HEIGHTS ADDITION, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, including all lands extending to the center lines of the streets and rights of way adjoining and abutting the foregoing described parcels of land, subject to the dedications or grants thereof for public uses
(Tulsa County Parcel Nos. 73150-83-08-03670, -03700);

AND

Lots 2, 3, 4, 5, 6, 7 and 8, Block 3, SOUTHERN HILLS ESTATES, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, including all lands extending to the center lines of the streets and rights of way adjoining and abutting the foregoing described parcels of land, subject to the dedications or grants thereof for public uses
(Tulsa County Parcel Nos. 73160-83-08-03530, -03548, -03550, -03560, -03570, -03575);

AND

The West Half of the West Half of the Southeast Quarter (W1/2 W1/2 SE1/4) of Section 8, Township 18 North, Range 13 East, Tulsa County State of Oklahoma, including all lands extending to the center lines of the streets and rights of way adjoining and abutting the foregoing described parcels of land, subject to the dedications or grants thereof for public uses
(Tulsa County Parcel Nos. 98308-83-08-25090, -27390)
**Case Number:** Z-7685  
**Hearing Date:** December 7, 2022

### Owner and Applicant Information:
- **Applicant:** ARAS Group LLC  
- **Property Owner:** R & I LLC

### Applicant Proposal:
- **Present Use:** Industrial Light  
- **Proposed Use:** Apartment Building - Change use from hotel to workforce housing apartments  
- **Concept summary:** IL zoning does not allow multifamily residential uses. Rezoning to allow conversion from hotel uses to multi family is required.  
- **Tract Size:** 3.24 ± acres  
- **Location:** East of the Northeast corner of South Memorial Drive and East 41st Street South

### Zoning:
- **Existing Zoning:** IL  
- **Proposed Zoning:** CH

### Comprehensive Plan:
- **Land Use Map:** Employment  
- **Stability and Growth Map:** Area of Growth

### Staff Recommendation:
- **Staff recommends approval.**

### Staff Data:
- **TRS:** 9324  
- **CZM:** 48

### City Council District:
- **City Council District:** 5

### County Commission District:
- **County Commission District:** 3  
- **Commissioner Name:** Kelly Dunkerley
SECTION I: Z-7685

DEVELOPMENT CONCEPT: Convert an under-utilized hotel to multi-family housing. Multi-family housing is not allowed in an IL district. Rezoning is required to achieve the goal of repurposing that hotel.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:

DETAILED STAFF RECOMMENDATION:

Z-7685 requests CH zoning which is consistent with the Employment land use designation of the Comprehensive Plan. CH zoning will provide opportunities to convert the hotel use to multi-family residential uses. That use will support surrounding business and employment centers and,

The CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city; encourage use of properties and existing buildings along older commercial corridors; and minimize encroachment and adverse land use impacts on stable residential neighborhoods. This zoning change will support repurposing existing buildings and has little or no impact on surrounding residential neighborhoods and,

Uses allowed in an CH district are similar and consistent with the expected development of surrounding IL properties,

Staff recommends Approval of Z-7685 to rezone property from IL to CH.

SECTION II: Supporting Documentation

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing, and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use

Areas of Stability and Growth designation: Area of Growth:
An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement
exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

**Transportation Vision:**

**Major Street and Highway Plan:** Secondary Arterial with Multi Modal Corridor designation:

East 41st Street South is considered a multi-modal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** This is an existing hotel site with multiple buildings and ample parking. Originally the hotel was constructed with fourteen buildings and used as an extended stay hotel. Staff supports the idea of converting the hotel to multi-family workforce housing. The original extended stay hotel property included 4 buildings south of this site that have previously been converted to office uses.

**Environmental Considerations:** None that affect site redevelopment
Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
</table>
| East 41st Street South | Secondary Arterial with Multi Modal Corridor | 100 feet | 5
                                                                                     |                                                     | 2 each direction with center turn lane              |

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Vehicle sales and service</td>
</tr>
<tr>
<td>East</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>AT&amp;T support facility</td>
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<tr>
<td>South</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Retail/wholesale and vehicle service</td>
</tr>
<tr>
<td>West</td>
<td>IL</td>
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<td>Growth</td>
<td>Retail</td>
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</table>

SECTION III: Relevant Zoning History

History: Z-7685

Subject Property:

ZONING ORDINANCE: Ordinance number 11824 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-22708 August 2019: The Board of Adjustment approved a Verification of the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary, on property located at 8153 East 41st Street South.

BOA-18127 August 1998: The Board of Adjustment denied a Variance to permit promotional banners to be attached to existing light poles for a period to exceed the allowed maximum 40 days per year and allow the banners on a permanent basis, on property located at 4111 South Memorial.

BOA-17298 February 1996: The Board of Adjustment approved a special Exception to permit the display of automobiles for sale on a surface other than an all-weather material behind the setback line immediately west of the showroom floor limited to no more than ten vehicles at any time, on property located at 3939 South Memorial Drive.

BOA-17038 May 1995: The Board of Adjustment denied a Variance to permit the requirement that vehicles parked, stored or displayed for sale must be on an all-weather surface on or before January 1, 1995 or in the alternative, a Special Exception to permit storage and/or display of motorized
vehicles on a surface other than one consisting of an all-weather material if located behind the building setback line, on property located at 3939 South Memorial Drive.

**BOA-16627 April 1994:** The Board of Adjustment approved an Appeal of the decision of the Administrative Official that the all-weather surface requirement for off-street parking applies to the activities conducted on the site, or in the alternative a Variance to permit the placement, parking and display of automobiles on areas not surfaced with all-weather material, on property located at 3939 South Memorial Drive.

**BOA-10519 June 1979:** The Board of Adjustment approved a Special Exception to permit removal of the screening requirement where the purpose of the screening cannot be achieved, on property located at 3939 South Memorial Road.

**BOA-8245 May 1974:** The Board of Adjustment approved a Special Exception to permit furniture sales in an IL District, on property located at North & East of 41st Street & Memorial.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Subject Tract Z-7685
19-13 24

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Mark Gorman
Property Owner: David P Sharp Revocable Trust

Applicant Proposal:

Present Use: None

Proposed Use: Retail/Coffee/Dog Park

Concept summary: Rezoning to support new development opportunities as may be allowed in a MX2-V-35 zoning district.

Tract Size: 0.47 ± acres

Location: South of the southeast corner of E. 18th Street and S. Boston Avenue

Zoning:
Existing Zoning: RM-2

Proposed Zoning: MX2-V-35

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

City Council District: 4
Councilor Name: Laura Bellis

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7686

DEVELOPMENT CONCEPT: Rezoning to support new development opportunities that are allowed in a MX2-V zoning district with a maximum building height of 35 feet.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits: None included

DETAILED STAFF RECOMMENDATION:

Z-7686 request rezoning a tract of land from RM-2 to MX2-V-35. MX2 mixed use district is intended to accommodate retail service, entertainment and employment uses that may serve many surrounding neighborhoods. This district allows a variety of residential uses and building types that are consistent with the existing development pattern in the surrounding neighborhood and,

The variable character designation is generally intended to be applied in auto-oriented areas where a transition to greater level of walkability is underway or desired. The regulations allow greater flexibility in the siting of buildings and parking areas which can be used for landscape, streetscape elements or limited amounts of parking that is appropriate on this property adjacent to residential uses on the south and CH zoning on the north and,

The supplemental regulations for uses, building placement and building design in a MX2-V-35 district provide adequate standards to minimize any adverse land use impact on adjoining residential properties therefore,

Staff recommends Approval of Z-7686 to rezone property from RM-2 to MX2-V-35.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The uses and supplemental regulations defined in the MX2 zoning district are consistent with the Downtown Neighborhood land use designation. Boston Avenue is one of the primary connectors to the Central Business District

The Variable "V" character designation allows building types and placement that are consistent with the Downtown Neighborhood land use designation.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.
Areas of Stability and Growth designation: Area of Growth
An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: This site abuts the Midland Valley Trail system. That trail connects to the Central Business District and connects to Gathering Place and the River Parks trail system. Future development should consider taking advantage of the trail system as an amenity and encourage trail users to enter and exit commercial development. Site plan and building placement should limit vehicular conflicts with the trail and encourage pedestrian and bicycle connectivity.

Small Area Plan: None

Special District Considerations: This subject property is near the southeast corner of the Neighborhood Infill Overlay. The overlay provides development opportunities for residential infill in the near downtown neighborhoods and the overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land. MX2-V-35 districts are exempt from the provisions of the overlay.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject property includes a log cabin style building, open space and surface parking. All of the lots are adjacent to the trail system and South Boston Avenue.

Environmental Considerations: None that would affect site redevelopment.
Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exis. # Lanes</th>
</tr>
</thead>
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<tr>
<td>South Boston Avenue</td>
<td>None</td>
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<td>2</td>
</tr>
<tr>
<td>Midland Valley Trail</td>
<td>none</td>
<td>none</td>
<td>Multipurpose trail system</td>
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</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
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<tr>
<td>West</td>
<td>OL and OM</td>
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<td>Growth</td>
<td>Surface parking for banking and church uses</td>
</tr>
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</table>

SECTION III: Relevant Zoning History

Subject Property:

History: Z-7686

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

Z-7676 September 2022: All concurred in denial of a request for rezoning a 1+ acre tract of land from RM-2 to CH on property located South of the Southeast corner East 18th street South & South Boston Avenue.

SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in approval of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

BOA-18547 November 1999: The Board of Adjustment approved an appeal from determination of City of Tulsa Zoning Official that concrete grass paver blocks do not constitute "all-weather material", as defined by the provisions of Section 1800 of the "City of Tulsa Zoning Ordinance."

REVISED 12/1/2022
Zoning code; request for interpretation that such material does constitute “all-weather material” permitted for use in surfacing off-street parking areas in residentially zoned districts in the alternative, & a Variance from the requirement that an unenclosed off street parking area be surfaced with an all-weather material, to permit the use of concrete grass paver blocks in a residentially zoned district on property located at 1907 S. Boston Ave.

**BOA-18156 August 1998:** The Board of Adjustment approved a Special Exception to permit the use of the subject property for offices & a Variance from the requirement for the location of off-street parking spaces on the lot containing the use for which such parking spaces are provided & a Variance of the setback requirement for parking spaces from the centerline of the abutting street & Variance of the requirement for a screening wall or fence along the lot lines in common with the abutting R District, on property located at 1903-1907 S. Boston Ave.

**BOA-17037 May 1995:** The Board of Adjustment approved a Special Exception to permit a physical therapy office in an RM-2 District & a Special Exception to modify the screening requirement, on property located at 1829 S. Boston Ave.

**BOA-17037 May 1995:** The Board of Adjustment approved a Special Exception to permit a physical therapy office in an RM-2 District & a Special Exception to modify the screening requirement, on property located at 1829 S. Boston Ave.

**BOA-16699 April 1993:** The Board of Adjustment approved a Special Exception to permit required parking on a lot other than the lot containing the principal use, & a Special Exception to permit parking in an RM District, on property located at 1817-1825 South Boston Ave.

**BOA-4800 October 1965:** The Board of Adjustment grants permission to establish off-street parking, on property located at Lot 20, Block 2, Boston Addition.

**BOA-3811 May 1962:** The Board of Adjustment grants permission to establish off-street parking, on property located at Lot 6, Block 3, Seig Addition

**Surrounding Property:**

**SA-5 (Neighborhood Infill Overlay) August 2021:** All concurred in approval of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

**Z-7626 December 2021:** All concurred in approval of a request for rezoning a .41+ acre tract of land from RM-2 & OL to MX1-U-45 with optional development plan on property located Southwest corner of East 18th Street South & South Cincinnati Avenue.

**BOA-22208 February 2017:** The Board of Adjustment approved a Special Exception to permit Low-Impact Manufacturing and Industry in the CH district to permit a microbrewery, on property located at 108 East 18th Street South.
BOA-21539 February 2013: The Board of Adjustment approved a Special Exception to permit a trapeze, on property located at 1918 South Boston Avenue East.

BOA-21327 September 2011: The Board of Adjustment approved a Variance to permit the parking requirements for a school in an RM-2 District & a Variance of building setback from an R District for a Special Exception use from 25' to 12', on property located at 1920 South Cincinnati.

BOA-20911 May 2009: The Board of Adjustment approved a Variance to permit the parking requirement to permit commercial uses within an existing building in a CH district, on property located at 118 East 18th Street.

BOA-19915 September 2004: The Board of Adjustment approved a Variance to permit 300 feet spacing from another Adult Entertainment Establishment; & a Special Exception to permit required parking on a lot other than that containing the use, on property located at 1747 South Boston Avenue East.

BOA-18164 September 1998: The Board of Adjustment approved a Special Exception to permit an adult entertainment establishment within 150' of an R District & a Variance to permit an adult entertainment establishment within 300' of another adult entertainment establishment & a Variance to permit parking on a lot other than lot on which Use Unit 1212 (a) is located, on property located at 112 & 116 East 18th Street.

BOA-16558 January 1994: The Board of Adjustment approved a Special Exception to permit school use in an RS-3 zoned district, on property located at 541 South 43rd W. Ave.

BOA-16292 April 1993: The Board of Adjustment approved a Variance to permit the required setback from the centerline of East 18th street from 35' to 32' to permit an existing sign, on property located at 112 East 18th Street.

BOA-15422 April 1990: The Board of Adjustment approved a Variance to permit required parking spaces to be, on property located at 112 East 18th Street.

BOA-13388 November 1884: The Board of Adjustment approved a Variance to permit the number of parking spaces for a private club from 24 to 5 in a CG zoned district & a Variance to permit off-site parking for a private club in a CG zoned district, on property located at on the Northwest and Northeast corners of 18th and Boston Avenue.

BOA-12875 November 1983: The Board of Adjustment approved a Special Exception to permit office use in an RM-2 zoned district & a Variance of the screening requirement on the south side; & a Variance of lot coverage from 50% to 60%, & a Variance of lot frontage from 50' to 45' & a Variance of the parking requirements from 11 to 9 spaces & a Variance of the minimum side yard requirement from abutting residential districts from 10' to 1.8 and 6.2' in an RM-2 zoned district, on property located at North of the Northeast corner of East 21st Street South and South Boston Avenue.

BOA-12760 August 1983: The Board of Adjustment approved a Special Exception to permit office use in an RM-2 zoned district & a Special Exception to waive the screening requirements from abutting residential district & a Variance of the setback requirement from abutting residential district from 10' to 4.22' & a Variance & a Variance of the required all-weather parking surface requirement, on property located at 123rd East 21st Street.

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REVISED 12/1/2022
**BOA-11854 March 1982:** The Board of Adjustment approved a *Special Exception* to permit office use in an RM-2 District & a *Variance* of the screening requirement when abutting an R district, on property located at 1921 South Boston Avenue.

**BOA-11728 December 1981:** The Board of Adjustment approved a *Special Exception* to permit offices in an RM-2 District, on property located at 1921 South Boston Avenue.

**BOA-4781 September 1965:** The Board of Adjustment granted permission to replace residential garage in rear yard on a U-3-B District, on property located at Lot 20, Block 1, Boston Addition.
Subject Tract

Z-7686

19-12 12

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
**Case Number:** CZ-537  
(Related to Case PUD-864)

**Hearing Date:** December 7, 2022

---

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Nathan Cross  
**Property Owner:** RC Collinsville LLC

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**Applicant Proposal:**

**Present Use:** Vacant  
**Proposed Use:** Residential Subdivision  

**Concept summary:** Rezone from AG to RE with a PUD overlay to permit a single-family residential subdivision.  
**Tract Size:** 78.5 ± acres  
**Location:** Northeast corner of East 136th Street North and North Memorial Drive

---

**Zoning:**  
**Existing Zoning:** AG  
**Proposed Zoning:** RE/PUD-864

**Comprehensive Plan:**  
**Land Use Map:** Residential  
**Stability and Growth Map:** N/A

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**Staff Data:**  
**TRS:** 2325  
**CZM:** 7

**County Commission District:** 1  
**Commissioner Name:** Stan Sallee

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**Staff Recommendation:**  
Staff recommends approval.
SECTION I: CZ-537

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE to permit a single-family subdivision. A PUD (PUD-864) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots are intended to be half acre minimum in size. Sewer is proposed to be provided with sewer systems on each lot and are to meet Oklahoma Department of Environmental Quality regulations. The proposal lies within the Residential designation of the City of Collinsville Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

EXHIBITS:
  INCOG Case map
  INCOG Aerial
  Tulsa County Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-537 is non-injurious to surrounding proximate properties;

CZ-537 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-537 to rezone property from AG to RE

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:
The site is located within the fenceline of the City of Collinsville. The City of Collinsville 2030 Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on September 9, 2019. The planning process for the update of the 2030 Plan was developed by the City Planning Staff and Planning Commission and formalized by the City Commission. Citizen participation in the planning process was sought in a variety of ways. General coverage was given in the local Collinsville News regarding the initiation and progress of the study. The Steering Committee was appointed by the City Commission and included elected and appointed officials and citizen representatives of the business and lay community. The committee hosted public forums and conducted an on-line public survey to solicit input on planning and land use related matters pertaining to the update.

Land Use Vision:

Land Use Plan map designation: Residential

Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.

Areas of Stability and Growth designation: N/A
Transportation Vision:

Major Street and Highway Plan: Both N Memorial Dr and E 136th St N are designated as Secondary Arterials

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant agricultural land

Environmental Considerations: None

Streets:

<table>
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<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
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<tr>
<td>N Memorial Drive</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
<tr>
<td>E 136th Street S</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water available sewer will by an ODEQ approved system.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Residential</td>
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<td>Single-Family/Agricultural</td>
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<tr>
<td>South</td>
<td>AG</td>
<td>Residential</td>
<td>N/A</td>
<td>Single-Family/Vacant</td>
</tr>
<tr>
<td>East</td>
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<tr>
<td>West</td>
<td>AG</td>
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</tbody>
</table>

SECTION III: Relevant Zoning History

History: CZ-537 Rel to PUD-864

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.
Subject Property:

CZ-533 Withdrawn July 2022: Request to rezone a 78.5+ acre tract of land from AG to RE for Single-family Residential on property located Northeast corner of E. 136th Street North and North Memorial Drive.

Surrounding Property:

BOA-1996 August 2002: The Board of Adjustment approved a Variance to permit land area per dwelling unit from 2.1 to 2.01 acres in an AG district, on property located at 13920 N. 86th E. Ave.

BOA-10728 October 1979: The Board of Adjustment approved a Special Exception to permit a mobile home in an AG district; & a Variance of the 5-acre minimum for a mobile home in an agriculture district, on property located at 86th East Avenue and 137th Street North.

BOA-11080 July 1980: The Board of Adjustment approved a Special Exception to permit a mobile home in an AG district; & a Variance of the 5-acre minimum for a mobile home in an agriculture district, on property located at South of 136th street, North on 83rd East Avenue.

BOA-9181 September 1976: The Board of Adjustment approved a Variance to permit the front footage requirements from 300’ to 164’ to permit a lot-split in an AG District, on property located at East of the Northeast corner of Memorial Boulevard and 136th street North.

CBOA-2155 December 2004: The Board of Adjustment approved a Variance to permit Land Area Per Dwelling Unit, from 2.1 acres per dwelling unit to 1.3 acres, on property located at 9019 East 142nd Street North.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Case Report Prepared by:
Jay Hoyt

Case Number: PUD-864 (Related to Case CZ-537)

Hearing Date: December 7, 2022

Owner and Applicant Information:
Applicant: Nathan Cross
Property Owner: RC Collinsville LLC

Location Map:
(shown with County Commission Districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Residential Subdivision

Concept summary: Rezone from AG to RE with a PUD overlay to permit a single-family residential subdivision

Tract Size: 78.5 ± acres
Location: Northeast corner of East 136th Street North and North Memorial Drive

Zoning:
Existing Zoning: AG
Proposed Zoning: RE/PUD-864

Comprehensive Plan:
Land Use Map: Residential
Stability and Growth Map: N/A

Staff Data:
TRS: 2325
CZM: 7

Staff Recommendation:
Staff recommends approval.

County Commission District:
Commissioner Name: Stan Sallee
SECTION I: PUD-864

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE with a PUD overlay to permit a single-family subdivision. A rezoning is being concurrently proposed with this PUD (CZ-537). The proposed PUD will establish the allowable use as well as bulk and area requirements. Lots will need to be large enough to provide sewer systems on each lot and meet Oklahoma Department of Environmental Quality regulations.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Tulsa County Comprehensive Plan Land Use Map
- Applicant Exhibits: PUD Information Packet

DETAILED STAFF RECOMMENDATION:

Uses allowed in PUD-864 are consistent with the Residential land use designation identified in the Tulsa County Comprehensive Land Use plan.

PUD-864 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property;

PUD-864 is consistent with the provisions of the PUD chapter of the Tulsa County Zoning Code, therefore;

Staff recommends Approval of PUD-864 to rezone property from AG to RE, PUD-864.

DEVELOPMENT STANDARDS:

Permitted Uses: Uses permitted as a matter of right in RE zoning district in the Tulsa County Zoning Code including, but not necessarily limited to detached single-family dwellings, landscaped features, reserve areas, neighborhood recreational facilities, and uses customarily accessory to permitted uses.

Maximum Number of Lots: 111 Lots

Minimum Lot Width: 120 FT

Minimum Lot Size: 21,780 SF (1/2 acre)

Minimum Land Area per Dwelling Unit: 24,780 SF

Minimum Livability Space per Dwelling Unit: 12,000 SF*

Maximum Building Height: 35 FT**

Off-street Parking: Minimum two (2) enclosed off-street parking spaces required per dwelling unit.

Minimum Yard Setbacks
  - Front Yard: 35 FT
  - Rear Yard: 25 FT
Side Yard: 10 FT & 10 FT

* Livability space may be located on a lot or contained within common open space of the development, as per Section 1140.3 of the Tulsa County Zoning Code.

** Architectural features such as chimneys and cupolas may extend to a maximum height of 45 feet, however, no habitable portion of any dwelling shall exceed the 35' limitation.

STREETS: Streets within this PUD, whether public or private, shall be constructed to Tulsa County standards for minor residential streets. Streets may be designed with borrow ditches or curbs and gutters as per design standards approved by Tulsa County. Divided, boulevard-style entrances may be constructed, provided any median landscaping and other entry features shall be maintained by the mandatory homeowners' association.

ACCESSORY BUILDINGS: Detached accessory buildings shall be permitted subject to Tulsa County Zoning Code regulations and private restrictions as may be imposed by restrictive covenants or other private deed restrictions filed of record by separate instrument.

SIGNS: Subdivision entrance signs shall be permitted at each entrance and/or street frontage and shall comply with the accessory use regulations for signage of the Tulsa County Zoning Code. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Signage shall otherwise comply with the Tulsa County Zoning Code.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:
The site is located within the fenceline of the City of Collinsville. The City of Collinsville 2030 Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on September 9, 2019. The planning process for the update of the 2030 Plan was developed by the City Planning Staff and Planning Commission and formalized by the City Commission. Citizen participation in the planning process was sought in a variety of ways. General coverage was given in the local Collinsville News regarding the initiation and progress of the study. The Steering Committee was appointed by the City Commission and included elected and appointed officials and citizen representatives of the business and lay community. The committee hosted public forums and conducted an on-line public survey to solicit input on planning and land use related matters pertaining to the update.

Land Use Vision:

Land Use Plan map designation: Residential

Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.

Areas of Stability and Growth designation: N/A

Transportation Vision:

11.3
Major Street and Highway Plan: Both N Memorial Dr and E 136th St N are designated as Secondary Arterials

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is currently vacant agricultural land

Environmental Considerations: None

**Streets:**

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>N Memorial Drive</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
<tr>
<td>E 136th Street S</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water available sewer will by an ODEQ approved system.

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Residential</td>
<td>N/A</td>
<td>Single-Family/Agricultural</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Residential</td>
<td>N/A</td>
<td>Single-Family/Vacant</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Residential</td>
<td>N/A</td>
<td>Single-Family/Agricultural</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Residential</td>
<td>N/A</td>
<td>Single-Family/Agricultural</td>
</tr>
</tbody>
</table>

**SECTION III: Relevant Zoning History**

History: CZ-537 Rel to PUD-864

**ZONING ORDINANCE:** Resolution number 98254 dated September 15, 1980, established zoning for the subject property.
Subject Property:

CZ-533Withdrawn July 2022: Request to rezone a 78.5+ acre tract of land from AG to RE for Single-family Residential on property located Northeast corner of E. 136th Street North and North Memorial Drive.

Surrounding Property:

BOA-1996 August 2002: The Board of Adjustment approved a Variance to permit land area per dwelling unit from 2.1 to 2.01 acres in an AG district, on property located at 13920 N. 86th E. Ave.

BOA-10728 October 1979: The Board of Adjustment approved a Special Exception to permit a mobile home in an AG district; & a Variance of the 5-acre minimum for a mobile home in an agriculture district, on property located at 86th East Avenue and 137th Street North.

BOA-11080 July 1980: The Board of Adjustment approved a Special Exception to permit a mobile home in an AG district; & a Variance of the 5-acre minimum for a mobile home in an agriculture district, on property located at South of 136th street, North on 83rd East Avenue.

BOA-9181 September 1976: The Board of Adjustment approved a Variance to permit the front footage requirements from 300' to 164' to permit a lot-split in an AG District, on property located at East of the Northeast corner of Memorial Boulevard and 136th street North.

CBOA-2155 December 2004: The Board of Adjustment approved a Variance to permit Land Area Per Dwelling Unit, from 2.1 acres per dwelling unit to 1.3 acres, on property located at 9019 East 142nd Street North.
PUD-__

Cardinal Pointe

A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 80 ACRES
LOCATED AT THE NORTHEAST CORNER OF EAST 136TH STREET NORTH & NORTH MEMORIAL DRIVE
ALL OF THE W2 SW4 OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 13 EAST,
TULSA COUNTY, STATE OF OKLAHOMA

OCTOBER 2022

OWNER:
RC COLLINSVILLE, LLC
PO BOX 10660
FAYETTEVILLE, AR 72703

APPLICANT:
NATHAN CROSS
2 W. 2ND ST., SUITE 700
TULSA, OK 74103
(918) 591-5252

CONSULTANT:
TANNER CONSULTING LLC
5323 S LEWIS AVE
TULSA, OK 74105
(918) 745-9929

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929
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I. PROPERTY DESCRIPTION

Cardinal Pointee consists of 80 acres located at the northeast corner of E. 136th Street North and North Memorial Drive, in unincorporated Tulsa County, Oklahoma, and is more particularly described as follows:

PER WARRANTY DEED DATED THE 10TH DAY OF MAY, 2017 AND FILED OF RECORD MAY 12, 2017 AS DOCUMENT NO. 2014044432 IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA:

THE WEST HALF (W/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

The above-described property will hereinafter be referred to as the "Site" or "Subject Property" and has been depicted on Exhibit A "Aerial Photography & Boundary Depiction".
II. DEVELOPMENT OVERVIEW

Cardinal Pointe is a proposed 80-acre residential estate neighborhood in a highly desirable portion of northern Tulsa County. Cardinal Pointe is located within unincorporated portions of the Collinsville annexation fenceline and has good access to U.S. Highway 75 and State Highway 20. Cardinal Pointe has been designed to make beneficial use of natural and man-made features to create a varied layout and selection of lot sizes and configurations. Large reserve areas will serve as stormwater detention and neighborhood amenities. The typically 125' by 175', 1/2-acre lots will front variously straight and curvilinear streets in an attractive layout matching the character of the area’s residential estate subdivisions. Although subject to change, the initial design is reflected on Exhibit B “Conceptual Site Plan.” As outlined in the Tulsa County Zoning Code, this Planned Unit Development (PUD) is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

To facilitate this PUD, a companion application is being filed to rezone the site to RE Residential Single-Family, Estate District. Although Zoning Code Sections 1140.1.A and 430.1 would permit approximately 133 lots in the requested underlying RE zoning, this PUD will restrict the residential development areas to 111 dwelling units to help maintain the rural character of the area.

The site is located within planning area of the City of Collinsville, Oklahoma Comprehensive Plan Map, adopted 02/16/2009. The land use map designates the land use as Residential + Low Intensity. The Table 24 Land Use Plan Matrix: Illustrating Comprehensive Plan Map Categories Relationship to Zoning Districts of the “Collinsville Oklahoma Comprehensive Plan: 2030” provides that the RE district of the City of Collinsville Zoning Code is in accordance with the Residential + Low Intensity designation. Collinsville’s RE district essentially corresponds with the RE district in the Tulsa County Zoning Code.

The PUD will allow the most efficient use of the land, which is harmonious with the surrounding land uses, as represented on Exhibit A “Aerial Photography & Boundary Depiction.” A conceptual site plan depicting the Development Areas and design features is provided on Exhibit B “Conceptual Site Plan.” The PUD shall be developed in accordance with the use and development regulations of the Tulsa County zoning code, except as otherwise specified herein.
Cardinal Pointe

EXHIBIT A
AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED
Cardinal Pointe

EXHIBIT B
CONCEPTUAL SITE PLAN
CONCEPTUAL LAYOUT SHOWN AS OF 17 MAY 2022

RESERVE AREAS FOR STORMWATER DRAINAGE, DETENTION, & NEIGHBORHOOD AMENITIES

RESERVE AREAS FOR STORMWATER DRAINAGE, DETENTION, & NEIGHBORHOOD AMENITIES

RESIDENTIAL LOTS 125'x175' (TYP)

E. 136TH ST. N.

NOT TO SCALE  NORTH

PUD-__ OCTOBER 2022

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.8929

11/14
III. DEVELOPMENT STANDARDS

Cardinal Pointe shall be developed in accordance with the use and development regulations of the RE district of the Tulsa County Zoning Code, except as noted herein:

<table>
<thead>
<tr>
<th>Project Gross Land Area:</th>
<th>80 AC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Uses: Uses permitted as a matter of right in RE zoning district in the Tulsa County Zoning Code including, but not necessarily limited to detached single-family dwellings, landscaped features, reserve areas, neighborhood recreational facilities, and uses customarily accessory to permitted uses.</td>
<td></td>
</tr>
<tr>
<td>Maximum Number of Lots:</td>
<td>111 Lots</td>
</tr>
<tr>
<td>Minimum Lot Width:</td>
<td>120 FT</td>
</tr>
<tr>
<td>Minimum Lot Size:</td>
<td>21,780 SF (1/2 acre)</td>
</tr>
<tr>
<td>Minimum Land Area per Dwelling Unit:</td>
<td>24,780 SF</td>
</tr>
<tr>
<td>Minimum Livability Space per Dwelling Unit:</td>
<td>12,000 SF *</td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>35 FT **</td>
</tr>
<tr>
<td>Off-street Parking:</td>
<td>Minimum two (2) enclosed off-street parking spaces required per dwelling unit.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Yard Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard:</td>
</tr>
<tr>
<td>Rear Yard:</td>
</tr>
<tr>
<td>Side Yard:</td>
</tr>
</tbody>
</table>

* Livability space may be located on a lot or contained within common open space of the development, as per Section 1140.3 of the Tulsa County Zoning Code.

** Architectural features such as chimneys and cupolas may extend to a maximum height of 45 feet, however, no habitable portion of any dwelling shall exceed the 35' limitation.

STREETS: Streets within this PUD, whether public or private, shall be constructed to Tulsa County standards for minor residential streets. Streets may be designed with borrow ditches or curbs and gutters as per design standards approved by Tulsa County. Divided, boulevard-style entrances may be constructed, provided any median landscaping and other entry features shall be maintained by the mandatory homeowners’ association.

ACCESSORY BUILDINGS: Detached accessory buildings shall be permitted subject to Tulsa County Zoning Code regulations and private restrictions as may be imposed by restrictive covenants or other private deed restrictions filed of record by separate instrument.
SIGNS: Subdivision entrance signs shall be permitted at each entrance and/or street frontage and shall comply with the accessory use regulations for signage of the Tulsa County Zoning Code. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Signage shall otherwise comply with the Tulsa County Zoning Code.

FENCING: Fences along the subdivision perimeters, reserve areas, and individual homesites shall comply with fence requirements of the Tulsa County Zoning Code.
V. GENERAL PROVISIONS

A. ACCESS AND CIRCULATION: Cardinal Pointe is conceptually planned with two (2) points of access to North Memorial Drive and one (1) on East 136th Street North, as reflected on Exhibit B "Conceptual Site Plan".

Limits of No Access (LNA) will be imposed by the future plat along the Sectionline roads, except at the approved street intersections.

B. DRAINAGE AND UTILITIES: The site is moderately sloped and drains west and north, ultimately to Cherry Creek.

An internal stormwater collection system will be designed and constructed to Tulsa County standards. Conceptual drainage design can be inferred on the Exhibit B "Conceptual Site Plan," including onsite stormwater detention ponds, which will be located within reserve areas to be maintained by the mandatory homeowners' association. Stormwater drainage and detention plans will be prepared and submitted to Tulsa County for review and approval during the engineering process.

Public water is available to the site by Washington County Rural Water District # 3. Water service and fire hydrant locations will be coordinated with Washington County Rural Water District # 3 and the fire protection agency having jurisdiction.

Public sanitary sewer is not available to the site. Therefore, sewerage will be provided by individual onsite sewage disposal systems approved by the Oklahoma Department of Environmental Quality. The restrictive covenants of the subdivision plat or other such restrictions filed of record by separate instrument may require the maintenance by each lot owner of the individual onsite sewage disposal system according to ODEQ requirements. The covenants may reserve to the developer the right to designate an approved third-party contractor with experience in installing/maintaining individual onsite sewage disposal systems for the purpose of performing regular maintenance and monitoring functions of all such systems within the subdivision, and to provide that the fees for such services may be satisfied through homeowners' association dues or regular or special assessments imposed upon each lot.

Electric and communications services are available onsite or by extension. Natural gas will be provided if available.

Existing and proposed utilities are shown on Exhibit C of this PUD.

C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:

As represented on Exhibit E "FEMA Floodplain Map," the entire site is located within Unshaded Zone X – outside of the 500-year (0.2% Annual Chance) Floodplain.

The USDA Soil Survey of Tulsa County, Oklahoma was used to help identify soil types and possible constraints to development. Existing soils on the subject property primarily consist of Dennis-Pharoah complex, 1 to 3 percent slopes (65.2% of site), Dennis silt loam, 1 to 3 percent slopes (12.9% of site), Bates-Coweta complex, 3 to 5 percent slopes (11.8% of site), 16 Dennis-Radley complex, 0 to 12 percent...
slopes (6.6% of site), Dennis silt loam, 3 to 5 percent slopes, eroded 2.7 3.3% of site), and Coweta-Bates complex, 3 to 5 percent slopes (0.2% of site). Development constraints associated with these soils will be addressed in the engineering design phase of the project and, if required, a geotechnical report will be performed to recommend paving sections and subgrade design. Soils and topography are shown on Exhibit D “Existing Topography & Soils” of this PUD.

D. ZONING AND LAND USE: This property is currently zoned AG Agriculture District and is currently vacant. It has been used agriculturally.

To facilitate this PUD, a companion application is being filed to rezone the site to RE Residential Single-Family, Estate District. Existing zoning is shown on Exhibit F, and proposed zoning is shown on Exhibit G. Site and surrounding area land uses are depicted on Exhibit A “Aerial Photography & Boundary Depiction.”

E. SITE PLAN REVIEW: No building permit for a residence within Cardinal Pointe shall be issued until a subdivision plat has been approved by the Tulsa Metropolitan Area Planning Commission as being in compliance with the Planned Unit Development concept and development standards. The plat will also serve as the site plan for all residential lots contained within the plat and must be filed of record with the Tulsa County Clerk.

F. PHASE DEVELOPMENT: Based on market demand, Cardinal Pointe will be developed in phases. Coordination with Tulsa County will be maintained in order to provide adequate traffic circulation and utility service.

G. SCHEDULE OF DEVELOPMENT: Initial construction is anticipated to commence once the PUD, engineering design, and subdivision plat have been approved by Tulsa County.
Cardinal Pointe

EXHIBIT C
EXISTING AND PROPOSED UTILITIES
CONCEPTUAL LAYOUT SHOWN AS OF 17 MAY 2022

LEGEND
- - - - - EXISTING WATER LINE
- - - - - PROPOSED WATER SERVICE SYSTEM
- - - - - EXISTING OVERHEAD ELECTRIC

CONNECT TO EXISTING WATERLINE ON WEST SIDE OF ROAD
CONNECT TO EXISTING WATERLINE

E. 136TH ST. N.

N. MEMORIAL DR.

EXISTING RURAL WATERLINES

PUD-__
OCTOBER 2022

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE

11.19
Cardinal Pointe

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS
SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED 24 MAY 2022
TOPOGRAPHIC DATA FROM OKMAPS

COWETA-BATES COMPLEX, 3 to 5 PERCENT SLOPES
BATES-COWETA COMPLEX, 3 to 5 PERCENT SLOPES
DENNIS-RADLEY COMPLEX, 0 to 12 PERCENT SLOPES
DENNIS-PHAROAH COMPLEX, 1 to 3 PERCENT SLOPES

DENNIS SILT LOAM, 3 TO 5 PERCENT SLOPES, ERODED
DENNIS SILT LOAM, 1 TO 3 PERCENT SLOPES

N. MEMORIAL DR.

E. 136TH ST. N.

PUD:__
TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE  NORTH

11. 20
EXHIBIT E
FEMA FLOODPLAIN MAP
FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0110L, EFFECTIVE 10/16/2012

SITE

AREA OF MINIMAL FLOOD HAZARD UNSHADED ZONE X
40143C0110L
Eff. 10/16/2012

E. 136TH ST. N.
N. MEMORIAL DR.

PUD---
OCTOBER 2022

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE
NORTH
Cardinal Pointe

EXHIBIT F
EXISTING ZONING MAP
DATA OBTAINED FROM INCOG GIS, ACCESSED 24 MAY 2022

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE
NORTH

13

PUD:___
OCTOBER 2022

E. 136TH ST. N.

N. MEMORIAL DR.

AG

AG

AG

AG
COMPREHENSIVE PLAN MAP
DATA OBTAINED FROM COLLINSVILLE COMPREHENSIVE PLAN: 2030 LAND USE MAP

Legend
- Agriculture
- Residential
- Office
- Commercial
- Industrial
- Public and Quasi Public
- Recreation and Open Space
- Low Intensity
- Medium Intensity
- Development Sensitive
- District
- Corridor
- Collinsville City Limits
- Collinsville Fenceline

SITE
N. MEMORIAL DR.
E. 136TH ST. N.
Case Report Prepared by: Jay Hoyt

Owner and Applicant Information:
Applicant: Erik Enyart
Property Owner: Stone Horse Development, LLC

Applicant Proposal:
Present Use: Single-Family Subdivision
Proposed Use: Single-Family Subdivision
Concept summary: Abandon a portion of PUD-828
Tract Size: 7.83 ± acres
Location: South of the Southwest corner East 121st Street and South Sheridan Road

Zoning:
Existing Zoning: RS-3, PUD-828
Proposed Zoning: RS-3

Comprehensive Plan:
Land Use Map: New Neighborhood
Stability and Growth Map: Area of Growth

Staff Data:
TRS: 7303
CZM: 62

Staff Recommendation:
Staff recommends approval.

City Council District: 8
Councilor Name: Phil Lakin Jr.
County Commission District: 3
Commissioner Name: Kelly Dunkerley

REVISED 12/1/2022
SECTION I: PUD-828-A

DEVELOPMENT CONCEPT: The applicant is proposing to abandon a portion of PUD-828. The lots in the subject area would be subject to the zoning code requirements of the underlying zoning, RS-3. A previous minor amendment (PUD-828-4) was approved on November 16th which removed the development standards of the PUD from the subject lots.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - PUD Boundary Exhibit

DETAILED STAFF RECOMMENDATION:

PUD-828-A is consistent with the New Neighborhood vision of the Tulsa Comprehensive Plan and,
PUD-828-A is consistent with the expected development of surrounding properties and,
All remaining development standards defined in PUD-828 and subsequent amendments shall remain in effect for the portions of the PUD not being abandoned, therefore,

Staff recommends Approval of PUD-828-A to abandon the PUD as proposed.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject area is located with the New Neighborhood designation of the City of Tulsa Comprehensive Land Use Plan.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or new Neighborhood or Town Center.

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.
Transportation Vision:

Major Street and Highway Plan: South Sheridan Road is designated as a secondary arterial.

Trail System Master Plan Considerations: The subject area is located adjacent to the Addison Creek Trail.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a single-family subdivision that is under construction.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Sheridan Road</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Single-Family / Detention Pond</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: PUD-828-A Rel.

ZONING ORDINANCE: Ordinance number 23307 dated June 19, 2015, established zoning for the subject property.
Subject Property:

**Z-7295/PUD-828 April 2015**: All concurred in approval of a request to rezone a 30+ acre tract of land from AG to RS-3 and approval of a proposed Planned Unit Development for single-family subdivision, on property located South of southwest corner of East 121st Street and South Sheridan Road.

Surrounding Property:

**Z-7470 April 2019**: All concurred in approval of a request for rezoning a 1.1+ acre tract of land from RS-3 to CS with an optional development plan, on property located North of the northwest corner of East 131st Street South and South Sheridan Road.

**Z-7337 June 2016**: All concurred in approval of a request for rezoning a 64.01+ acre tract of land from AG to RS-3 on property located South of the southwest corner of East 121st Street and South Sheridan Road.

**BOA-12274 November 1982**: The Board of Adjustment approved a Special Exception to permit a mobile home along with an existing single-family dwelling in an AG district, on property located at north of the northwest corner of 131st and Sheridan Road.
Note: Graphic overlays may not precisely align with physical features on the ground.
Growth and Stability

Area of Growth

Area of Stability

PUD-828-A

17-13 03
**Case Number:** Z-7668  
Related to PUD-357-C

**Hearing Date:** December 7, 2022

---

**Case Report Prepared by:**  
Dwayne Wilkerson

---

**Owner and Applicant Information:**  
**Applicant:** Wallace Design Collective C/O Mike Thedford  
**Property Owner:** Jordan Properties LLC

---

**Location Map:**  
(shown with City Council Districts)

---

**Applicant Proposal:**  
**Present Use:** Vacant  
**Proposed Use:** Proposed Indoor Recreation Development  
**Concept summary:** Major amendment to PUD 357 to meet current zoning code provisions and rezoning from RM-1 to CS to allow assembly and entertainment  
**Tract Size:** 2.83 ± acres  
**Location:** South of the Southeast corner of East 71st Street South and South Quincy Avenue

---

**Zoning:**  
**Existing Zoning:** PUD-357-A, RM-1  
**Proposed Zoning:** CS, PUD-357-C

**Comprehensive Plan:**  
**Land Use Map:** Town Center  
**Stability and Growth Map:** Area of Growth, Area of Stability

---

**Staff Recommendation:**  
Staff recommends approval of CS zoning but only with the PUD-357-C major amendment.

---

**Staff Data:**  
**TRS:** 8307  
**CZM:** 52

---

**City Council District:** 2  
**Councilor Name:** Jeannie Cue  
**County Commission District:** 2  
**Commissioner Name:** Karen Keith
SECTION I: Z-7668

DEVELOPMENT CONCEPT:

The original PUD 357 and base zoning was approved in 1984 and included approximately 8 acres that was partially developed with a mix of retail, and office uses. This major amendment and rezoning is limited to the south 2.8 acres +/- of the original PUD. That area was referenced as an office use development area and the underlying zoning was established as RM-1. The “office area” was never developed and the applicant has submitted a proposal that includes assembly and entertainment uses. The PUD never contemplated that use and the underlying zoning is not appropriate therefore a major amendment has been presented for approval.

The PUD and Underlying zoning will convert this area from the 1984 zoning code standards to current zoning code standards and current process and supplemental regulations that are allowed in the PUD Legacy District chapter of the code. Modifying the underlying zoning and preparing a major amendment to the PUD is expected to allow uses that were not contemplated in the remove barriers for many development opportunities on this site.

This rezoning application from RM-1 to CS and Major amendment PUD 357-C will replace all previous ordinances and minor amendments or other zoning approvals that have been contemplated on this site. The major amendment will make references to the current zoning code.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Development concept plan
  - ALTA Survey dated 3/16/2022

DETAILED STAFF RECOMMENDATION:

Uses and supplemental regulations that are defined in the CS district are consistent with the comprehensive plan and,

The CS district with the provisions of PUD-357-C is in harmony with the existing and expected development in the area and,

The CS district and related PUD provide unified treatment of the development possibilities of the site and does not affect the remainder of the original PUD and,

The zoning request along with the PUD are consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning code therefore,

Staff recommends Approval of Z-7668 to rezone property from RM-1 to CS but only with the provisions of PUD 357-C.
SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning with the provisions of PUD 357-C is consistent with the Town Center vision in the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the city as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped.
Environmental Considerations: None that would affect site development.

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Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:

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<td>Growth</td>
<td>Drive through bank</td>
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</table>

SECTION III: Relevant Zoning History

History: Z-7668 related to PUD-357-C

Subject Property:

ZONING ORDINANCE: Ordinance number 15629 dated March 4th, 1983 & Ordinance number 16070 dated June 24th, 1984, established the current zoning for the subject property.

Z-5785 February 1983: All concurred in approval of a request for rezoning a .3±. acre tract of land from RS-2 to RM-1 for garden office building, on property located south of the southeast corner of 71S1 Street and Quincy.

PUD-357-B June 1986: All concurred in denial of a proposed Planned Unit Development on tract of land for single-office and multi-family projects on property located Lot 2 Block 1 Valley Bend Park Resub L2-4 Valley Bend & L1 B1 River Grove.

PUD-357 May 1984: All concurred in approval of a proposed Planned Unit Development on a 8.5±. acre tract of land for a commercial/office complex, on property located east of the southeast corner of 71S1 Street and Quincy Avenue

Surrounding Property:

BOA-22979 August 2020: The Board of Adjustment approved a Special Exception to permit alternative compliance parking ratios in an RM-2 District to reduce the required number of parking spaces for an apartment use, on property located at 7131 & 7141 South Quincy Avenue East.
**Z-7545 June 2020**: All concurred in approval of a request for rezoning a 4.79± acre tract of land from RT to RM-2 on property located South of the southeast corner of east 71st Street South and South Quincy Avenue.

**Z-7461 December 2018**: All concurred in approval of a request for rezoning a 4.79. ± acre tract of land from OM/MX-2-V-U to RT for townhouse development, on property located south of the southeast corner of East 71st Street South and South Quincy Avenue. (Ordinance 24065)

**Z-7430 January 2018**: All concurred in approval of a request for rezoning a 2.39. ± acre tract of land from OM to MX-2-V-U for mixed-use, on property located south of the southeast corner of East 71st Street South and South Quincy Avenue. (Ordinance 23865)

**SA-1 September 2016**: All concurred in approval of a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3 and regulations to govern the form, function, design and use of the properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life.

**BOA-18569 November 1999**: The Board of Adjustment approved a Special Exception to permit a mini-storage facility in CS-zoned and RM-1 zoned districts & a Variance to permit the increase in floor area from .5 FAR to .75 FAR, on property located at 1424 East 71st Street.

**PUD-545 May 1996**: All concurred in approval of a proposed Planned Unit Development on a 6.3± acre tract of land for a theater and parking, on property located south of the southeast corner of 71st Street and Riverside.

**BOA-16005 April 1992**: The Board of Adjustment approved a Special Exception to permit eliminating the screening requirement where existing trees will provide a visual separation, on property located at Southeast Corner of east 71st Street and Riverside Drive.

**PUD-545-A Abandonment December 1997**: All concurred in approval of a proposed Planned Unit Development on a 6.3± acre tract land to abandon PUD-545 for a multi-use development, on property located south and east of the southeast corner of 71st Street and Riverside.

**Z-6070 October 1985**: All concurred in approval of a request for rezoning a 4.± acre tract of land from RM-2/RD to CS for commercial, on property located southeast corner of 71S1 and Peoria.

**Z-6005/PUD-357-A December 1984**: All concurred in approval of a proposed Planned Unit Development on a 8± acre tract of land for on property located east of the southeast corner of 71st Street and Quincy Avenue.

**PUD-128-A October 1983**: All concurred in approval of a proposed Planned Unit Development on a 118± acre tract of land for multifamily development on property located South of 71st Street and West of the Joe Creek Channel.
All concurred in approval of a request for rezoning a .89. ± acre tract of land from RS-2 to RM-1 for apartments, on property located south of the southeast corner of West Edison Street and North 25th West Avenue.
Subject Tract

Z-7668/PUD-357-C

18-13 07

Aerial Photo Date: 2020/2021

Note: Graphic overlays may not precisely align with physical features on the ground.
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT
LAND USE PLAN
TOWN CENTER

Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

Z-7668/PUD-357-C
18-13 07
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Wallace Design Collective C/O Mike Thedford
Property Owner: Jordan Properties LLC

Applicant Proposal:
Present Use: Vacant
Proposed Use: Proposed Indoor Recreation Development
Concept summary: Major amendment to PUD 357 to meet current zoning code provisions and rezoning from RM-1 to CS to allow assembly and entertainment
Tract Size: 2.83 ± acres
Location: South of the Southeast corner of East 71st Street South and South Quincy Avenue

Zoning:
Existing Zoning: PUD-357-A, RM-1
Proposed Zoning: CS, PUD-357-C

Comprehensive Plan:
Land Use Map: Town Center
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval but only with underlying rezoning change from RM-1 to CS.

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith

REVISED 12/1/2022
SECTION I: PUD-357-C

DEVELOPMENT CONCEPT:

The original PUD 357 and base zoning was approved in 1984 and included approximately 8 acres that was partially developed with a mix of retail, and office uses. This major amendment and rezoning is limited to the south 2.8 acres +/- of the original PUD. That area was referenced as an office use development area and the underlying zoning was established as RM-1. The “office area” was never developed and the applicant has submitted a proposal that includes assembly and entertainment uses. The PUD never contemplated that use and the underlying zoning is not appropriate therefore a major amendment has been presented for approval.

The PUD and Underlying zoning will convert this area from the 1984 zoning code standards to current zoning code standards and current process and supplemental regulations that are allowed in the PUD Legacy District chapter of the code. Modifying the underlying zoning and preparing a major amendment to the PUD is expected to allow uses that were not contemplated in the remove barriers for many development opportunities on this site.

This rezoning application from RM-1 to CS and Major amendment PUD 357-C will replace all previous ordinances and minor amendments or other zoning approvals that have been contemplated on this site. The major amendment will make references to the current zoning code.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
  Development concept plan
  ALTA Survey dated 3/16/2022

DETAILED STAFF RECOMMENDATION:

Uses and supplemental regulations that are defined in the CS district are consistent with the comprehensive plan and,

The CS district with the provisions of PUD-357-C is in harmony with the existing and expected development in the area and,

The CS district and related PUD provide unified treatment of the development possibilities of the site and does not affect the remainder of the original PUD and,

The zoning request along with the PUD are consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning code therefore,

Staff recommends Approval of Z-7668 to rezone property from RM-1 to CS but only with the provisions of PUD 357-C.

Staff recommends Approval of PUD-357-C to rezone property from RM-1 / PUD-357-A to CS / PUD-357-C.
SECTION II: Major Amendment for PUD 357-C Development Standards

PUD 357-C and rezoning replaces all the previously approved development standards defined in the office area of PUD 357 and PUD 357-A.

Uses that are not included in the permitted use list below are allowed. Uses, subcategories and specific uses in the underlying zoning and those uses that may be allowed by a special exception in the CS district may be approved through the minor amendment process.

Land Area  2.83 acres (referred to the “office area” in the original PUD)

Permitted Uses:

Residential Use Category
Household living (only if included in the residential building types defined in building type paragraph below)
  Single household
  Two households on a single lot
  Three or more households on a single lot
Group Living
  Assisted living facility
  Convent/monastery novitiate
  Elderly/retirement center

Public, Civic and Institutional
  Day Care
  Hospital
  Library or Cultural Exhibit
  Natural Resource Preservation
  Parks and Recreation
  Religious Assembly
  Safety Service
  School
Utilities and Public Service Facility
  Minor
Wireless Communication Facility
  Building or tower-mounted antenna

Commercial
  Animal Service
  Grooming
  Veterinary
Assembly and Entertainment
  Small Indoor (up to 250-person capacity)
  Large Indoor (Greater than 250-person capacity)

Broadcast or Recording Studio

Commercial Service
  Personal Improvement Service

Financial Services
  Personal credit establishment

Office
  Business or professional office
  Medical, dental or health practitioner office
Retail Sales
Convenience goods

Studio, Artist, or Instructional Service

Residential Building Types:

Household Living
Single household
Townhouse
Two households on a single lot
  Mixed-use building
  Vertical mixed-use building
Three or more households on a single lot
  Mixed use building
  Vertical mixed-use building

Lot and Building Regulations:
Minimum lot area for mixed use or commercial building None
Minimum street frontage 50 ft
Maximum floor area ratio 0.75
Minimum lot area per dwelling unit 1,600sq ft
Minimum open space per dwelling unit 200 sq ft
Building Setbacks
  Street 50 feet
  South boundary 17 feet
Maximum building coverage None
Maximum building height 40 feet

Parking ratio
as required in Chapter 55 of the Tulsa zoning code

Screening and landscaping
Screening and landscaping shall conform to the provisions of Chapter 65 of the Tulsa zoning code. In addition to the landscape requirements of Chapter 65 the minimum landscape area on any lot must exceed 15% as stated in chapter 30.010-E.5 of the Tulsa zoning Code

Outdoor lighting
All outdoor lighting shall conform to the provisions of chapter 67 of the Tulsa zoning code except the maximum fixture height of all pole or wall mounted fixtures shall not exceed 16 feet.

Signage:
Signage shall conform to the provision of Chapter 60 of the Tulsa zoning code except as follows:
Wall signage
  1. Illuminated wall signage is prohibited on the east and south wall of any structure
  2. Wall signage shall be limited to 1.5 square feet of display surface area per linear foot of building wall which is attached.
  3. Dynamic display wall signage is prohibited

Ground signage
  Quincy Signage
  1. Ground signage shall be limited to one sign on the development area boundary and within 150 feet of the Quincy Street right-of-way
2. Ground signage shall be monument style with a maximum height of 8 feet and a display surface area not exceeding 68 square feet.

Exiting Tenant Ground Sign on 71st Street
A tenant sign was constructed as part of the original PUD 367 and allowed tenants in this development area to use that sign. PUD 367-C allows tenant use of that sign but does not increase the maximum sign size or display area of the 71st street sign.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning with the provisions of PUD 357-C is consistent with the Town Center vision in the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Town Center

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Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped.

Environmental Considerations: None that would affect site development.

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SECTION IV: Relevant Zoning History

History: PUD-357-C Rel. Z-7668

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**PUD-357-A August 1984:** All concurred in approval of a major amendment on a 8.5± acre tract of land for a commercial/office complex, on property located east of the southeast corner of East 71st Street South and Quincy Avenue. The major amendment increased the allowed density for commercial use area only and did not affect the office area portion of the PUD.

**Surrounding Property:**

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**Z-5400 June 1980:** All concurred in approval of a request for rezoning a .89. ± acre tract of land from RS-2 to RM-1 for apartments, on property located south of the southeast corner of West Edison Street and North 25th West Avenue.
Land Use Plan Categories:

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

Z-7668/PUD-357-C
18-13 07

14.12
Item
Public hearing to provide a recommendation to the Board of County Commissioners regarding adopting the update to the Tulsa County Zoning Code.

Background
The Tulsa County Zoning Code was first adopted in 1980. Through the years, amendments were made but the structure and basics of the code remained unchanged over the years. In July 2021, Duncan Associates was retained to help lead the code update effort.

Once the new code format was created, a Technical Team was formed to review the initial draft. The Technical Team consisted of staff members from Tulsa Planning Office, Tulsa County Inspections Department, and an attorney from the Tulsa County District Attorney’s Office. Suggested edits were submitted and discussed during virtual meetings. Changes included adding regulations governing Marijuana-related uses, revising accessory building size regulations, adding two new “RS” districts (RS-1 and RS-2), incorporating new animal-keeping regulations in residential districts, and the addition of RV-living and accessory dwelling unit (ADU) regulations. The Technical Team also helped proofread, and review content for accuracy between the old Code and the updated Code.

The next step was the creation of a Work Group to serve as a sort of “sounding board” for review and discussion of key code changes before releasing a draft for public review. Each County Commissioner recommended three people to be a part of the Work Group. The group met in-person a total of five times and provided helpful feedback on a variety of issues, particularly as related to ensuring that the new code is not overly burdensome on farmers and rural landowners.

On August 17, 2022, the consultant presented an update of the progress on the Tulsa County Zoning Code at a Work Session. A link to the draft of the document was later emailed to the Planning Commissioners so they could review the document and provide feedback at the Work Session meeting on October 5, 2022. During the second work session, the consultant, Kirk Bishop, gave a presentation of the draft of the Tulsa County Zoning Code update.

The draft was open for public review and comments from October 7-21, 2022. The public was notified through various methods including emails to residents of unincorporated Tulsa County who subscribe to Tulsa Planning Office and the County Commissioners email lists, a press release was issued and Fox 23 and Channel 6 featured stories about it, Tulsa Planning Office created a webpage that directed interested parties to the review draft, Tulsa County shared the information on their News and Inspections webpage, and a link to the draft was posted on the Facebook pages of Tulsa Planning Office and Tulsa County.

The consultant gave a presentation at the November 16, 2022, Planning Commission meeting. The Commission voted to continue the item to December 7, 2022, to allow more time for review and to understand any remaining issues.

Staff Recommendation
Staff recommends that TMAPC recommend approval of the Tulsa County Zoning Code update.

Next Step
- December – BOCC public hearing
Tulsa County Zoning Regulations Update
Public Review Draft Comments
Updated 12-01-2022

The following table summarizes the substantive comments received on the public review draft of the county’s updated zoning code, as well as the (consultant/staff) technical team’s responses to those comments. Red underlined text indicates a change made in response to comment. Non-substantive comments (e.g., typographic errors) are not listed in the table. Yellow highlights in table indicate comments received at or after November 16 TMAPC public hearing.

<table>
<thead>
<tr>
<th>No.</th>
<th>SECTION</th>
<th>PUBLIC COMMENT</th>
<th>Response</th>
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<tbody>
<tr>
<td>1</td>
<td>Sec. 1.040 Applicability and Jurisdiction</td>
<td>Does this section say that certain bodies (ie: government bodies) would be exempt from adhering to the zoning regulations?</td>
<td>No, this section merely states the county's zoning regulations do not apply to lands within cities (incorporated areas).</td>
</tr>
<tr>
<td>2</td>
<td>Sec. 1.040 Applicability and Jurisdiction</td>
<td>Will new regulations be retroactively enforced on existing businesses?</td>
<td>Nothing in this code will be retroactively enforced on existing businesses (assuming they were lawfully established).</td>
</tr>
<tr>
<td>3</td>
<td>Sec. 1.040 Applicability and Jurisdiction</td>
<td>Do HOA restrictions take precedent over county zoning regulations?</td>
<td>Yes, HOA restrictions do take precedence if they are more restrictive than these zoning regulations (See 1.080-C).</td>
</tr>
<tr>
<td>4</td>
<td>Table 2-2 Residential Building Types (in A Districts)</td>
<td>Why is single-section manufactured housing unit - SPECIAL EXCEPTION and multi-section manufactured housing unit - PERMITTED in AG-R district? I find single-wide a SPECIAL EXCEPTION for AG-R in current county zoning code, but I do not find reference to multi-wide in current county zoning code. Is the difference based on average size of living space of single vs. multi-section, or something else?</td>
<td>As you note, single-wides (now single-section) are currently a special exception and the county’s practice has been to permit double-wides as of right. So, this just clarifies existing practice. Both single- and multi-section are defined in the definitions article under &quot;manufactured housing&quot;.</td>
</tr>
<tr>
<td>5</td>
<td>Table 2-2 Residential Building Types (in A Districts)</td>
<td>Why does a detached house and one single section manufactured housing unit in AG-R require Special Exception approval, but a detached house and one multi-section manufactured housing unit is &quot;Permitted&quot;? Shouldn't they both be &quot;S&quot;?</td>
<td>This is the same regulation that applies under the county's current zoning code.</td>
</tr>
<tr>
<td>6</td>
<td>Table 2-2 Residential Building Types (in A Districts)</td>
<td>So, this means you are allowing more use of manufacture homes in the unincorporated areas? Why the change?</td>
<td>This is the same regulation that applies under the county's current zoning code. Manufactured housing units are allowed in the same districts as today.</td>
</tr>
<tr>
<td>No.</td>
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<tr>
<td>7</td>
<td>Table 2-3 Agricultural District Lot and Building Regulations</td>
<td>Where is minimum lot width measured? If a minimum frontage on maintained public road is 30 feet, then is the minimum lot width not met?</td>
<td>The measurement of lot width is explained in Sec. 18.050 of the proposed code. It's basically the average distance between the side lots lines along the entire depth of the lot. This is the same as today (not a change).</td>
</tr>
<tr>
<td>8</td>
<td>Table 3-2 Residential Building Types (in R Districts)</td>
<td>If a manufactured housing unit, single-section is Special Exception Approval Required, then why doesn't that requirement apply to all manufactured housing unit, multi-section?</td>
<td>This is the same regulation that applies under the county’s current zoning code. The updated code isn’t changing how (manufactured or stick-built) residential dwelling units are allowed.</td>
</tr>
<tr>
<td>9</td>
<td>Table 3-3 Residential District Lot and Building Regulations</td>
<td>In Table 2-3, minimum lot area is 2 Acres for AG and 1 acre for AG-R, however, RE in Table 3-3 minimum square feet is 22,500 sq ft which is 0.516 acres. Should RE minimum sq ft be 43,560 sq ft which equals 1 acre?</td>
<td>No, all the minimum lot area regulations referred to are correct. They are the same regulations that apply today.</td>
</tr>
<tr>
<td>10</td>
<td>Sec. 5.030 PK, Parking District</td>
<td>I think eliminating parking regulations is a bad idea.</td>
<td>Elimination of parking regulations is NOT proposed. The draft zoning merely proposes the elimination of the “PK” zoning district, which has never been used. Parking requirements are in Chapter 10 of the updated zoning code.</td>
</tr>
<tr>
<td>11</td>
<td>Table 6-1 Use Table</td>
<td>Short-term rentals (STRs) should be &quot;S&quot; not &quot;P&quot; in all R zoning districts</td>
<td>Permitting STRs as of right is thought to be a reasonable approach. (Note: they are permitted by right in CoT R districts)</td>
</tr>
<tr>
<td>12</td>
<td>Table 6-1 Use Table</td>
<td>Building or tower-mounted antennas should be an &quot;S&quot; not a “P”</td>
<td>Permitting building and tower-mounted antennas by-right outside of R districts is consistent with the current zoning code. Note: there are also federal regulations governing the types of telecommunications equipment that must be allowed by right (administrative approval).</td>
</tr>
<tr>
<td>13</td>
<td>Table 6-1 Use Table</td>
<td>Why isn’t Grooming in AG an &quot;S&quot;?</td>
<td>Because it’s not allowed today. Note: any use not currently shown as a &quot;P&quot; or &quot;S&quot; can be approved by the Board of Adjustment as a use variance.</td>
</tr>
<tr>
<td>14</td>
<td>7.060 Marijuana-Related Uses</td>
<td>Is this trying to prevent grow operations or are we having to comply with state law.</td>
<td>No, not trying to prohibit. The draft code permits grow operations and other marijuana-related uses, subject to a few reasonable conditions.</td>
</tr>
<tr>
<td>15</td>
<td>7.140-E Sexually oriented material may not be displayed to be visible from outside the building in which the use is conducted.</td>
<td>This is way too vague</td>
<td>“Sexually oriented materials” are defined in Sec. 6.050-N2. Not sure of what’s meant by the reference to vagueness.</td>
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<tr>
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<tr>
<td>16</td>
<td>7.150 Short-Term Rentals</td>
<td>These regulations will have unintended consequences that I do not think you have through thru very well.</td>
<td>We welcome additional questions and clarifications about the alleged “unintended consequences.”</td>
</tr>
<tr>
<td>17</td>
<td>7.190- A Purpose (Wireless Communications)</td>
<td>This Purpose statement represents a wholesale gutting of the existing Code. Allowing EMTs to watch moves in 4K on their phones does not improve health and safety. The proposed statement strips any protections for those who will be forced to live near a tower.</td>
<td>The telecommunication tower regulations of this draft are the same as apply today. Moreover, the county is barred by federal law from denying the ability to site telecommunication equipment based on electromagnetics or similar safety concerns.</td>
</tr>
<tr>
<td>18</td>
<td>Table 8-1 Accessory Building Coverage, Height, and Setback Regulations</td>
<td>Shouldn’t the maximum height for an accessory building on a lot over one acre be 35 feet, like the limit on the house height?</td>
<td>Additional building height seems reasonable in more rural (larger lot) settings. The regulations in the draft have been revised from today’s code in light of the fact that the BoA routinely waives or varies existing requirements that apply to accessory buildings.</td>
</tr>
<tr>
<td>19</td>
<td>8.040-C.2 Number of accessory dwelling units allowed</td>
<td>I have 11 acres on the Tulsa/Okmulgee County line. I already have one barn (30x30) and I would like another. On the size of my property, a one building limitation is ridiculous and it’s overreaching, and I don’t think that you should be able to tell me how many buildings that I can have on my own property.</td>
<td>This provision applies to accessory DWELLING UNITS, not barns or other accessory buildings. The updated code does not limit the ability to place multiple barns or accessory buildings on farm properties.</td>
</tr>
<tr>
<td>20</td>
<td>Table 8-2 Animal Unit Equivalencies</td>
<td>Who came up with these equivalencies? 3 horses per acre in AG-R is way too many unless you want them living on a dry lot/dirt. In some cases, even 1 horse per acre is too many if much of the acreage is taken up by the house, roadways, accessory buildings, barns, etc. Horse density is way too high.</td>
<td>Animal unit equivalencies come from Dept of Agriculture. The county’s existing regulations do not currently address the keeping of horses outside of the AG district, although there are many instances of horses being kept on such properties today.</td>
</tr>
<tr>
<td>21</td>
<td>8.130-B.1.b Chickens and Domestic Fowl</td>
<td>“…if all animals are owned by the subject property owner” should be stricken from subsection.</td>
<td>Yes, this language was in error and should not have been included. The draft has been revised to remove this language.</td>
</tr>
<tr>
<td>22</td>
<td>8.130-B Chickens and Domestic Fowl</td>
<td>Why not allow free-range chickens in AG-R or R? Should allow them to free range and put them up at night.</td>
<td>Updated code does NOT prohibit outdoor/free-range chickens if they are kept in a fenced area.</td>
</tr>
<tr>
<td>23</td>
<td>Table 8-3: Bird Unit Equivalencies</td>
<td>Equivalent bird units is crazy. If you own 10 acres of AG-R or R, you can have 320 chickens! If you have 320 chickens, then you are producing chickens and/or eggs as a business not for personal use.</td>
<td>The code could impose an absolute cap on number of chickens, but such a cap is not thought to be necessary. It is important to note that running such a “business” is not allowed in AG-R and R districts, so there are other factors that would prevent such a large chicken-keeping operation.</td>
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<tr>
<td>24</td>
<td>8.130-Bb. “The keeping of roosters and on-site slaughter is prohibited”</td>
<td>This rule is more restrictive than City of Tulsa, which allows 1 rooster. Please reconsider and allow at least 1 rooster. We need the ability to reproduce our chickens, if necessary.</td>
<td>The keeping of roosters (as well pigs and goats) is a common source of complaints fielded by the county inspection office. It is extremely rare for zoning codes to allow roosters (or poultry slaughtering) in residential districts.</td>
</tr>
<tr>
<td>25</td>
<td>8.160 Recreational Vehicle Living</td>
<td>So, the person has to get permission from the county to live in their RV for an extended period of time? So, Tulsa County wants to increase homelessness?</td>
<td>Living in RVs is currently prohibited in the county, so this is, in fact, a more lenient approach.</td>
</tr>
<tr>
<td>26</td>
<td>9.040-A Permitted Temporary Uses</td>
<td>Three years ago, we were instructed by inspections to go before the BOA for the approval for our seasonal pumpkin patches. Am I understanding that the new zoning regulations would not require that same process, rather the county inspector will either approve or deny our pumpkin patch? This section also does not mention if this is a yearly approval, or every 5-year approval process like our current scenario with the BOA? Also doesn’t mention the need for an application or costs. Can you please clarify and provide the details to this section as it relates to our pumpkin patch and the exact protocol that will be in place? I have peeked at City of Tulsa Zoning Code to see how it specifically addresses pumpkin patch sales, and I did not see that specific wording mentioned like it is in the proposed Tulsa County Hearing Draft. With Pumpkin Town Farms being in city limits, I am curious to know how City of Tulsa handles their approval. Thank you for addressing these points as lined out in my 5th concern. Correct, no BOA approval for such use.</td>
<td>The current county zoning code classifies most common temporary uses as “area-wide special exception uses” (UU2). The new code authorizes the county inspections office to approve common temporary uses administratively or refer such use requests to the BoA, so this is a proposed streamlining measure. Fees and application submittal requirements are not changing and are not codified in the new code (or in the existing code). Since there seems to be concern that administrative (staff) approval could be burdensome or arbitrary, new provisions have been added authorizing applicants to seek approval from the board of adjustment if desired. This will ensure that applicants have the same rights under the new code as exist under today’s code should they wish to forgo the proposed administrative approval option provided under the new code.</td>
</tr>
<tr>
<td>27</td>
<td>9.040-B Temporary Mobile Storage Units</td>
<td>Proposed regulations governing size of containers; time limits on use and number of containers allowed don’t work and will cause multiple challenges for local businesses and property owners.</td>
<td>The draft regulations have been revised to remove the temporary mobile storage unit regulations of Sec.9.040-B and 9.040-C. In lieu of those regulations, the updated draft will expressly state (in Sec. 8.050) that storage containers are permitted as accessory buildings, subject to compliance with applicable accessory building regulations. These revisions are intended to ensure that the updated code follows current county practice.</td>
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<tr>
<td>28</td>
<td>9.040-B Temporary Mobile Storage Units</td>
<td>If I understand, the section 9.040 referencing storage containers has been deleted. Also, if I understand, the storage containers are now considered accessory storage as subject to those regulations in Sec. 8.050. We have never had a complaint in 12+ years, from the Wekiwa Hills neighborhood behind us at our Sand Springs site, yet in this section, if we were switched to conforming status, we would be subject to putting up a fence behind our lot? Another restrictive and costly expense for small business. Also, to follow up from a comment I made during the public review comment period...there are close to 8 wood portable buildings next to our Sand Springs lot, and yet there are no restrictions in place for those portable buildings, just still a stipulation of erecting a fence to block containers from the view of an R district as stated in Sec. 8.050.</td>
<td>Visual screening of accessory storage areas and buildings from R districts is required only if when such areas or buildings are located in Industrial zoning districts, which is an existing code requirement. The new code text in Sec. 8.050 has been revised to clarify this point. And yes, the previous Sec. 9.040 RE temporary containers has been deleted. The clarifying statement that “Storage containers are considered accessory buildings and are subject to the same regulations as all other accessory buildings” has been moved to Sec 8.010-E.</td>
</tr>
<tr>
<td>29</td>
<td>9.050-B Fireworks Retail Sales (Temporary Use)</td>
<td>The regulations in this section should apply only to temporary stands and tent locations. Indoor buildings should be exempt. Permits should be for 5 years rather than 3. Year-round sales are allowed by state and should be permitted in the zoning code.</td>
<td>The regulations in this section apply only to fireworks retailers and are consistent with state law and existing county zoning practice. By OK law, year-round sales of fireworks are allowed only for licensed manufacturers, distributors or wholesalers. Those uses are not eligible for temporary use approval, but instead require the appropriate zoning for “high-impact manufacturing and industry” or “wholesale sales and distribution” uses, respectively. See Table 6-1, Sec. 6.060-D, and Sec. 6.070-C.</td>
</tr>
<tr>
<td>30</td>
<td>9.050-B Fireworks Retail Sales (Temporary Use)</td>
<td>Can you confirm that our two indoor buildings are not subjected to Sec. 9.050-A and 9.050-B, the wording still says “ALL” fireworks retail sales or “ANY” structure. We have been told verbally this doesn’t pertain to our indoor facilities, just applies to temporary structures, but again want to make sure I understand correctly. It would be ideal in our case to add the wording “unless otherwise permitted by the State of Oklahoma”.</td>
<td>These provisions have been revised to say that the temporary fireworks retail sales regulations apply to all fireworks retail sales uses conducted by a licensed fireworks retailer outside of a completed enclosed building. These regulations do not apply to fireworks retail sales conducted by licensed fireworks manufacturers, licensed fireworks distributors, or licensed firework wholesalers when conducted in a completely enclosed building.</td>
</tr>
<tr>
<td>31</td>
<td>11.030-E Temporary Signs</td>
<td>Opposed to proposed restrictions on temporary signs and banners. Should not require permits. Regulations will be difficult to enforce.</td>
<td>The draft regulations have been simplified and relaxed. These revised “temporary and ancillary” sign regulations no longer impose time-limits on such signs and expressly state that permits are not required.</td>
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<tr>
<td>32</td>
<td>14-010-E Neighbor Communications</td>
<td>Why is this required?</td>
<td>This provision merely states current practice. It is intended merely as an early “heads-up” for applicants who may not be aware of the expectations of review/decision-making bodies. Boards and commissions request neighborhood communications for the reasons stated in Sec. 14-010-E.1 (a-c).</td>
</tr>
<tr>
<td>33</td>
<td>14.020-A Zoning Regulation Text Amendments</td>
<td>Should the code allow for correction of non-substantive text errors without a public hearing? Note: this was not a public comment.</td>
<td>The draft regulations have been revised to authorize the correction of non-substantive typographical and formatting errors without following the formal text amendment process.</td>
</tr>
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</table>
| 34  | 14.040-I Amendments to Approved Development Plans | Need to add the following to the list of changes that may be processed as minor amendments to an approved PUD:  
• The addition of an approved use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as by right or special exception and the proposed use would not result in any increase of incompatibility with the present and future use of nearby properties.  
• Increases in the number of dwelling units, provided the approved number of dwelling units is permitted by the underlying zoning and the density of a development area is not increased more than 15%.  
• Increases in permitted nonresidential floor area, provided the increased floor area is permitted by the underlying zoning and floor area of a development area is not increased more than 15%.  
• Changes in points of access, provided the traffic design and capacity are not substantially altered.  
• Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered. | The draft regulations have been revised to include this expanded list of changes that may be processed as minor amendments to an approved PUD development plan. |
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<tr>
<td>35</td>
<td>14.060-D Platting Requirement</td>
<td>Do we really need the platting requirement to apply to all these Special Exceptions? We removed Bed and Breakfast from the City Code and in the city it only applies to Outdoor Assembly and Entertainment. I would also be inclined to pick exactly what Group living and &quot;Public, Civic and Institutional Uses&quot; would trigger it.</td>
<td>The list of uses subject to platting under this section is actually much reduced from the current code. The draft regulations have been revised to remove bed &amp; breakfast uses.</td>
</tr>
<tr>
<td>36</td>
<td>14-100-B Authorized Variances</td>
<td>Should prohibit variances that &quot;waive, modify or amend any definition or use classification.&quot;</td>
<td>Respectfully disagree. Adding that prohibition would constitute a major change from current county practice.</td>
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<td>37</td>
<td>15.010-K Appeals to District Court</td>
<td>Is there statutory authority for requiring that the BoA provide notice to surrounding property owners when appeals are taken to District Court and that appellants pay notification costs? Note: this was not a public comment.</td>
<td>The draft regulations have been revised to remove requirements calling (1) for notice to be provided to surrounding property owners and (2) for appellants to pay the costs of such notification. Note: this change is intended to make the provisions consistent with Oklahoma Statutes.</td>
</tr>
<tr>
<td>38</td>
<td>15.0202 Code of Ethics</td>
<td>I stated in the public hearing, a lot of power is given solely to the land use administrator and/or county inspector, The Code of Ethics section in 15.020 should also include the names of those two positions. If there is a violation or concern that the land use administrator and/or county inspector is not able to handle an interest fairly, they should abstain from the matter. If this concern cannot be addressed specifically in section 15.020, it would be in the best interest of Tulsa County to address the significant amount of power given to these two positions.</td>
<td>Sec. 15.0202 (Code of Ethics) now applies to elected and appointed officials (TMAPC and BoA). This section has been revised to include any “administrative officials” with decision-making authority, which for purposes of the new code would include the land use administrator and county inspector.</td>
</tr>
<tr>
<td>39</td>
<td>16.040-B.2 Nonconforming Uses</td>
<td>...since December 2020, the inspections office has required our Sand Springs facility to switch our occupancy type every time we transition from our indoor inflatable birthdays to fireworks sales. With these new zoning changes, if I understand this section correctly, it will switch our Sand Springs site from nonconforming to conforming when we conduct our next occupancy change. ...this wording is not exactly the same as compared to the present zoning document, yet no words are highlighted in red. As a solution, that would not adversely affect our nonconforming status, I would propose the opportunity for a section on</td>
<td>The new code’s prohibition on re-establishment a nonconforming use (N/C) once such use is replaced by a conforming use mirrors the existing code (at Sec. 1420-C), which states “A nonconforming use of a building, or building and land in combination, if superseded by a permitted use, shall not thereafter be resumed.” The new code’s language was not shown as a change because its substantive effect is the exactly the same as the existing code. The issue raised in this comment (temporary replacement of nonconforming use) is not caused or exacerbated by the new</td>
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<td>dual-occupancy status...[which] would allow for us to continue operating indoor parties off season, while continuing with seasonal fireworks sales in June/July and December, thus not subjecting our 12-year-old building to conforming status.</td>
<td>code. Nonetheless, the text of Sec. 16.040-B.2 has been further revised to allow re-establishment of a nonconforming use after such use is temporarily replaced by an approved temporary use. Moreover, provisions have been added in 16.040.3 expressly authorizing the BoA to approve a special exception for re-establishment of a nonconforming use after being replaced by a conforming use. These changes result in the new code being far more flexible than the current code.</td>
</tr>
<tr>
<td>40</td>
<td>Chapter 17 Enforcement</td>
<td>Is there a way to fine property owners that violate some kind of a maintenance clause.</td>
<td>Property maintenance codes are not typically part of zoning regulations.</td>
</tr>
<tr>
<td>41</td>
<td>Chapter 17 Enforcement</td>
<td>Will it just be the “squeaky wheels” that the enforcement and penalties are placed on, or are inspectors going house to house and business to business to make sure no stone is un-turned and everyone is following the same requirements and rules?</td>
<td>“Enforcement” efforts are currently complaint-based and will be in future, as is true in most jurisdictions.</td>
</tr>
<tr>
<td>42</td>
<td>17.040-A Fines</td>
<td>Please advise how 17.040-A will be enforced? Is this something that needs to be added to the zoning code, so that citizens understand that specific process and how to engage it?</td>
<td>Under the updated code, monetary fines are one of several penalties or enforcement actions that may be imposed if property owners do not elect to comply with applicable regulations. The goal of zoning enforcement is to secure compliance, rather than to impose penalties on property owners. The process for seeking to obtain voluntary compliances, and if necessary, enforcement action will be same as today.</td>
</tr>
<tr>
<td>43</td>
<td>18.060 Frontage or Street Frontage</td>
<td>Please add the following clarifying provision to this section: Property that abuts the stub end of a stub street is not considered to have “frontage” on that stub street. Stub streets are intended only for continuation of a public street and are not permitted to have driveway connections. [From County Engineer’s office]</td>
<td>Added the following to end of 18.060: Property that abuts the stub end of a stub street is not considered to have “frontage” on that stub street. Stub streets are intended only for continuation of a public street and are not permitted to have driveway connections.</td>
</tr>
<tr>
<td>44</td>
<td>Chapter 19 (“Household” definition)</td>
<td>You need to allow homes with more than 8 individuals we do not have enough special needs homes in OK.</td>
<td>The code does allow larger group homes by special exception. See Table 6-1.</td>
</tr>
<tr>
<td>45</td>
<td>General Comment and 1.050-A</td>
<td>As I have read through this document, I find myself browsing back up to 1.050-A, re-reading one of the purposes of the proposed changes. I have asked many questions, which with each question I have gone back to</td>
<td>No comment/response</td>
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<td>46</td>
<td>General Comment on Updated Regulations</td>
<td>The folks who live in the unincorporated areas of Tulsa County are there by choice. If they wanted to be governed by the City of Tulsa, they would have lived inside the city limits. My home community of Berryhill was destroyed by the turnpike. Many lives were affected by decisions of others and without consideration for the people who live there. And now you want to tell them what they can and</td>
<td>No comment/response</td>
</tr>
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<td>cannot do on their own property. This is overreach and no changes should be made without community input. As a property owner I am opposed to these changes.</td>
<td></td>
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<tr>
<td>47</td>
<td>General Comment on Updated Regulations</td>
<td>Why isn’t there more time for the public to know about this and have say? People in the country of Tulsa County have no desire to have the same codes as the city. Many don’t even know about this to voice their concerns.</td>
<td>No comment/response</td>
</tr>
<tr>
<td>48</td>
<td>General Comment on Updated Regulations</td>
<td>This information wasn’t made known to the public in a very widespread way. There should have been more time for residents to know about this. This is a big impact for people living in the country of Tulsa County.</td>
<td>No comment/response</td>
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</tbody>
</table>
This represents a reorganized, reformatted version of the county’s existing zoning regulations, with editing for clarity and consistency. Proposed substantive changes from the existing county zoning regulations are identified in footnotes or shown as red underline (proposed new) or strikethrough (proposed deleted) text. Changes since the previous planning commission hearing draft (November 2022) are highlighted in yellow.
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Chapter 1 Introductory Provisions

Sec. 1.010  Title
These zoning regulations are officially known as the “Tulsa County Zoning Regulations.” For convenience, they are referred to herein as “these zoning regulations.”

Sec. 1.020  Statutory Authority
These zoning regulations are adopted pursuant to the powers granted and limitations imposed by Title 19, Section 868.1 et seq. of the Oklahoma Statutes.

Sec. 1.030  Effective Date
These zoning regulations become effective on January 1, 2023, except as otherwise expressly stated.

Sec. 1.040  Applicability and Jurisdiction

1.040-A  These zoning regulations apply to all public and private use and development of properties within the unincorporated area of Tulsa County, except as provided by state or federal law or as otherwise expressly stated in specific sections of these zoning regulations. The regulations do not apply in areas subject to the zoning powers of any incorporated municipality.

1.040-B  These zoning regulations do not apply to the erection, installation, and use of structures and equipment by public utilities subject to the jurisdiction and regulation of the Corporation Commission of the State of Oklahoma or other similar state or federal regulatory bodies; nor to the erection or use of the usual farm buildings for agricultural purposes, the planting of agricultural crops, the extraction of minerals, or to other uses and activities specifically excluded from county zoning regulations by applicable provisions of the Oklahoma State Statutes.

Sec. 1.050  Purposes
These zoning regulations are adopted for the purposes of:

1.050-A  Protecting and promoting the public health, safety, and general welfare; and

1.050-B  Implementing the policies and goals of the comprehensive plan and other relevant, officially adopted plans of the county.

Sec. 1.060  Minimum Requirements

1.060-A  These zoning regulations are the minimum requirements deemed necessary to carry out their stated purposes.

1.060-B  In addition to the requirements stated in these zoning regulations, all uses, buildings and structures must comply with all other applicable regulations and laws.
Chapter 1: Introductory Provisions

Sec. 1.060 | All references in these zoning regulations to other governmental regulations are for informational purposes only and do not constitute a complete list of such regulations. These references do not imply any responsibility for the county to enforce regulations imposed by other government authorities.

Sec. 1.070 | Compliance Required

1.070-A | Land may not be used for any purpose other than one that is allowed by these zoning regulations.

1.070-B | A building or structure may not be erected, located, moved, reconstructed, extended, or structurally altered except as allowed by these zoning regulations.

1.070-C | Buildings, structures, and land may be used and occupied only in compliance with these zoning regulations.

1.070-D | All lots created or modified must comply with these zoning regulations.

Sec. 1.080 | Conflicting Provisions

1.080-A | Conflict with State or Federal Regulations
If the provisions of these zoning regulations are inconsistent with state or federal law, the more restrictive provision governs, to the extent allowed by law. The more restrictive provision is the one that imposes more stringent controls.

1.080-B | Conflict with Other County Regulations
If the provisions of these zoning regulations are inconsistent with one another or if they conflict with provisions found in other adopted ordinances or regulations of the county, the more restrictive provision governs unless otherwise expressly stated. The more restrictive provision is the one that imposes more stringent controls.

1.080-C | Conflict with Private Agreements and Covenants
These zoning regulations are not intended to interfere with, abrogate, or annul any easement, covenant, deed restriction or other agreement between private parties. If these zoning regulations impose a greater restriction than imposed by an agreement or covenant among private parties, these zoning regulations govern. The county is not responsible for monitoring or enforcing agreements or covenants among private parties.

Sec. 1.090 | Rules of Language and Construction

1.090-A | Meanings and Intent
Words and terms expressly defined in these zoning regulations including those defined in Chapter 19 have the specific meanings assigned unless the context indicates another meaning. Words that are not expressly defined in these zoning regulations have the meaning given in the latest edition of Merriam-Webster’s Collegiate Dictionary.

1.090-B | Computation of Time
1. References to “days” are to calendar days unless otherwise expressly stated. References to “business days” are references to regular county government working days, excluding Saturdays, Sundays and holidays observed by county government.

2. The time in which an act is to be completed is computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday or holiday observed by county government, that day is excluded.

3. A day concludes at the close of business and any materials received after that time will be considered to have been received the following day.

1.090-C | Tenses and Usage
1. Words used in the singular include the plural. The reverse is also true.

2. Words used in the present tense include the future tense. The reverse is also true.

3. The words “must,” “will,” “shall” and “may not” are mandatory.
4. The word “may” is permissive, not mandatory or required.
5. When used with numbers, “up to x,” “not more than x” and “a maximum of x” all include “x.”
6. The word “person” includes a firm, association, organization, partnership, limited liability company, trust, or corporation, as well as an individual.
7. The words “used” and “occupied” include “intended, designed or arranged to be used or occupied.”

1.090-D Conjunctions
Unless the context otherwise expressly indicates, conjunctions have the following meanings:
1. “And” indicates that all connected items or provisions apply; and
2. “Or” indicates that the connected items or provisions may apply singularly or in combination.

1.090-E Headings and Illustrations
Headings and illustrations are provided for convenience and reference only and do not define or limit the scope of any provision of these zoning regulations. In case of any difference of meaning or implication between the text of these zoning regulations and any heading, drawing, table, figure or illustration, the text governs.

1.090-F Versions and Citations
All references in these zoning regulations to other county, state or federal regulations are to be construed as referring to the most up-to-date version and citation for those regulations, unless otherwise expressly indicated. When the referenced regulations have been repealed and not replaced by other regulations, requirements for compliance with these zoning regulations are no longer in effect.

1.090-G Lists and Examples
Unless otherwise expressly indicated, lists of items or examples that use “including,” “such as,” or similar terms are intended to provide examples only. They are not to be construed as exhaustive lists of all possibilities.

1.090-H Delegation of Authority
Whenever a provision appears requiring the head of a department or another officer or employee of the county to perform an act or duty, that provision will be construed as authorizing the department head or officer to delegate that responsibility to others over whom they have authority. Delegation of authority is not allowed when the provisions of these zoning regulations expressly prohibit such delegation.

1.090-I Public Officials and Agencies
1. Unless otherwise expressly stated, all employees, public officials, bodies, and agencies to which references are made are those of Tulsa County or individuals or agencies legally authorized to act on behalf of Tulsa County.
2. References in these zoning regulations to the “county” are references to Tulsa County.
3. References in these zoning regulations to the “board of county commissioners” or “county commission” are references to the Tulsa County Board of County Commissioners.
4. References in these zoning regulations to the “planning commission” are references to the Tulsa Metropolitan Area Planning Commission.
5. References in these zoning regulations to the “board of adjustment” are references to the Tulsa County Board of Adjustment.
6. References in these zoning regulations to the “land use administrator” are references to the director of the Tulsa Planning Office, which is a division within the Indian Nations Council of Governments (INCOG). INCOG performs its responsibilities and duties under these zoning regulations pursuant to an agreement with Tulsa County.
7. References in these zoning regulations to the “county inspector” are references to the Tulsa County building inspector.
Sec. 1.100 Zoning Map

1.100-A Establishment
The location and boundaries of the zoning districts defined in these zoning regulations are shown on the Tulsa County Zoning Map, which is maintained as a geographic coverage layer as part of a geographic information system (GIS) under the direction of the land use administrator. This “Zoning” geographic coverage layer constitutes Tulsa County’s official zoning map.\(^1\)

1.100-B Maintenance and Updates
The Land Use Administrator is responsible for directing revisions to the official zoning map to reflect its amendment as soon as possible after the effective date of zoning map amendments (rezonings).

1.100-C District Boundaries
Zoning district boundary lines must be described by legal description or by a map that accompanies the ordinance establishing the district or amending the district boundaries. When a legal description is used, the zoning district boundary is deemed to extend to the centerline of abutting streets. When a map is used, district boundary lines must be established by dimensions, property lines, recorded lot lines, or the centerline of abutting streets, alleys, or railroad rights-of-way, as those features were of record at the time of adoption.

1.100-D Map Interpretations
Where any uncertainty exists about a zoning boundary that was established by legal description, the legal description accompanying the amending ordinance governs. In other cases, the land use administrator is authorized to make an interpretation of the boundary location in accordance with the following:\(^2\)

1. A boundary shown on the zoning map as approximately following the shoreline or centerline of a river, stream, lake, or other watercourse will be construed as following the actual shoreline or centerline of the watercourse. If, after the establishment of the boundary, the shoreline or centerline of the watercourse should move because of natural processes (flooding, erosion, sedimentation, etc.), the boundary will be construed as moving with the shoreline or centerline of the watercourse.

2. A boundary shown on the zoning map as approximately following a ridge line or topographic contour line will be construed as following the actual ridge line or contour line. If, after the establishment of the boundary, the ridge line or contour line should move because of natural processes (erosion, slippage, subsidence, etc.), the boundary will be construed as moving with the ridge line or contour line.

3. A boundary shown on the zoning map as approximately following lot lines or other lot boundaries will be construed as following such lot lines or lot boundaries.

4. A boundary shown on the zoning map as approximately following a street or railroad right-of-way line will be construed as following the centerline of the street or railroad right-of-way.

5. A boundary shown on the zoning map as approximately following the boundary of an adjacent municipality will be construed as following that boundary.

6. A boundary shown on the zoning map as approximately parallel to, or as an apparent extension of, a feature described above will be construed as being actually parallel to, or an extension of, the feature.

1.100-E Zoning of De-Annexed Land
Whenever any area or tract of land that is part of an incorporated municipality is de-annexed or otherwise changed to an unincorporated status, it must be classified in the AG district or, following the procedures of Sec. 14.030, to another county zoning district. The established county zoning must be based on the comprehensive plan, existing land uses, any applicable de-annexation agreement, the property’s previous municipal zoning

---

\(^1\) Existing regulations state that zoning map is to be maintained by the board of adjustment.

\(^2\) Existing regulations state that the board of adjustment determines boundary location in cases of uncertainty. Authorizing the land use administrator to make such interpretations would streamline the process, while still allowing appeals of the land use administrator’s interpretation to the BoA.
classification, or other relevant considerations. County zoning must be established before any development or subdivision may occur.

Sec. 1.110 Transitional Provisions
The provisions of this section address the transition to these zoning regulations from the zoning regulations in effect immediately preceding the effective date specified in Sec. 1.030.

1.110-A Applications, Permits and Approvals
1. Any building, development or structure for which a building permit was issued or a complete building permit application had been accepted for processing before the effective date specified in Sec. 1.030 may be completed in conformance with the issued building permit and other applicable permits and conditions, even if such building, development or structure does not comply with these zoning regulations. If the building, development, or structure is not commenced and completed within the time allowed under the original building permit and any authorized permit extension, the building, development, or structure may be constructed, completed, and occupied only if it complies with these zoning regulations.

2. Complete applications for PUDs, special exceptions, variances, or other zoning-related approvals that are pending approval on the effective date specified in Sec. 1.030 must be reviewed wholly under the terms of the zoning regulations in effect immediately preceding the effective date specified in Sec. 1.030. Building permits for construction and development approved under such zoning approvals may be issued in accordance with 1.110-A3.

3. Building permits may be issued for construction or development approved before the effective date specified in Sec. 1.030 and for developments pending approval under 1.110-A2, even if such building, development, or structure does not fully comply with these zoning regulations. If building is not commenced and completed within the time allowed under the building permit and any authorized permit extension, then the building, development or structure may be constructed, completed, and occupied only if it complies with these zoning regulations.

4. When a use classified as a special exception under these zoning regulations exists as an approved special exception or permitted use on the effective date specified in Sec. 1.030, that use will be considered a lawfully established special exception under these zoning regulations. When any amendment to these zoning regulations changes the classification of a permitted use to a special exception, any use lawfully established before such amendment will be considered a lawfully established special exception after the effective date of the amendment. A lawfully established existing use that is not allowed as a special exception or permitted use in the district in which the use is now located will be considered a nonconforming use and will be subject to all applicable regulations of Chapter 16.

1.110-B Violations
The adoption of these zoning regulations does not affect any pending or future prosecution of, or action to abate, violations of the previous zoning regulations that occurred before the effective date specified in Sec. 1.030.

1.110-C Zoning District Names
The zoning district names in effect before the effective date specified in Sec. 1.030 are converted in these zoning regulations as indicated in Table 1-1.

<table>
<thead>
<tr>
<th>Map Symbol</th>
<th>Previous Zoning District Name</th>
<th>Map Symbol</th>
<th>New Zoning District Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG</td>
<td>Agriculture</td>
<td>AG</td>
<td>Agriculture</td>
</tr>
<tr>
<td>AG-R</td>
<td>Agriculture-Residential</td>
<td>AG-R</td>
<td>Agriculture-Rural Residential</td>
</tr>
<tr>
<td>RE</td>
<td>Residential Estate</td>
<td>RE</td>
<td>Residential Estate</td>
</tr>
</tbody>
</table>

Table 1-1: Zoning District Name Conversions
Sec. 1.120  Severability

If any portion of these zoning regulations is held to be invalid or unconstitutional by a court of competent jurisdiction, that portion is to be deemed severed from these zoning regulations and in no way affects or diminishes the validity of the remainder of these zoning regulations.

---

3  No PK zoning exists today.
4  No CO zoning exists today.
5  Previous drafts had proposed elimination of FD district. This draft includes FD district (without changes from current code).
Chapter 2 Agricultural Zoning Districts

Sec. 2.010 General

2.010-A Districts

The agricultural zoning districts are listed in Table 2-1. When these zoning regulations refer generally to “agricultural” zoning districts or “A” districts, it is referring to these districts.

Table 2-1: Agricultural (A) Zoning Districts

*Map Symbol* | *District Name* | *Relative Intensity Scale*
---|---|---
AG | Agriculture | Least intensive “A” district
AG-R | Agriculture-Rural Residential | Most intensive “A” district

2.010-B Purposes

1. AG District

The AG district is primarily intended to:

a. Encourage and protect agricultural land; *until an orderly transition to urban development may be accomplished*;

b. Discourage *unplanned, premature wasteful scattering of urban* development in rural areas; and

c. Promote efficient delivery of public improvements and services.

2. AG-R District

The AG-R district is primarily intended to accommodate rural residential subdivisions with limited farming and animal raising.

Sec. 2.020 Uses

Principal uses are allowed in agricultural zoning districts in accordance with the use table of Sec. 6.010. See Chapter 8 for regulations governing accessory uses and structures.

Sec. 2.030 Residential Building Types

Residential uses allowed in agricultural districts must occupy residential buildings. Residential building types are allowed in agricultural districts in accordance with Table 2-2.

Table 2-2: Allowed Residential Building Types (A Districts)

| Residential Building Type | AG | AG-R |
---|---|---|
Detached house | P | P |
Two detached houses on a single lot | P | — |
One detached house and one multi-section manufactured housing unit | P | P |
One detached house and one single-section manufactured housing unit | P | S |
Duplex | S | — |
Manufactured housing unit, multi-section | P | P |
Manufactured housing unit, single-section | P | S |
Manufactured housing unit, temporary (see also § 2.050-E) | R | S |

*P = Permitted; S = Special Exception Approval Required*

Sec. 2.040 Lot and Building Regulations

The lot and building regulations of Table 2-3 apply to all principal uses and structures in agricultural districts, except as otherwise expressly stated in these zoning regulations. General exceptions to lot and building regulations and rules for...
measuring compliance can be found in Chapter 18. Additional regulations governing accessory uses and structures can be found in Chapter 8.

### Table 2-3: Agricultural District Lot and Building Regulations

<table>
<thead>
<tr>
<th>Regulation</th>
<th>AG</th>
<th>AG-R</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area (acres)</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Minimum Land Lot Area per Dwelling Unit (acres)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width (feet)</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>Minimum Frontage on County-Maintained Public Road (feet) [1]</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Minimum Building Setbacks (feet)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street (from centerline) [2]</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Side (interior)</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Rear</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Minimum Separation/Spacing Between Detached Houses on Same Lot (feet)</td>
<td>30</td>
<td>NA</td>
</tr>
<tr>
<td>Maximum Building Height (feet)</td>
<td>35</td>
<td>35</td>
</tr>
</tbody>
</table>

**Table 2-3 Notes**

The following notes refer to the bracketed numbers (e.g., " [1]") in Table 2-3:

[1] Minimum road frontage requirement applies only to lots that are used for human occupancy (e.g., residents, employees, customers, guests).


### Sec. 2.050 Other Regulations

Uses and structures in agricultural zoning districts are subject to all other applicable provisions of these zoning regulations, including the following.

- **2.050-A Accessory Uses and Structures**
  See Chapter 8.
- **2.050-B Parking**
  See Chapter 10.
- **2.050-C Signs**
  See Chapter 11.
- **2.050-D Nonconformities**
  See Chapter 16.
- **2.050-E Temporary Placement of Manufacturing Housing Units**
  The temporary placement of a single-wide manufactured housing unit is permitted in the AG district and may be approved as a special exception in the AG-R, subject to the following regulations:

  1. A manufactured housing unit for temporary living purposes is allowed only if a permanent detached house is being constructed upon the premises. The two dwellings (the temporary manufactured housing unit and the detached house under construction) may not be occupied at the same time.
  2. Nonconforming lots used for temporary placement of a manufactured housing unit must be at least one acre in area, with a width of at least 100 feet.
  3. The manufactured housing unit installation must comply with all Department of Environmental Quality regulations.
  4. The temporary manufactured housing unit is subject to compliance with all lot and building regulations of the subject zoning district and with applicable off-street parking requirements.
  5. The temporary manufactured housing unit may remain on the subject property for a maximum of 2 years from the date of the issuance of the permit for the detached house being constructed or until construction of the detached house is complete, whichever occurs first.
Chapter 3 Residential Zoning Districts

Sec. 3.010 General

3.010-A Districts
The residential zoning districts are listed in Table 3-1. When these zoning regulations refer generally to “residential” zoning districts or “R” districts, it is referring to these districts.

<table>
<thead>
<tr>
<th>Map Symbol</th>
<th>District Name</th>
<th>Relative Intensity Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>RE</td>
<td>Residential Estate</td>
<td>Least intensive R district</td>
</tr>
<tr>
<td>RS-1</td>
<td>Residential Single-Dwelling-1</td>
<td></td>
</tr>
<tr>
<td>RS-2</td>
<td>Residential Single-Dwelling-2</td>
<td></td>
</tr>
<tr>
<td>RS-3</td>
<td>Residential Single-Dwelling-3</td>
<td></td>
</tr>
<tr>
<td>RD</td>
<td>Residential Duplex</td>
<td></td>
</tr>
<tr>
<td>RM-T</td>
<td>Residential Townhouse</td>
<td></td>
</tr>
<tr>
<td>RM-0</td>
<td>Residential Multi-Dwelling-0</td>
<td></td>
</tr>
<tr>
<td>RM-1</td>
<td>Residential Multi-Dwelling-1</td>
<td></td>
</tr>
<tr>
<td>RM-2</td>
<td>Residential Multi-Dwelling-2</td>
<td>Most intensive R district</td>
</tr>
<tr>
<td>RMH</td>
<td>Residential Mobile Home Park</td>
<td>RMH not included in relative intensity scale</td>
</tr>
</tbody>
</table>

3.010-B Purposes
1. General
Residential zoning districts are primarily intended to create, maintain, and promote a variety of housing opportunities for residents and to maintain and promote the desired physical character of existing and developing areas of the county. While the districts primarily accommodate residential uses, some nonresidential uses are also allowed. The various R districts are primarily differentiated based on allowed building types, density and lot and building regulations.

2. RE District
The RE district is primarily intended to permit and conserve single-unit detached houses on large lots.

3. RS Districts
The RS districts (i.e., RS-1, RS-2, and RS-3) are primarily intended to permit and conserve single-unit detached houses at higher densities than the RE district.

4. RD District
The RD district is primarily intended to accommodate two-unit (duplex) houses.

5. RT District
The RT district is primarily intended to accommodate attached single-family (townhouse) dwellings, on separately owned individual lots.

6. RM Districts
The RM districts (i.e., RM-0, RM-1, and RM-2) are primarily intended to permit the development and conservation of multi-unit residential buildings. Multiple RM districts allowing different residential densities are included.

7. RMH District
The RMH district is primarily intended to accommodate mobile home parks.
Sec. 3.020 Uses
Principal uses are allowed in residential zoning districts in accordance with the use table of Sec. 6.010. See Chapter 8 for regulations governing accessory uses and structures.

Sec. 3.030 Residential Building Types
Residential uses allowed in residential districts must occupy residential buildings. Residential building types are allowed in residential districts in accordance with Table 3-2.

Table 3-2: Allowed Residential Building Types (R Districts)

<table>
<thead>
<tr>
<th>Residential Building Type</th>
<th>RE</th>
<th>RS-1</th>
<th>RS-2</th>
<th>RS-3</th>
<th>RD</th>
<th>RT</th>
<th>RM-0</th>
<th>RM-1</th>
<th>RM-2</th>
<th>RMH</th>
<th>Supplemental Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached house</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Manufactured housing unit, multi-section</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Manufactured housing unit, single-section</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Manufactured housing subdivision</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>See 7.050</td>
</tr>
<tr>
<td>Mobile home (single- or multi-section)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>See 7.070</td>
</tr>
<tr>
<td>Mobile home park</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>See 7.080</td>
</tr>
<tr>
<td>Duplex</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Multi-unit residential building</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

P = Permitted; S = Special Exception Approval Required

Table 3-2 Notes
The following notes refer to the bracketed numbers (e.g., "[1]") in Table 3-2:
[1] No more than 2 attached townhouse units permitted in RD district.

Sec. 3.040 Lot and Building Regulations
The lot and building regulations of Table 3-3 apply to all principal uses and structures in residential districts, except as otherwise expressly stated in these zoning regulations. General exceptions to lot and building regulations and rules for measuring compliance can be found in Chapter 18. Additional regulations governing accessory uses and structures can be found in Chapter 8.

Table 3-3: Residential District Lot and Building Regulations

<table>
<thead>
<tr>
<th>Regulation</th>
<th>RE</th>
<th>RS-1</th>
<th>RS-2</th>
<th>RS-3</th>
<th>RD</th>
<th>RT</th>
<th>RM-0</th>
<th>RM-1</th>
<th>RM-2</th>
<th>RMH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area (square feet)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached house</td>
<td>22,500</td>
<td>13,500</td>
<td>9,000</td>
<td>6,900</td>
<td>6,900</td>
<td>6,900</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Manufactured housing unit</td>
<td>22,500</td>
<td>13,500</td>
<td>9,000</td>
<td>6,900</td>
<td>6,900</td>
<td>6,900</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Townhouse</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3,450</td>
<td>3,450</td>
<td>3,450</td>
<td>1,600</td>
<td>1,600</td>
<td>1,600</td>
<td>1,600</td>
</tr>
<tr>
<td>Duplex</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6,900</td>
<td>6,900</td>
<td>6,900</td>
<td>6,000</td>
<td>6,000</td>
<td>6,900</td>
<td>6,900</td>
</tr>
<tr>
<td>Multi-unit residential building</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>10,000</td>
<td>10,000</td>
<td>6,000</td>
<td>-</td>
</tr>
<tr>
<td>Mobile home park</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other allowed uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted by right</td>
<td>22,500</td>
<td>13,500</td>
<td>9,000</td>
<td>6,900</td>
<td>6,900</td>
<td>6,900</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Special exceptions</td>
<td>22,500</td>
<td>13,500</td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>Min. Lot Area per Dwelling Unit (sq. ft.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached house</td>
<td>22,500</td>
<td>13,500</td>
<td>9,000</td>
<td>6,900</td>
<td>6,900</td>
<td>6,900</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Manufactured housing unit</td>
<td>22,500</td>
<td>13,500</td>
<td>9,000</td>
<td>6,900</td>
<td>6,900</td>
<td>6,900</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Townhouse</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3,450</td>
<td>3,450</td>
<td>3,450</td>
<td>1,600</td>
<td>1,600</td>
<td>1,600</td>
<td>1,600</td>
</tr>
<tr>
<td>Duplex</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3,450</td>
<td>3,450</td>
<td>3,450</td>
<td>3,450</td>
<td>3,450</td>
<td>3,450</td>
<td>3,450</td>
</tr>
<tr>
<td>Multi-unit residential building</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2,900</td>
<td>1,750</td>
<td>1,100</td>
<td>-</td>
</tr>
<tr>
<td>Mobile home park</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Minimum Lot Width (feet)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached house</td>
<td>150</td>
<td>100</td>
<td>75</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
</tr>
</tbody>
</table>

New proposed RS-1 and RS-2 districts added to address substantial gap between existing RE and RS and past PUD requests to reduce RE district minimum lot area. New districts match City of Tulsa zoning requirements. Existing RS to be renamed RS-3, which also matches the city.
Chapter 3 | Residential Zoning Districts
Sec. 3.050 | Other Regulations

The following requirements are proposed for elimination from RM districts: (1) that multi-family buildings be set back at least 25 feet from any RE or RS district; (2) that multi-family buildings within 50 feet of an RE or RS district not exceed one story in height; and (3) that all 3+ story multi-family buildings be set back at least 75 feet from an RE or RS district.
3.050-B  Parking
See Chapter 10.

3.050-C  Signs
See Chapter 11.

3.050-D  Nonconformities
See Chapter 16.

3.050-E  Access Across R-zoned Property
The use of RE-, RS-, RD-zoned land for access to any RM, O, C, or I zoning district, or the use of an RM district for access to any O, C, or I zoning district is prohibited unless expressly permitted through an approved PUD or as expressly authorized as a special exception in accordance with §14.080-A.
Chapter 4  Office, Commercial, and Industrial Zoning Districts

Sec. 4.010  General

4.010-A  Districts

The office, commercial, and industrial zoning districts are listed in Table 4-1. When these zoning regulations refer generally to “office,” “commercial,” or “industrial” zoning districts or to “O,” “C,” or “I” districts, respectively, it is referring to these districts.

<table>
<thead>
<tr>
<th>Map Symbol</th>
<th>District Name</th>
<th>Relative Intensity Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>OL</td>
<td>Office–Low</td>
<td>Least intensive O, C or I district</td>
</tr>
<tr>
<td>OM</td>
<td>Office–Medium</td>
<td></td>
</tr>
<tr>
<td>OMH</td>
<td>Office–Medium-High</td>
<td></td>
</tr>
<tr>
<td>CS</td>
<td>Commercial Shopping</td>
<td></td>
</tr>
<tr>
<td>CG</td>
<td>Commercial General</td>
<td></td>
</tr>
<tr>
<td>CH</td>
<td>Commercial–High</td>
<td></td>
</tr>
<tr>
<td>IR</td>
<td>Industrial–Research and Development</td>
<td></td>
</tr>
<tr>
<td>IL</td>
<td>Industrial–Light</td>
<td></td>
</tr>
<tr>
<td>IM</td>
<td>Industrial–Moderate</td>
<td></td>
</tr>
<tr>
<td>IH</td>
<td>Industrial–Heavy</td>
<td>Most intensive O, C or I district</td>
</tr>
</tbody>
</table>

4.010-B  Purposes

1. General

Office, commercial and industrial zoning districts are intended to accommodate and promote local, area- and region-serving commercial uses, as well as industrial and employment uses.

2. OL District

The OL district is primarily intended to facilitate the development and preservation of low-intensity office development.

3. OM District

The OM district is primarily intended to accommodate medium-intensity office development, together with community facilities typically found in conjunction with offices.

4. OMH District

The OMH district is primarily intended to provide for multi-story office development.

5. CS District

The CS district is primarily intended to accommodate commercial uses providing a range of retail and service uses.

6. CG District

The CG district is primarily intended to:

a. Accommodate established commercial uses, while providing protection to adjacent residential area; and

b. Accommodate the grouping of compatible commercial and light industrial uses.

7. CH District

The CH district is primarily intended to:
a. Accommodate high-intensity commercial and related uses; and
b. Encourage use of properties and existing buildings along older commercial corridors; and
c. Minimize encroachment and adverse land use impacts on residential area.

8. IR District
The IR district is primarily intended to provide areas suitable for development and conservation of modern industrial and scientific research facilities and institutions.

9. IL District
The IL district is primarily intended to provide areas suitable for manufacturing, wholesaling, warehousing, and other industrial activities that have few if any adverse land use or environmental impacts.

10. IM District
The IM district is primarily intended to group together a wide range of industrial uses that may produce some moderate adverse land use or environmental impacts in terms of their operation and appearance.

11. IH District
The IH district is primarily intended to provide areas for manufacturing and other industrial activities that may constitute substantial adverse land use or environmental impacts or hazards.

Sec. 4.020 Uses
Principal uses are allowed in office, commercial, and industrial zoning districts in accordance with the use table of Sec. 6.010. See Chapter 8 for regulations governing accessory uses and structures.

Sec. 4.030 Residential Building Types
Household living uses allowed in office, commercial, and industrial districts must occupy residential buildings. Residential building types are allowed in residential districts in accordance with Table 4-2.

### Table 4-2: Allowed Residential Building Types (O, C, and I Districts)

<table>
<thead>
<tr>
<th>Residential Building Type</th>
<th>OL</th>
<th>OM</th>
<th>OMH</th>
<th>CS</th>
<th>CG</th>
<th>CH</th>
<th>IR</th>
<th>IL</th>
<th>IM</th>
<th>IH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached house</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Manufactured housing unit</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Townhouse</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Duplex</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Multi-unit residential building</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Mixed-Use building</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>S</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Vertical mixed-use building</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>S</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
</tbody>
</table>

Sec. 4.040 Lot and Building Regulations

4.040-A Table of Regulations
The lot and building regulations of Table 4-3 apply to all principal uses and structures in office, commercial, and industrial districts, except as otherwise expressly stated in these zoning regulations. General exceptions to lot and building regulations and rules for measuring compliance can be found in Chapter 18. Additional regulations governing accessory uses and structures can be found in Chapter 8.

### Table 4-3: O, C and I District Lot and Building Regulations

<table>
<thead>
<tr>
<th>Regulations</th>
<th>OL</th>
<th>OM</th>
<th>OMH</th>
<th>CS</th>
<th>CG</th>
<th>CH</th>
<th>IR</th>
<th>IL</th>
<th>IM</th>
<th>IH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area (sq. ft.)</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Minimum Street Frontage (feet)</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Arterial Street</td>
<td>75</td>
<td>100</td>
<td>100</td>
<td>150</td>
<td>100</td>
<td>–</td>
<td>200</td>
<td>150</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>All Other Streets</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>–</td>
<td>200</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio (FAR)</td>
<td>0.40</td>
<td>0.50</td>
<td>2.00</td>
<td>0.75</td>
<td>–</td>
<td>0.50</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Minimum Lot Area per Unit (sq. ft.)</td>
<td>[1]</td>
<td>[2]</td>
<td>[2]</td>
<td>[2]</td>
<td>[2]</td>
<td>–</td>
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Chapter 4 | Office, Commercial, and Industrial Zoning Districts
Sec. 4.050 | Other Regulations

<table>
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<th>OMH</th>
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Table 4-3 Notes
The following notes refer to the bracketed numbers (e.g., "[1]"") in Table 4-3:
[1] Same as required in RM-1 district.
[2] Same as required in RM-2 district.
[4] When abutting AG-R- or R-zoned lot, 2 feet of add’l building setback required for each foot of building height above 15 feet.

Sec. 4.050  Other Regulations
Uses and structures in office, commercial, and industrial zoning districts are subject to all other applicable provisions of these zoning regulations, including the following.

4.050-A  Accessory Uses and Structures
See Chapter 8.

4.050-B  Parking
See Chapter 10.

4.050-C  Signs
See Chapter 11.

4.050-D  Nonconformities
See Chapter 16.
Chapter 5  Special Districts

Sec. 5.010  General

5.010-A  Purpose
Special purpose zoning districts are tools for dealing with unique neighborhoods or settings or accomplishing special planning and zoning goals.

5.010-B  Establishment
Except as otherwise expressly stated, special districts may be established, amended, or removed only in accordance with the zoning map amendment procedures of Sec. 14.030.

Sec. 5.020  PUD, Planned Unit Development District

5.020-A  Description
A Planned Unit Development (PUD) is an alternative to conventional development where the particular tract is under common ownership or control, and a detailed plan (outline development plan) for the development of the tract as a unit is proposed and submitted for public review. The supplemental zoning district PUD must be approved by the county commission as a prerequisite to the Planned Unit Development.

5.020-B  Purposes
The purposes of the PUD overlay district are to:

1. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.
2. Permit greater flexibility and creativity within the development to best utilize the unique physical features of the particular site.
3. Provide and preserve meaningful open space.
4. Achieve a continuity of function and design within the development.

5.020-C  General
A Planned Unit Development is permitted on tracts having the supplemental (overlay) zoning district designation “PUD.” In every instance, the PUD is to be reviewed as to the proposed location and character of the uses and the unified treatment of the development of the tract. The regulations of the underlying (base) zoning district remain applicable except as expressly modified pursuant to the provisions of this section.

5.020-D  Allowed Uses
1. Principal Uses
The development may consist of one or more of the uses permitted as of right or by special exception within the underlying base zoning districts, provided:

a. That if any part of the PUD is located within a residential district, the permitted building types may include:

(1) Detached house;
(2) Townhouse;
(3) Duplex; and
(4) Multi-unit residential building;

b. That manufactured housing units are a permitted use only within PUDs that are located in whole or in part in an RMH district; and
c. That the permitted uses, whether principal or accessory uses, may be reallocated within the development irrespective of the base zoning district boundaries.

2. Accessory Uses
Accessory uses customarily incidental to principal uses allowed within the PUD are permitted. Neighborhood-serving retail and service uses, private clubs and eating and drinking places may be approved as accessory uses withing residential PUDs, provided that the total cumulative floor area of such uses does not exceed 50 square feet per dwelling unit.

3. Signs
Signs in a PUD must comply with all provisions of the underlying zoning district unless otherwise expressly approved at the time of PUD approval. Off-premises outdoor advertising signs and roof signs may not be approved and are expressly prohibited in all PUDs.

5.020-E Bulk and Area Regulations
1. Intensity of Use
Intensity may be reallocated irrespective of the base zoning district boundaries.

a. Residential Intensity
(1) The residential intensity may not exceed a maximum number of dwelling units calculated as follows:

\[
\text{Maximum Number of Dwelling Units Allowed} = \frac{\text{Gross area of property located within a residential district}}{\text{minimum land area per dwelling unit permitted in the underlying zoning district}}
\]

(2) The minimum land area per dwelling unit, for the purpose of the above-described residential intensity calculation, must be based on the least restrictive minimum land area per dwelling unit permitted in the underlying zoning district. Each 600 square feet of a quasi-dwelling, such as a care home, constitutes a dwelling unit. If the PUD is located in 2 or more residential districts, the permitted density is the sum of the permitted dwelling units computed separately for the gross area within each district. For a PUD located entirely within a residential district, the gross area for the purposes of the above-described residential intensity calculation must be reduced by the area or areas designated for any principal use other than dwellings, quasi dwellings, residential open space and recreation areas.

(3) For the purpose of residential intensity calculations, “gross area” means the lot area plus 50% of the right-of-way width of any abutting street to which the lot has access.

b. Nonresidential Intensity
(1) Nonresidential intensity may not exceed a maximum permitted floor area calculated as follows:

\[
\text{Maximum Permitted Floor Area} = \frac{\text{Gross area of property located within a nonresidential district}}{\text{maximum floor area ratio permitted by right or by special exception within the underlying zoning district, except where a floor area ratio is not specified, a maximum floor area ratio of 0.75 applies.}}
\]

(2) The intensity of use of a PUD located within 2 or more zoning districts of the following differing classifications must be separately calculated and allocated within the PUD by the respective classification:
Special Districts

(a) Residential;
(b) Office;
(c) Commercial; and
(d) Industrial.

(3) For the purpose of nonresidential intensity calculations, gross area means the lot area plus 50% of the right-of-way width of any abutting street to which the lot has access.

2. Lot Width and Lot Area
Within a PUD, a minimum lot size requirement of 800 square feet shall apply to lots utilized for dwelling purposes. A minimum lot width requirement of 20 feet shall apply to lots utilized for dwelling purposes.

3. Open Space
Open space for a residential development area must be provided in an aggregate amount of not less than the amount of open space required by the underlying base zoning district for conventional development of a comparable number of dwelling units. Required open space must be provided on the lot containing the dwelling unit or units on which computed, or in common areas. Common open space must be designed and located so as to be accessible to the dwelling units it is intended to serve. Provisions for the ownership and maintenance of common open space as will ensure its continuity, conservation and maintenance must be incorporated in the subdivision plat or, if platting is not required, in covenants recorded in the county clerk’s office.

4. Building Height and Setbacks
Within a PUD, the planning commission must prescribe building height limitations and minimum setback requirements, which must be incorporated within the subdivision plat or, if platting is not required, in covenants recorded in the county clerk’s office.

5.020-F Perimeter Requirements
Perimeter requirements for screening, landscaping, and setbacks, as are necessary to ensure compatibility with adjoining and proximate properties, must be prescribed and be incorporated within the subdivision plat or, if platting is not required, in covenants recorded in the county clerk’s office.

5.020-G Off-Street Parking
No modification of applicable off-street parking requirements is permitted unless a subdivision plat incorporating the provisions and requirements is submitted to and approved by the planning commission and the county commission and filed of record in the county clerk’s office. Required spaces may be provided on the lot containing the uses for which it is intended to serve or in common areas. Common parking areas must be designed and located so as to be accessible to the uses it is intended to serve. Provisions for the ownership and maintenance of common parking space must be incorporated in the subdivision plat or, if platting is not required, in covenants recorded in the county clerk’s office.

5.020-H PUD Approval Procedures
1. A property owner request for rezoning to the PUD zoning district requires review and approval of a zoning map amendment (see Sec. 14.030), which is processed concurrently with a development plan (see Sec. 14.040).

2. After approval of the zoning map amendment and development plan, site plan review and approval are required in accordance with the procedures of 14.040-A.

3. No building permit may be issued and no building or development may occur in a PUD zoning district until a subdivision plat incorporating the provisions of the approved development plan has been approved and filed of record in the county clerk’s office or, if platting is not required, until all required covenants are recorded in the county clerk’s office.
5.020-I Covenants
No building permit may be issued, and no building or development may occur in a PUD zoning district until covenants necessary to reasonably ensure continued compliance with the approved development plan are recorded in the county clerk’s office. Such covenants may be established in a subdivision plat or in a separately recorded legal instrument. In order that the public interest may be protected, the county commission must be made beneficiary of the covenants pertaining to such matters as location of uses, height of structures, setbacks, screening, and access. Such covenants must provide that the county commission may enforce compliance of the covenants, and further provide that amendment of the covenants requires planning commission approval and the filing of record of a written amendment to covenants, endorsed by the planning commission.

5.020-J Abandonment
Abandonment of a PUD requires county commission approval, after recommendation by the planning commission, of an application for a zoning map amendment repealing the supplemental (overlay) designation of “PUD.” Upon final action authorizing the abandonment of the PUD, no building permit may be issued except in accordance with the restrictions and limitations of the underlying (base) zoning district.

Sec. 5.030 FD, Floodway District
5.030-A General Provisions
1. Findings of Fact
   a. Adverse Effects Resulting from Flooding
      Flood hazard areas situated within the zoning jurisdiction of Tulsa County are subject to periodic inundation which, when the hazard areas are improperly developed, results in loss of life and property, presents health and safety hazards, disrupts commerce and governmental services, requires extraordinary public expenditures for flood protection and relief, and impairs the tax base, all of which adversely affect the public health, safety, and general welfare.

   b. General Causes of these Flood Effects
      These flood effects are caused by:
      (1) The cumulative effect of obstructions in floodplains causing increases in flood heights and velocities.
      (2) The occupancy of floodplain areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated or otherwise not protected from flood damages.
      (3) Encroachment on the channel cross-section and storage capacity of the floodplain area which increases flood heights or velocities.
      (4) Urbanization of the drainage basin outside the floodplain area, which accelerates runoff and adversely affects flood peaks.

2. Statement of Purposes
   It is the purpose of these regulations to promote the public health, safety, and general welfare and to minimize those effects described in 5.030-A1 by provisions designed to:
   a. Restrict or prohibit uses, including public uses, which are dangerous to health, safety, or property in terms of flood or cause increases in flood heights or velocities.
   b. Require that uses vulnerable to floods, including public facilities which serve such uses, shall be protected against flood damage at the time of initial construction.
   c. Identify lands which are subject to flooding hazards to inform and protect individuals from purchasing properties which may not be suited for their intended purposes because of flood hazard.
   d. Comply with the regulations of the National Flood Insurance Program as established by the Federal Insurance Administration of the United States Department of Housing and Urban Development.
e. To minimize expenditure of public money for costly flood control projects.

f. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.

3. Lands to Which FD Zoning Regulations Apply

The FD zoning regulations of this section apply to all lands within the zoning jurisdiction of Tulsa County, Oklahoma, shown on the Official Zoning Map as being located within the boundaries of the FD, Floodway District.

4. Reference to the Official Zoning Map

The Official Zoning Map, together with all explanatory matter thereon and attached thereto, is hereby adopted by reference, and declared to be a part of these regulations.

5. Compliance

No structure or land shall hereafter be used, and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of these regulations and other applicable regulations that apply to uses within the jurisdiction of these zoning regulations.

6. Interpretation

In their interpretation and application, the FD provisions of this section shall be held to be minimum requirements and should be liberally construed to accomplish their intended purposes and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

7. Warning and Disclaimer of Liability

The degree of flood protection required by these FD zoning regulations is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by manmade or natural causes. These regulations do not imply that areas outside the Floodway District or land uses permitted within the FD district will be free from flooding or flood damages. These regulations shall not create liability on the part of Tulsa County or any officer or employee thereof for any flood damages that result from reliance on these regulations or any administrative decision lawfully made thereunder.

5.030-B General Floodway Regulations

The following general regulations apply to the use of land located within a Floodway District:

a. New construction, substantial improvements, or other development (including fill) shall not be approved if it:

   (1) Adversely affects the capacity of channels or floodways of any watercourse herein identified as in the Floodway District to convey the regulatory flood.

   (2) Would measurably increase flood flows or flood heights or increase flood damage upon offsite properties during the occurrence of the regulatory flood.

   (3) Would individually, or when combined with all other existing and anticipated development, expose additional upstream, downstream, or adjacent properties to adverse flood effects that would otherwise not be exposed to such effects due to the regulatory flood.

   (4) Increase velocities or volumes of floodwaters to the extent that significant erosion of floodplain soils would occur either on the subject property or on some other property upstream or downstream.

b. Encroachments in floodways, including fill, new construction, substantial improvements, and other development that would result in any increase in flood levels during the occurrence of the regulatory flood shall be prohibited.

c. All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure.
d. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.

e. All new construction or substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

f. All new and replacement water supply systems shall be flood-proofed.

g. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

h. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

i. The placement of any mobile home shall be prohibited.

5.030-C Permitted Uses

The following uses having a low flood damage potential and not obstructing flood flows shall be permitted within the Floodway District to the extent that they are not prohibited by any other regulations or ordinances and provided that they do not require buildings, structures, fill or storage of materials or equipment that adversely affect or in any way diminish the capacity of the floodway to carry the regulatory flood.

1. Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming, and wild crop harvesting.

2. Private and public recreational uses such as golf courses, tennis courts, golf driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, game farms, fish hatcheries, fishing areas, hiking and horseback riding trails.

3. Residential accessory uses such as lawns, gardens, parking areas and play areas.

5.030-D Special Exception Uses

1. Within the Floodway District, certain uses (listed in 5.030-D) may be permitted by the Board of Adjustment, after adherence to the procedural requirements for a special exception, as provided in 14.070-G, and upon the Board’s finding that:

a. The use meets the requirements of 5.030-B.

b. The use will not impair the appropriate use of neighboring property and that the use will be in keeping with the spirit and intent of these regulations.

c. No structure (temporary or permanent), fill (including fill for roads and levees), deposit, obstruction, storage of materials or equipment or other use, acting alone or in combination with existing or future uses, adversely affects or in any way diminishes the capacity of the floodway to carry the regulatory flood.

d. Structures are not designed for human habitation.

e. Structures have a low flood damage potential.

f. Structures are to be constructed and placed on the building site so as to offer the minimum obstruction to the flow of floodwaters.

   (1) Whenever possible, structures are to be constructed with the longitudinal axis parallel to the direction of flood flow; and

   (2) So far as practicable, structures are to be placed approximately on the same flood flow lines as those adjoining structures.

g. The use will not include the storage or processing of materials that are in time of flooding buoyant, flammable, explosive or could be injurious to human, animal, or plant life.

2. The special exception uses that may be permitted by the Board of Adjustment are:
a. Parking;
b. Temporary amusement enterprises;
c. Industrial-commercial uses such as loading areas, parking areas, airport landing strips, drive-in theaters, roadside stands, signs, and billboards;
d. Extraction of sand, gravel, and other materials;
e. Marinas, boat rentals, docks, piers, wharves;
f. Railroads, streets, bridges, utility facilities not permitted as of right and pipelines;
g. Storage yards for equipment, machines, or materials;
h. Kennels and stables;
i. Uses or structures accessory to permitted or special exception uses;
j. Other uses similar in nature to areas described in 5.030-C and 5.030-D2, which are consistent with the purposes set out in 5.030-A2.

5.030-E  Special Exception Uses, Requirements and Procedures
The Special Exception Uses authorized for approval within the Floodway District are subject to the requirements established by this section, the minimum requirements set out below and such additional safeguards or conditions as may be imposed by the Board of Adjustment.

1. Special Exception Administrative Procedure; Required Information
   a. No application for a special exception shall be accepted for filing by the Board unless it is accompanied by plans in triplicate drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, floodproofing measures, and the relationship of the above to the location of the channel floodway and regulatory flood protection elevation.
   b. One copy of the plans submitted by the applicant shall be immediately forwarded by the Clerk of the Board to the County Engineer for technical assistance in evaluating the proposed project in relation to its potential impact on flood heights and velocities; its flood damage potential; and the adequacy of the plans for protection. The Board’s transmittal shall bear a notation advising the County Engineer concerning the date the application is scheduled for public hearing.
   c. On or before the date scheduled for public hearing, the County Engineer shall advise the Board concerning the adequacy of the plans submitted by the applicant.
   d. If at time of public hearing either the Board or the County Engineer deems the plans submitted by the applicant to be inadequate for determining the suitability of the particular site for the proposed use, the Board shall require the applicant to furnish such of the following additional information which may be necessary for making a proper determination:
      (1) A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high water information.
      (2) Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of street, water supply, sanitary facilities, photographs existing land uses and vegetation upstream and downstream, soil types and other pertinent information.
      (3) Profile showing the slope of the bottom of the channel or flow line of the stream.
      (4) Specifications for building construction and materials, floodproofing, filling, dredging, grading, channel improvement, storage of materials, water supply, and sanitary facilities.
e. After the presentation of all required information and plans by the applicant and upon due
consideration of all technical evaluations thereof the Board shall determine the specific flood
hazard at the site and shall evaluate the suitability of the proposed use in relation to the flood
hazard and the other natural features of the site.

2. **Factors Upon Which the Decision of the Board Shall be Based**
   In passing upon such application, the Board shall consider all relevant factors specified in other
provisions of this section and:
   a. The effects upon lands upstream, downstream and in the immediate vicinity.
   b. The effect upon the flood stage and flood velocity.
   c. Whether a demand for additional public expenditures for flood protection or prevention will be
      created.
   d. Whether a demand for additional flood relief payments will be created.
   e. The danger to life and property due to flooding or erosion damage.
   f. The susceptibility of the proposed facility and its contents to flood damage and the effect of such
      damage on the individual owner.
   g. The danger that materials may be swept onto other lands to the injury of others.
   h. The compatibility of the proposed use with existing and anticipated development.
   i. The safety of access to the property in terms of flood for ordinary and emergency vehicles.
   j. The costs of providing governmental services during and after flood conditions including
      maintenance and repair of streets and bridges, and public utilities and facilities such as sewer,
      gas, electrical, and water systems.
   k. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters
      and the effects of wave action, if applicable, expected at the site.
   l. The availability of alternative locations, not subject to flooding or erosion damage, for the
      proposed use.
   m. The relationship of the proposed use to the Comprehensive Plan for that area.

3. **Conditions Attached to Special Exceptions**
   Upon consideration of the factors listed above and the purposes of the FD zoning regulations, the
Board may attach such conditions to the granting of Special Exceptions or Variances as it deems
necessary to further the purposes of the FD zoning regulations. Among such conditions without
limitation because of specific enumeration may be included:
   a. Modification of waste disposal and water supply facilities;
   b. Limitations on periods of use and operation;
   c. Imposition of operational controls, sureties and deed restrictions;
   d. Requirements for construction of channel modifications, dikes, levees and other protective
      measures.
   e. Floodproofing measures such as the following shall be designed consistent with the flood
      protection elevation for the particular areas, flood velocities, duration, rate of rise, hydrostatic
      and hydrodynamic forces and other factors associated with the regulatory flood. The Board of
      Adjustment shall require that the applicant submit a plan or document certified by a registered
      professional engineer that the floodproofing measures are consistent with the regulatory flood
      protection elevation and associated flood factors for the particular area. The following
      floodproofing measures may be required without limitation because of specific enumeration:
(1) Anchorage to resist flotation and lateral movement.
(2) Installation of watertight doors, bulkheads and shutters, or similar methods of construction.
(3) Reinforcement of walls to resist water pressures.
(4) Use of paints, membranes, or mortars to reduce seepage of water through walls.
(5) Addition of mass or weight to structures to resist flotation.
(6) Installation of pumps to lower water levels in structures.
(7) Construction of water supply and waste treatment systems so as to prevent the entrance of floodwaters.
(8) Pumping facilities or comparable practices for subsurface drainage systems for buildings to relieve external foundation wall and basement flood pressures.
(9) Construction to resist rupture or collapse caused by water pressure or floating debris.
(10) Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent backup of sewage and storm waters into the buildings or structures. Gravity drainage of basements may be eliminated by mechanical devices.
(11) Location of all the applicant’s electrical equipment circuits and installed electrical appliances in a manner which will assure they are not subject to flooding and to provide protection from inundation by the regulatory flood.
(12) Location of any structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials which could be hazardous to public health, safety, and welfare in a manner which will assure that the facilities are situated at elevations above the height associated with the regulatory flood protection elevation, or are adequately floodproofed to prevent flotation of storage containers, or damage to storage containers which could result in the escape of toxic materials into floodwaters.

5.030-F Nonconforming Uses

1. Special Regulations

The provisions of this section specifically govern nonconforming uses located in FD zoning districts and they shall be interpreted as supplemental to the provisions of Chapter 16, which generally governs nonconforming uses. In the event of any conflict between this section and the provisions of Chapter 16, such conflict shall be resolved in favor of the requirements established by this section.

2. Conditions

A structure or the use of a structure or premises which was lawful before the passage of amendment of this section, but which is not in conformity with the provisions of this chapter may be continued, subject to the following conditions:

a. Unless first approved by the Board of Adjustment, no repair or reconstruction of any destroyed structure shall exceed 50 percent of its current replacement cost immediately prior to its destruction. If any nonconforming use or structure is destroyed by any means, including floods, to an extent of more than 50 percent, it shall not be reconstructed except in conformity with the provisions of this chapter.

b. Uses or adjuncts thereof which are or become nuisances shall not be entitled to continue as nonconforming uses.

c. Except as provided in 5.030-F2.b, any use which has been permitted as a Special Exception Use shall be considered a conforming use.
5.030-G Amendments To Floodway Zoning Maps

1. Special Requirements
Amendments to FD Zoning Maps shall be initiated and processed in the manner specified in Sec. 14.030; provided, however, all such proposed amendments shall be subject to the special requirements pertaining thereto which are established by this section.

2. Requirement for Approval
District boundaries may be amended only if the amendment meets one of the two following requirements:

a. A flood control project of the federal, state, county or city government, or a private person, has substantially altered the boundaries of the district, or if proposed improvements have not been constructed, the actual construction thereof has been assured by the submission and acceptance of a bond or other acceptable financial arrangements; or

b. Flood data compiled after the adoption of the District Maps indicates that the district boundaries should be changed.

3. Recommendation of County Engineer
All applications shall be transmitted in writing by the Planning Commission to the County Engineer. Prior to any public hearing by the Planning Commission upon such application, the County Engineer shall review the application and thereafter transmit to the Planning Commission written report as to whether the application meets the required standard for approval; the County Engineer shall recommend the denial of any application which fails to meet the required standard.

Sec. 5.040—PK, Parking District

PK district is not applied in county and is proposed for elimination.
Chapter 6  Allowed Uses

Sec. 6.010  Use Table

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Sec. 6.010  Use Table
Principal uses are allowed in accordance with Table 6-1.

6.010-A  Use Classification System

Uses are listed in the first column of Table 6-1. These zoning regulations classify uses into groups, categories, and subcategories, which are defined in Sec. 6.030 through Sec. 6.100.

6.010-B  Permitted Uses

Uses identified with a “P” are permitted as-of-right in the subject zoning district, subject to compliance with any supplemental regulations identified in the final column of Table 6-1 and with all other applicable regulations.

6.010-C  Special Exception Uses

Uses identified with an “S” may be allowed if reviewed and approved in accordance with the special exception procedures of Sec. 14.080. Special exception uses are subject to compliance with any supplemental regulations identified in the final column of Table 6-1 and with all other applicable regulations.

6.010-D  Prohibited Uses

Uses identified with an “–” are expressly prohibited in the subject zoning district. Uses that are not listed in the table and that cannot be reasonably interpreted (as stated in §6.020-D) to fall within any defined use category are also prohibited.

6.010-E  Supplemental Regulations

The “supplemental regulations” column of Table 6-1 identifies additional regulations that apply to some uses. Unless otherwise expressly stated, compliance with these zoning regulations is required regardless of whether the use is permitted as-of-right or requires special exception approval.

6.010-F  Accessory Uses and Structures

Accessory uses and structures, such as home occupations and sheds, are not regulated by Table 6-1. Customary accessory uses and structures are allowed in conjunction with principal uses, subject to compliance with all applicable regulations of Chapter 8.
### Table 6-1: Use Table

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</tr>
<tr>
<td><strong>Household Living</strong> (in permitted residential building type)</td>
</tr>
<tr>
<td>Two households on single lot</td>
</tr>
<tr>
<td>Three or more households on single lot</td>
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<tr>
<td><strong>Group Living</strong> (except as stated below)</td>
</tr>
<tr>
<td>Community group home</td>
</tr>
<tr>
<td>Elderly/retirement center</td>
</tr>
<tr>
<td>Fraternity/Sorority</td>
</tr>
<tr>
<td>Homeless center</td>
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<tr>
<td>Life care retirement center</td>
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<tr>
<td>Re-entry facility</td>
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<tr>
<td>Residential treatment center</td>
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<tr>
<td>Rooming/boarding house</td>
</tr>
<tr>
<td>Shelter, emergency and protective</td>
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<tr>
<td>Transitional living center</td>
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</table>

**PUBLIC, CIVIC AND INSTITUTIONAL**

| **Cemetery** | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| **College or University** | S | S | S | S | S | S | S | S | S | S | S | S | P | P | P | P | P | P | P | P | S | S | S |
| **Day Care** | S | S | S | S | S | S | S | S | S | S | S | S | P | P | P | P | P | P | P | P | S | S | S |
| **Detention or Correctional Facility** | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| **Fraternal Organization** | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| **Governmental Service** | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| **Hospital** | S | S | S | S | S | S | S | S | S | S | P | P | P | P | P | P | P | P | P | P | S | S | S |
| **Library or Cultural Exhibit** | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| **Parks and Recreation** | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| **Postal Service** | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| **Safety Service** | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| **School** | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| **Utilities and Public Service Facility, Major** | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |

**ZONING DISTRICTS**

AG | AG-R | RE | RS-1 | RS-2 | RS-3 | RD | RT | RM | RMI | OL | OM | OMH | CS | CG | CH | IR | IL | IM | IH

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Supplemental Regulations

[1] Sec. 7.080
<table>
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<tbody>
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<tr>
<td><strong>Use Subcategory</strong></td>
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<tr>
<td><strong>Wireless Communication Facility</strong></td>
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<tr>
<td>Freestanding tower</td>
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<td>Building- or tower-mounted antenna</td>
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<td><strong>COMMERCIAL</strong></td>
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<td><strong>Animal Service</strong></td>
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<td>Boarding or shelter</td>
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<td>Grooming</td>
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<td>Veterinary</td>
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<tr>
<td><strong>Assembly and Entertainment</strong></td>
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<tr>
<td>Indoor gun club</td>
<td>AG S S S S S S S S S S S S S S S S S S S P P P P P P</td>
<td>Sec. 7.010</td>
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<tr>
<td>Other indoor</td>
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<tr>
<td>Small (up to 250-person capacity)</td>
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<td>Large (&gt;250-person capacity)</td>
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<td><strong>Broadcast or Recording Studio</strong></td>
<td>AG S S S S S S S S S S S S S S S S S S S P P P P P P</td>
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<td><strong>Commercial Service</strong></td>
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<tr>
<td>Building service</td>
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<td>Business support service</td>
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<td>Consumer maintenance/repair service</td>
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<td>Personal improvement service</td>
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<td><strong>Financial Service (except as below)</strong></td>
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<td><strong>Lodging</strong></td>
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<td>Bed &amp; breakfast</td>
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<td>Hotel/motel</td>
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<td><strong>Marina</strong></td>
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<td><strong>Office</strong></td>
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<td>Sec. 7.030</td>
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<td>USE GROUP</td>
<td>ZONING DISTRICTS</td>
<td>Supplemental Regulations</td>
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<td><strong>Use Category</strong></td>
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<td>Parking, Non-Accessory</td>
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<td>Brewpub</td>
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<td>Retail Sales</td>
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<td>Building supplies and equipment</td>
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<td>Commercial vehicle sales and rentals</td>
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<td>Fueling station</td>
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<td>Personal vehicle repair and maintenance</td>
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<td>Personal vehicle sales and rentals</td>
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<td>Vehicle part and supply sales</td>
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<td>Vehicle body and paint finishing shop</td>
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<td>Trucking and Transportation Terminal</td>
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<td>Warehouse</td>
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<td>Wholesale Sales and Distribution</td>
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<td><strong>INDUSTRIAL</strong></td>
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<td>Low-impact Manufacturing and Industry</td>
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<td>High-impact Manufacturing and Industry</td>
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<td>Mining or Mineral Processing</td>
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<td>Junk or Salvage Yard</td>
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<td><strong>RECYCLING</strong></td>
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### Table 6-1: Use Table

<table>
<thead>
<tr>
<th>USE GROUP</th>
<th>ZONING DISTRICTS</th>
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<tbody>
<tr>
<td>Use Category</td>
<td>AG</td>
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<td>Construction or Demolition Debris</td>
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<td>Consumer Material Drop-off Station</td>
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<td>Consumer Material Processing</td>
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<td>AGRICULTURAL</td>
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<td>Animal Husbandry (except as below)</td>
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<tr>
<td>Keeping of wild or exotic animals</td>
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<td>Farm, Market or Community-Supported</td>
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<td>Horticulture Nursery</td>
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<td>S</td>
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<td>Marijuana Grower Operation</td>
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<td>Indoor</td>
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<tr>
<td>Outdoor</td>
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<td>OTHER</td>
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<tr>
<td>Drive-in or Drive-through Facility (as a component of an allowed principal use)</td>
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<td>Off-premises Outdoor Advertising Sign [6]</td>
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<tr>
<td>Oil or Gas Extraction</td>
<td>P[7]</td>
<td>S</td>
</tr>
</tbody>
</table>

### Table 6-1 Notes

1. Duplex requires special exception approval; 2 detached houses permitted by right, subject to applicable minimum lot area per unit requirements (see Sec. 2.040).
2. Use requires special exception approval if intoxicating beverages or low-point beer are sold or served, and the subject lot is located within 150 feet of any residential zoning district other than R-zoned street right-of-way.
3. Allowed by special exception approval in RM-1 and RM-2 districts only. Prohibited in other RM districts.
4. Use allowed in O districts only if located entirely within the principal office building and does not occupy more than 10% of the building’s floor area.
5. Permitted by right only if no outdoor storage and gross floor does not exceed 5,000 square feet. Otherwise, special exception approval is required.
6. Off-premises Outdoor Advertising Signs are expressly prohibited in the PUD district.
7. Requires special exception review and approval when located within a residential subdivision that was filed of record with the county clerk before July 1, 1985. See also the supplemental use regulations for oil and gas extraction uses in Sec. 7.090.
Sec. 6.020 Use Categories Generally
This section establishes and describes the use categorization system used to classify principal uses in these zoning regulations.

6.020-A Use Groups
These zoning regulations classify principal land uses into 8 major groupings (described in Sec. 6.030 through Sec. 6.100). These major groupings are referred to as “use groups.” The use groups are as follows:

1. Residential. See Sec. 6.030.
2. Public, Civic and Institutional. See Sec. 6.040.
3. Commercial. See Sec. 6.050.
5. Industrial. See Sec. 6.070.
7. Agricultural. See Sec. 6.090.
8. Other. See Sec. 6.100.

6.020-B Use Categories
Each use group is further divided into more specific “categories.” Use categories classify principal land uses and activities based on common functional, product or physical characteristics, such as the type and amount of activity, the type of customers or residents, and how goods or services are sold or delivered and site conditions.

6.020-C Use Subcategories
Some use categories are further broken down to identify specific types of uses that are regulated differently than the category as a whole.

6.020-D Categorization of Uses

1. The county inspector is authorized to classify uses on the basis of the use group, category and subcategory descriptions of this chapter.

2. When a use cannot be reasonably classified into a use group, category, or subcategory, or appears to fit into multiple categories, the county inspector is authorized to determine the most similar and thus most appropriate use group, category, and subcategory based on the actual or projected characteristics of the principal use or activity. In making such determinations, the county inspector must consider:
   a. The types of activities that will occur in conjunction with the use;
   b. The types of equipment and processes to be used;
   c. The existence, number and frequency of residents, customers, or employees;
   d. Parking demands associated with the use; and
   e. Other factors deemed relevant to a use determination.

3. If a use can reasonably be classified in multiple groups, categories, or subcategories, the county inspector is authorized to categorize each use in the group, category, or subcategory that provides the most exact, narrowest and appropriate “fit.”

Sec. 6.030 Residential Use Groups
The residential use group includes uses that provide living accommodations for one or more persons. The residential use categories are as follows.
6.030-A Household Living
Residential occupancy of a dwelling unit by a household. When dwelling units are rented, tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered a form of lodging.

6.030-B Group Living
Residential occupancy of a building or any portion of a building by a group other than a household. Group living uses typically provide communal kitchen/dining facilities. Examples of group living use types include convents, monasteries, novitiates, fraternity and sorority houses, homeless centers and the following:

1. Assisted Living Center
A residential facility designed to meet housing and care needs of older persons and individuals with disabilities in a residential rather than institutional environment, while maximizing independence, choice and privacy. Assisted living programs provide personal care for persons with needs for assistance in the activities of daily living and can respond to unscheduled needs for assistance. Services typically provided include meals, housekeeping, laundry and linen service, medication monitoring, transportation and activities. Assisted living settings also typically provide features that enhance resident autonomy, such as lockable doors, full bathrooms, temperature control and single occupancy, and may provide limited cooking facilities in individual units.

2. Community Group Home
A community-based group living use for elderly persons or persons with disabilities that allows independent living and that provides communal room and board, personal care, and habilitation services in a household-like environment. Community group homes for 8 or fewer persons are considered household living uses.

3. Elderly/Retirement Center
A residential facility designed for and principally occupied by elderly persons. Such facilities sometimes include congregate meals in a common dining area, but do not include medical or skilled nursing care, as distinguished from life care retirement centers.

4. Emergency and Protective Shelter
A residential use that provides room and board for a continuous period of no more than 30 consecutive days for adults or children who have been abused, displaced or are transient. Such uses provide protection services and typically provide counseling and pre-placement screening services as well.

5. Life Care Retirement Center
A residential facility designed for and principally occupied by elderly persons in a planned retirement community that includes a residential complex, an activity or community center and a medical or skilled nursing care facility licensed by the State of Oklahoma as an Intermediate Care Facility or a Skilled Nursing Center.

6. Re-Entry Facility
A facility operated by the county, the state, the federal government or a private party under contract with the county, the state or the federal government and used for rehabilitation and overnight accommodation of individuals, including staff, who are (a) under the jurisdiction of a court, but not under confinement, or (b) individuals recently released from the jurisdiction of a court. Re-entry facilities are operated for the purpose of providing treatment or rehabilitation intended to assist such individuals with their re-entry into the community.

7. Residential Treatment Center
A community-based residential facility that provides diagnostic or therapeutic services, counseling, or treatment and long-term room and board in a highly structured environment for persons receiving active treatment for alcoholism, drug abuse or behavioral disorders.
8. **Rooming and Boarding House**  
A residential use that provides congregate meals and lodging and that is not otherwise classified as another form of group living use or lodging use.

9. **Transitional Living Center**  
A community-based residential facility that provides room and board, a supervised living environment, counseling and rehabilitation services for persons with a history of juvenile delinquency, behavioral disorders, alcoholism or drug abuse for a continuous period of no more than 120 consecutive days.

**Sec. 6.040 Public, Civic and Institutional Use Group**  
This use group includes public, quasi-public and private uses that provide unique services that are of benefit to the public at-large. The public, civic and institutional categories are as follows.

6.040-A **Cemetery**  
Land or structures used for burial or permanent storage of the dead or their cremated remains. Typical uses include cemeteries and mausoleums. Also includes pet cemeteries.

6.040-B **College or University**  
Institutions of higher learning that offer courses of general or specialized study and are authorized to grant academic degrees. The college or university use category includes classrooms and instructional spaces, as well as on-campus residence halls, fraternity and sorority houses, administrative buildings, auditoriums and other on-campus uses and facilities that provide customary accessory and support functions for college or university uses.

6.040-C **Day Care**  
Uses providing care and supervision for children or adults for a fee on a regular basis away from their primary residence for less than 24 hours per day. Examples of day care uses include adult day care centers, as defined in the *Oklahoma Adult Day Care Act*; child care facilities, family child care homes and large family child care homes, as defined in the *Oklahoma Child Care Facilities Licensing Act* and OAC 340:110-3-81; provided that uses providing care and supervision for children or adults for 24 hours per day or longer are classified as group living uses. Day camps, as defined in the *Oklahoma Child Care Facilities Licensing Act*, that serve only school-age children and operate during regular school vacations for no more than 12 hours per day are also classified as day care uses. Family child care homes accessory to a household living use and that provides care and supervision for 7 or fewer children for less than 24 hours per day are not regulated as principal uses, but are allowed as accessory uses (see Sec. 8.090).

6.040-D **Detention or Correctional Facility**  
An institution operated by the county, the state, the federal government or a private party under contract with the county, the state or the federal government for the confinement and punishment and treatment or rehabilitation of offenders under the jurisdiction of a court.

6.040-E **Fraternal Organization**  
The use of a building or lot by a not-for-profit organization that restricts access to its facility to bona fide, annual dues-paying members and their occasional guests and where the primary activity is a service not carried on as a business enterprise.

6.040-F **Governmental Service**  
Local, state or federal government services or functions that are not otherwise classified.

6.040-G **Hospital**  
Uses providing medical or surgical care to patients and offering inpatient (overnight) care.

6.040-H **Library or Cultural Exhibit**  
Museum-like preservation and exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art or library collections of books, manuscripts and similar materials for study and reading. Includes aquariums and planetariums.
6.040-I Natural Resource Preservation
Undeveloped land left in a natural state for specific use as visual open space or environmental purposes. Typical uses include wildlife or nature preserves, arboretums, flood management projects and reservoirs.

6.040-J Parks and Recreation
Recreational, social or multi-purpose uses associated with public parks and open spaces, including playgrounds, playfields, play courts, community centers and other facilities typically associated with public parks and open space areas. Also includes public and private golf courses and tennis clubs.

6.040-K Postal Service
Facilities operated by the U.S. Postal Service, including post offices and mail sorting and distribution facilities.

6.040-L Religious Assembly
Religious services involving public assembly that customarily occur in churches, synagogues, temples, mosques and other facilities used for religious worship.

6.040-M Safety Service
Establishments that provide fire, police or life protection, together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations, police stations, ambulance services and storm or civil defense shelters.

6.040-N School
Public and private schools at the primary, elementary, middle school or high school level that provide basic, compulsory education.

6.040-O Utilities and Public Service Facility, Minor
Infrastructure services that need to be located in or close to the area where the service is provided. Minor utilities and public service facilities generally do not have regular employees at the site and typically have few if any impacts on surrounding areas. Typical uses include water and sewer pump stations; natural gas regulating stations; underground electric distribution substations; electric transformers; water conveyance systems; stormwater facilities and conveyance systems; telephone switching equipment and emergency communication warning/broadcast facilities.

1. The production, collection or distribution of renewable energy, water, organic waste, or other similar resources at a neighborhood, district or campus scale are classified as minor utilities and public service facilities. This includes distributed energy facilities that produce or distribute energy from renewable sources; neighborhood composting areas and neighborhood stormwater facilities.

2. District-, neighborhood or campus-scale systems that produce or distribute energy from the biological breakdown of organic matter produced within the subject neighborhood or campus are also considered minor utilities and public service facilities.

3. Energy production systems that generate energy from the byproducts of the principal use are considered accessory uses, including net metered installations and installations that generate power to sell at wholesale to the power grid.

6.040-P Utilities and Public Service Facility, Major
Infrastructure services that typically have substantial visual or operational impacts on nearby areas. Typical uses include but are not limited to water and wastewater treatment facilities, high-voltage electric substations, utility-scale power generation facilities (including wind, solar and other renewable and nonrenewable energy sources), sanitary landfills and utility-scale water storage facilities, such as water towers and reservoirs.

6.040-Q Wireless Communication Facility
Towers, antennas, equipment, equipment buildings and other facilities used in the provision of wireless communication services. The following are wireless communication facility specific use types:

1. Freestanding Towers
A structure intended to support equipment that is used to transmit and/or receive telecommunications signals, including monopoles and guyed and lattice construction steel structures.
2. Building or Tower-Mounted Antennas
   The physical device that is attached to a freestanding tower, building or other structure, through which electromagnetic, wireless telecommunications signals authorized by the Federal Communications Commission are transmitted or received.

Sec. 6.050 Commercial Use Group
The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use categories are as follows.

6.050-A Animal Service
Uses that provide goods and services for care of animals not owned by the permanent resident of the subject lot, including the following use subcategories:
   1. Grooming
      Grooming of dogs, cats and similar small animals, including dog bathing and clipping salons and pet grooming shops.
   2. Boarding or Shelter
      Animal shelters, care services, boarding, and kennel services for animals that are not owned by a permanent resident of the subject property, including stables, boarding kennels, pet resorts/hotels, pet adoption centers, dog training centers, and animal rescue shelters. The keeping of farm animals as part of a farming operation in an AG district is not regulated as a boarding or shelter use.
   3. Veterinary
      Animal hospitals and veterinary clinics.

6.050-B Assembly and Entertainment
Uses that provide gathering places for participant or spectator recreation, entertainment or other assembly activities. Assembly and entertainment uses may provide incidental food or beverage service. Typical uses include gun clubs, shooting ranges, health clubs, gymnasiaums, riding stables and academies, banquet halls, wedding and special event venues, entertainment centers, event centers, billiard centers, bowling centers, cinemas, go-cart tracks, laser tag, paintball, miniature golf courses, stadiums, arenas, video arcades, race tracks, fairgrounds, rodeo grounds, water parks, amusement parks, and live theaters. Outdoor seating and dining areas that exceed 50% of the indoor floor area of the subject principal use (e.g., bar, restaurant or indoor assembly and entertainment use) are regulated as an outdoor assembly and entertainment use.

6.050-C Broadcast or Recording Studio
Uses that provide for audio or video production, recording or broadcasting.

6.050-D Commercial Service
Uses that provide for consumer or business services and for the repair and maintenance of a wide variety of products. Examples of commercial service use types include the following:
   1. Building Service
      Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of premises. Typical uses include janitorial, landscape maintenance, carpet cleaning, chimney sweeps, extermination, plumbing, electrical, HVAC, roofing, window cleaning and similar services.
   2. Business Support Service
      Uses that provide personnel services, printing, copying, package (delivery) drop-off, photographic services or communication services to businesses or consumers. Typical uses include employment agencies, day labor hiring services, armored car services, copy and print shops, delivery/courier service drop-off location for consumers, caterers, telephone answering services and photo developing labs.
   3. Consumer Maintenance and Repair Service
      Uses that provide maintenance, cleaning and repair services for consumer goods on a site other than that of the customer (i.e., customers bring goods to the site of the repair/maintenance business).
Typical uses include laundry and dry-cleaning pick-up shops, tailors, taxidermists, dressmakers, shoe repair, picture framing shops, gunsmiths, locksmiths, vacuum repair shops, electronics repair shops and similar establishments. Businesses that offer repair and maintenance service for large equipment or technicians who visit customers’ homes or places of business are classified as a “building service.”

4. **Personal Improvement Service**

Uses that provide personal grooming, cosmetic or health and well-being-related services. Typical uses include barbers, hair and nail salons, tanning salons, day spas, body art services and fortune telling services.

5. **Research Service**

Uses engaged in scientific research and testing services leading to the development of new products and processes. Such uses resemble office buildings or campuses and do not involve the mass production, distribution or sale of products. Research services do not produce odors, dust, noise, vibration or other external impacts that are detectable beyond the property lines of the subject property. Includes state-licensed marijuana testing laboratories, and marijuana research by the holder of a marijuana research license issued by the Oklahoma State Department of Health, in accordance with the terms of such license and the supplemental use regulations of Sec. 7.060.

6. **Financial Service**

Uses related to the exchange, lending, borrowing, or safe-keeping of money. Automatic teller machines, kiosks and similar facilities that do not have on-site employees or amplified sound are not classified as financial service uses if they meet the criteria for classification as an accessory use (see §8.010-A). Typical examples of financial service use types are banks, credit unions, and the following types of personal credit establishments:

1. **Check Cashing**

An establishment that:

   a. Is not a bank or financial lending institution subject to federal or state regulation;

   b. Charges a fee to cash a check or have a check processed; and

   c. Provides such services to the public.

2. **Pawnshop**

An establishment that is engaged to any extent in any of the following business or activities:

   a. The lending of money on the deposit or pledge of personal property, other than choses in action, securities or written evidence of indebtedness;

   b. The purchase of personal property either from an individual, another pawn business or any other business with an expressed or implied agreement or understanding to offer the property for sale to the public, and if that sale is unsuccessful, then to sell it back to the previous owner at a subsequent time at a stipulated price or negotiated price;

   c. The purchase of precious metals with the intent to melt down, provided that such activity is not clearly incidental to the principal use of the establishment; or

   d. The lending of money upon personal property, goods, wares, or merchandise pledged, stored or deposited as collateral security.

3. **Payday Lender**

An establishment that is substantially in the business of negotiating, arranging, aiding, or assisting a consumer in procuring payday loans.

4. **Bail Bond**

A use that provides surety and pledged money or property as bail for the appearance of persons accused in court.
6.050-F  Funeral and Mortuary Service
Uses that provide services related to the death of a human or domestic, household pet, including funeral homes and mortuaries. Funeral and mortuary services may include crematoriums as an accessory use. Other crematoriums and animal rendering uses are classified as moderate-impact manufacturing and industry.

6.050-G  Lodging
Uses that provide temporary lodging for less than 30 days where rents are charged by the day or by the week. Lodging uses sometimes provide food or entertainment, primarily to registered guests. Examples of specific lodging use types include:

1.  Bed and Breakfast
A detached house in which the owner/operator offers overnight accommodations and meal service to overnight guests for compensation.

2.  Hotel/Motel
An establishment, other than a bed and breakfast or rural retreat, in which short-term lodging is offered for compensation. A hotel/motel may include an accessory use bar.

3.  Recreational Vehicle Park/Campground
An establishment that provides temporary overnight accommodations for camping in recreational vehicles or tents.

4.  Rural Retreat
An establishment that is part of a working farm or ranch that provides temporary overnight accommodations for individuals or groups engaged in supervised training or personal improvement activities. Examples include corporate retreat facilities, educational retreat facilities and dude ranches or working farm learning centers.

5.  Short-Term Rental
A dwelling unit that is not the primary residence of a household, or a portion thereof, in which temporary lodging is offered for compensation for no more than 29 consecutive days. Short-term rentals can also be allowed accessory uses in accordance with Sec. 8.170.

6.050-H  Marina
Facilities that provide moorage, launching, storage, fueling, supplies and services (other than repair) commonly associated with storing, maintaining and operating recreational and commercial watercraft.

6.050-I  Office
Uses in an enclosed building that provide executive, management, administrative, professional or medical services. Subcategories include:

1.  Business and Professional Office
Offices for companies, organizations, and administrative and professional workers. Examples include corporate office, law offices, architectural firms, insurance companies and other executive, management or administrative offices for businesses and corporations. Also included are union halls that offer only office and meeting space and insurance claims adjusters/estimators with no more than one vehicle inspection bay and no on-site repair facilities.

2.  Medical, Dental and Health Practitioner Office
Offices engaged in diagnosis or treatment of human patients' illnesses, injuries, or medical conditions that can be performed in an office setting with no overnight care. Typical uses include offices of physicians, dentists, psychiatrists, psychologists, chiropractors, and practitioners of massage therapy. Surgical, rehabilitation and other medical centers that do not involve overnight patient stays are included in this use subcategory, as are medical and dental laboratories, unless otherwise expressly indicated. Ancillary sales of medications and medical products are allowed in association with a medical, dental or health practitioner office.

3.  Plasma Center
An establishment primarily involved in the collection of human blood plasma from plasma donors.
6.050-J Parking, Non-Accessory
Parking that is not provided to comply with minimum off-street parking requirements or that is not provided exclusively to serve occupants of or visitors to a particular use, but rather is available to the public at-large. A parking facility that provides both accessory and non-accessory parking will be classified as non-accessory parking if it leases 25% or more of its spaces to non-occupants of or persons other than visitors to a particular use. Examples of specific non-accessory parking use types include:

1. Surface Parking, Non-Accessory
   A non-accessory parking lot.

2. Structured Parking, Non-Accessory
   A non-accessory parking garage.

6.050-K Restaurants and Bars
1. Bar
   Uses that cater primarily to adults, 21 years of age and older and that sell and serve intoxicating beverages and/or low-point beer as their principal business. Typical bar uses include bars, taverns, beer bars, brewpubs, nightclubs, pool halls, dance halls, hookah lounges, and similar establishments. See also the definition of accessory use bar in Sec. 19.040.
   a. Hookah Lounge
      An establishment whose business operation, whether as a principal use or as an accessory use, includes the smoking of tobacco or other substances through one or more hookah pipes (also commonly referred to as a hookah, waterpipe, shisha or narghile), including but not limited to establishments known variously as hookah bars, hookah parlors or hookah cafés.
   b. Brewpub
      An establishment where beer and malt beverages are made on the premises in conjunction with a restaurant and/or bar and where (1) less than 5,000 barrels (155,000 gallons) of beer and malt beverages are produced per calendar year and (2) at least 33% of the beer and malt beverages produced on site are sold on site. Where allowed by law, brewpubs may sell beer and malt beverages "to go" and/or distribute to off-site accounts.

2. Restaurant
   An establishment that serves food or beverages for on- or off-premises consumption as its principal business. The preparation and processing of food or beverages to be served or sold on-site directly to consumers is permitted as an accessory use to a restaurant, including on-site coffee roasting with a maximum roasting capacity of 45 kilograms per batch. Typical examples of restaurant uses include principal use restaurants, cafés, cafeterias, ice cream/yogurt shops, donut shops, coffee shops, and food truck courts.
   a. Principal Use Restaurant
      A restaurant that employs at least one full-time cook, has a menu, a fully equipped kitchen for cooking and preparation of meals and in which dining, kitchen and non-service areas occupy at least 75% of the floor area of the business. A principal use restaurant may include an accessory use bar, but any bar area that does not meet the definition of an accessory use bar (Sec. 19.040) is classified and regulated as a bar.

3. Outdoor Seating and Dining Areas
   Outdoor seating and dining areas that exceed 50% of the indoor floor area of the subject bar or restaurant are regulated as an outdoor assembly and entertainment use.

6.050-L Retail Sales
Uses involving the sale, lease or rental of new or used goods to the ultimate consumer. Examples of specific retail use types include:
1. **Building Supplies and Equipment**
   Retail sales uses that sell or otherwise provide goods to repair, maintain or visually enhance a structure or premises. Typical uses include hardware stores, home improvement stores, paint and wallpaper supply stores and garden supply stores.

2. **Consumer Shopping Goods**
   Retail sales uses that sell or otherwise provide wearing apparel, fashion accessories, furniture, household appliances and similar consumer goods, large and small, functional and decorative, for use, entertainment, comfort or aesthetics. Typical uses include clothing stores, department stores, appliance stores, TV and electronics stores, bike shops, book stores, costume rental stores, stationery stores, art galleries, hobby shops, furniture stores, pet stores and pet supply stores, shoe stores, antique shops, secondhand stores, record stores, toy stores, sporting goods stores, variety stores, video stores, musical instrument stores, medical supplies, state-licensed marijuana dispensaries, office supplies and office furnishing stores and wig shops.
   
   a. **Marijuana Dispensaries**
      Retail sales uses that sell or otherwise provide marijuana or marijuana products by the holder of a marijuana dispensary license issued by the Oklahoma State Department of Health, in accordance with the terms of such license and the supplemental use regulations of Sec. 7.060.

3. **Convenience Goods**
   Retail sales uses that sell or otherwise provide (1) sundry goods; (2) products for personal grooming and for the day-to-day maintenance of personal health or (3) food or beverages for off-premises consumption, including grocery stores, retail bakeries and similar uses that provide incidental and accessory food and beverage service as part of their primary retail sales business. Typical uses include convenience stores, drug stores, grocery and specialty food stores, wine or liquor stores, gift shops, newsstands, florists and tobacco stores.

6.050-M **Self-service Storage Facility**
An enclosed use that provides separate, small-scale, self-service storage facilities leased or rented to individuals or small businesses. Facilities are designed and used to accommodate only interior access to storage lockers or drive-up access only from regular size passenger vehicles and two-axle non-commercial vehicles.

6.050-N **Sexually Oriented Business Establishment**
Sexually oriented business establishments include all of the following:

1. **Adult Amusement or Entertainment**
   Amusement or entertainment that is distinguished or characterized by an emphasis on acts or material depicting, describing or relating to sexual conduct or specified anatomical areas, including but not limited to topless or bottomless dancers, exotic dancers, strippers, and similar uses and activities.

2. **Adult Bookstore**
   An establishment wherein 10% or more of its display area consists of books, films, videos, magazines, periodicals, games, novelties or other materials that are distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas (referred to in this section as “sexually oriented materials”). As used in this definition of “adult bookstore,” “display area” is measured as follows:
   
   a. For bookshelves, magazine racks and similar display devices, display area is calculated by multiplying the length times the width of such devices. If sexually oriented materials are mixed with non-sexually oriented materials in or on such devices, the entire device is considered as consisting of sexually oriented materials.

   b. For tabletops, counters, display cases and similar display devices, display area is calculated by multiplying the length times the width of each surface on which merchandise is displayed. If
sexually oriented materials are mixed with non-sexually oriented materials on such surfaces, the entire surface is considered as consisting of sexually oriented materials.

c. For walls, display area is the area of the wall enclosed by the smallest imaginary rectangle that contains each item.

d. The display area of merchandise hanging or suspended from the ceiling is calculated by multiplying the item’s length or width, whichever is longer, times the item’s height.

3. Adult Mini Motion Picture Theater
An enclosed building with a capacity of fewer than 50 persons used for presenting material distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.

4. Adult Motel
A motel in which material is presented, as part of the motel services, via closed circuit TV or otherwise, that is distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.

5. Adult Motion Picture Arcade
Any place to which the public is permitted or invited wherein coin or slug operated or electronically, electrically or mechanically controlled, still or motion picture machines, projectors, or other image producing devices are maintained to show images to 5 or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.

6. Adult Motion Picture Theater
An enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.

7. Massage Parlor
Any place where for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with sexual conduct or where any person providing such treatment, manipulation or service related thereto exposes specified anatomical areas.

8. Model Studio
Any place other than public park, museum or university or college art classes where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.

9. Sexual Encounter Center
Any building or structure that contains, or is used for commercial entertainment where the patron directly or indirectly is charged a fee to engage in personal contact with or to allow personal contact by, employees, devices or equipment or by personnel provided by the establishment that appeals to the prurient interest of the patron, to include, but not to be limited to bath houses, massage parlors, and related or similar activities.

6.050-O Studio, Artist or Instructional Service
Uses in an enclosed building that focus on providing individual or small group instruction or training in fine arts, music, dance, drama, fitness, language or similar activities. Also includes dance studios, ballet academies, yoga studios, martial arts instruction, tutoring, artist studios and photography studios.

6.050-P Trade School
Uses in an enclosed building that focus on teaching the skills needed to perform a particular job. Examples include schools of cosmetology, modeling academies, computer training facilities, vocational schools, administrative
business training facilities and similar uses. Truck driving schools are classified as “trucking and transportation terminals” (wholesale, distribution and storage use group).

6.050-Q Vehicle Sales and Service
Uses that provide for the sale, rental, maintenance or repair of new or used vehicles and vehicular equipment. The vehicle sales and service category includes the following subcategories:

1. Commercial Vehicle Repair and Maintenance
Uses, excluding vehicle paint finishing shops, that repair, install or maintain the mechanical components or the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft or similar large vehicles and vehicular equipment. Includes truck stops and fleet vehicle fueling facilities, which may dispense conventional vehicle fuels and/or alternative vehicle fuels.

2. Commercial Vehicle Sales and Rentals
Uses that provide for the sale or rental of large trucks, moving equipment (e.g., U-haul and Ryder), construction or agricultural equipment, aircraft, or similar large vehicles and vehicular equipment.

3. Fueling Station (for Personal, Consumer Vehicles)
Uses engaged in retail sales of vehicle fuels for personal vehicles, other than fleet fueling facilities and truck stops. (Note: Fleet vehicle fueling facilities and truck stops are part of the “Commercial Vehicle Repair and Maintenance” subcategory). Fueling stations may dispense conventional vehicle fuels and/or alternative vehicle fuels.

4. Personal Vehicle Repair and Maintenance
Uses that repair, install or maintain the mechanical components of automobiles, small trucks or vans, motorcycles, motor homes or recreational vehicles including recreational boats or that wash, clean or otherwise protect the exterior or interior surfaces of these vehicles.

5. Personal Vehicle Sales and Rentals
Uses that provide for the sale or rental of new or used autos, small trucks or vans, trailers, motorcycles, motor homes or recreational vehicles including recreational watercraft. Typical examples include automobile dealers, auto malls, and car rental agencies. Car-share vehicles that are parked or stored when not being used by members of a car-share program are not regulated as personal vehicle sales and rental uses, but are instead considered accessory parking.

6. Vehicle Equipment and Supplies Sales and Rentals
Uses related to the sale, lease or rental of new or used parts, tools or supplies for the purpose of repairing or maintaining motor vehicles.

7. Vehicle Body and Paint Finishing Shop
Uses that primarily conduct motor vehicle body work and repairs or that apply paint to the exterior or interior surfaces of motor vehicles by spraying, dipping, flow-coating or other similar means.

Sec. 6.060 Wholesale, Distribution & Storage Use Group
This use group includes uses that provide and distribute goods in large quantities, principally to retail sales, commercial services or industrial establishments. Long-term and short-term storage of supplies, equipment, commercial goods and personal items is included. The wholesale, distribution & storage categories are as follows.

6.060-A Equipment and Materials Storage, Outdoor
Uses related to outdoor storage of equipment, products or materials, whether or not stored in containers.

6.060-B Trucking and Transportation Terminal
Uses engaged in the dispatching and long-term or short-term storage of trucks, buses and other vehicles, including parcel service delivery vehicles, taxis and limousines. Minor repair and maintenance of vehicles stored on the premises is also included. Includes uses engaged in the moving of household or office furniture, appliances and equipment from one location to another, including the temporary on-site storage of those items.
6.060-C Warehouse
Uses conducted within a completely enclosed building that are engaged in long-term and short-term storage of goods and that do not meet the definition of a “self-service storage facility” or a “trucking and transportation terminal.”

6.060-D Wholesale Sales and Distribution
Uses engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms. Expressly includes the following uses: bottled gas and fuel oil sales, flea markets, ice distribution centers, monument sales, portable storage building sales, vending machine sales, auctioneers, licensed fireworks wholesalers, licensed fireworks distributors, and frozen food lockers.

Sec. 6.070 Industrial Use Group
The industrial use group includes uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage and handling of these products and the materials from which they are produced. The industrial categories are:

6.070-A Low-impact Manufacturing and Industry
Manufacturing and industrial uses that do not, as part of their normal operations, generate noticeable off-site impacts in terms of noise, smoke, particulate matter, odors, or vibration. Typical examples of low-impact manufacturing and industrial uses include: commercial laundries and linen supply services, apparel manufacturing, bakery products manufacturing, state-licensed production of marijuana edibles using marijuana components processed elsewhere (subject to the supplemental use regulations of Sec. 7.060), bottling plants, ice manufacturing, mattress manufacturing and assembly, microbreweries, micro distilleries, coffee roasting with a maximum roasting capacity of 45 kilograms per batch, musical instrument and parts manufacturing, newspaper printing and binderies.

1. Microbrewery
An establishment in which beer or malt beverages are made on the premises and then sold or distributed, and which produces less than 15,000 barrels (465,000 gallons) of beer and malt beverages per calendar year. Where allowed by law, microbreweries may include tasting rooms and direct sales to consumers in addition to other methods of distribution.

2. Micro Distillery
A distillery producing distilled spirits in total quantity of no more than 40,000 proof gallons per calendar year. Where allowed by law, micro distilleries may include tasting rooms and direct sales to consumers in addition to other methods of distribution.

6.070-B Moderate-impact Manufacturing and Industry
Manufacturing and industrial uses that, as part of their normal operations, generate noticeable off-site impacts in terms of noise, smoke, particulate matter, odors, or vibration. Typical examples of moderate-impact manufacturing and industrial uses include: large breweries, distilleries and alcohol manufacturing (other than micro distilleries), coffee roasting with a roasting capacity of more than 45 kilograms per batch, moderate-impact state-licensed marijuana processing facilities (subject to the supplemental use regulations of Sec. 7.060), dairy products manufacturing, foundries, chrome plating, crematoriums and animal rendering plants, electroplating, fiberglass manufacturing, flour mills and paper products manufacturing.

1. Large Brewery
An establishment where beer or malt beverages are made on the premises at an annual production rate of over 15,000 barrels (465,000 gallons). Large breweries may include tasting rooms.

2. Moderate-impact Marijuana Processing Facility
An establishment in which the preparation, manufacture, processing or packaging of marijuana products by the holder of a marijuana processor license issued by the Oklahoma State Department of Health is conducted, in accordance with the terms of such license and the supplemental use regulations of Sec. 7.060, and in which extraction processes are limited to use of non-flammable substances such as carbon dioxide, and to food-based and water-based extraction.
6.070-C  High-impact Manufacturing and Industry
Manufacturing and industrial uses that regularly use hazardous chemicals or procedures or that produce hazardous byproducts or explosive hazards. Typical examples of high-impact manufacturing and industrial uses include: the manufacture of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials. This category also includes petrochemical tank farms, gasification plants, smelting, animal slaughtering, licensed fireworks manufacturers, oil refining, asphalt and concrete (batch) plants, tanneries, and high-impact marijuana processing facilities (subject to the supplemental use regulations of Sec. 7.060).

1. High-impact Marijuana Processing Facility
An establishment in which the preparation, manufacture, processing or packaging of marijuana products by the holder of a marijuana processor license issued by the Oklahoma State Department of Health is conducted, in accordance with the terms of such license and the supplemental use regulations of Sec. 7.060, and in which extraction processes include the use of flammable substances such as butane, propane, ethanol and alcohol.

6.070-D  Junk or Salvage Yard
A building or open area where waste, scrap, used or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled, crushed, processed, or handled for reclamation, disposal or other similar purposes, including but not limited to scrap iron and other metals, paper, rags, motor vehicles, rubber tires, and bottles.

6.070-E  Mining or Mineral Processing
The extraction or quarrying of coal, ores, stone, minerals, topsoil or aggregate resources from the ground. Examples include quarrying or dredging for sand, gravel or other aggregate materials; mining and topsoil extraction. Also includes crushing, washing and grading coal, ore, stone, sand, gravel, minerals, topsoil or aggregate resources and manufacture of Portland cement.

Sec. 6.080  Recycling Use Group
The recycling use group includes uses that collect, store or process recyclable material for the purpose of marketing or reusing the material in the manufacturing of new, reused or reconstituted products. The recycling use categories are as follows:

6.080-A  Construction or Demolition Debris
Establishments that receive and process general construction or demolition debris for recycling.

6.080-B  Consumer Material Drop-off Station
An establishment that (1) accepts consumer recyclable commodities directly from the consuming party; (2) is staffed by personnel during times when recyclables are accepted from consumers; and (3) stores materials temporarily before transferring them to recyclable material processing facilities.

6.080-C  Consumer Material Processing
Establishments that receive and process consumer recyclable commodities for subsequent use in the secondary market.

Sec. 6.090  Agricultural Use Group
The agricultural use group includes uses such as gardens, farms and orchards that involve the raising and harvesting of food and non-food crops and the raising of farm animals. The agricultural categories are:

6.090-A  Animal Husbandry
Uses that involve the feeding, housing and care of farm animals or exotic/wild animals for private or commercial purposes.

6.090-B  Community Garden
An area less than one acre in area that is managed and maintained by a group of individuals to grow and harvest food crops or non-food crops (e.g., flowers). A community garden area may be divided into separate garden plots.
or orchard areas for cultivation by one or more individuals or may be farmed collectively by members of the group. Community gardens may be principal or accessory uses.

6.090-C Farm, Market or Community-Supported
An area managed and maintained by an individual, group or business entity to grow and harvest food crops or non-food crops (e.g., flowers) for sale or distribution. Farms may be principal or accessory uses and may be located on a roof or within a building.

6.090-D Horticulture Nursery
A use involving propagation and growth of trees or plants in containers or in the ground for wholesale or retail sales and distribution. Does not include marijuana grower operations or on-site retail sales unless such sales are otherwise allowed in the subject zoning district.

6.090-E Marijuana Grower Operation
Uses involving the growing, harvesting and packaging of marijuana by the holder of a marijuana grower license issued by the Oklahoma State Department of Health, in accordance with the terms of such license and the supplemental use regulations of Sec. 7.060. Does not include or permit retail sales (dispensaries).

Sec. 6.100 Other Use Group
This use group includes uses that do not fit the other use groups or that require more focused regulatory treatment.

6.100-A Drive-in or Drive-through Facility
Any use with drive-through windows or drive-through lanes or that otherwise offer service to the occupants of motor vehicles. Typical uses include drive-through restaurants, drive-through pharmacies, drive-in restaurants and drive-in cinemas. Automatic teller machine kiosks and similar drop-off or pick-up facilities that do not have on-site employees or amplified sound are not classified as drive-in or drive-through facilities if they meet the criteria for classification as an accessory use (see § 8.010-B).

6.100-B Off-premises Outdoor Advertising Sign
A sign that directs attention to a business, commodity, service, or activity that is conducted, sold or offered elsewhere than upon the lot where the subject sign is located.

6.100-C Oil or Gas Extraction
The drilling and servicing of oil and gas wells, including on-site storage and related transporting of the extracted products.
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Chapter 7 Supplemental Use Regulations

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<td>Retail Sales</td>
</tr>
<tr>
<td>7.130</td>
<td>Self-Service Storage Facilities in RM and O Districts</td>
</tr>
<tr>
<td>7.140</td>
<td>Sexually Oriented Business Establishments</td>
</tr>
<tr>
<td>7.150</td>
<td>Short-Term Rentals</td>
</tr>
<tr>
<td>7.160</td>
<td>Vehicle Sales and Service</td>
</tr>
<tr>
<td>7.170</td>
<td>Wholesale, Distribution, and Storage Uses</td>
</tr>
<tr>
<td>7.180</td>
<td>Wild or Exotic Animals</td>
</tr>
<tr>
<td>7.190</td>
<td>Wireless Communications Facilities</td>
</tr>
</tbody>
</table>

Sec. 7.010 Assembly and Entertainment
Whenever an assembly or entertainment use is located on a lot abutting an R district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

Sec. 7.020 Commercial Services
Whenever a commercial service use is located on a lot abutting an R district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

Sec. 7.030 Hotels and Motels
Whenever a hotel or motel use is located on a lot abutting an R district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

Sec. 7.040 Industrial Uses
Whenever a use classified in the industrial use group is located on a lot abutting an R district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

Sec. 7.050 Manufactured Housing Subdivisions
The supplemental use regulations of this section apply to all manufactured housing subdivisions.

1. Manufactured housing subdivisions require a minimum contiguous land area of 5 acres.
2. All manufactured housing units in manufactured housing subdivisions must be attached to a permanent foundation and comply with the same lot and building regulations that apply to detached houses in the subject zoning district.

Sec. 7.060 Marijuana-Related Uses
The supplemental use regulation of this section apply to marijuana-related uses.

7.060-A All marijuana grower operations must be located inside a completely enclosed building that is designed and maintained to confine odors in accordance with §7.060-D1. Hoop houses do not constitute a completely enclosed building. The board of adjustment is authorized to approve a special exception to allow outdoor or partially enclosed grower operations in the AG district.
**7.060-B** All marijuana processing facilities, whether moderate-impact or high-impact, must be located inside a completely enclosed building.

**7.060-C** All marijuana dispensaries must be located inside a completely enclosed building.

**7.060-D** All marijuana grower operations, marijuana processing facilities and marijuana dispensaries must provide the following:

1. A carbon filtration system or similar approved odor mitigation system that prevents odor from being detectable at the boundaries of the lot within which the building occupied by the marijuana grower operation, processing facility or dispensary is located, except that if such use is located in multiple-tenant building, the carbon filtration system or other approved odor mitigation system must prevent odor from being detectable outside the tenant space occupied by the marijuana grower operation, marijuana processing facility, or marijuana dispensary. Specifications for proposed odor mitigation systems must be submitted with the permit application for the proposed facility or, if special exception approval is required, with the application for special exception approval. Approved odor mitigation systems must be maintained in sound working order throughout the life of the use.

2. An electronic security system and surveillance camera.

**7.060-E** All marijuana grower operations, marijuana processing facilities, marijuana dispensaries, or medical research facilities must possess a valid license, issued by the Oklahoma State Department of Health for the particular use at the particular location. All such facilities must be conducted and maintained in compliance with the license issued by the Oklahoma State Department of Health and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules, and regulations.

**Sec. 7.070 Mobile Home Parks**

The supplemental regulations of this section apply to all mobile home parks.

**7.070-A** The lot and building regulations of Table 7-1 apply to the overall mobile home park site:

<table>
<thead>
<tr>
<th>Regulations</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Park Area (acres)</td>
<td>5</td>
</tr>
<tr>
<td>Minimum Width (feet)</td>
<td>100</td>
</tr>
<tr>
<td>Minimum Lot Area per Unit (sq. ft.)</td>
<td>5,000</td>
</tr>
<tr>
<td>Minimum Building Setbacks (feet)</td>
<td></td>
</tr>
<tr>
<td>Street (Arterial/Freeway) [1]</td>
<td>35</td>
</tr>
<tr>
<td>Street (Non-Arterial/Freeway) [1]</td>
<td>20</td>
</tr>
<tr>
<td>Side</td>
<td>10</td>
</tr>
<tr>
<td>Rear</td>
<td>10</td>
</tr>
<tr>
<td>Minimum Open Space per Unit [2]</td>
<td>300</td>
</tr>
<tr>
<td>Maximum Building Height (feet)</td>
<td>18⁹</td>
</tr>
</tbody>
</table>

[1] Plus one-half of the right-of-way width designated on the Major Street and Highway Plan or 25 feet if not designated on the Major Street and Highway Plan.

**7.070-B** The lot and building regulations of Table 7-2 apply to individual mobile home and manufactured housing unit spaces within a mobile home park:

<table>
<thead>
<tr>
<th>Regulations</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Area (sq. ft.)</td>
<td>3,000</td>
</tr>
<tr>
<td>Minimum Width (feet)</td>
<td>40</td>
</tr>
<tr>
<td>Minimum Building Setbacks (feet)</td>
<td></td>
</tr>
<tr>
<td>Street</td>
<td>10</td>
</tr>
</tbody>
</table>

⁹ Currently one-story maximum.
7.070-C Streets within the mobile home park must have a minimum paved width of 24 feet.

7.070-D Whenever a mobile home park is located on a lot abutting an RE, RS, or RD district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

Sec. 7.080 Multi-unit Residential Buildings
Whenever a multi-unit residential building containing more than 5 dwelling units is located on a lot abutting an RE or RS district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

Sec. 7.090 Oil and Gas Extraction

7.090-A Oil and gas wells and related storage tanks are prohibited within 200 feet of any building containing a residential dwelling unit, unless the board of adjustment approves a special exception reducing this minimum separation distance requirement.

7.090-B Oil and gas wells and related storage tanks are prohibited within 300 feet of any incorporated area (excluding annexation fence lines), unless the board of adjustment approves a special exception reducing this minimum separation distance requirement.

7.090-C The following information must be provided by the applicant with the special exception application, or, if special exception approval is not required, with the application for a permit to establish the oil or gas extraction use:

1. The date the subdivision was recorded with the county clerk if the well is to be located within the boundaries of a subdivision.

2. A plot plan depicting well location, working/reserve pit, storage tanks and distances from nearest residences and incorporated areas.

3. A drilling schedule indicating the estimated depth of the well, estimated time to drill and type of equipment to be used, type of pumping device and maintenance and rework procedures.

4. The safety features to be employed and any screening fences or walls to be erected.

Sec. 7.100 Recycling Uses
Whenever a use classified in the recycling use group is located on a lot abutting an R district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

Sec. 7.110 Restaurants and Bars

7.110-A Screening
Whenever a restaurant or bar use is located on a lot abutting an R district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

7.110-B Drive-in and Drive-through Facilities
Restaurants with drive-in or drive-through facilities are subject to the following additional regulations:

1. All outdoor lighting must be directed away from nearby residential areas.

2. Area-wide loudspeakers and paging systems are prohibited.

3. Proposed traffic circulation plans must be reviewed and approved by the county inspector, including the location of ingress and egress points.

4. The lot on which the use is proposed to be located must have a minimum of 150 feet of frontage on an arterial street.
Sec. 7.120   Retail Sales
Whenever a retail sales use is located on a lot abutting an R district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

Sec. 7.130   Self-Service Storage Facilities in RM and O Districts
Self-service storage facilities located in RM and O zoning districts are subject to the following supplemental use regulations:

7.130-A   Self-service storage facilities are allowed only on lots with frontage on an arterial street.

7.130-B   Exterior building walls visible from streets and abutting lots must be of masonry construction, using brick, stone, stucco or concrete tilt-up panels. Corrugated steel or standard (smooth) concrete block exterior walls are not permitted on these walls.

7.130-C   The floor area ratio (FAR) may not exceed 0.5.

7.130-D   The storage of flammable liquids, combustible or explosive materials, and hazardous chemicals is prohibited.

7.130-E   Access doors to drive-up style storage units may not be visible at ground-level from abutting O- or R-zoned lots or from abutting street rights-of-way.

7.130-F   Storage may only occur within completely enclosed buildings, except that outdoor (open-air) storage is allowed on the interior of the lot if the storage is not visible at ground level from abutting R or O districts or from any street rights-of-way.

7.130-G   Buildings must be set back at least 50 feet from arterial streets and freeway service roads, plus one-half the right-of-way width designated on the Major Street and Highway Plan. Buildings must be set back at least 35 feet from all non-arterial streets plus one-half the right-of-way width designated on the Major Street and Highway Plan. The minimum building setback from a freeway and all other boundaries is 10 feet, provided, however, the board of adjustment may authorize a 5-foot building setback if the wall of the building is to be used to meet the requirements of 7.130-H. An 8-foot wall must be provided between perimeter buildings when spaces between such buildings would permit views into the interior of the site when viewed from abutting rights-of-way or R-zoned lots.

7.130-H   A screening fence or wall with a minimum height of 8 feet must be provided in accordance with the regulations of Sec. 12.010 along all sides of a lot that abut an R-zoned lot. The board of adjustment is also authorized to allow building walls to provide required visual screening, as specified in 7.130-G.

7.130-I   The building height is limited to 12 feet, provided, however, if the facilities contain an accessory dwelling to be used for management and security purposes, the height of the dwelling shall not exceed 35 feet.

Sec. 7.140   Sexually Oriented Business Establishments
The supplemental use regulations of this section apply to all sexually oriented business establishments.

7.140-A   Sexually oriented business establishments are allowed only in those districts and under those approval procedures expressly stated in these zoning regulations. In addition, no person may exercise supervisory control, manage, operate, cause the establishment, or permit the establishment of any sexually oriented business establishment within 1,000 feet (the “minimum separation distance”) of any of the following:

1.   Another sexually oriented business. The minimum separation distance must be measured in a straight line from the nearest point of the wall of the portion of the building occupied by a sexually oriented business establishment to the nearest point of the wall of the portion of the building occupied by another sexually oriented business establishment.

2.   A religious assembly use, including all contiguous property owned or leased by the religious organization upon which the principal religious assembly building is located, regardless of any interior lot lines. The minimum separation distance must be measured in a straight line from the nearest point
of the wall of the portion of the building occupied by a sexually oriented business establishment to the nearest point of the building in which religious assembly activities occur.

3. A school, including all contiguous property owned or leased by the school upon which the principal school building is located, regardless of any interior lot lines. The minimum separation distance must be measured in a straight line from the nearest point of the wall of the portion of the building occupied by a sexually oriented business establishment to the nearest point of the school.

4. A public park. The minimum separation distance must be measured in a straight line from the nearest point of the wall of the portion of the building occupied by a sexually oriented business establishment to the nearest point on the property of the park.

5. Residential zoning district or a habitable dwelling unit in an AG or AG-R zoning district. The minimum separation distance must be measured in a straight line from the nearest point of the wall of the portion of the building occupied by a sexually oriented business establishment, to the nearest point on an R district boundary line (not including R-zoned expressway right-of-way) or to the nearest point of the exterior wall of a habitable dwelling located in an AG or AG-R zoning district.

6. Any group living use or public, civic or institutional use that cares for or is typically frequented by persons under 18 years of age, including child day cares, children’s preschools, children’s nurseries, children’s day camps, juvenile delinquency centers, children’s campgrounds, children’s group homes, libraries and cultural exhibits. The minimum separation distance must be measured in a straight line from the nearest point of the wall of the portion of the building occupied by a sexually oriented business establishment to the nearest point on the property occupied by the use that cares for or is typically frequented by persons under 18 years of age.

7.140-B The separation distance requirements of this section apply to new sexually oriented business establishments, the relocation of sexually oriented business establishments, the enlargement of sexually oriented business establishments in scope or area or the conversion of an existing business location to any sexually oriented business establishment.

7.140-C If a new religious assembly use, school, park, protected group living use or public, civic or institutional use is established within 1,000 feet of an existing lawful sexually oriented business establishment, the distance separation requirements from religious assembly uses, schools, parks, protected group living uses or public, civic or institutional uses do not apply.

7.140-D When a sexually oriented business establishment is located on a lot abutting an R-zoned lot, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

7.140-E Sexually oriented material may not be displayed to be visible from outside the building in which the use is conducted.

Sec. 7.150 Short-Term Rentals
Principal use short-term rentals (as defined in Sec. 6.050-G5) are subject to the following supplemental use regulations:
7.150-A The rental period may not exceed 29 consecutive days.

7.150-B No more than 8 persons may occupy the dwelling unit at any one time, including the primary residents and the temporary occupants (guests).

7.150-C A register of short-term rental guests must be maintained and made available to code enforcement officials upon request.

7.150-D On-site events are not permitted in conjunction with a short-term rental. Examples of on-site events include but are not limited to weddings, receptions, anniversaries, private parties, banquets, and business seminars.

7.150-E External structural alterations or site improvements that change the residential character of the lot upon which an accessory short-term rental is located are prohibited. Examples of such prohibited alterations include the construction of a parking lot, the addition of commercial-like exterior lighting, and signage.

7.150-F No recreational vehicle, bus, or trailer may be parked on a residential street in conjunction with a short-term rental use. A recreational vehicle, bus or trailer may be parked on the property if not visible from the street.

Sec. 7.160 Vehicle Sales and Service
Whenever a vehicle sales or service use is located on a lot abutting an R district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

Sec. 7.170 Wholesale, Distribution, and Storage Uses
Whenever a use classified in the wholesale, distribution, and storage use group is located on a lot abutting an R district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

Sec. 7.180 Wild or Exotic Animals

7.180-A The applicant must provide the following information with the special exception application to allow the keeping or raising of wild or exotic animals:

1. The types of wild or exotic animals to be kept or raised;
2. The size of the property and the type and size of the facilities in which the wild or exotic animals are to be confined;
3. The staff and operating standards of the business or operation;
4. Evidence of a current, valid commercial breeder’s license from the Oklahoma Department of Wildlife or a dealer’s License from the United States Department of Agriculture; and
5. Other information as requested by the board of adjustment.

7.180-B A zoning clearance permit for the keeping or raising of wild or exotic animals may be issued by the county inspector only after an on-site inspection to determine that the facilities conform to the special exception application approved by the board of adjustment and are appropriate for the keeping and raising of the animals confined, and adequate for the protection of the public health, safety, and welfare. Once issued, a zoning clearance permit allows the operation of the business only as long as the operator maintains a valid commercial breeder’s license issued by the Oklahoma Department of Wildlife or the United States Department of Agriculture permitting the operation of such business. The county inspector is authorized to solicit the assistance of qualified professionals when conducting field inspections of the facilities.

7.180-C The keeping or raising of wild or exotic animals in a zoning district other than the AG district is prohibited.
Sec. 7.190 Wireless Communications Facilities

7.190-A Purpose
The wireless telecommunications facility regulations of this section are intended to provide for the public health, safety and welfare by ensuring that residents, businesses and public safety operations in Tulsa County have reliable access to telecommunications networks and state-of-the-art mobile broadband communications services while also ensuring that this objective is accomplished in accordance with the overall purposes of these zoning regulations.

7.190-B State and Federal Law
The wireless communication facility regulations of this section must be applied within the constraints of state and federal law, including NCGS 153A.349.50 to 349.53, the federal Telecommunications Act of 1996 and Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, including Section 6409(a) of that act (A.K.A. “Spectrum Act”).

7.190-C Exemptions
The following uses and activities are exempt from these wireless communications facility regulations:

1. Amateur (ham) radio operators;
2. Over-the-air and cable television antennas, which are considered accessory uses;
3. Microwave reflectors and parabolic antennas;
4. Antennas and equipment located completely inside of buildings; and
5. Minor modifications of existing wireless communications facilities and attached wireless communications facilities, whether emergency or routine, provide there is little or no change in the visual appearance. Minor modifications are those modifications, including the addition of antennas, to conforming wireless and attached wireless communications facilities that comply with the set forth in this section.

7.190-D Special Definitions
The following definitions are established solely for administering and interpreting the wireless communication facility regulations of this section.

1. “Antenna” means any exterior transmitting or receiving device used in communications to radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies, wireless telecommunications signals or other communication signals.
2. “FAA” means the Federal Aviation Administration.
4. “Height,” when referring to a tower or wireless communication facility, means the distance from finished grade at the base of the tower or facility, including any base pad, to the highest point of the structure.
5. “Monopole” means a single, freestanding pole structure without guy wires or external supporting braces.
6. “Tower” means any structure more than 20 feet tall that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers and the like. The term includes the tower structure and any tower supports.

7.190-E General Requirements
All towers and antennas are subject to the general requirements of this subsection unless otherwise expressly stated.
1. Towers may be considered either principal or accessory uses. Another principal or accessory use on the same lot does not preclude the installation of a tower on that lot.

2. Towers and antennas are subject to all of the following requirements:
   a. Towers and antennas must be designed to blend into the surrounding environment through the use of color, galvanizing, or camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities, such as the Federal Aviation Administration.
   b. Towers located in R districts or within 300 feet of R districts must be of a monopole design, provided that the board of adjustment is authorized to approve an alternative design by special exception. In order to approve a special exception for an alternative design, the board of adjustment must determine that:
      (1) The required antennas cannot be supported by a monopole tower; or
      (2) The proposed alternative better blends into the surrounding environment.
   c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a color that closely matches or complements the color of the supporting structure, so as to make the antenna and related equipment as visually unobtrusive as possible.

3. Towers may not be illuminated by artificial means and may not display strobe lights unless such lighting is expressly required by the Federal Aviation Administration or other federal or state authorities. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots or similar areas may be attached to the tower.

4. The use of any portion of a tower for advertising or signs other than warning or equipment information signs is expressly prohibited.

5. All utility buildings and structures accessory to a tower must comply with all applicable requirements of the underlying zoning district. Exterior ground-mounted equipment occupying more than 50 square feet, if visible from ground level, must be screened from view of abutting property used or zoned for residential purposes by a screening wall or fence in accordance with the screening fence or wall standards of Sec. 12.010.

6. The following setback requirements apply to all towers unless otherwise expressly approved by the board of adjustment as part of the special exception approval:
   a. Towers must be set back a distance equal to at least 110% of the height of the tower from any adjoining lot line of an R-, O-, AG-, or AG-R-zoned lot, excluding R-zoned expressway rights-of-way. The setback may be modified by special exception approval.
   b. Accessory buildings are subject to applicable zoning district building setback requirements.

7. Towers must be enclosed by security fencing that is at least 6 feet in height or be equipped with an appropriate anti-climbing device.

7.190-F Antennas and Towers Permitted by Administrative Approval
Antennas or towers, except those approved or requiring approval by the board of adjustment are permitted by right, provided that a permit is obtained from the county inspector before construction and provided further that the towers comply with the following standards.

1. Antennas attached to a roof or wall of buildings in commercial or industrial zones, or to office or multi-unit residential buildings of 2 or more stories, or to institutional buildings such as schools, churches and hospitals with existing architectural elements more than 35 feet in height are permitted by right, provided that:
   a. An antenna does not extend more than 20 feet above the highest point of the building, or, if located on an architectural feature such as a steeple or bell tower, does not protrude above that


structure; provided, however, that the board of adjustment may modify such requirements by special exception; and

b. The antennas comply with all applicable FCC and FAA regulations; and
c. The antennas comply with all applicable building codes.

2. Antennas attached to an existing tower or other structure that is not located in a R district are permitted by right.

3. Towers modified or reconstructed to accommodate the collocation of antennas are permitted by right, provided that:

a. The tower is of the same type as the existing tower or is to be constructed as a monopole; and
b. The modification or reconstruction does not exceed 30 feet over the height of the existing tower.

7.190-G Antennas and Towers Requiring Special Exception Approval

1. In addition to any other requirements of this section, the following factors shall be considered in the determination to grant or deny a special exception for an antenna or tower:

a. Height of the proposed tower;
b. Proximity of the tower to residential structures, residential district boundaries and existing towers;
c. Nature of uses on adjacent and nearby properties;
d. Surrounding topography;
e. Surrounding tree coverage;
f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
g. The total number and size of antennas proposed and the ability of the proposed and the ability of the proposed tower to accommodate collocation;
h. Architectural design of utility buildings and accessory structures to blend with the surrounding environment;
i. Proposed ingress and egress;
j. The need of the applicant for a communications tower within the immediate geographic area to provide an acceptable level of communications service to the area;
k. The size of the tract and the most likely future development as indicated by the comprehensive plan, planned infrastructure, topography and other physical facts; and
l. Landscaping.

2. The findings of the board of adjustment as to each of these factors must be made on the record and contained in the written minutes of the meeting.

7.190-H Existing Towers and Antennas

Routine maintenance, including antenna replacement, is permitted on existing towers. New construction other than routine maintenance requires compliance with these regulations.
Chapter 8 Accessory Uses and Structures

Sec. 8.010 Generally Applicable Regulations

Accessory uses and structures are allowed only in connection with lawfully established principal uses.

8.010-A Accessory Uses Allowed

Accessory uses and structures are limited to those expressly regulated in this chapter as well as those that, in the determination of the county inspector, satisfy all of the following criteria:

1. They are customarily found in conjunction with the subject principal use or principal structure;
2. They are subordinate and clearly incidental to the principal use of the property; and
3. They serve a necessary function for or contribute to the comfort, safety, or convenience of occupants of the principal use.

8.010-C Time of Construction and Establishment

1. Accessory uses may be established only after the principal use of the property is in place.
2. Accessory buildings may be established in conjunction with or after the principal building or use. They may not be established before the principal building or use is in place.

8.010-D Location

Accessory uses and structures must be located on the same lot as the principal use to which they are accessory, unless otherwise expressly stated.

8.010-E Compliance with Lot and Building Regulations

Unless otherwise expressly stated, accessory uses and structures are subject to the same lot and building regulations as apply to principal uses and buildings. See also the provisions governing allowed yard obstructions (§18.080.C) and exceptions to height limits (Sec. 18.110). Storage containers are considered accessory buildings and are subject to the same regulations as all other accessory buildings.
Sec. 8.020  Accessory Antennas

8.020-A  AG-R and R Districts

1. In AG-R and R districts, accessory antennas and their support structures are allowed to be mounted on a principal building or accessory building, provided that:
   a. The overall mounted height of the antenna does not exceed 65 feet, measured from the average ground elevation at the base of the building to the highest point of the antenna; and
   b. The aggregate surface area of all mounted antennas may not exceed 10 square feet, based on the area of the side with the largest surface area.

2. AG-R and R districts, structures other than principal or accessory buildings that are used to support accessory antennas (including guy lines) must comply with all of the following regulations.
   a. Only one such antenna support structure is allowed on a lot.
   b. The antenna support structure may be located only in the rear yard, not in a street yard or side yard.
   c. The overall height of the antenna may not exceed 65 feet, measured from the average ground elevation at the base of the structure to the highest point of the antenna.
   d. The antenna support structure may not encroach upon the land or airspace of any abutting property.
   e. The antenna support structure may not exceed 24 inches in width above 25 feet in height, exclusive of guy lines.

8.020-B  Other Districts

In all districts other than AG-R and R districts, antenna support structures that are accessory to principal uses must be set back from any R district a distance equal to at least 110% of the height of the antenna, measured from the average ground elevation at the base of the structure to the highest point of the antenna. The setback distance must be measured from the nearest point of the antenna supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding R-zoned freeways.

8.020-C  The accessory antenna regulations of this section (Sec. 8.020) may be modified in accordance with the special exception procedures of Sec. 14.080.

Sec. 8.030  Accessory Buildings in R Districts

8.030-A  Accessory buildings are permitted in the rear yard area of R-zoned lots, subject to regulations of Table 8-1.

Table 8-1: Accessory Building Coverage, Height, and Setback Regulations

<table>
<thead>
<tr>
<th>Regulation</th>
<th>Lot Area (square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building (Combined) Coverage of all Accessory Buildings</td>
<td>22,500 or Less, 22,501 to 43,560, Over 43,560</td>
</tr>
<tr>
<td>Maximum Height (feet)</td>
<td>25% of Lot Area( ^{11} )</td>
</tr>
<tr>
<td>Minimum Street Setback</td>
<td>18, 25, No maximum</td>
</tr>
<tr>
<td>Minimum Side and Rear Setbacks (feet)</td>
<td>Behind front façade of principal building</td>
</tr>
<tr>
<td></td>
<td>Same as principal building</td>
</tr>
</tbody>
</table>

8.030-B  Nonconforming detached accessory buildings in the rear yard that are set back from side and rear lot lines by less than required in Table 8-1, may be expanded or demolished and reconstructed without complying with the rear and side setback requirements of Table 8-1, provided that the reconstructed or expanded building complies with all of the following requirements:

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10 New/revised. Additional flexibility to address common source of variance requests.

11 Current regulations limit accessory buildings in RS districts to a maximum of 20% of the area of the rear yard or 750 square feet of floor area, whichever is less.
1. It is no closer to any interior lot line than the existing nonconforming structure;
2. It is not over 18 feet in height; and
3. It does not cover more of the required rear yard than permitted in Table 8-1.

Sec. 8.040 Accessory Dwelling Units (ADUs)

8.040-A Purpose

1. The purpose of allowing accessory dwelling units is to:
   a. Accommodate new housing units while preserving the character of existing neighborhoods;
   b. Allow efficient use of the county’s existing housing stock and infrastructure;
   c. Provide housing options and choices that respond to varying income levels, changing household sizes, and an aging population.
2. The regulations are also intended to help ensure that new buildings and modifications to existing buildings are designed with sensitivity to their context in terms of building placement, proportions, building materials, and similar design features.

8.040-B Applicability

These accessory dwelling unit regulations apply to all accessory dwelling units.

8.040-C Regulations

1. Where Allowed
   Accessory dwelling units are allowed by right in AG, AG-R, RE, RS, RD, and RM, and RMH districts on lots occupied by a single detached house.

2. Number
   No more than one accessory dwelling unit is allowed per lot.

3. Methods of Creation
   An accessory dwelling unit may be created only through the following methods:
   a. Converting existing area within the interior of a principal dwelling unit (e.g., attic or basement) to an ADU;
   b. Adding floor area to an existing dwelling unit to accommodate an ADU;
   c. Constructing a detached accessory dwelling unit on a parcel with an existing principal dwelling unit;
   d. Converting space within a detached accessory building; or
   e. Constructing a new principal dwelling unit with an internal or detached accessory dwelling unit.

4. Density (Minimum Lot Area and Lot Area per Unit)
   No additional lot area or lot area per unit is required for the accessory dwelling unit.

5. Open space (Minimum open space per unit)
   No additional open space is required for the accessory dwelling unit.

6. Accessory Dwelling Unit Size
   The total floor area of an accessory dwelling units may not exceed 750 square feet or 40% of the floor area of the principal dwelling unit on the lot, whichever is greater. Detached accessory dwelling units located within rear setbacks are also subject to the regulations of Sec. 8.030.

7. Building and Fire Codes
   All accessory dwelling units are subject to applicable building and fire codes.

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12 These new ADU regulations are modeled after those in the city’s zoning code.
8. **Entrances**
   Building entrances to accessory dwelling units may not face the nearest side or rear property line unless there is an alley abutting that property line.

9. **Setbacks**
   Accessory buildings occupied by an accessory dwelling unit must be located at least 10 feet behind the rear wall of the principal building, or if the ADU is allowed to be located on the side of principal dwelling unit, at least 10 feet behind the front building line. This required 10-foot separation distance must be open from the ground to the sky except that it may include walkways, patios, decks and similar structures that do not exceed 30 inches in height above finished grade.

**Sec. 8.050 Accessory Storage**

*In all Industrial zoning districts,* accessory storage of materials, equipment, or products located within 200 feet of an abutting R district must be screened from view of the abutting R district by the erection of a screening wall or fence, in accordance with the regulations of *Sec. 12.010.*

**Sec. 8.060 Compressed Natural Gas (CNG) Refueling Appliances**

Private (restricted access), consumer-oriented (home), CNG refueling appliances are permitted as an accessory use to lawfully established household living uses in all zoning districts.

**Sec. 8.070 Electric Vehicle Charging Stations**

*8.070-A General*

1. Private (restricted-access) electric-vehicle (EV) charging stations are permitted as accessory uses to lawfully established principal uses in all zoning districts.

2. Public EV charging stations are permitted as accessory uses to lawfully established principal nonresidential uses in all zoning districts.

*8.070-B Parking*

1. Electric vehicle charging stations may be counted toward satisfying minimum off-street parking space requirements.

2. Public electric vehicle charging stations must be reserved for parking and charging electric vehicles.

*8.070-C Equipment*

Vehicle charging equipment must be designed and located so that it does not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.

*8.070-D Signage*

Public electric vehicle charging stations must be posted with signage indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, “charging” means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.

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[^13]: CNG refueling appliance provisions are new.
[^14]: EV charging provisions are new.
Sec. 8.080  **Farm Stands** \(^{15}\)
The sale of agricultural products from property where such products were grown or from land that is part of the same farm or farming operation as the land where such products were grown is allowed as an accessory use to an agricultural operation in an AG or AG-R district.

Sec. 8.090  **Family Child Care Homes**

8.090-A Family child care homes must be an accessory use to an allowed household living use and be licensed by the State of Oklahoma.

8.090-B Applicants for family child care homes must obtain a zoning clearance permit and a certificate of occupancy before commencing operation.

8.090-C Family child care homes may provide supervision for no more than 7 children.

8.090-D No person may be employed other than a member of the household residing on the premises or a non-resident, substitute caregiver, as may be required for family child care homes by the State of Oklahoma.

8.090-E Signs advertising a family child care home are prohibited.

8.090-F No exterior building alterations or site modifications may be made that would change the residential character of the premises.

8.090-G A family child care home may not be established on any lot located within 300 feet of another lot occupied by a family child care home if any boundary of the subject lot abuts the same street. For purposes of this provision, "street" means any named or numbered street along its full length, regardless of any intervening streets. Lawfully established, state-licensed family child care homes that would be prohibited by the distance separation requirements of this section, are allowed to continue to exist and operate.

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\(^{15}\) Farm stand provisions are new.
Sec. 8.100  Fences and Walls

8.100-A  Fences and walls located within or that enclose required street setback areas may not exceed 4 feet in height. Fences and walls in other locations may not exceed 8 feet in height. However, in R zoning districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots.

8.100-B  Electrical fence charger systems are prohibited, except for the following:
1. Electrical fence charger systems are allowed on A-zoned properties;
2. Electrical fence charger systems are allowed on non-A-zoned properties with an area of 10 acres or more if the system is not readily accessible to the public; and
3. Electrical fence charger systems are allowed on non-A-zoned properties with an area of less than 10 acres, provided that the conductors are located at least 8 feet above grade and are not readily accessible to the public.

8.100-C  The board of adjustment is authorized to modify the fence and wall regulations of this section in accordance with the special exception procedures of Sec. 14.080.

Sec. 8.110  Geothermal Heat Exchange Systems

8.110-A  General
Geothermal heat exchange systems are permitted as an accessory use in all zoning districts.

8.110-B  Location
1. Above-ground equipment is subject to compliance with the minimum building setback regulations of the subject zoning district, including the setback obstruction provisions of §18.080-C.
2. Underground equipment, piping and devices may not be located in any public easement or right-of-way.

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16 Geothermal provisions are new.
Sec. 8.120  **Home Occupations**

8.120-A  **Description**
Home occupations are jobs or professions conducted wholly or partly from a residential dwelling.

8.120-B  **Purpose**
The home occupation regulations of this section are intended to allow county residents to engage in customary home-based work activities, while also helping to ensure that neighbors are not subjected to adverse operational and land use impacts (e.g., excessive noise or traffic or public safety hazards) that are not typical of residential neighborhoods.

8.120-C  **Types of Home Occupations**
Two types of home occupations are defined and regulated under this section: type 1 and type 2.

1. **Type 1 Home Occupations**
Type 1 home occupations are those in which household residents use their home as a place of work, with no employees, customers or clients coming to the site. Typical examples include telecommuting office workers, writers, consultants, artists and crafts people.

2. **Type 2 Home Occupations**
Type 2 home occupations are those in which household residents use their home as a place of work and either employees or customers come to the site. Typical examples include tutors, teachers, photographers, counselors, hair cutting/styling and real estate agents.

8.120-D  **Exemptions**
Nonresidential uses that are expressly allowed in conjunction with residential uses (e.g., bed and breakfast uses and family child care homes) are not subject to home occupation regulations.

8.120-E  **Allowed Uses**
The home occupation regulations of this section establish performance standards for all home occupations rather than listing specific home occupation uses that are allowed. Uses that comply with the standards of this section are allowed as of right unless otherwise expressly stated.

8.120-F  **Prohibited Uses**
The following uses are expressly prohibited as home occupations:

1. Any type of assembly, cleaning, maintenance, painting or repair of motor vehicles, trailers, or large equipment in any district other than AG (i.e., allowed in AG district);  
2. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations;  
3. Equipment or supply rental businesses;  
4. Taxi, limo, van or bus services;  
5. Tow truck services;  
6. Restaurants;  
7. Funeral or interment services;  
8. Keeping of wild or exotic animals;  
9. Animal care, grooming, or boarding businesses in any district other than AG (i.e., allowed in AG district);  

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17 Home occupation provisions have been substantially revised. Proposal: most home occupations allowed as of right; only those with customer visits or outside employees require special exception approval. Currently, all home occupations require special exception.
10. Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building; and
11. Any use that does not comply with regulations of this section.

8.120-G Where Allowed
1. Type 1 Home Occupations
   Type 1 home occupations are permitted as of right as an accessory use to a principal use in the household living use category. Type 1 home occupations are subject to the general regulations of §8.120-H and the supplemental regulations of §8.120-I.

2. Type 2 Home Occupations
   a. Type 2 home occupations may be approved as an accessory use to a principal use in the household living use category through the special exception procedures of Sec. 14.080. Type 2 home occupations are subject to the general regulations of §8.120-H and the supplemental regulations of §8.120-I.
   b. Type 2 home occupations may be approved as an accessory use to a principal use in the household living use category through mandatory development plan provisions defined in §14.040-B1. Type 2 home occupations are subject to the general regulations of §8.120-H and the supplemental regulations of §8.120-I or as may be further regulated in a mandatory development plan.

8.120-H General Regulations
All type 1 and type 2 home occupations are subject to the following regulations.

1. Home occupations must be accessory and subordinate to the principal residential use of the property.
2. Home occupations that change the character of the residential building they occupy or that adversely affect the character of the surrounding neighborhood are prohibited. Home occupations may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts that are not typical of a residential area of the county. Home occupations must be operated so as not to create or cause a nuisance.
3. Any tools or equipment used as part of a home occupation must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.
4. External structural alterations or site improvements that change the residential character of the lot upon which a home occupation is located are prohibited. Examples of such prohibited alterations include construction of parking lots, the addition of commercial-like exterior lighting, the addition of a separate building entrance that is visible from abutting streets or the exterior display of an illuminated nameplate sign (See 11.030-C).
5. No display of any material or merchandise is allowed.
6. The use or storage of hazardous substances is prohibited, except at the “consumer commodity” level, as that term is defined in 49 C.F.R. Sec. 171.8.

8.120-I Supplemental Regulations for Type 1 Home Occupations
1. Only residents of the dwelling unit in which the home occupation is located may be engaged in a type 1 home occupation. No nonresident owners, employees or contractors may be present on the subject property.
2. No clients, customers, patients, or students are allowed in conjunction with a type 1 home occupation.
3. Type 1 home occupations and all related activities, including storage (other than the lawful parking of passenger vehicles), must be conducted entirely within the principal residential building or an allowed accessory building.
4. More than one Type 1 home occupation is allowed as an accessory use, but the general regulations of §8.120-\text{H} and the supplemental regulations of §8.120-I apply to the combined home occupation uses.

8.120-J Supplemental Regulations for Type 2 Home Occupations
1. Only uses approved in accordance with the special exception procedures of Sec. 14.080 or through a mandatory development plan are allowed as type 2 home occupations.
2. At least one individual engaged in the home occupation must reside in the dwelling unit in which the home occupation is located as their primary place of residence.
3. No more than 3 clients or customers may be present at any one time on the site of a type 2 home occupation. Family members of the client or customer are not counted towards the 3-person limit.
4. A maximum of one nonresident employee is allowed with a type 2 home occupation if no customers or clients come to the site at any time. Home occupations that have clients, customers or students coming to the site may not have nonresident employees and vice-versa. For the purpose of this provision, the term “nonresident employee” includes an employee, contractor, business partner, co-owner or any other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation.
5. Type 2 home occupations and all related activities, including storage (other than the lawful parking of passenger vehicles), must be conducted entirely within the principal residential building or an allowed accessory building.

Sec. 8.130 Keeping of Animals\textsuperscript{18}

8.130-A Horses, Livestock and Farm Animals
The following regulations apply to the keeping of horses, livestock, and farm animals as an accessory use.

1. AG District
   a. The keeping of horses, livestock, and farm animals is allowed as of right in the AG zoning district.
   b. There is no zoning-based limit on the number of horses, livestock, or farm animals that may be kept in the AG district.
   c. Animal confinement buildings must comply with the principal building setback regulations of the AG district, unless modified in accordance with the special exception procedures of Sec. 14.080.

2. AG-R District
   a. The keeping of horses, livestock, and farm animals is allowed as of right as an accessory use in the AG-R district.
   b. Animal confinement buildings in the AG-R district must comply with the principal building setback regulations of the AG-R district.
   c. A maximum of one animal unit is allowed per acre of lot area in the AG-R district, based on the animal unit equivalencies established in Table 8-2.

<table>
<thead>
<tr>
<th>Number of Animals</th>
<th>Equivalent Animal Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 head of Cattle or Bison</td>
<td>1 Animal Unit</td>
</tr>
<tr>
<td>2 Swine</td>
<td>1 Animal Unit</td>
</tr>
<tr>
<td>3 Horses, Mules, Donkeys, or Burros</td>
<td>1 Animal Unit</td>
</tr>
<tr>
<td>5 Goats, Sheep, Llamas, or Alpacas</td>
<td>1 Animal Unit</td>
</tr>
</tbody>
</table>

Table 8-2 Notes:
[1] In calculating the number of animals permitted, only horses 6 months of age or older and cattle, sheep, goats, and swine one year of age or older are counted.

\textsuperscript{18} These accessory animal keeping regulations are new.
d. The regulations governing the keeping of horses, livestock, and farm animals in the AG-R district may be modified in accordance with the special exception procedures of Sec. 14.080.

3. R Districts
   a. The keeping of horses is allowed as of right as an accessory use in R districts on lots with an area of 13,500 square feet or more. A maximum of one horse is allowed per each 13,500 square feet of lot area, with no more than 20 horses allowed on any R-zoned lot.
   b. Barns and stables in R districts must comply with the principal building setback regulations of the subject zoning district.
   c. The keeping of other livestock and farm animals is allowed in R districts only if approved in accordance with the special exception procedures of Sec. 14.080.

8.130-B Chickens and Domestic Fowl
The following regulations apply to the keeping of chickens and domestic fowl as an accessory use:

1. AG District
   a. The keeping of chickens and domestic fowl, including roosters, is allowed as of right in the AG zoning district.
   b. There is no zoning-based limit on the number of chickens or domestic fowl that may be kept in the AG district.
   c. Coops and similar animal confinement structures must comply with the principal building setback regulations of the AG district.

2. AG-R and R Districts
   a. The keeping of chickens (hens only) and domestic fowl is allowed as of right as an accessory use in AG-R and R zoning districts.
   b. The keeping of roosters and on-site slaughter is prohibited.
   c. Chickens must be provided with a covered enclosure and must be kept in the covered enclosure or a fenced area at all times.
   d. All covered enclosures and fenced areas for chickens and domestic fowl must be located at least 50 feet from any residential dwelling unit on an adjacent lot.
   e. A maximum of one bird unit is allowed per acre of lot area, based on the bird unit equivalencies established in Table 8-2.

<table>
<thead>
<tr>
<th>Number of Fowl</th>
<th>Equivalent Bird Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>32 Chickens</td>
<td>1 Bird Unit</td>
</tr>
<tr>
<td>16 Ducks</td>
<td>1 Bird Unit</td>
</tr>
<tr>
<td>8 Turkeys</td>
<td>1 Bird Unit</td>
</tr>
<tr>
<td>8 Geese</td>
<td>1 Bird Unit</td>
</tr>
<tr>
<td>2 Ostriches or Emus</td>
<td>1 Bird Unit</td>
</tr>
</tbody>
</table>

Table 8-3 Notes:
[1] Only fowl 2 months of age or older are counted.

8.130-C Bees
The following regulations apply to beekeeping as an accessory use:

1. The keeping of honeybees in 4 beehives or less is allowed as an accessory use on any lot. On any lot with an area of 13,500 square feet or more, more than 4 beehives may be kept, provided there is an additional lot area of 2,500 square feet for each hive.
2. In all instances, there must be one adequate and accessible water source provided on-site and located within 50 feet of all beehives.

3. If the main entrance of the hive faces and is within 10 feet of any lot line, there must be a flight path barrier, consisting of a fence, structure, or plantings not less than 6 feet in height, located in front of the hive entrance.

8.130-D Wild and Exotic Animals
See the regulations of Sec. 7.180.

8.130-E Sanitation
Proper sanitation must be maintained for all horses, livestock, farm animals and domestic fowl. Proper sanitation includes:

1. Not allowing animal waste to accumulate;
2. Minimizing the detectable odors beyond property lines; and
3. Storing animal feed in metal or other pest-proof containers.

Sec. 8.140 Office Support Service

8.140-A Retail sales of convenience goods and retail sales of shopping goods (office support services) are allowed as an accessory use to a principal office use in the OM and OMH districts if the principal use includes 50,000 square feet of floor area or more.

8.140-B Office support services must be located in the same building as the principal office use, and occupy, in aggregate, no more than 12.5% of the floor area of the subject building.

8.140-C Office support services must have internal access from the subject office building. External entrances are also allowed.

Sec. 8.150 Parking and Storage of Inoperable Vehicles
The parking or storage of inoperable or unlicensed motor vehicles is prohibited outside of completely enclosed buildings, except where expressly allowed as a junk yard or salvage yard.

Sec. 8.160 Recreational Vehicle Living
The occupancy of a single recreational vehicle as an accessory dwelling may be approved as a special exception, subject to the following regulations.

8.160-A The use of a recreational vehicle for living purposes may be approved only in the AG district.

8.160-B The use of a recreational vehicle for living purposes may not be approved on a parcel occupied by an accessory dwelling unit.

8.160-C The recreational vehicle must be set back at least 150 feet from all property lines.

8.160-D No rent, fees or other compensation may be charged or received for occupancy of the recreational vehicle.

8.160-E The recreational vehicle may have a permanent electrical connection.

8.160-F The recreational vehicle must be self-contained with potable water and wastewater holding tanks. Wastewater may not be disposed of on-site except into an operational, permitted on-site septic system. Compliance with all applicable Oklahoma Department of Environmental Quality standards is required.

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19 Currently, these accessory office uses require special exception approval.

20 RV living provisions (accessory use) are new.
8.160-G In approving a special exception for recreational vehicle living purposes, the board of adjustment is authorized to impose a time limit and require a financial guarantee to ensure removal of the recreational vehicle upon expiration of the allowed time limit.

Sec. 8.170 Short-Term Rentals
The rental of all or a portion of a dwelling unit that is the primary residence of a household for temporary lodging is allowed as an accessory use to a household living use, subject to all of the following regulations:

8.170-A The rental period may not exceed 29 consecutive days.

8.170-B No more than 8 persons may occupy the dwelling unit at any one time, including the primary residents and the temporary occupants.

8.170-C A register of short-term rental guests must be maintained and made available to code enforcement officials upon request.

8.170-D On-site events are not permitted in conjunction with an accessory short-term rental. Examples of on-site events include but are not limited to weddings, receptions, anniversaries, private parties, banquets, and business seminars.

8.170-E External structural alterations or site improvements that change the residential character of the lot upon which an accessory short-term rental is located are prohibited. Examples of such prohibited alterations include the construction of a parking lot, the addition of commercial-like exterior lighting, and signage.

8.170-F No recreational vehicle, bus, or trailer may be parked on a residential street in conjunction with a short-term rental use. A recreational vehicle, bus or trailer may be parked on the property if not visible from the street.

Sec. 8.180 Sleeping Rooms
In a dwelling unit occupied as a private residence, rooms may be rented or table board furnished to a maximum of 2 persons who are not members of the household occupying the dwelling unit.

Sec. 8.190 Solar Energy Systems

8.190-A General
1. Solar energy systems are permitted as of right as an accessory use to all lawfully established principal uses in all zoning districts.
2. Accessory solar energy systems must comply with all applicable building and electrical code requirements.

8.190-B Building-Mounted Solar Energy Systems
1. Building-mounted solar energy systems may be mounted on principal and accessory structures.
2. Building-mounted solar energy systems may not encroach into required street setbacks. Systems mounted on principal structures may encroach into interior side and rear building setbacks in accordance with §18.080-C.
3. Only building-integrated or flush-mounted solar energy systems may be installed on street-facing building elevations.
4. Solar energy systems may not extend more than 3 feet above the applicable maximum building height limit for the subject building type or more than 5 feet above the highest point of the roof line, whichever is less.

21 Solar energy system regulations are new/proposed.
8.190-C  **Ground-Mounted Solar Energy Systems**
1. In residential zoning districts, ground-mounted solar energy systems may not be located in a required street setback or street yard area.
2. Ground-mounted solar energy systems may be located within required interior side and rear setbacks.
3. Ground-mounted solar energy systems are subject to applicable accessory structure height and lot coverage regulations.

Sec. 8.200  **Small Wind Energy Conversion Systems**  \(^{22}\)

8.200-A  **General**
1. The regulations of this section apply to all small wind energy conversion systems.
2. Small wind energy conversion systems are also subject to building code requirements.

8.200-B  **Where Allowed**
1. One small wind energy conversion system is permitted per lot as an accessory use to a lawfully established principal use in all zoning districts, provided that such systems comply with all applicable requirements of this section.
2. Up to 3 small wind energy conversion systems may be allowed on a single lot if the lot is at least one acre in area and the systems are approved in accordance with the special exception procedures of Sec. 14.080.

8.200-C  **Height**
1. The maximum allowed height of a small wind energy conversion system, measured as the distance from ground level at the base of the structure to the highest point of the structure, varies based on the size of the lot on which it is located, as indicated in Table 8.4.

<table>
<thead>
<tr>
<th>Lot Area (acres)</th>
<th>Maximum Height (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0–0.99</td>
<td>30</td>
</tr>
<tr>
<td>1–1.99</td>
<td>65</td>
</tr>
<tr>
<td>2–4.99</td>
<td>85</td>
</tr>
<tr>
<td>5 or more</td>
<td>100</td>
</tr>
</tbody>
</table>

2. The lowest point of any moving elements, such as blades or vanes, must be at least 25 feet above grade immediately beneath the moving element.

8.200-D  **Siting**
Small wind energy conversion systems may not be located in required building setbacks or within easements. In addition, systems must be set back from all property lines by a distance at least equal to 110% of the overall height

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\(^{22}\) Small wind energy conversion system regulations are new/proposed.
of the system, measured from grade at the base of the structure to the highest point of the system structure, which includes the tip of the top blade when the blade is in its highest position.

8.200-E Design and Operation

1. All small wind energy conversion systems must be equipped with manual and automatic over-speed controls to limit the blade rotation speed to within the design limits of the system.

2. The rotating turbine may not produce vibrations that are perceptible to humans standing at ground level outside the property lines of the subject lot.

3. Operational noise of a small wind energy system may not exceed 60 db(A) at the nearest property line except during short-term high wind speed events such as storms.

4. Lattice-type towers and towers using guy wires are prohibited.

5. All power transmission and telemetry lines from a ground-mounted small wind energy conversion system to any building or other structure must be placed underground.

6. Towers, rotors and turbines may not be illuminated unless required by a state or federal agency, such as the FAA.

7. All structures and equipment must maintain factory colors or be finished in a non-reflective, matte finished, neutral color.

8. No commercial messages may be placed or painted on the tower, rotor, turbine, generator or tail vane that is legible from off-site. This provision is not intended to prohibit warning signs or manufacturer’s logos.

9. All climbing pegs, ladders and similar apparatus on ground-mounted small wind energy conversion systems must be located at least 12 feet above the ground at the base of the structure.

8.200-F Permits

The following information must be submitted with a zoning clearance permit application for a small wind energy conversion system:

1. A description of the system, including its maximum power-rated output capacity.

2. The make, model, an illustrative photograph or brochure, manufacturer’s specifications including noise data (decibels) for the proposed wind energy conversion system, the support structure, and method of attachment to the ground and/or structure.

3. Elevation drawing of the wind energy conversion system showing total height, turbine dimensions, tower and turbine colors, distance between ground and lowest point of any blade, and if proposed, the location of climbing apparatus.

4. If the wind energy conversion system is not certified as meeting the IEEE 1547 standards (Institute of Electrical and Electronic Engineers), then an assessment must be provided from an electrical engineer indicating that protection equivalent to the IEEE standard will be provided.

8.200-G Abandonment

Any small wind energy conversion system that is not operated for a continuous period of 12 months or more or that is in an obvious state of disrepair or a threat to public safety will be considered abandoned and must be dismantled and removed from the property at the expense of the property owner.
Chapter 9  Temporary Uses

Sec. 9.010  Purpose
The temporary use regulations of this chapter are intended to permit such occasional, temporary uses and activities when consistent with the purposes and regulations of these zoning regulations.

Sec. 9.020  Authority to Approve
Except as expressly stated in Sec. 9.030, all temporary uses require county approval.

9.020-A  Permitted Temporary Uses
The county inspector is authorized to approve those temporary uses and activities identified in Sec. 9.040 upon determining that such uses that comply with the provisions of this chapter. The county inspector is further authorized to refer any temporary use to the board of adjustment for consideration in accordance with the special exception procedures of Sec. 14.080. In approving temporary uses and activities identified in Sec. 9.040, the county inspector is authorized to impose conditions on the operation of temporary uses to help ensure that they do not create significant adverse impacts on surrounding uses and that they operate safely and without causing nuisances, consistent with the general purposes of these zoning regulations. Examples of such conditions include the following:

1. Requirements for vehicle access and parking;
2. Restrictions on hours of operation;
3. Limitations on signs and outdoor lighting;
4. Requirements for financial guarantees covering the costs of cleanup and/or removal of structures or equipment; and
5. Other conditions necessary to carry out the stated purposes of these zoning regulations and this chapter.

9.020-B  Temporary Uses Requiring Special Exception Approval
Temporary uses and activities identified in 9.040-B and those permitted temporary use types that do not comply with all applicable temporary use regulations and any conditions of approval require special exception approval in accordance with Sec. 14.080. The county inspector is further authorized to refer any temporary use or activity to the board of adjustment for consideration in accordance with the special exception procedures of Sec. 14.080.

Sec. 9.030  Exemptions
The following temporary uses are permitted as of right, without obtaining a zoning clearance permit from the county inspector:

9.030-A  Garage Sales
Garage sales may be conducted on lots occupied by residential dwelling units no more than 2 times in any calendar year and for no more than 4 consecutive days per occurrence. These limits apply on a per-lot basis, regardless of the person conducting the garage sale. No person conducting a garage sale may sell merchandise at the garage sale acquired solely for resale purposes. Garage sales are sometimes referred to as “yard sales,” “estate sales,” “moving sales,” “occasional sales” and other similar names. All such sales, by whatever name, are classified and regulated as “garage sales.” Authorization to conduct more than 2 garage sales in any calendar year requires review and approval in accordance with the special exception procedures of Sec. 14.080.

9.030-B  Temporary Dumpsters
Temporary dumpsters are allowed, subject to compliance with all the following regulations:
Chapter 9 | Temporary Uses
Sec. 9.040 | Permitted Temporary Uses

1. Temporary dumpsters related to ongoing construction are permitted for a period in which
construction is ongoing and all required permits for such construction remain valid. Such dumpsters
must comply with all structure setback requirements of the subject zoning district.

2. Temporary dumpsters are allowed for a period of 180 days following a natural disaster or act of
God occurring in the immediate area of the lot, to be used for the disposal of debris resulting from the
natural disaster. The county inspector is authorized to grant extensions of the 180-day time limit.

3. Temporary dumpsters are prohibited within stormwater basins or any other location that may cause
hazardous conditions, constitute a threat to public safety, or create a condition detrimental to
surrounding land uses and development.

Sec. 9.040 Permitted Temporary Uses

9.040-A Miscellaneous Uses and Activities

The county inspector is expressly authorized to approve the following as temporary uses upon determining that
the proposed use is a customary temporary use in the subject location and will generally be compatible with
surrounding uses and not be a detriment to public safety. In lieu of seeking administrative approval of these
custmyary temporary uses, applicants are authorized to request that the board of adjustment approve such uses
in accordance with the special exception procedures of Sec. 14.080.

1. Christmas tree and pumpkin sales lots for a maximum of 90 days per lot per year;
2. Parking lot sales for a maximum of 30 days per lot per year;
3. Farmer’s markets;
4. Construction staging areas, construction offices and storage of materials related to ongoing
construction for the period in which construction is ongoing and for which all required permits remain
valid;
5. Temporary residential sales and leasing offices and model homes, when located on the same lot or in
the same subdivision as the residential units actively being offered for lease or sales;
6. Tents accessory to an allowed principal or temporary use; and
7. Other similar customary temporary uses and activities.

Temporary Mobile Storage Units23

9.040-B Temporary Uses Requiring Special Exception Approval24

1. Outdoor Events
Outdoor carnivals, concerts, festivals, revivals and similar public events of interest require special
exception approval in accordance with Sec. 14.080.

2. Fireworks Retail Sales25
   a. The temporary fireworks retail sales regulations of this section apply to all fireworks retail sales
      uses conducted by a licensed fireworks retailer outside of a completed enclosed building. These
      regulations do not apply to fireworks retail sales conducted by licensed fireworks manufacturers,
      licensed fireworks distributors, or licensed firework wholesalers when conducted in a completely
      enclosed building.
   b. Temporary fireworks retail sales uses require special exception approval by the board of
      adjustment in accordance with Sec. 14.080. No structures may be established, and no sales may
      be conducted on the subject property until such approval is obtained.

---

23 Temporary mobile storage unit regulations (previously 9.040-B) have been removed. Storage units are considered accessory
structures under this draft, as is the practice under the current code.
24 Added provision exempting approved temporary uses from parking lot surfacing requirements. See 10.070-E.
25 These provisions are not currently included in the county zoning code, but they reflect current county practice. Note: these
provisions were previously numbered 9.050.
c. In accordance with O.S. Title 68 §1623, fireworks retail sales uses may be approved for and may occur only during the periods of June 15th to July 6th and December 15th to January 2nd each year allowed by Oklahoma law, unless a shorter time-frame is established by the board of adjustment at the time of special exception approval.

d. Hours of operation for fireworks retail sales uses are limited to the hours of 10:00 a.m. to 10:00 p.m. unless otherwise expressly approved as the time of special exception approval.

e. A building permit must be obtained before the construction, erection, or relocation of any structure from which fireworks are to be sold.

f. Any structure or objects associated with the fireworks retail sales use must be removed within 30 days following the end of the allowed sale period.

g. Unless another timeframe is expressly established by the board of adjustment at the time of special exception approval, special exception approval for fireworks retail sales uses must be obtained on an annual basis. In no case may the lifespan of a fireworks retail sale special exception approval extend more than 3 years. Once a fireworks retail sales special exception approval expires, the use must cease until such time as a new special exception approval is obtained from the board of adjustment.

h. All fireworks retail sales uses must comply with all applicable requirements of the State Fire Marshal's Office, the Oklahoma Tax Commission, and other state and federal agencies having jurisdiction over fireworks sales.
Chapter 10 Parking

Sec. 10.010 General

10.010-A Purpose
The regulations of this chapter are intended to help ensure the provision of off-street parking and loading spaces to support a variety of land uses and to provide for safe and adequate vehicular access and on-site circulation. The regulations are also intended to provide flexible methods of responding to the transportation and access demands of various land uses in different areas of the county.

10.010-B Applicability
1. General
Off-street parking and loading must be provided and maintained in accordance with the provisions of this chapter. Unless otherwise expressly stated, the regulations apply to all zoning districts and uses.

2. New Uses and Development
The parking regulations of this chapter apply to all new buildings constructed and all new uses established in all zoning districts.

3. Change of Use
If a new use of a building or structure requires more off-street parking than the use that most recently occupied the building or structure, additional off-street parking is required in an amount equal to the difference between the parking required for the new use and the parking that would have been required for the previous use if current parking requirements had been applicable, provided that the total number of required spaces for the change of use need not exceed the number that would be required for establishment of a new use.

4. Enlargements and Expansions
   a. The parking regulations of this chapter apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity or other units of measurement used for establishing off-street parking requirements.
   b. In the case of enlargements or expansions that trigger requirements for additional parking, additional spaces are required only to serve the enlarged or expanded area, not the entire building or use. There is no requirement to address parking space deficits associated with existing, lawfully established buildings or uses.

5. Existing Spaces
Existing off-street parking spaces may not be reduced below, or if already less than, may not be further reduced below the minimum requirements for a similar new building or use under the provisions of these zoning regulations.
Sec. 10.020 Minimum Parking Ratios

Off-street parking spaces must be provided in accordance with the minimum ratios established in Table 10-1. See Sec. 10.040 for an explanation of exemptions and allowed reductions of minimum off-street parking requirements. Minimum off-street parking requirements for uses requiring special exception approval must be established as part of the special exception approval process.

Table 10-1: Minimum Off-Street Parking Ratios

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>Minimum Off-Street Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
</tr>
<tr>
<td>Household Living</td>
<td></td>
</tr>
<tr>
<td>Single-unit living</td>
<td>2 per dwelling unit</td>
</tr>
<tr>
<td>Two-unit living</td>
<td>2 per dwelling unit</td>
</tr>
</tbody>
</table>
| Multi-unit living             | 0–1 bedroom: 1.5 per dwelling unit  
                               | 2+ bedrooms: 2 per dwelling unit |
| Group Living                  |                            |
| Assisted living facility      | 0.50 per dwelling unit     |
| Community group home         | 1 per 1,000 sq. ft.        |
| Convent/monastery/novitiate  | 1 per 1,000 sq. ft.        |
| Elderly/retirement center    | 0.75 per dwelling unit     |
| Fraternity/Sorority          | 0.50 per bed               |
| Life care retirement center  | 0.75 per dwelling unit plus 0.35 per nursing center bed |
| Nursing Home                  | 0.35 per bed               |
| Residential treatment center | 1 per 1,000 sq. ft.        |
| Rooming/boarding house       | 0.50 per bed               |
| Shelter, emergency and protective | 1 per 1,000 sq. ft.      |
| Transitional living center   | 1 per 1,000 sq. ft.        |
| **PUBLIC, CIVIC AND INSTITUTIONAL** |                       |
| Airport                       | 2 per 1,000 sq. ft. in passenger terminal |
| College or University         | 1.67 per 1,000 sq. ft. in classrooms plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats |
| Community Center              | 2 per 1,000 sq. ft.        |
| Day Care                      | 2 per 1,000 sq. ft.        |
| Fraternal Organization        | 20 per 1,000 sq. ft. in assembly room or 3.3 per 1,000 sq. ft. of total floor area, whichever is greater |
| Hospital                      | 1 per bed                  |
| Libraries and Cultural Exhibit|                            |
| Library                       | 2 per 1,000 sq. ft.        |
| Museum/cultural exhibit       | 1 per 1,000 sq. ft.        |
| **Natural Resource Preservation** | None                     |
| Parks and Recreation          | 1 per 4 stadium seats plus 2 per 1,000 sq. ft. in community center or recreation building plus 3.3 per 1,000 sq. ft. in swimming pool area |
| Golf course                   | 5 per hole plus 2.5 per 1,000 sq. ft. in club house |
| Tennis court                  | 2 per court, plus 2.5 per 1,000 sq. ft. in club house |
| Religious Assembly            | 20 per 1,000 sq. ft. in chapel or sanctuary or 1 per 3 seats, whichever is greater |
| Safety Service                | 2.5 per 1,000              |
| School                        | 0.75 per 1,000 sq. ft., or 0.055 per seat in largest auditorium or stadium, whichever is greater |
| **Utilities and Public Service Facility** |                         |
| Minor                         | None                       |
| Major                         | Established at time of special exception approval |
| **Wireless Communication Facility** | None                   |
### USE CATEGORY

<table>
<thead>
<tr>
<th>Subcategory</th>
<th>Minimum Off-Street Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL</strong></td>
<td></td>
</tr>
<tr>
<td>Animal service</td>
<td>2.5 per 1,000</td>
</tr>
<tr>
<td>Assembly and Entertainment</td>
<td></td>
</tr>
<tr>
<td>Indoor</td>
<td>1 per 4 seats if fixed seating; otherwise, 4 per 1,000 sq. ft. 26</td>
</tr>
<tr>
<td>Outdoor</td>
<td>1.25 per 1,000 sq. ft.</td>
</tr>
<tr>
<td>Broadcast or Recording Studio</td>
<td>2.5 per 1,000 sq. ft.</td>
</tr>
<tr>
<td>Commercial Service</td>
<td>2.5 per 1,000 sq. ft.</td>
</tr>
<tr>
<td>Eating or Drinking Establishment</td>
<td>4 per 1,000 sq. ft. 27</td>
</tr>
<tr>
<td>Financial Services</td>
<td>2.5 per 1,000 sq. ft.</td>
</tr>
<tr>
<td>Funeral or Mortuary Service</td>
<td>20 per 1,000 sq. ft. in assembly room plus 3.3 per 1,000 sq. ft. in non-assembly area</td>
</tr>
<tr>
<td>Lodging</td>
<td>1 per guest room or camping space</td>
</tr>
<tr>
<td>Office</td>
<td>2.5 per 1,000 sq. ft.</td>
</tr>
<tr>
<td>Parking, Non-accessory</td>
<td>None</td>
</tr>
<tr>
<td>Retail Sales</td>
<td>2.5 per 1,000 sq. ft. 28</td>
</tr>
<tr>
<td>Self-service Storage Facility</td>
<td>0.2 per 1,000 sq. ft.</td>
</tr>
<tr>
<td>Sexually Oriented Business Establishment</td>
<td>4 per 1,000 sq. ft. or 1 per 4 seats, whichever is greater</td>
</tr>
<tr>
<td>Studio, Instructional or Service</td>
<td>6-4 per 1,000 sq. ft.</td>
</tr>
<tr>
<td>Trade School</td>
<td>20 per 1,000 sq. ft. in classroom or 1 per 3 seats, whichever is greater</td>
</tr>
<tr>
<td>Vehicle Sales and Service</td>
<td></td>
</tr>
<tr>
<td>Car wash</td>
<td>See the vehicle stacking space requirements of Sec. 10.080</td>
</tr>
<tr>
<td>Fueling station</td>
<td>2 per 1,000 sq. ft.; minimum 5 spaces</td>
</tr>
<tr>
<td>Vehicle part and supply sales</td>
<td>2.5 per 1,000 sq. ft.</td>
</tr>
<tr>
<td>Vehicle repair and maintenance</td>
<td>2 per 1,000 sq. ft.; minimum 5 spaces</td>
</tr>
<tr>
<td>Vehicle rentals</td>
<td>1.67 per 1,000 sq. ft.</td>
</tr>
<tr>
<td>Vehicle sales</td>
<td>1 per 1,000 sq. ft. of open-air display or storage area</td>
</tr>
<tr>
<td><strong>WHOLESALE, DISTRIBUT. &amp; STORAGE</strong></td>
<td></td>
</tr>
<tr>
<td>All Categories</td>
<td>0.2 per 1,000 sq. ft.</td>
</tr>
<tr>
<td><strong>INDUSTRIAL</strong></td>
<td></td>
</tr>
<tr>
<td>All Categories</td>
<td>1-0.5 per 1,000 sq. ft.</td>
</tr>
<tr>
<td><strong>RECYCLING</strong></td>
<td></td>
</tr>
<tr>
<td>All Categories</td>
<td>1-0.5 per 1,000 sq. ft.</td>
</tr>
<tr>
<td><strong>AGRICULTURE</strong></td>
<td></td>
</tr>
<tr>
<td>Horticulture Nursery</td>
<td>1-0.5 per 1,000 sq. ft.</td>
</tr>
<tr>
<td>Marijuana Grower Operation</td>
<td>1-0.5 per 1,000 sq. ft.</td>
</tr>
<tr>
<td>All other Agriculture</td>
<td>None</td>
</tr>
<tr>
<td><strong>OTHER</strong></td>
<td></td>
</tr>
<tr>
<td>Drive-in or Drive-through Facility</td>
<td>See the vehicle stacking space requirements of Sec. 10.080</td>
</tr>
</tbody>
</table>

#### Sec. 10.030 Calculation of Required Parking

In determining the number of parking spaces required, the following calculation rules apply:

**10.030-A Multiple Uses**

Lots containing more than one use or tenant must provide parking in an amount equal to the total aggregate number of spaces required for each use or tenant on the lot except when a shared parking arrangement is approved in accordance with §10.040-F.

---

26 Existing minimums for indoor assembly and entertainment range from 4 to 10 spaces per 1,000 sq. ft.
27 Existing minimum for drinking establishment is 10 spaces per 1,000 sq. ft.
28 Existing minimums for retail sales uses range from 2.5 to 4 spaces per 1,000 sq. ft.
10.030-B Fractions and Rounding
When calculating minimum off-street parking requirements, any fractional result may be rounded down to the next lower consecutive whole number. For example, if a minimum requirement of 2.5 spaces per 1,000 square feet is applied to a building containing 13,000 square feet of floor area, the resulting minimum requirement of 32.5 is rounded down to 32 required spaces.

10.030-C Occupancy- or Capacity-based Standards
For the purpose of computing parking requirements based on employees, students, members, residents or occupants, calculations must be based on the average number of persons working on any single shift, the average enrollment or membership or the building code-rated capacity, whichever is applicable.

10.030-D Bench Seating
For the purpose of calculating parking requirements based on seating, each 22 linear inches of bench or pew length is equivalent to one seat.

Figure 10-1: Bench Seating

22" = one seat

10.030-E Outdoor Customer Seating/Dining Areas
Any outdoor customer seating/dining area exceeding 10% of a bar, restaurant or other use’s indoor floor area must be counted as floor area for purposes of determining off-street parking requirements.

10.030-F Unlisted Uses
Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the county inspector is authorized to apply the off-street parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a minimum off-street parking requirement for the proposed use in accordance with §10.030-G.

10.030-G Establishment of Other Parking Ratios
The county inspector is authorized to establish required minimum parking ratios for unlisted uses and in those instances where authority to establish a requirement is expressly granted. Such ratios must be established on the basis of (1) a similar use/parking determination (as described in §10.030-F), (2) on parking data provided by the applicant or (3) other information available to the county inspector. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable local uses or on external data from credible research organizations, such as the Urban Land Institute (ULI) and the Institute of Transportation Engineers (ITE). Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

Sec. 10.040 Parking Exemptions and Credits

10.040-A CH District
Uses within the CH zoning district are exempt from compliance with all off-street parking regulations of this chapter, except for the parking area design requirements of §10.070-B through §10.070-F, which do apply in the CH district.

29 These exemption and credit provisions are all new.
10.040-B  Accessory Buildings
Accessory buildings are exempt from the minimum off-street parking ratios of Table 10-1.

10.040-C  Motorcycle and Scooter Parking
In parking lots containing more than 10 parking spaces, the provision of motorcycle or scooter parking spaces may be credited toward satisfying the minimum off-street parking ratios of Table 10-1 at the rate of one motor vehicle parking space for each 2 motorcycle or scooter parking spaces. The maximum credit allowed under this provision is 2 spaces or 10% of the total minimum motor vehicle parking requirement for the subject property, whichever is greater. To receive credit, each motorcycle and scooter space must have a concrete surface and minimum dimensions of 4 feet by 8 feet. This provision applies to existing and proposed parking lots.

Figure 10-2: Motorcycle Parking Space Dimensions

10.040-D  Public Parking
Nonresidential uses may receive credit for parking spaces within a nearby public parking lot or public parking garage, as follows:

1. The nearest pedestrian entrance to the public parking lot or garage must be located within 1,500 feet of the lot on which the subject use is located;
2. The parking facility must be open to the general public from at least 6:00 a.m. to 10:00 p.m.;
3. Minimum parking requirements may be reduced by one parking space for every 4 parking spaces within the public parking lot or garage, not to exceed a total reduction of more than 25 spaces.

10.040-E  On-street Parking
Nonresidential uses may count on-street parking spaces on public street rights-of-way abutting the subject property towards satisfying off-street motor vehicle parking requirements. One on-street parking space credit may be taken for each 20 linear feet of abutting right-of-way where on-street parking is allowed. Only space on the same side of the street as the subject use may be counted, except that the opposite side of the street may be counted if the property on that side of the street does not have the potential for future development. In calculating credit for on-street parking, all fractional spaces are rounded down.

10.040-F  Shared Parking
1. General
Shared parking refers to the practice of 2 or more users who have need for parking at different times voluntarily agreeing to make use of the same motor vehicle parking spaces. Shared parking is encouraged as a means of conserving scarce land resources, reducing stormwater runoff, reducing the heat island effect caused by large paved areas and improving community appearance.

2. Approval
The county inspector is authorized to approve shared parking arrangements among property owners who propose shared parking.

3. Eligibility
Shared parking may be approved for nonresidential uses that have different periods of parking demand. Required residential parking and accessible parking spaces (for people with disabilities) may
not be shared, provided that this provision is not intended to prohibit shared driveways serving such uses.

4. **Calculation**

The number of parking spaces required under a shared parking arrangement must be determined in accordance with the following:

a. Multiply the minimum parking required for each individual use, as set forth in Table 10-1 by the percentage identified in Table 10-2 for each of the 6 designated time periods.

b. Add the resulting sums for each of the 6 columns in Table 10-2.

c. Select the time period with the highest total parking requirement and use that total as the shared parking requirement.

<table>
<thead>
<tr>
<th>Table 10-2: Shared Parking Calculations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Office and Industrial</td>
</tr>
<tr>
<td>Lodging</td>
</tr>
<tr>
<td>Restaurants and Bars</td>
</tr>
<tr>
<td>Religious Assembly</td>
</tr>
<tr>
<td>Assembly &amp; Entertain.</td>
</tr>
<tr>
<td>Retail Sales &amp; Comm. Service</td>
</tr>
</tbody>
</table>

5. **Other uses**

If one or more of the land uses proposing to make use of a shared parking arrangement do not conform to the land use classifications in Table 10-2, as determined by the county inspector, then the applicant must submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the county inspector is authorized to determine the appropriate shared parking requirement, if any, for such uses.

6. **Location**

Shared parking may be located on-site or off-site. Off-site parking is subject to the regulations of §10.060-D.

7. **Agreement**

Before final approval of a shared parking arrangement, a shared parking agreement must be provided guaranteeing the long-term availability of the shared parking, commensurate with the uses served. The agreement must be filed of record in the county clerk’s office. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this chapter.

**10.040-G Alternative Compliance**

The motor vehicle parking ratios of this chapter are not intended to prevent development and redevelopment or to make development and redevelopment economically impractical. In order to allow for flexibility in addressing the actual expected parking demand of specific uses, alternative compliance parking ratios may be approved through the special exception procedures of Sec. 14.080 only if:

1. The board of adjustment determines that the other allowed parking reduction alternatives of Sec. 10.040 are infeasible or do not apply; and

2. The board of adjustment determines that the reduced parking ratios proposed are not likely to cause material adverse impacts on traffic circulation and safety or on the general welfare of property owners and residents in the surrounding area.
Sec. 10.050  Use of Off-Street Parking Areas

10.050-A  Required off-street parking spaces are intended to serve residents, tenants, patrons, employees, or guests of the principal use. Required off-street parking areas may be used solely for the temporary parking of licensed motor vehicles in operating condition.

10.050-B  Required off-street parking spaces may not be used for the storage, display or sale of goods, equipment, or materials. No motor vehicle repair work of any kind is permitted in a required parking space.

10.050-C  Required spaces may be used for electric vehicle charging.

Sec. 10.060  Location of Off-Street Parking

10.060-A  General
Except as otherwise expressly stated in this chapter, required off-street parking areas must be located on the same lot as the building or use they are required to serve.

10.060-B  Street Yard Parking in RM Districts
Within RM districts no more than 50% of a street yard may be used for motor vehicle parking, except in the RT district no more than one vehicle may be parked in a street yard for each 600 square feet of area contained in yard.

10.060-C  Parking Setbacks
1. Unenclosed off-street parking areas must be set back from the centerline of abutting streets as indicated in Table 10-3:

<table>
<thead>
<tr>
<th>Table 10-3: Parking Space Setback Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Street Setback (feet from centerline) [1]</td>
</tr>
<tr>
<td>1 to 5 Parking Spaces</td>
</tr>
<tr>
<td>Accessory to a household living use</td>
</tr>
<tr>
<td>Accessory to another use</td>
</tr>
</tbody>
</table>

   [1] If the right-of-way width designated on the Major Street and Highway Plan exceeds 50 feet, add one-half of the distance by which the designated right-of-way exceeds 50 feet.

2. Unenclosed off-street parking areas (including drive aisles) that are accessory to multi-unit residential buildings or group living uses must be set back at least 25 feet from any abutting R zoning district.

3. All unenclosed, non-accessory off street parking areas must be screened from view of abutting R-zoned lots by a screening fence or wall, in accordance with Sec. 12.010. If the unenclosed parking area is located more than 50 feet from the R-zoned lot, the screening requirement does not apply.

10.060-D  Off-site Parking
1. When Allowed
All or a portion of required off-street parking for nonresidential uses may be provided off-site, in accordance with the regulations of this section. Required accessible parking spaces (see 10.080-A) and required parking for residential uses may not be located off site.

2. Location
Off-site parking areas must be located within a 1,000-foot radius of the use served by such parking, measured between the nearest public entrance door of the use to be served and the outer perimeter of the furthest parking space within the off-site parking lot. Off-site parking lots are allowed only in zoning districts that permit non-accessory parking or in districts that allow the principal use to be served by the off-site parking spaces.
3. **Design**
Off-site parking areas must comply with all applicable parking area design regulations of [Sec. 10.070](#).

4. **Control of Off-Site Parking Area**
The property to be occupied by the off-site parking facilities must be under the same ownership as the lot containing the use to be served by the parking. The off-site parking area may be under separate ownership only if an agreement is provided guaranteeing the long-term availability of the parking, commensurate with the use served by the parking. The agreement must be filed of record in the county clerk’s office. Off-site parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this chapter.

### Sec. 10.070 Parking Area Design

10.070-A **Applicability**
The parking area design regulations of this section apply to all off-street parking lots for motor vehicles, whether containing required parking spaces or non-required parking spaces.

10.070-B **Ingress and Egress**
All parking areas must be designed to allow vehicles to enter and exit a street and cross public sidewalks in a forward motion, except that this requirement does not apply to lots with access on a minor street.

10.070-C **Stall Size**
Parking spaces must be at least 9 feet in width and 20 feet in length, except that up to 25% of the total required off-street parking spaces may be a minimum of 7.5 feet in width by 15 feet in length exclusive of access drives or aisles. In parking areas where permanent wheel stops have been installed, 2.5 feet of the parking space length (depth) beyond the wheel stop may be counted as part of the required parking space length if that area is unobstructed and not part of another parking stall, drive aisle or sidewalk.

10.070-D **Tandem Parking**
Tandem parking spaces may be used to satisfy parking requirements for household living uses when the spaces are assigned to the same dwelling unit. In all other cases parking spaces must be designed to allow each parking space to be accessed without passing through another parking space.
10.070-E Surfacing

1. All off-street parking areas must be surfaced with an all-weather surface unless otherwise expressly stated in these zoning regulations. Approved temporary uses are exempt from the all-weather surfacing requirement.

2. All motorized vehicles designed for travel upon public streets and that are being parked, stored or displayed for sale must be parked, stored or displayed on an all-weather surface. This surfacing requirement does not apply to junk or salvage yards. The board of adjustment is authorized to grant a special exception permitting the storage or display of motorized vehicles on a surface other than one consisting of an all-weather surface if the location complies with all applicable minimum building setbacks.

10.070-F Vertical Clearance

All parking spaces must have overhead vertical clearance of at least 6.5 feet.

10.070-G Lighting

Lighting used to illuminate an off-street parking area must be so arranged as to direct the light away from properties within an R District that do not contain uses for which the parking is being provided.

Sec. 10.080 Stacking Spaces for Drive-through Facilities

10.080-A Spaces Required

In addition to the parking required for each use, establishments with drive-through facilities must provide stacking spaces for each drive-through station as indicated in Table 10-4:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Spaces (per lane)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automated teller machine</td>
<td>2 (measured from ATM)</td>
</tr>
<tr>
<td>Bank</td>
<td>3 (measured from teller or service area)</td>
</tr>
<tr>
<td>Car wash, automated or customer-operated</td>
<td>2 (measured from vehicle entrance)</td>
</tr>
<tr>
<td>Car wash, attendant hand wash</td>
<td>3 (measured from vehicle entrance)</td>
</tr>
<tr>
<td>Drug store</td>
<td>2 (measured from pick-up window)</td>
</tr>
<tr>
<td>Restaurant drive-through</td>
<td>3 (measured from order board)</td>
</tr>
<tr>
<td>Kiosks</td>
<td>2 (measured from service window)</td>
</tr>
<tr>
<td>Other</td>
<td>As determined by the county inspector</td>
</tr>
</tbody>
</table>

10.080-B Dimensions

Each lane of stacking spaces must be at least 8 feet in width and at least 18 feet in length. Stacking lanes must be delineated with pavement markings.
10.080-C Location and Design

1. Stacking lanes must be located on the subject property. They may not be located within required driveways or drive aisles, parking spaces or loading areas and may not interfere with access to parking and ingress and egress from the street.

2. All areas associated with drive-through facilities, including drive-through signs, stacking lanes, trash receptacles, loudspeakers and service windows must be located to the rear or on the non-street-facing side of the property. Drive-through lanes must be set back at least 10 feet from abutting R-zoned lots, and a screening wall or fence must be provided along the common lot line in accordance with the screening fence and wall regulations of Sec. 12.010.

10.080-D Pedestrian Access

The principal pedestrian access to the entrance of the use from a public sidewalk may not cross the drive-through facility stacking lane.

Sec. 10.090 Accessible Parking for People with Disabilities

Accessible parking facilities must be provided in accordance with the building code.

Sec. 10.100 Loading

10.100-A Off-street loading areas must be designed so that all vehicle maneuvering, and loading/unloading operations will occur on private property.

10.100-B Off-street loading areas may not be located in any street yard. All loading spaces must be surfaced in the same manner as required for parking areas.

10.100-C Whenever a loading area is located adjacent to an R district, a screening fence or wall must be provided along the common lot line in accordance with the regulations of Sec. 12.010.

30 Minimum off-street loading ratios have been removed.
Chapter 11 Signs

Sec. 11.010 General

11.010-A Purpose
The sign regulations of this section are intended to balance the following differing, and at times, competing goals:

1. To support the desired character of the county, as expressed in adopted plans, policies and regulations;
2. To promote an attractive visual environment;
3. To encourage the effective use of signs as a means of communication for businesses, organizations and individuals;
4. To provide a means of wayfinding for visitors and residents;
5. To provide for reasonable business identification, advertising and communication;
6. To prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the county and its residents, property owners and visitors;
7. To protect the safety and welfare of the public by minimizing hazards for motorized and nonmotorized traffic;
8. To minimize the possible adverse effects of signs on nearby public and private property; and
9. To provide broadly for the expression of individual opinions through the use of signs on private property.

11.010-B Scope and Applicability
All signs within the county are subject to the regulations of this chapter and all other applicable provisions of these zoning regulations.

11.010-C Content Neutrality
Any sign allowed under this chapter may contain, in lieu of any other message or copy, any lawful noncommercial message that does not direct attention to a business operated for profit, or to a product, commodity or service for sale or lease, or to any other commercial interest or activity, as long as the sign complies with all size, height, location and other applicable requirements of this chapter.

11.010-D Off-premises Outdoor Advertising Signs
Off-premises outdoor advertising sign are allowed only in those locations expressly identified in these zoning regulations and only when such signs comply with all applicable off-premises outdoor advertising sign regulations. Provisions of these zoning regulations that refer to “signs” being allowed, or certain types of signs being allowed (e.g., freestanding, wall, projecting) are not to be construed as references to off-premises outdoor advertising signs being allowed, unless the subject provision expressly refers to “off-premises outdoor advertising signs.”
Sec. 11.020  Prohibited Signs and Sign Characteristics
The following signs and sign characteristics are prohibited except as otherwise expressly stated:

11.020-A Signs for which a permit is required by these zoning regulations but for which no permit has been issued;

11.020-B Search lights, strobe lights, rotating beacon lights, flashing lights that are visible from public right-of-way, except as otherwise expressly allowed by this chapter or required by law;

11.020-C Signs located in or obstructing a required parking or loading space, or that otherwise obstruct vehicular or pedestrian access or circulation, or that pose any other hazard to motorized or nonmotorized travel;

11.020-D Signs that obstruct any fire escape, required exit, window or door opening used as a means of egress;

11.020-E Signs that interfere with an opening required for ventilation, except that signs may cover transom windows when not in violation of building and fire prevention codes;

11.020-F Signs affixed directly to a tree, utility pole or traffic control device;

11.020-G Signs that obstruct, impair, obscure, interfere with the view of, or that may be confused with, any authorized traffic control sign, signal, or device;

11.020-H Sign displays with a brightness of such intensity or brilliance that they impair the vision or endanger the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle;

11.020-I Signs that obstruct corner traffic visibility, as determined by the county engineer;

11.020-J Roof signs, except as expressly allowed by specific regulations of this chapter;

11.020-K Signs attached to or painted on an inoperable or unlicensed vehicle (motorized or non-motorized) located in view of the right-of-way;

11.020-L Signs attached to or painted on a licensed motor vehicle if the sign: (1) directs attention to a business, service, commodity, or activity offered or sold on the premises and (2) if the vehicle is parked closer to the street than the nearest building wall (does not apply to vehicles parked for the purpose of immediate loading and unloading); and

11.020-M Signs located in or that project into the right-of-way or planned right-of-way of a public street, unless a special exception has been approved by the board of adjustment in accordance with the procedures of Sec. 14.080 and a license has been granted by the county in the case of the right-of-way or a removal agreement has been entered into in the case of the planned right-of-way.

Sec. 11.030  Sign Exceptions
The following signs are not counted as signs for purposes of determining the number of signs or amount of signage on a lot.

11.030-A  Driveway Signs

1. One driveway sign may be installed at each vehicle entrance and exit to any lot occupied by an allowed nonresidential use or multi-unit residential building. Such signs must be located within 10 feet of the intersection of the driveway and the street right-of-way. Driveway signs may be illuminated but may not exceed 4 square feet in area or 5 feet in height.

2. Off-street parking areas with a capacity of more than 4 vehicles and multi-tenant developments and uses on lots exceeding one acre in area may display internal site driveway signs. Such signs must be located within 10 feet of an internal site driveway or drive aisle and may not exceed 12 square feet in area or 10 feet in height.

11.030-B  Drive-through Signs
Drive-through signs are permitted in conjunction with drive-through uses, in accordance with the following regulations.
1. **Location**
   Drive-through signs must be located within 10 feet of a drive-through lane.

2. **Number and Dimensions**
   One primary drive-through sign not to exceed 36 square feet in area or 8 feet in height is allowed per order station up to a maximum of 2 primary drive-through signs per lot. One secondary drive-through sign not to exceed 15 square feet in area or 6 feet in height is allowed per lot.

3. **Residential Separation**
   Drive-through signs must be set back at least 50 feet from residential zoning districts.

4. **Visibility**
   Drive-through signs must be oriented to be visible by motorists in allowed drive-through lanes.

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**11.030-C Nameplates**
Nameplates are allowed in all zoning districts, provided they do not exceed 2 square feet in area in R districts or 4 square feet in area in all other districts. Nameplate signs do not require a permit.

**11.030-D Window Signs**
Window signs are allowed as sign exceptions for allowed nonresidential uses, provided they do not cover more than 50% of the area of the window to which they are affixed. Window signs do not require a permit.

**11.030-E Temporary and Ancillary Signs**
Nonilluminated temporary or ancillary signs are allowed on lots in addition to all other signs permitted under this chapter, subject to the regulations of Table 11-1. Temporary and ancillary signs that comply with the regulations of Table 11-1 are allowed by right, without a sign permit. Temporary and ancillary signs that are illuminated or that do not comply with the regulations of Table 11-1 may be approved as a special exception in accordance with Sec. 14.080.

**Table 11-1: Temporary and Ancillary Sign Regulations**

<table>
<thead>
<tr>
<th>Regulation</th>
<th>AG-R District</th>
<th>R Districts</th>
<th>All Other Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Number per Lot</td>
<td>3</td>
<td>3</td>
<td>5 or 1 per 500 feet or road frontage, whichever is greater</td>
</tr>
<tr>
<td>Maximum Sign Area (sq. ft.)</td>
<td>16</td>
<td>16</td>
<td>32</td>
</tr>
<tr>
<td>Maximum Sign Height (feet)</td>
<td>8</td>
<td>8</td>
<td>15</td>
</tr>
</tbody>
</table>

**11.030-F Special Event Signs**
Special event signs are subject to county commission approval. County-approved special event signs are not subject to the sign regulations of this chapter unless otherwise expressly stated at the time of approval.

**11.030-G Other Sign Exceptions**
The following additional signs are also allowed as sign exceptions and do not require a permit:
1. Signs erected and maintained pursuant to the discharge of governmental functions, or that are required by law, ordinance, or government regulation, or that are required to be posted in order to effectuate a legal right.
2. Flags that do not contain a commercial message.
3. Wall plaques and wall signs that are not illuminated and that do not exceed 4 square feet in area;
4. Signs that are not legible from any public right-of-way or from beyond the boundaries of the lot or parcel;
5. Signs within completely enclosed buildings, provided that such signs are oriented to be primarily visible from inside the subject building; and
6. Labels and notices on equipment or structures, provided the label or notice does not exceed 15 square inches in area.

Sec. 11.040 Sign Regulations of General Applicability

11.040-A Applicability
The regulations of this section apply to on-premises and all off-premises outdoor advertising signs, except as otherwise expressly stated. These zoning regulations supplement and apply in addition to any other applicable regulations established of this chapter.

11.040-B Required Setbacks, Spacing and Separations
1. All freestanding signs must be setback from the centerline of an abutting street by a distance of at least one-half the right-of-way width designated on the Major Street and Highway Plan or 25 feet if the street is not designated on the Major Street and Highway Plan. All parts of all signs must be setback at least 10 feet of a freeway planned right-of-way.
2. All on-premises projecting signs, roof signs and freestanding signs and all off-premises outdoor advertising signs must be separated from all other roof signs, projecting signs, freestanding signs and off-premises outdoor advertising signs by a minimum distance of 20 feet. Side-by-side ground signs located on a common line perpendicular to the nearest street are not required to maintain a 20-foot separation from one another.
3. Signs that are visible from an R district (other than street, highway or freeway right-of-way) or from a designated residential development area must be separated from the R district or residential development area by a minimum distance of 40 feet.

11.040-C Mounting Height of Wall Signs and Projecting Signs
Unless otherwise expressly stated in these sign regulations, wall signs and projecting signs must be mounted so that no portion of the sign extends above the top of the parapet or building wall to which they are attached, except in those cases where the height of the parapet or building wall or the presence of architectural features will not accommodate a wall or projecting sign that is at least 3 feet in height. In such cases, the sign may extend above the parapet or building wall for a distance that will permit a sign with a height of up to 3 feet.

11.040-D Dynamic Displays
Unless otherwise expressly stated, all signs that include a dynamic display are subject to the supplemental regulations of Sec. 11.080.

Sec. 11.050 Signs in A and R Zoning Districts

11.050-A Applicability
The regulations of this section apply to signs in A districts and R districts. See also the general regulations of Sec. 11.040.
11.050-B Signs Allowed
The following signs are allowed in A districts and R districts in addition to any signs allowed pursuant to Sec. 11.030. On-premises roof signs, on-premises projecting signs and all off-premises outdoor advertising signs are prohibited in A districts and R districts.

1. Multi-unit Residential Buildings and Neighborhood and Subdivision Identification Signs
   a. Lots occupied by one or more multi-unit residential buildings are allowed a maximum of one freestanding sign per street frontage and a maximum of one wall sign per building wall. Wall signs may not exceed 32 square feet in area.
   b. Residential neighborhoods and residential subdivisions, including manufactured housing parks, are allowed a single freestanding sign at each street entrance to the neighborhood or subdivision.
   c. The freestanding signs allowed by this section may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented. Maximum height may not exceed 20 feet.

2. Nonresidential Uses
   The following regulations apply to all principal nonresidential uses in A districts and R districts.
   a. Wall Signs
      Nonresidential uses in A districts and R districts are allowed a maximum of one wall sign per public building entrance. No individual wall sign may exceed 1232 square feet in area. In buildings with multiple public building entrances, the sign area of all wall signs may not exceed 32 square feet in the aggregate.
   b. Freestanding Signs
      Nonresidential uses in A districts and R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 15 feet and may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.
   c. Dynamic Displays
      Dynamic displays are prohibited in A districts and R districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display. The following regulations apply to dynamic displays approved as special exceptions in A and R districts:
      (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
      (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
      (3) Dynamic displays in A districts and R districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
      (4) Dynamic displays are subject to the dynamic display regulations of Sec. 11.080.

Sec. 11.060 Signs in Office Zoning Districts
11.060-A Applicability
The regulations of this section apply to signs in all office zoning districts. See also the general regulations of Sec. 11.040.
11.060-B  Signs Allowed
In addition to any sign exceptions allowed pursuant to Sec. 11.030, lots in office zoning districts are allowed a maximum of one on-premises sign per street frontage. The allowed on-premises sign may be a wall sign, a projecting sign or a freestanding sign. Roof signs and off-premises outdoor advertising signs are prohibited in office districts.

11.060-C  Maximum Area
Signs allowed in O districts may not exceed 32 square feet in area or 1.5 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may any single sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

11.060-D  Maximum Height
Freestanding signs in other O districts may not exceed 20 feet in height or the height of the principal building on the lot, whichever is less.

11.060-E  Dynamic Displays
Dynamic displays are prohibited in O districts except that on a lot occupied by an allowed public, civic or institutional use, either the allowed wall sign or the allowed freestanding sign may include a dynamic display. The following regulations apply to dynamic displays in O districts:

1. The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.

2. The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.

3. Dynamic displays in O districts may operate only between the hours of 7:00 a.m. and 9:00 p.m.

4. Dynamic displays are subject to the dynamic display regulations of Sec. 11.080.

Sec. 11.070  Signs in Commercial and Industrial Zoning Districts

11.070-A  Applicability
The regulations of this section apply to signs in all commercial and industrial zoning districts. See also the general regulations of Sec. 11.040.

11.070-B  Signs Allowed
In addition to any sign exceptions allowed pursuant to Sec. 11.030, the following signs are the only signs allowed in commercial and industrial zoning districts:

1. On-premises Wall Signs
On-premises wall signs are allowed in all commercial and industrial zoning districts. Wall signs may not exceed an aggregate area of more than 3 square feet per linear foot of building wall to which they are attached. Wall signs are not counted against a lot’s allowed sign budget, pursuant to §11.070-D.

2. On-premises Projecting Signs
On-premises projecting signs are allowed in all commercial and industrial zoning districts. Projecting signs are counted against a lot’s allowed sign budget, pursuant to §11.070-D.

3. On-premises Freestanding Signs
On-premises freestanding signs are allowed in all commercial and industrial zoning districts. Freestanding signs are counted against a lot’s allowed sign budget, pursuant to §11.070-D.

4. On-premises Roof Signs
On-premises roof signs are counted against a lot’s allowed sign budget, pursuant to §11.070-D. A roof sign may not extend more than 25 feet above the mean roof level of the building to which it is affixed.

Existing regulations are very confusing to me. Please review carefully to ensure I haven’t made unintended major changes.
5. **Off-premises Outdoor Advertising Signs**
   Off-premises outdoor advertising signs are subject to the regulations of §11.070-F. Where allowed, off-premises outdoor advertising signs are counted against a lot’s allowed sign budget, pursuant to §11.070-D.

11.070-C **Maximum Height**
1. Freestanding on-premises and off-premises signs may not exceed 30 feet in height unless in addition to applicable minimum sign street setbacks, the sign is set back one foot for each foot of height exceeding 30 feet, provided that sign may not exceed 50 feet regardless of setback distance.
2. On-premises and off-premises projecting signs and roof signs may not extend more than 25 feet above the mean roof level of the building to which it is affixed.

11.070-D **Sign Budget**
1. **Applicability**
   The sign budget provisions of this subsection govern the maximum aggregate number and combined area of all on-premises projecting, roof, and freestanding signs and off-premises outdoor advertising signs allowed on a lot in commercial and industrial zoning districts, except as otherwise expressly stated.
2. **Maximum Area**
   a. The maximum aggregate sign area of all on-premises projecting, wall, and freestanding signs and off-premises outdoor advertising signs allowed on lots with may not exceed the limits established in **Table 11-2**: **Table 11-2: Maximum Aggregate Sign Area**

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>On-premises Projecting, Freestanding and Roof Signs &amp; Off-premises Outdoor Advertising Signs (sq. ft. per linear foot of major street frontage)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>If More than 1 Such Sign</td>
</tr>
<tr>
<td>CS</td>
<td>1.5</td>
</tr>
<tr>
<td>CG, CH, and I</td>
<td>2</td>
</tr>
</tbody>
</table>
   b. No maximum sign area limitation applies to on-premises projecting, wall, and freestanding signs and off-premises outdoor advertising signs that comply with minimum street setbacks applicable to principal buildings.
   c. Off-premises outdoor advertising signs may be erected on unimproved lots with no sign face area limitation, if they comply with minimum street setbacks applicable to principal buildings, provided that upon the occupancy of any building on the lot, any sign not complying with the surface area limitations set out above, must be removed within 30 days of the date of such occupancy.

11.070-E **Dynamic Displays on On-premises Wall, Projecting and Freestanding Signs**
A maximum of one of the on-premises wall signs, roof signs, projecting signs or freestanding signs allowed on a lot in a commercial or industrial zoning district may include a dynamic display. The dynamic display may not exceed the maximum sign area allowed for the respective sign type or 48 square feet, whichever is less. The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall, roof, projecting, or freestanding sign, but rather is counted as part of the maximum area of the wall, roof, projecting or freestanding sign. Only one, contiguous dynamic display is allowed on a wall, roof, projecting, or freestanding sign face. Off-premises outdoor advertising signs that incorporate a dynamic display are subject to the dynamic display regulations of Sec. 11.080.

11.070-F **Off-premises Outdoor Advertising Signs**
Off-premises outdoor advertising signs are allowed only in compliance with regulations of this subsection (§6).
1. **Where Allowed**
   Off-premises outdoor advertising signs are allowed in those zoning districts indicated in the use table of chapter 6 (see Table 6-1). They are expressly prohibited in PUD districts.

2. **Maximum Number and Area**
   The maximum number and area of allowed off-premises outdoor advertising signs is governed by the sign budget provisions of §11.070-D.

3. **Dynamic Displays**
   a. Off-premises outdoor advertising signs that incorporate a dynamic display are subject to the dynamic display regulations of Sec. 11.080.
   b. No off-premises outdoor advertising sign with a dynamic display may be modified, extended, or enlarged until a permit has been issued for its installation and use as a dynamic display sign.
   c. The conversion of an off-premises outdoor advertising sign into an off-premises outdoor advertising sign with a dynamic display requires a permit as if it were an entirely new sign.
   d. A nonconforming off-premises outdoor advertising sign may not be modified, changed or converted into a dynamic display off-premises outdoor advertising sign unless it complies with all requirements of these zoning regulations, and all setback, spacing and separation requirements have been verified.

**Sec. 11.080 Dynamic Displays**
The supplemental regulations of this section apply to all signs with dynamic displays. Except as otherwise expressly stated, these zoning regulations apply whether incorporated into off-premises outdoor advertising signs or on-premises on-premises signs that are allowed to include a dynamic display.

11.080-A The images and messages displayed on a dynamic display must have a minimum dwell time of at least 8 seconds and may not contain any movement, animation, audio, video, pyrotechnics or other special effects.

11.080-B The transition or change from one message to another must occur in one second or less and involve no animation or special effects.

11.080-C The images and messages displayed must be complete in and of themselves within the required dwell time.

11.080-D Dynamic displays may not be located within 50 feet of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.

11.080-E Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.

11.080-F Dynamic displays may not be located within 200 feet of any of the following: (1) an R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R and AG districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary.

11.080-G Dynamic displays must be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.

11.080-H Dynamic displays must be equipped with a light detector/photocell that automatically adjusts the display’s brightness according to natural ambient light conditions.
11.080-I The maximum brightness level of a dynamic display may not exceed 6,500 nits (candelas per square meter) during daylight hours or 500 nits between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service (Actual Time). Brightness must be measured from the brightest element of the sign’s face.

11.080-J Outdoor advertising signs that include a dynamic display must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display. This spacing limitation does not apply between signs separated by a freeway. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

Sec. 11.090 Administration

11.090-A Any person proposing to erect any sign requiring a sign permit must submit a sign permit application to the county inspector. Applications for such permit must be accompanied by detailed plans, including scaled drawings of the proposed sign, a detailed site plan and other information deemed necessary by the county inspector to determine compliance with applicable regulations.

11.090-B Sign permit fees must be paid prior to the issuance of a sign permit.

11.090-C If the work associated with a sign permit has not been completed within 180 days of the date of the issuance of the permit, such permit will lapse and become null and void.

Sec. 11.100 Nonconforming Signs

11.100-A Description
A nonconforming sign is a sign that was lawfully established but that no longer complies with applicable zoning regulations because of the adoption or amendment of regulations after the sign was established.

11.100-B Off-premises Outdoor Advertising Signs
Nonconforming off-premises outdoor advertising signs may continue subject to the following provisions:

1. Nonconforming off-premises outdoor advertising signs must be maintained in good repair and safe condition, in accordance with §16.010-D. No permits may be issued for upgrades or modifications of nonconforming signs.

2. If an off-premises outdoor advertising sign is nonconforming by reason of restrictions on its brightness or illumination or its use of strobe or beacon lights, the sign must be immediately removed or made to conform.

3. If a nonconforming off-premises outdoor advertising sign is damaged or partially destroyed to the extent of more than 50% of its replacement cost at the time of damage, the sign must be removed or made to conform to all applicable regulations within 90 days of the date of the date of damage or destruction.

4. If a nonconforming off-premises outdoor advertising sign is not used for advertising purposes for a period of 180 consecutive days, the nonconforming off-premises outdoor advertising sign is deemed to have been abandoned and must be removed. A sign that directs attention to the sign owner’s outdoor advertising business, commodity, or service is not considered “outdoor advertising” for purposes administering and enforcing the provisions of this paragraph.

11.100-C On-premises Signs
Nonconforming on-premises signs may continue subject to the following provisions:

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32 Current regulations only address off-premises outdoor advertising signs that were erected on lots in an AG district but that were later rezoned to R or O district. Under current controls, such signs were to be removed within 6 months to 2 years after the effective date of the rezoning.
1. Nonconforming on-premises signs must be maintained in good repair and safe condition, in accordance with §16.010-D. No permits may be issued for upgrades or modifications of nonconforming signs.

2. If an on-premises sign is nonconforming by reason of restrictions on its brightness or illumination or its use of strobe or beacon lights, the sign must be immediately removed or made to conform.

3. A window sign that is nonconforming by reason of restrictions on its sign area must be immediately removed or made to conform.

4. If a nonconforming on-premises sign is damaged or partially destroyed to the extent of more than 50% of its replacement cost at the time of damage, the sign must be removed or made to conform to all applicable regulations within 90 days of the date of the date of damage or destruction.

5. If the on-premises sign is not used for advertising purposes for a period of 180 consecutive days, the sign is deemed abandoned and must be removed.

11.100-D Strobe Lights and Beacons
Search lights, strobe lights and rotating beacon lights that are visible from public right-of-way are prohibited and must be removed immediately, except as otherwise required by law.

Sec. 11.110 Rules of Measurement

11.110-A Sign Area

1. Signs Enclosed in Frames or Cabinets
   The area of a sign enclosed in a frame or cabinet is determined based on the outer dimensions of the frame or cabinet surrounding the sign face (see Figure 11-2).

2. Channel (individual) Letter Signs
   a. The area of a sign comprised of individual letters or elements attached to a building wall is determined by calculating the area of the smallest geometric figure (e.g. square, rectangle, circle, polygon, etc.) that can be drawn around the letters and/or elements (see Figure 11-3).
   b. Signs consisting of individual letters and/or elements will be measured as one sign when the distance between the letters and/or elements is less than the largest dimension of the largest sign letter (see Figure 11-4).
3. Multi-Sided Signs
Unless otherwise expressly stated, when the sign faces of a multi-sided sign are parallel or within 30 degrees of parallel, only one side is counted for the purpose of determining the area and number of signs. If the sign faces are not parallel or within 30 degrees of parallel, all sign faces are counted (see Figure 11-5).

4. Non-planar Signs
Spherical, free-form, sculptural or other non-planar sign area is measured as 50% of the sum of the areas using only the 4 vertical sides of the smallest 4-sided polyhedron that will encompass the sign structure. Signs with greater than 4 polyhedron faces are prohibited.
11.110-B Sign Height
The height of a sign is measured as the vertical distance from curb level to the highest point of the sign.

11.110-C Setback, Spacing and Separation Distances
1. Required setback, spacing and separation distances between signs must be measured in a straight line from the nearest points on the respective sign structures. Required separation distances between signs and zoning districts, area or lots must be measured in a straight line from the nearest point on the sign structure to the nearest point of the subject district, area or lot.

2. The required separation distance between off-premises outdoor advertising signs must be measured in a straight line from the center of the respective off-premises outdoor advertising sign structures, as located on the ground.

11.110-D Illumination and Luminance
1. Foot-Candles
Sign illumination in foot-candles is measured 2 feet from the sign face.

2. Nits
For the purpose of verifying compliance with maximum brightness level limits expressed in “nits,” brightness levels must be measured with the dynamic display set to run full white copy with a luminance meter positioned at a location perpendicular to the sign face center. When taking the luminance reading, the sign face must be the only subject visible in the viewfinder.

11.110-E Window Area
The area of a window includes only the glass or glazed elements of the window. Frames, mullions and similar features are not counted as part of the window area (see Figure 11-8)
Figure 11-8: Measurement of Window Area

window area includes only glass or glazed elements
Chapter 12 Regulations of General Applicability

Sec. 12.010 Screening Fences and Walls

12.010-A Applicability
The regulations of this section apply to all uses and activities that are required to be screened by a screening fence or wall that complies with the regulations of this section.

12.010-B Specifications
Unless otherwise expressly stated in these zoning regulations, required screening fences and walls must:

1. Be at least 6 feet in height except when in a front yard area, in which case the screening wall or fence may not exceed 4 feet in height.
2. Be constructed with customarily used fencing materials and be designed and installed to provide visual screening between abutting areas.
3. Be constructed with all braces and supports on the interior, except when both sides are of the same design and appearance.
4. Be erected before the occupancy of the building or initiation of the use required to be screened.

12.010-C Maintenance
Screening walls and fences must be maintained by the owner of the lot containing the use required to construct the screening. Failure to maintain such fence or wall constitutes a violation of these zoning regulations.

12.010-D Modifications
The board of adjustment is authorized to approve a special exception that:

1. Modifies or removes the screening requirements when existing physical features provide equivalent visual screening between uses.
2. Modifies screening requirements when an alternative visual screening method will provide equivalent visual screening between uses.
3. Extends the time to erect a screen when properties that will be benefited by the visual screening are undeveloped.
4. Removes the screening requirement when the purposes of the visual screening requirement cannot be achieved or is prohibited by other ordinances or regulations.
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Sec. 14.010  Common Provisions

14.010-A  Applicability
The common provisions of this section apply to all the procedures in this chapter unless otherwise expressly stated.

14.010-B  Review and Decision-making Authority (Summary Table)
Table 14-1 provides a summary of the review and approval procedures of this chapter. In the event of conflict between this summary table and the detailed procedures contained elsewhere in this chapter, the detailed procedures govern.

<table>
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<tr>
<th>Procedure</th>
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<th>Planning Commission</th>
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<tr>
<td>Text Amendments (to Zoning Regulations)</td>
<td>R</td>
<td>&lt;R&gt;</td>
<td>—</td>
<td>&lt;DM&gt;</td>
<td>N</td>
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<tr>
<td>Zoning Map Amendments</td>
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<tr>
<td>Development Plans</td>
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<td>N,M,P</td>
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<tr>
<td>Site Plans</td>
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<td>Zoning Clearance Permit</td>
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<td>Administrative Adjustments</td>
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<td>Variances</td>
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<td>N,M</td>
</tr>
</tbody>
</table>

R = Review body (review and recommendation or report)  | DM = Decision-making body (final decision to approve or deny)
< > = Public hearing required  | Hearing Notice: N = Newspaper; M = Mail; P = Posting (signs)

Table 14-1 Notes

[1] Unless alternative site plan review procedure/decision-maker is established by the county commission at time of development plan approval (see §14.050.C).
[2] Applicant responsible for notifying all owners of abutting property.
[3] Appeals of staff decisions on site plans go to the planning commission.

14.010-C  Applications and Fees

1.  Owner-initiated Applications
Whenever these zoning regulations allow the filing of an application by the owner of the subject property, that application must be filed by the person, corporation, partnership, association, or combination thereof, having a legal or equitable interest in or to real property, or by such entity’s authorized agent.
2. **Pre-application Meetings**
   a. **Purpose**
      Pre-application meetings provide an early opportunity for staff and applicants to discuss the procedures, standards and regulations required for development approval under these zoning regulations.
   b. **Applicability**
      Pre-application meetings are required whenever these zoning regulations expressly state that they are required. They are encouraged in all cases.
   c. **Scheduling**
      Pre-application meetings must be scheduled with the land use administrator.
   d. **Guidelines**
      The land use administrator is authorized to establish guidelines for pre-application meetings, including information that should be provided and any available alternatives to face-to-face meetings, such as teleconferences, telephone conversations, and email correspondence.

3. **Form of Application**
   a. Applications required under these zoning regulations must be submitted in a form and in such numbers as required by the official responsible for accepting the application. Applications must include materials and information to assist authorized review and decision-making bodies in their consideration of the application, including at least the following:
      (1) A list of the names and addresses of all owners of record of the property that is the subject of the application; and
      (2) Maps, plats, surveys, dimensioned site plans, engineering documents, environmental reports, traffic studies, and other materials and information, as required by these zoning regulations or application checklists established by the official responsible for accepting the application. Application forms and submittal requirements must be made available to the public.

4. **Application Filing Fees and Notification Costs**
   All applications must be accompanied by the application fee that has been established by the county commission plus an amount to cover the costs of providing required public hearing notices.

5. **Application Completeness, Accuracy and Sufficiency**
   a. An application will be considered complete and ready for processing only if it is submitted in the required number and form, includes all required information and is accompanied by the required application filing and notification fees.
   b. The official responsible for accepting the application must make a determination of application completeness within 10 business days of application filing.
   c. If an application is determined to be incomplete, the official responsible for accepting the application must provide notice to the applicant along with an explanation of the application’s deficiencies. Notice of an incomplete application may be provided by personal service, electronic mail, or first-class mail.
   d. No further processing of incomplete applications will occur, and incomplete applications will be pulled from the processing cycle. When the deficiencies are corrected, the application will be placed in the first available processing cycle. If the deficiencies are not corrected by the applicant within 60 days, the application will be deemed to have been withdrawn.
   e. Applications deemed complete will be considered to be in the processing cycle and will be reviewed by staff and other review and decision-making bodies in accordance with applicable review and approval procedures of these zoning regulations.
**f.** The official responsible for accepting the application may require that applications or plans be revised before being placed on an agenda for possible action if the land use administrator determines that:

1. The application or plan contains one or more significant inaccuracies or omissions that hinder timely or competent evaluation of the plan’s/application’s compliance with these zoning regulations or other regulations;
2. The application contains multiple minor inaccuracies or omissions that hinder timely or competent evaluation of the plan’s/application’s compliance with these zoning regulations or other regulations; or
3. The decision-making body does not have legal authority to approve the application.

**14.010-D Application Processing Cycles**

The land use administrator and other officials responsible for accepting applications, after consulting with review and decision-making bodies, is authorized to promulgate reasonable cycles and timelines for processing applications, including deadlines for receipt of complete applications.

**14.010-E Neighbor Communications**

1. Neighbor communications are encouraged by the board of adjustment, planning commission and county commission to help:
   a. Educate applicants and neighbors about one another’s interests;
   b. Resolve issues in a manner that respects those interests; and
   c. Identify unresolved issues before initiation of formal public hearings.

2. Applicants are encouraged to submit a summary of their neighbor communication activities at or before the first required public hearing. The recommended content of such summaries is as follows:
   a. Efforts to notify neighbors about the proposal (how and when notification occurred, and who was notified);
   b. How information about the proposal was shared with neighbors (mailings, workshops, meetings, open houses, flyers, door-to-door handouts, etc.);
   c. Who was involved in the discussions;
   d. Suggestions and concerns raised by neighbors; and
   e. What changes (if any) were made as a result of the neighbor communications.

**14.010-F Public Hearing Notice**

1. **Newspaper Notice**
   Whenever the procedures of this chapter require that newspaper notice be provided, the notice must be published in a newspaper of general circulation within Tulsa County.

2. **Mailed Notice**
   a. Whenever the procedures of this chapter require that notices be mailed, the notices must be sent by United States Postal Service first class mail.
   b. Addresses must be based on property ownership information from the county assessor’s office. When required notices have been properly addressed and deposited in the U.S. mail, alleged failure of a party to receive the mailed notice does not constitute grounds to invalidate any action taken.

3. **Posted Notice**
   When the procedures of this chapter require that posted notice be provided, at least one notice sign must be posted on each public street frontage abutting the subject property in locations plainly visible...
Procedures

4. Content of Notice
All required public hearing notices must:

a. Indicate the date, time and place of the public hearing that is the subject of the notice;

b. Describe any property involved in the application by map, street address or by legal description, provided that a map must be included in the newspaper notice for any zoning map amendment;

c. Describe the action sought in the application or proposal;

d. Identify who will conduct the hearing; and

e. Indicate where additional information can be obtained.

5. Constructive Notice

a. Minor defects in required notices will not be deemed to impair the notice or invalidate proceedings pursuant to the notice. Minor defects in notice are limited to errors in a legal description or typographical or grammatical errors that do not impair communication of the notice to affected parties. If questions arise at the hearing regarding the adequacy of notice, the hearing body must make a formal finding about whether there was substantial compliance with the notice requirements of these zoning regulations.

b. When the records of the county document the publication, mailing, and posting of notices as required by this chapter, required notice of the public hearing will be presumed to have been given.

14.010-G Hearing Procedures

1. At required public hearings, interested persons must be permitted to submit information and comments, verbally or in writing. The hearing body is authorized to establish reasonable rules and regulations governing the conduct of hearings and the presentation of information and comments.

2. Once commenced, a public hearing may be continued by the hearing body. No re-notification is required if the continuance is set for a specified date and time and that date and time is announced at the time of the continuance.

3. If a public hearing is continued or postponed for an indefinite period of time from the date of the originally scheduled public hearing, new public hearing notice must be given before the rescheduled public hearing. If the applicant requests and is granted a continuance or postponement requiring renotification, the applicant must pay any costs of renotification.

14.010-H Action by Review Bodies and Decision-Making Bodies

1. In taking action under the procedures of this chapter, review and decision-making bodies must act by simple majority vote of a quorum, unless otherwise expressly stated.

2. Review and decision-making bodies may take any action that is consistent with:

a. These zoning regulations;

b. Any rules or by-laws that apply to the review or decision-making body; and

c. The notice that was given.

3. In acting on zoning map amendments, review and decision-making bodies are expressly authorized to recommend and approve a less intensive zoning district classification than the zoning district that was described in required public notices (see definition of “less intensive zoning district” in Chapter 19).
4. Review and decision-making bodies are authorized to continue a public hearing or defer action to receive additional information or further deliberate.

14.010-I Conditions of Approval
When the procedures of this chapter authorize approval with conditions, review bodies, including staff, are authorized to recommend conditions and decision-making bodies are authorized to approve the subject application with conditions. Any conditions recommended or approved must relate to a situation likely to be created or aggravated by the proposed use or development and must be roughly proportional to the impacts of the use or development.

14.010-J Decision-Making Criteria; Burden of Proof or Persuasion
Applications must address relevant review and decision-making criteria. In all cases, the burden is on the applicant to show that an application or proposal complies with all applicable review or approval criteria.

14.010-K Required Timeframes for Action
Any time limit specified in these zoning regulations for any decision or action on behalf of a review or decision-making body may be extended if the applicant agrees to an extension. Unless otherwise expressly stated, if a review or decision-making body does not render a decision or take action within any time period required under these zoning regulations and the applicant has not agreed to an extension of that time limit, the application is deemed denied.

Sec. 14.020 Zoning Regulation Text Amendments

14.020-A Authority to File
Amendments to the text of these zoning regulations may be initiated only by the county commission, the planning commission, or the land use administrator. The land use administrator, in consultation with the county inspector, is authorized to correct typographical errors, reference errors, spelling errors, formatting errors, and errors in section, page, table, and figure numbering, without following the zoning regulation text amendment procedures of this section. The changes necessary to correct such errors may not change the meaning or substantive effect of these zoning regulations.

14.020-B Review and Recommendation—Land Use Administrator
The land use administrator must prepare a report and recommendation on the proposed zoning regulation text amendment. The report must be transmitted to the planning commission before its public hearing on the proposed amendment.

14.020-C Notice of Hearing
Notice of the planning commission’s required public hearing on a zoning regulation text amendment must be published in the newspaper at least 20 days before the scheduled public hearing (see §14.010-E1 for additional information on newspaper notices).33

14.020-D Hearing and Recommendation—Planning Commission
The planning commission must hold a public hearing on the proposed zoning regulation text amendment. Following the close of the public hearing, the planning commission must act to recommend that the proposed text amendment be approved, approved with modifications, or denied and transmit its report and recommendations to the county commission. Motions to approve, approve with modifications or deny zoning regulation text

33 OK Statutes require only 15 days notice.
amendments may be approved by a simple majority vote. If the planning commission arrives at a tie vote, the application must be forwarded to the county commission with the notation of the tie vote.

14.020-E Final Action—County Commission
Following receipt of the planning commission’s report and recommendation, the county commission must hold a public hearing and act to approve the proposed zoning regulation text amendment, approve the proposed text amendment with modifications or deny the proposed text amendment. The county commission is also authorized to remand the proposed text amendment back to the planning commission for further consideration. Zoning regulation text amendments may be approved by a simple majority vote.

14.020-F Review and Approval Criteria
The decision to amend the text of these zoning regulations is a matter of legislative discretion that is not controlled by any one standard. In making recommendations and decisions about zoning regulation text amendments, review and decision-making bodies must consider all relevant factors, including at least the following:

1. Whether the proposed text amendment is in conformity with the policy and intent of the comprehensive plan; and
2. Whether the proposed text amendment corrects an error or inconsistency or is necessary or desirable to meet the challenge of a changed or changing condition.

Sec. 14.030 Zoning Map Amendments (Rezonings)

14.030-A Authority to File
Amendments to the zoning map may be initiated only by the county commission, the planning commission, the owner of the real property that is the subject of the proposed zoning map amendment or the property owner’s authorized agent.

14.030-B Application Filing
Property owner-initiated applications for zoning map amendments must be filed with the land use administrator. Property owners have the option of filing applications for zoning map amendments with or without a development plan. If the applicant elects to submit a development plan concurrently with a zoning map amendment application, the development plan procedures of Sec. 14.040 govern review and approval of the development plan.

14.030-C Review and Recommendation—Land Use Administrator
Following receipt of a complete zoning map amendment application or initiation of zoning map amendment by the planning commission or the county commission, the land use administrator must prepare a report and recommendation on the proposed zoning map amendment. The report must be transmitted to the planning commission before its public hearing on the proposed amendment.

14.030-D Notice of Hearing
Notice of the planning commission’s required public hearing on a zoning map amendment must be provided as follows (see §14.010-E1 for additional information on required newspaper, mail and posted notices):

1. Newspaper Notice
   Notice must be published in the newspaper at least 20 days before the scheduled public hearing.\(^{34}\)

\(^{34}\) OK statutes require only 15 days prior notice, and, with a couple of exceptions, require only newspaper/published notice.
2. Mailed Notice
   a. Except as provided in §14.030-02.b, notice must be mailed to all owners of property included within the area that is the subject of the proposed zoning map amendment and all owners of property and recorded mineral interests and leasehold owners within a minimum of 300 feet of the subject property at least 20 days before the scheduled public hearing.

   b. In accordance with Oklahoma Statutes §19-863.26, if a zoning map amendment application is filed to allow treatment facilities, multiple family facilities, transitional living facilities, halfway houses, or any housing or facility that may be used for medical or nonmedical detoxification as these terms are defined in Oklahoma Statutes Title 43A, Section 3-403, mailed notice must be provided to all owners of property within 1,320 feet of the subject property within 30 days of the hearing. Applicants are responsible for all costs incurred in mailing this notice.  

3. Posted Notice
   Notice (signs) must be posted on the subject property at least 20 days before the scheduled public hearing.

14.030-E Hearing and Recommendation—Planning Commission
   1. Following receipt of a complete application for a zoning map amendment or initiation of a zoning map amendment by the planning commission or county commission, the planning commission must hold a public hearing on the proposed amendment. Following the close of the public hearing, the planning commission must act to recommend that the proposed amendment be approved, approved with modifications, or denied.

   2. All proposed zoning map amendments initiated by the county commission or the planning commission must be transmitted to the county commission within 15 days of the date of planning commission action.

   3. A property owner-initiated zoning map amendment recommended for approval or approval with modifications must be transmitted to the county commission within 15 days of the date of planning commission action.

   4. A property owner-initiated application recommended for denial by the planning commission may not be considered further unless the applicant, within 15 days of the date of the planning commission’s action, files a written request with the county clerk and the recording secretary of the planning commission for a public hearing by the county commission. The request for hearing must be accompanied by the payment of the required filing fee. Upon notice of a request for a public hearing before the county commission, the planning commission must transmit the application and its report and recommendations to the county commission.

   5. Motions to approve, approve with modifications or deny zoning map amendments may be approved by a simple majority vote. If the planning commission arrives at a tie vote, the application must be forwarded to the county commission with the notation of the tie vote.

14.030-F Final Action—County Commission
   1. Following receipt of the planning commission’s recommendation, the county commission must hold a public hearing on the application and act to approve the proposed zoning map amendment, approve the proposed amendment with modifications, including approval of a less intensive zoning district, or deny the proposed amendment. The county commission is also authorized to remand the proposed zoning map amendment back to the planning commission for further consideration.

   2. Zoning map amendments may be approved by a simple majority vote, except as stated in §14.030-G.

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35 Per OK statutes §19-863.26.
14.030-G Protest Petitions

1. If a valid protest petition is filed against any proposed zoning map amendment, passage of the zoning map amendment requires a favorable vote of all the members of the county commission.

2. A protest petition will be deemed valid if it meets all applicable requirements of this section (14.030-G) and is signed and acknowledged by any one or more of the following:
   a. The owners of 20% or more of the land area included in the proposed zoning map amendment;
   b. The owners of 20% or more of the frontage within 1,000 feet to the right or left of the subject property’s frontage;
   c. The owners of 20% or more of the frontage directly opposite the subject property’s frontage; or
   d. The governing body of municipality having an adopted zoning ordinance whose boundaries lie within 1.5 miles of the subject property.

3. A written protest petition opposing a zoning map amendment must be submitted to the land use administrator at least 3 business days before the county commission’s vote.

4. The protest petition must identify the zoning case number for which the protest is filed and must state that it is a formal protest of the proposed zoning map amendment.

5. Persons signing the protest petition must be at least 18 years of age and must hold record title to their properties, as shown in the land records of the Tulsa County Clerk. If a lot is owned jointly by more than one owner, all owners must sign the protest petition. If a lot is owned by a trust, the trustee must sign, noting that he or she signs “as trustee.” If there is more than one trustee, and no single trustee is authorized to sign, then all the trustees must sign. If a lot is owned by a corporation, the president or a vice-president or the chair or vice chair of the board of directors must sign. If a lot is owned by a limited liability company, a manager must sign. If a lot is owned by any other legal entity, the person signing the protest petition must be someone authorized by that entity to convey title to land.

6. Persons signing the protest petition must indicate the street address of the lot owned. If no street address is assigned, a legal description (lot and block of a subdivision, metes and bounds description of unplatted tracts) or a map must be provided.

7. If a protest petition contains multiple signature pages, each page must contain the same protest language. Signatures must be the normal cursive signature of the person signing and should be accompanied by the legibly printed or typed name of the person signing. The name of the person signing must be the same as the name of that person as shown in the land records of the Tulsa County Clerk.

8. A protest petition may not be amended, supplemented or corrected subsequent to the deadline for filing the petition.

14.030-H Review and Approval Criteria

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard or criterion. In making recommendations and decisions on zoning map amendments, review and decision-making bodies must consider all relevant factors, including at least the following:

1. Whether the proposed zoning map amendment is consistent with the policy and intent of comprehensive plan; and

2. Whether the proposed zoning map amendment corrects an error or inconsistency or is necessary or desirable to meet the challenge of a changed or changing condition.
Sec. 14.040 Development Plans

14.040-A Purpose

Development plans are required with some property owner-initiated rezonings and are optional with other property owner-initiated rezonings. Their purpose is to depict a property owner’s generalized plan for the type, amount and character of development proposed on the subject property. By providing greater certainty about development proposals, development plans provide review and decision-making bodies with additional information on which to base rezoning decisions.

14.040-B Applicability

1. Mandatory

Development plans are required (mandatory) for Planned Unit Development (PUD) zoning map amendments. They are also required for major amendments to existing PUDs. In acting on mandatory development plans, the planning commission is authorized to recommend, and the county commission is authorized to approve use and development limitations that comply with, are more restrictive than or are less restrictive than the base zoning district regulations and otherwise applicable standards of these zoning regulations.

2. Optional

Property owners may elect to submit a development plan with any zoning map amendment application. In acting on optional development plans, the planning commission is authorized to recommend, and the county commission is authorized to approve use and development limitations that are at least as restrictive or are more restrictive than the base zoning regulations. Optional development plans may not be used to obtain relief from otherwise applicable provisions of these zoning regulations.

14.040-C Application Filing

Complete applications for development plan approval must be filed with the land use administrator concurrently with a zoning map amendment application.

14.040-D Review and Recommendation—Land Use Administrator

Following receipt of a complete application, including the required development plan, the land use administrator must prepare a report and recommendation. The report must evaluate the proposed development plan in light of all applicable standards and approval criteria. The report must also include a description of any development plan modifications or conditions of approval that would help ensure the development plan complies with applicable standards and approval criteria. The land use administrator’s report must be transmitted to the planning commission before the required public hearing.

14.040-E Notice of Hearing

Notice of the planning commission’s required public hearing must be provided as follows (see §14.010-E1 for additional information on required newspaper, mail and posted notices).

1. Newspaper Notice

Notice must be published in the newspaper at least 20 days before the scheduled public hearing.

2. Mailed Notice

Notice must be mailed to the owner of the subject property and all owners of property within a minimum of 300 feet of the subject property at least 20 days before the scheduled public hearing. Notice for straight zoning constitutes notice for optional development plans.

3. Posted Notice

Notice (signs) must be posted on the subject property at least 20 days before the scheduled public hearing.

14.040-F Hearing and Recommendation—Planning Commission

1. Within 60 days of the date of filing of a complete application for development plan approval, the planning commission must hold a public hearing to consider the proposed development plan.
Following the close of the public hearing, the planning commission must act to recommend that the proposed development plan be approved, approved with modifications, or denied.

2. A development plan application recommended for approval or approval with modifications must be transmitted, with the report and recommendation of the planning commission, to the county commission within 15 days of the date of planning commission action.

3. A development plan application recommended for denial by the planning commission will be deemed denied and will not be considered further unless the applicant, within 15 days of the date of the planning commission’s action, files a written request with the county clerk and with the recording secretary of the planning commission for a public hearing by the county commission. The request for hearing must be accompanied by the payment of the required filing fee. Upon notice of a request for a public hearing before the county commission, the planning commission must transmit the development plan application and its report and recommendations to the county commission.

4. If the planning commission arrives at a tie vote, the application must be forwarded to the county commission with a notation of the tie vote.

14.040-G Final Action—County commission

1. Following receipt of the planning commission’s recommendation, the county commission must hold a public hearing on the development plan and act to approve the proposed development plan, approve the proposed development plan with modifications or deny the proposed development plan. The county commission is also authorized to remand the proposed development plan back to the planning commission for further consideration.

2. Development plans may be approved by a simple majority vote, except that any accompanying zoning map amendment subject to a valid protest may require a unanimous vote, as stated in §14.030-G.

14.040-H Requirement for Filing of Site Plan

1. Unless a longer time period or a phasing plan is approved at the time of approval of a mandatory development plan, a complete application for site plan approval must be filed within 5 years of the date of mandatory development plan approval. If an application for site plan approval is not filed within the time required, no further site plans may be approved for the project until the subject property owner has filed the original or amended development plan for re-review and reconsideration by the planning commission and county commission. Such re-review and reconsideration must follow the mandatory development plan review procedures of these zoning regulations. Following re-review and reconsideration, the planning commission is authorized to recommend and the county commission is authorized to approve any of the following actions based on surrounding land use patterns and other relevant information presented at the time of reconsideration by the planning commission and county commission:

   a. An extension of time for filing a site plan
   b. An amendment to the approved mandatory development plan; or
   c. Rezoning to another zoning district in accordance with the zoning map amendment procedures of Sec. 14.030.

2. The site plan filing deadline established in §14.040-H1 does not apply to optional development plans or to PUD development plans approved before the effective date specified in Sec. 1.030. The site plan filing deadline established in §14.040-H1 does apply to any major amendments to PUD development plans approved after the effective date specified in Sec. 1.030.

14.040-I Amendments to Approved Development Plans

1. Minor Amendments

   a. The planning commission is authorized to approve amendments to approved development plans as minor amendments if the planning commission determines that substantial compliance is
maintained with the approved development plan. The following is a non-exhaustive list of changes that may be considered as minor amendments:

1. Any deviation expressly authorized at the time of development plan approval;
2. The addition or relocation of customary accessory uses and structures, including accessory dwelling units;
3. Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered;
4. Limitation or elimination of previously approved uses, provided the character of the development is not substantially altered;
5. Modification of the internal circulation system that would not increase points of access from adjacent streets, change access to another street or increase projected traffic volumes;
6. Lot splits that modify a recorded plat and that have been reviewed and approved, as required by the subdivision regulations;
7. Modifications to approved signage, provided the size, location, number, and type of signs is not substantially altered;
8. Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan;
9. Changes reducing the number of permitted dwelling units, the amount of nonresidential floor area or the area covered by buildings or paved areas;
10. Reductions in off-street parking or loading by more than 10% or one space, whichever results in a greater reduction;
11. The addition of home occupations that comply with the regulations of Sec. 8.120;
12. Changes in points of access, provided the traffic design and capacity are not substantially altered;
13. The addition of use within a PUD, provided the underlying zoning would otherwise permit such use as by right or special exception and the proposed use would not result in any increase of incompatibility with the present and future use of nearby properties;
14. Increases in the number of dwelling units within a PUD, provided the approved number of dwelling units is permitted by the underlying zoning and the density of a development area is not increased more than 15%;
15. Increases in permitted nonresidential floor area within a PUD, provided the increased floor area is permitted by the underlying zoning and floor area of a development area is not increased more than 15%; and
16. Changes in structure heights, building setbacks, yards, driveway coverage, open spaces, building coverage and lot width or lot frontage within a PUD, provided the character of the development is not substantially altered.

b. In those cases when the county commission has expressly imposed a condition more restrictive than recommended by the planning commission, any amendment of that county commission-imposed condition must be reviewed and approved by the county commission.

c. Notice of the planning commission’s public hearing on a development plan minor amendment request must be provided at least 10 days in advance of the hearing by mailing written notice to all owners of property within a 300-foot radius of the exterior boundary of the subject property.
d. If the planning commission determines that the proposed development plan amendment, if approved, will result in a significant departure from the approved development plan or otherwise significantly change the character of the subject area or that the cumulative effect of a number of minor amendments substantially alters the approved development plan, then the amendment must be deemed a major amendment to the development plan and processed as a new development plan following the development plan approval procedure of Sec. 14.040, including all requirements for fees, notices and hearings.

2. Appeal of Development Plan Minor Amendment Decisions
An appeal from any development plan minor amendment decision by the planning commission may be taken by any person aggrieved, or any taxpayer or any officer, department, board, or bureau of the county. Appeals are made to the county commission by filing notice of appeal with the county clerk and with the recording secretary of the planning commission within 10 days of the date of the decision being appealed. The appeal must specify the grounds of the appeal. No bond or deposit for costs are required for an appeal. Upon filing of the notice of appeal, the planning commission must transmit to the county commission the original or certified copies of all the papers constituting the record in the case, together with the decision of the planning commission. The county commission must notify the applicant and all interested parties, as recorded in the minutes of planning commission, of the appeal hearing location, date and time.

3. Major Amendments
Any amendment to an approved development plan that is not authorized as a minor amendment must be processed as a new development plan following the development plan approval procedure of this section including all requirements for fees, notices and hearings.

Sec. 14.050 Site Plans

14.050-A Applicability
Site plan approval is required before the issuance of any permits for development or construction on any property included within the boundaries of any approved development plan and whenever these zoning regulations expressly state that site plan approval is required.

14.050-B Application Filing
Complete applications for site plan approval must be filed with the land use administrator. At a minimum, the application must include a site plan, landscape plan and sign plan.

14.050-C Review and Action by Land Use Administrator; Appeals
1. Unless otherwise required by the county commission as a condition of approval of a development plan, the land use administrator is authorized to review and take action on site plans. The land use administrator must approve the site plan if it complies (as applicable) with an approved development plan, all conditions of development plan approval and all applicable provisions of these zoning regulations. If the submitted site plan does not comply with an approved development plan, any conditions imposed on that plan or applicable provisions of these zoning regulations, the land use administrator must disapprove the site plan and advise the landowner in writing of the specific reasons for disapproval.

2. If the land use administrator does not approve the site plan, the landowner may either: (1) resubmit the site plan to correct the plan’s inconsistencies and deficiencies, or (2) within 60 days of the date of notice of disapproval, appeal the decision of the land use administrator by filing a notice of appeal with the recording secretary of the planning commission. If such an appeal is filed, the site plan must be reviewed by the planning commission following the hearing and notice requirements that apply to minor amendments of approved development plans (see §14.040-I1.c). The planning commission’s decision may be appealed following the procedures of §14.040-I2.

14.050-D Effect of Approval
Approval of a site plan must occur before any building permits are issued. Site plan approval, in and of itself, does not constitute effective dedication of rights-of-way or any other public improvements, nor
will the site plan be the equivalent of or an acceptable alternative to the final platting of land prior to the issuance of building permits.

Sec. 14.060  Zoning Clearance and Platting Requirements

14.060-A  Applicability
Property owners or their authorized agent must obtain a zoning clearance permit from the county inspector before constructing, moving, or structurally altering any building or structure or establishing or changing the use of any building or lot.

14.060-B  Application
Zoning clearance permit applications must be accompanied by a legal description of the lot and plans in duplicate, drawn to scale, showing at least the following information:

1. The actual shape and dimension of the lot;
2. The location and dimensions of all easements;
3. The location, size and height of any existing buildings or structures to be erected or altered;
4. The existing and intended use of each building or structure and portion of the lot;
5. The number of dwellings and buildings proposed; and
6. Other information required by the county inspector to determine compliance with all applicable provisions these zoning regulations.

14.060-C  Action
Following receipt of a complete application for a zoning clearance permit, the county inspector must review and take action on the permit. If the proposed development and construction complies with all applicable provisions of these zoning regulations, the permit must be issued. If the proposed development and construction does not comply with one or more provisions of these zoning regulations, the permit must be denied. The applicant must be notified of the action taken, and if the permit is denied, notified of the specific reasons for denial.

14.060-D  Platting Requirement and Exceptions

1. Purpose
The requirements of this subsection are intended to help ensure that rights-of-way, streets, sidewalks and other public improvements are in place and adequate to serve proposed developments in accordance with applicable regulations.

2. Requirement
No building permit or zoning clearance permit may be issued until that portion of the subject parcel for which the permit is sought has been determined to comply with all applicable design and improvement requirements of the Tulsa Metropolitan Area Subdivision and Development Regulations, as evidenced by submittal of a recorded subdivision plat or an ALTA/ACSM survey and separately recorded legal instruments. This platting requirement applies to any property for which:

a. A property owner-initiated zoning map amendment was approved after the effective date specified in Sec. 1.030; or

b. A special exception was approved for any of the following:

   (1) Group living use;
   (2) Public, civic, or institutional use;
   (3) Outdoor assembly and entertainment use;
   (4) Household living involving 3 or more households on a single lot;
   (5) Marina;
   (6) Gun club;
Sec. 14.070 Interpretations of Zoning Regulations, Zoning Map, and Approved Plans

14.070-A Purpose and Applicability

1. Day-to-day responsibility for administering and interpreting the provisions of these zoning regulations, including the zoning map, rests with the county inspector, whose decisions may be appealed to the board of adjustment, in accordance with the procedures of Sec. 14.110.

2. Occasionally, these zoning regulations may not sufficiently address an issue that arises in administering or interpreting these zoning regulations. In those cases, the county inspector may elect to issue, or a citizen may file an application for, a written interpretation to guide in future decision-making. The procedures of this section govern the issuance of such interpretations. The procedures also govern interpretations of the terms of approved development plans and site plans, such as those associated with PUDs.

14.070-B Authority

The land use administrator is authorized to issue written interpretations of the zoning map, approved development plans, and approved site plans. The county inspector is authorized to issue written interpretations of the text of these zoning regulations. The land use administrator and county inspector are also authorized to refer such matters to the board of adjustment for an interpretation or for guidance in making interpretations.

14.070-C Application

A complete application for a written interpretation request must be submitted to the county inspector or the land use administrator, as appropriate.

14.070-D Action

Within 30 days of receipt of a complete application, the county inspector or the land use administrator, as appropriate, must (1) review and evaluate the interpretation request in light of the provisions that are the subject of the interpretation request and any other relevant documents (2) consult with affected staff and (3) prepare a written interpretation.

14.070-E Form

The interpretation must be provided to the applicant in writing and filed in the official record of interpretations.

14.070-F Official Record

The county inspector must maintain an official record of written interpretations. The record of interpretations must be available for public inspection in the office of the county inspector during normal business hours.

14.070-G Appeal of decision

Appeals of written interpretations issued pursuant to this section may be taken to the board of adjustment in accordance with the appeal procedures of Sec. 14.110.

Sec. 14.080 Special Exceptions

14.080-A Authorized Special Exceptions

Only those special exceptions expressly authorized in these zoning regulations may be approved as special exceptions, including principal uses for which special exception approval is expressly required in Table 6-1 and the following:

1. The change of a nonconforming use as provided in §16.040-B2.

2. The restoration of a partially destroyed structure, containing a nonconforming use as provided in §16.030-E.
3. The restoration of a partially destroyed nonconforming structure as provided in §16.030-E.

4. The modification of a screening requirement, as provided in Sec. 12.010.

5. Approval of non-accessory parking in an R district, when the subject property is abutting an Office, Commercial, or Industrial district.

6. Reduction of the minimum required setback distance for oil and gas wells and related storage tanks (see Sec. 7.090).


14.080-B Authority to File
Applications for special exception approval may be filed only by the owner of the subject property or by the property owner’s authorized agent.

Figure 14-3: Special Exception Process (Generally)

14.080-C Application Filing
Complete applications for special exception approval must be filed with the land use administrator.

14.080-D Review and Report—Land Use Administrator
Following receipt of a complete application, the land use administrator must prepare a report on the proposed special exception. The report must be transmitted to the board of adjustment before the required public hearing.

14.080-E Notice of Hearing
Notice of the board of adjustment’s required public hearing on a special exception application must be provided as follows (see §14.010-E1 for additional information on required newspaper, mail and posted notices).

1. Newspaper Notice
Notice must be published in the newspaper at least 15 days before the scheduled public hearing.

2. Mailed Notice
Notice must be mailed to the owner of the subject property and all owners of property within a minimum of 300 feet of the subject property at least 15 days before the scheduled public hearing.

14.080-F Hearing and Final Decision—Board of Adjustment

1. The board of adjustment must hold a public hearing on the special exception application. Following the close of the public hearing, the board of adjustment must act to approve the proposed special exception, approve the special exception with conditions and/or modifications or deny the special exception. Approval of a special exception requires an affirmative vote of at least 3 members of the board of adjustment.

2. In approving a special exception, the board of adjustment is authorized to impose such conditions and restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.

14.080-G Approval Criteria
A special exception may be approved only if the board of adjustment makes each of the following findings:

1. That the special exception will be in harmony with the spirit and intent of these zoning regulations; and
2. That the special exception will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.

14.080-H Lapse of Approval

1. An approved special exception will lapse and become void 3 years after it is granted by the board of adjustment, unless a building permit has been issued and the project has commenced and is diligently pursued to completion. If no building permit is required, the use, improvement or activity that is the subject of the special exception must be in place within the 3-year period.

2. The board of adjustment may extend the expiration period by up to one year at the time of approval of the special exception or any time before expiration of the approval. Requests for extensions after the special exception is approved must be processed in accordance with the special exception procedures, including applicable fees, notices and public hearings.

14.080-I Transferability

Approved special exceptions run with the land and are not affected by changes of tenancy, ownership, or management.

14.080-J Amendments

1. Amendments to approved special exceptions must be processed as new special exception applications, including all requirements for fees, notices and public hearings, provided that the county inspector is authorized to approve the following:

   a. Any structures or uses authorized to be approved by the county inspector at the time of special exception approval; and

   b. The addition or relocation of customary accessory uses and structures.

2. Applications for amendments to approved special exceptions must be filed in a form established by the land use administrator.

14.080-K Appeals

Board of adjustment decisions on special exceptions may be appealed to District Court in accordance with §15.010-K.

Sec. 14.090 Administrative Adjustments

14.090-A Intent

Administrative adjustments are intended to provide a streamlined approval procedure for minor (de minimis) modifications of selected zoning regulations. Administrative adjustments are further intended to:

1. Allow development and construction that is in keeping with the general purpose and intent of these zoning regulations and the established physical character of the area in which the development or construction is located;

2. Provide flexibility that will help promote rehabilitation and reuse of existing buildings when such flexibility will not adversely affect nearby properties or neighborhood character; and

3. Provide flexibility for new construction when such flexibility is in keeping with the general purpose and intent of these zoning regulations and will not adversely affect nearby properties or surrounding neighborhood character.

14.090-B Authorized Administrative Adjustments

1. Administrative adjustments may be granted only as expressly identified in this section.

   a. The land use administrator is authorized to grant an administrative adjustment reducing minimum required street setbacks by up to 5 feet.

   b. The land use administrator is authorized to grant an administrative adjustment reducing minimum required side and rear setbacks in any R district by up to 20%.
c. The land use administrator is authorized to grant an administrative adjustment reducing minimum required side setbacks to no less than 5 feet in any RM district to allow construction of a detached house or two-unit house.

d. The land use administrator is authorized to approve an administrative adjustment reducing minimum lot width and lot frontage requirements by up to 10%.

2. The administrative adjustment procedures may not be used to vary, modify or otherwise override a condition of approval or requirement imposed by an authorized decision-making body.

14.090-C Authority to File
Administrative adjustment applications may be filed by the owner of the subject property or by the property owner’s authorized agent.

14.090-D Application Filing
Complete applications for administrative adjustments must be filed with the land use administrator.

14.090-E Notice of Filing/Intent to Approve
The applicant is responsible for delivering written notice of application filing to all owners of property abutting the subject lot. The written notice must describe the nature of the requested administrative adjustment. It must also indicate the date on which the land use administrator will take action on the application and that the application will be available for review and comment until that date. Any interested party may submit written comments concerning the application to the land use administrator.

14.090-F Action by Land Use Administrator

1. The land use administrator must review each application for an administrative adjustment and act to approve the application, approve the application with conditions, deny the application or refer the application to the board of adjustment for consideration as a variance.

2. The land use administrator may not take final action to approve or deny an administrative adjustment application until at least 5 days after the required notices have been mailed.

3. The land use administrator’s decision to approve or deny an administrative adjustment must be based on the approval criteria and standards of 14.090-G and accompanied by written findings of fact.

4. At least once per calendar year, the land use administrator must provide to the board of adjustment a list of all administrative adjustment decisions.

14.090-G Standards and Review Criteria
Administrative adjustments may be approved only when the land use administrator determines that the following general approval criteria and any specific criteria associated with the authorized administrative adjustment have been met:

1. The requested administrative adjustment is consistent with all relevant purpose and intent statements of these zoning regulations and with the general purpose and intent of the comprehensive plan;

2. The requested administrative adjustment will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare; and

3. Any adverse impacts resulting from the administrative adjustment will be mitigated to the maximum extent feasible.

14.090-H Conditions of Approval
In granting an administrative adjustment, the land use administrator is authorized to impose conditions upon the subject property that are necessary to reduce or minimize any potentially adverse impacts on other property in the surrounding area, and to carry out the stated purpose and intent of these zoning regulations.
**14.090-I Lapse of Approval**
An approved administrative adjustment will lapse and become void 3 years after it is granted by the land use administrator, unless a building permit for the work or improvements authorized has been issued and the project has commenced and is diligently pursued to completion. If no building permit is required, the improvement that is the subject of the administrative adjustment must be in place within the 3-year period.

**14.090-J Transferability**
Approved administrative adjustments run with the land and are not affected by changes of tenancy, ownership, or management.

**14.090-K Amendments**
A request for changes in the specific nature of an approved administrative adjustment or changes to any conditions attached to an approved administrative adjustment must be processed as a new administrative adjustment application, including all requirements for fees and notices.

**14.090-L Appeals**
The applicant or any interested party may appeal the administrative adjustment decision of the land use administrator in accordance with Sec. 14.110.

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**Sec. 14.100 Variances**

**14.100-A Intent**
A variance is a grant of relief to a property owner from strict compliance with the regulations of these zoning regulations. The intent of a variance is not to simply remove an inconvenience or financial burden that may result from compliance with applicable zoning requirements. Variances are intended to help alleviate an unnecessary hardship or practical difficulty that would be caused by strict enforcement of specific requirements of these zoning regulations. They are intended to provide relief when the requirements of these zoning regulations render property very difficult or impossible to put to reasonable use because of some unique or special characteristics of the property itself.

**Figure 14-4: Variance Process**

![Variance Process Diagram](image)

**14.100-B Authorized Variances**
The board of adjustment is authorized to grant a variance to any regulation in these zoning regulations in accordance with the variance procedures of this section, except that the variance procedures may not be used to do any of the following:

1. Waive, modify or otherwise vary any of the review and approval procedures of this chapter; or
2. Waive, vary, modify or otherwise override a condition of approval or requirement imposed by an authorized decision-making body or the state or federal government.

**14.100-C Authority to File**
Variance applications may be filed only by the owner of the subject property or by the property owner’s authorized agent.

**14.100-D Application Filing**
Complete applications for variances must be filed with the land use administrator. The application for a principal use variance must include information necessary to evaluate such request, as established by the board of adjustment in their rules of procedure for granting principal use variances.
14.100-E  **Review and Report—Land Use Administrator**
Following receipt of a complete application, the land use administrator must prepare a report on the requested variance. The report must be transmitted to the board of adjustment before the required public hearing.

14.100-F  **Notice of Hearing**
Notice of the board of adjustment’s required public hearing on a variance application must be provided as follows (see §14.010-E1 for additional information on required newspaper and mail notices).

1. **Newspaper Notice**
   Notice must be published in the newspaper at least 15 days before the scheduled public hearing.

2. **Mailed Notice**
   Notice must be mailed to the owner of the subject property and all owners of property within a minimum of 300 feet of the subject property at least 15 days before the scheduled public hearing.

14.100-G  **Hearing and Final Decision—Board of Adjustment**
1. Following receipt of a complete variance application, the board of adjustment must hold a public hearing to consider the requested variance. Following the close of the public hearing, the board of adjustment must act to approve the requested variance, approve the variance with modifications and/or conditions, or deny the variance request based on the standards and review criteria of §14.100-H. Approval of a variance requires an affirmative vote of at least 3 members of the board of adjustment.

2. In approving a variance, the board of adjustment is authorized to impose such conditions and restrictions as the board determines to be necessary to ensure compliance with the standards of §14.100-H, to reduce or minimize the effect of the variance upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.

14.100-H  **Standards and Review Criteria**
1. No variance may be approved unless the board of adjustment determines that the following facts, favorable to the property owner, have been established:
   a. That by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of applicable zoning regulations would result in unnecessary hardship;
   b. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same zoning district; and
   c. That the variance, if granted, will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of these zoning regulations, or the comprehensive plan.

14.100-I  **Lapse of Approval**
1. An approved variance will lapse and become void 3 years after it is granted by the board of adjustment, unless a building permit for the work or improvements authorized has been issued and the project has commenced and is diligently pursued to completion. If no building permit is required, the improvement that is the subject of the variance must be in place within the 3-year period.

2. The board of adjustment may extend the expiration period by up to one year at the time of approval of the variance or any time before expiration of the approval. Requests for extensions after the variance is approved must be processed in accordance with the variance procedures, including applicable fees, notices and public hearings.

14.100-J  **Transferability**
Approved variances run with the land and are not affected by changes of tenancy, ownership, or management.
14.100-K Amendments
A request for changes in the specific nature of the approved variance or changes to any conditions attached to an approved variance must be processed as a new variance application, including all requirements for fees, notices and public hearings.

14.100-L Appeals
Board of adjustment decisions on variances may be appealed to District Court in accordance with §15.010-K.

Sec. 14.110 Appeals of Administrative Decisions

14.110-A Authority
Appeals of administrative (staff-level) decisions on site plans go to the planning commission (See §14.050-C). The board of adjustment is authorized to hear and decide all other appeals where it is alleged there has been an error in any order, requirement, decision or determination made by the land use administrator, the county inspector or any other administrative official in the administration, interpretation or enforcement of these zoning regulations.

Figure 14-5: Appeals of Administrative Decisions (Generally)

14.110-B Right to Appeal
Appeals of administrative decisions may be filed by any person aggrieved by the land use administrator’s, the county inspector’s or other administrative official’s decision or action. The board of adjustment is authorized to make determinations about whether individuals filing appeals are “aggrieved” by the decision or action.

14.110-C Application Filing
1. Complete applications for appeals of administrative decisions must be filed with the land use administrator and the administrative official who made the decision being appealed.

2. Appeals of administrative decisions must be filed within 10 days of the date of the decision being appealed.

14.110-D Effect of Filing
The filing of a complete notice of appeal stays all proceedings in furtherance of the action appealed, unless the land use administrator or the administrative official who made the decision being appealed certifies to the board of adjustment, after the appeal is filed, that, because of facts stated in the certification, a stay would cause immediate peril to life or property, in which case the proceedings will not be stayed unless by a restraining order, which may be granted by the board of adjustment or by a court of record based on due cause shown.

14.110-E Record of Decision
Upon receipt of a complete application of appeal, the land use administrator or other administrative official whose decision is being appealed must transmit to the board of adjustment all papers constituting the record related to decision being appealed

14.110-F Notice of Hearing
Notice of the board of adjustment’s required public hearing must be provided as follows (see §14.010-E1 for additional information on required newspaper and mail notices).

1. Newspaper Notice
   Notice must be published in the newspaper at least 10 days before the scheduled public hearing.
2. **Mailed Notice**
When an appeal affects a specific property, notice must be mailed to the owner of the subject property and all owners of property within a minimum of 300 feet of the subject property at least 10 days before the scheduled public hearing.

**14.110-G Hearing and Final Decision**
1. The board of adjustment must hold a public hearing on the appeal.
2. Following the close of the public hearing, the board of adjustment must make its findings and take action on the appeal.
3. In exercising the appeal power, the board of adjustment has all the powers of the administrative official from whom the appeal is taken. The board of adjustment may affirm or may, upon the concurring vote of at least 3 members, reverse, wholly or in part, or modify the decision being appealed.
4. In acting on the appeal, the board of adjustment must grant to the official’s decision a presumption of correctness, placing the burden of persuasion of error on the appellant.

**14.110-H Review Criteria**
The decision being appealed may be reversed or wholly or partly modified only if the board of adjustment finds that the land use administrator, the county inspector or other administrative official erred.

**14.110-I Appeals**
Board of adjustment decisions may be appealed to District Court in accordance with §15.010-K.
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Chapter 15  Administration

Sec. 15.010  Board of Adjustment

15.010-A  Composition
The board of adjustment must consist of 5 members.

15.010-B  Appointments
Board of adjustment members must be appointed by the county commission.

15.010-C  Terms
Members of the board of adjustment serve 3-year terms.

15.010-D  Vacancies
In the event of a vacancy occurring in the membership of the board of adjustment for any reason, an appointment for the remainder of the vacant term must be made in the same manner as regular appointments.

15.010-E  Removal
A board of adjustment member may be removed for cause by the county commission after notice, written charges and public hearing.

15.010-F  Compensation
Members of the board of adjustment serve without compensation.

15.010-G  Officers
The board of adjustment must elect a chairperson, vice chairperson and secretary.

15.010-H  Rules of Procedure
The board of adjustment must adopt rules necessary for the conduct of its affairs.

15.010-I  Meetings
Meetings are held at the call of the chairperson and at other times as the board of adjustment may determine. The chairperson, or in the chairperson’s absence, the acting chairperson, may administer oaths and compel attendance of witnesses. All meetings of the board of adjustment must be conducted in compliance with the Oklahoma Open Meeting Act. The board of adjustment must keep records of its proceedings and official actions, all of which must be open to the public in compliance with the Oklahoma Open Records Act. Except as stated in §14.010-K, the board of adjustment must decide all matters within 90 days after the filing of a complete application.

15.010-J  Powers and Duties
The board of adjustment has the powers and duties that are expressly identified in these zoning regulations, including hearing and acting on applications for variances, special exceptions, and appeals of administrative decisions.

15.010-K  Appeals to District Court
1.  Procedure
   a.  An appeal to the District Court from any decision, ruling, judgment, or order of the board of adjustment may be taken to District Court by any person, firm or corporation, jointly or severally, aggrieved thereby, or any department, board or official of government.
b. Notice of appeal to District Court must be filed with the clerk of the board of adjustment within 10 days of the date of the action being appealed. The notice of appeal must be accompanied by payment of the public notice fee. No bond or deposit for costs is required for such appeal, but costs may be required in the District Court as in other cases such as, but not limited to, filing fees, administrative fees and other such statutory fees.

c. Upon filing of a notice of appeal, the clerk of the board of adjustment must transmit to the clerk of the District Court the originals or certified copies of all the papers constituting the record in the case, together with the order, judgment, or decision of the board of adjustment. The clerk of the board of adjustment must mail all property owners within 300 feet of boundary of the subject property of the pending appeal and must give the title of the case, the district court case number and the name of the judge assigned regarding such appeal.

d. The appeal to District Court is limited to the District Court’s review of the record of the proceedings before the board of adjustment. The judicial review of any action of the board of adjustment will be to determine if said action was arbitrary, unreasonable or capricious, and that by reason thereof such action has worked or, if enforced, will work as unnecessary hardship on or create substantial harm or loss to the complaining party based upon the record of the proceedings held before the board of adjustment as set out in 19 O.S., §863.22.

e. An appeal to the Supreme Court from the decision of the District Court is allowed as in other cases.

2. Stay of Proceedings

An appeal to the district court stays all proceedings in furtherance of the action appealed from unless the chairperson of the board of adjustment certifies to the court clerk, after a notice of appeal has been filed, that by reason of facts stated in the certificate, a stay would cause imminent peril of life or property. In such case, proceedings shall not be stayed other than by a restraining order granted by the district court.

Sec. 15.020 Code of Ethics

Any administrative official or member of the county commission, planning commission, or board of adjustment to whom some private benefit, direct or indirect, financial, or otherwise, may come as a result of an public action concerning these zoning regulations should not be a participant in that action. The possibility, not the actuality, of a conflict should govern. The individual experiencing a conflict of interest should declare his interest, abstain from voting on the matter, and refrain from any deliberations, voting, or decision-making on the matter. The individual should not discuss the matter with a fellow official for the purpose of influencing a decision thereon.
Chapter 16  Nonconformities

Sec. 16.010  General

16.010-A  Intent
The adoption and amendment of these zoning regulations (including the zoning map) may occasionally result in some lots, uses and structures becoming nonconforming, which means that such lots, uses, and structures were established in compliance with regulations in effect at the time of their establishment, but became prohibited under subsequently adopted regulations. The nonconformity regulations of this chapter are intended to explain the effect of this nonconforming status and help differentiate nonconformities, which have legal status under these zoning regulations, from zoning violations, which are illegal and subject to penalties and enforcement action. The regulations of this chapter are also intended to:

1. Recognize the interests of landowners in continuing to use their property for uses that were lawfully established;
2. Promote maintenance, reuse and rehabilitation of existing buildings; and
3. Place reasonable limits on nonconformities that have the potential to adversely affect surrounding properties.

16.010-B  Authority to Continue
Any nonconformity that existed on the effective date specified in Sec. 1.030 or any lot, structure use or situation that becomes nonconforming upon adoption of any amendment to these zoning regulations or any amendment of the zoning map subsequent to the effective date specified in Sec. 1.030 may be continued, subject to the regulations of this chapter.

16.010-C  Determination of Nonconforming Status

1. The burden of proving that a nonconformity exists (as opposed to a zoning violation) rests entirely with the subject owner.
2. The county inspector is authorized to determine whether reliable evidence of nonconforming status has been provided by the subject owner.
3. Building permits, zoning clearance reports, lawfully recorded plats, lawfully recorded instruments of conveyance, aerial photography owned by a governmental agency and other official government records that indicate lawful establishment of the use, lot or structure constitute conclusive evidence of nonconforming status. If such forms of conclusive evidence are not available, the county inspector is authorized to consider whether other forms of evidence provided by the owner are reliable and adequate to document nonconforming status. Common examples of evidence that may be determined to be reliable and adequate include:
   a. Professional registrations or business licenses;
   b. Utility billing records;
   c. Rent records;

36 These clarifying provisions are new, but do not represent a substantive change from existing practice.
d. Advertisements in dated publications; and

e. Notarized affidavits from the property owner affirming the date of lawful establishment of the use or structure.

4. The county inspector’s determination of nonconforming status may be appealed in accordance with Sec. 14.110.

16.010-D Repairs and Maintenance

1. Repairs and normal maintenance necessary to keep a nonconformity in sound condition are permitted unless the work increases the extent of the nonconformity or is otherwise expressly prohibited by these zoning regulations.

2. If a nonconforming structure or a structure occupied by a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and a final order of vacation or demolition is entered by any duly authorized official by reason of physical condition, it may not thereafter be used, restored, repaired, or rebuilt except in conformity with the provisions of the zoning district in which it is located.

3. Nothing in this chapter is intended to prevent nonconformities from being structurally strengthened or restored to a safe condition in accordance with an order from a duly authorized public official.

16.010-E Change of Tenancy or Ownership

Nonconforming status runs with the land and is not affected by changes of tenancy, ownership, or management.

Sec. 16.020 Nonconforming Lots

16.020-A Description

A nonconforming lot is a lot that does not comply with the applicable minimum lot area, minimum lot width, minimum street frontage or minimum open space requirements of the subject zoning district and that meets at least one of the following criteria:

1. The lot was a lot of record on or before September 15, 1980;

2. The lot is located within a subdivision approved by the planning commission on or before September 15, 1980; or

3. The lot is a lot of record for which a recorded instrument of conveyance bears the endorsement of the planning commission.

16.020-B Nonconforming Lots in Residential Zoning Districts

In residential zoning districts, a single detached house may be erected on a nonconforming lot without complying with the minimum lot area, minimum lot area per unit, minimum lot width, minimum street frontage, and minimum open space requirements of the subject zoning district. All other lot and building regulations apply except that minimum side setbacks may be reduced to a minimum of 5 feet. Street-facing garages on corner lots must be set back at least 20 feet from street side lot lines or 20 feet from the back of the sidewalk, whichever is greater.
16.020-C Nonconforming Lots in Nonresidential Zoning Districts
In nonresidential districts, uses permitted in the subject zoning district are allowed on nonconforming lots without complying with the minimum lot area, minimum lot area per unit, minimum lot width, minimum street frontage, and minimum open space requirements of the subject zoning district. Such uses are subject to compliance with other lot and building regulations of the district and applicable use regulations.

Sec. 16.030 Nonconforming Structures

16.030-A Description
A nonconforming structure is a structure, other than a sign, that was lawfully established but that no longer complies with applicable zoning regulations because of the adoption or amendment of zoning regulations after the structure was established.

16.030-B Use
A nonconforming structure may be used for any use allowed in the zoning district in which the structure is located, including a lawfully established nonconforming use.

16.030-C Movement
A nonconforming structure may be moved in whole or in part to another location on the same lot only if the movement or relocation does not create additional or new nonconformities. A nonconforming structure may be moved to another lot only if the structure would comply with the zoning regulations that apply to that (relocation) lot.

16.030-D Alterations, Enlargements and Expansions
Alterations, including enlargements and expansions, are permitted if the proposed alteration or expansion complies with all applicable lot and building regulations and does not increase the extent of the nonconformity. A building with a nonconforming street setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback regulations and all other applicable lot and building regulations. Horizontal and vertical extensions of an exterior wall that is nonconforming with regard to applicable setbacks may be approved in accordance with the special exception procedures of Sec. 14.080, provided the extensions are not located closer to the lot line than the existing structure.

16.030-E Restoration or Re-establishment of Damaged or Destroyed Structures
1. Antenna-supporting structures, if damaged or destroyed by any means, may be reconstructed, provided the supporting structure is placed in the same location and has no greater height or area than the structure it replaces.
2. If any other nonconforming structure is damaged or partially destroyed by any means to the extent of more than 50% of its replacement cost at time of damage, it may be restored as a nonconforming
structure only if approved in accordance with the special exception procedures of Sec. 14.080. In order to approve a special exception for re-establishment of a nonconforming structure, the board of adjustment must find that restoration as a conforming structure cannot reasonably be made in view of the nature and extent of the nonconformity and the nature and extent of the damages.

3. If a nonconforming structure is damaged or partially destroyed by any means to the extent of 50% or less of its replacement cost at time of damage it may be restored as a nonconforming structure.

4. Re-establishment as a nonconforming structure may not increase the extent of nonconformity, except that the board of adjustment is authorized to approve a special exception for building additions that increase the extent of nonconformity if the board of adjustment determines that such additions:
   a. Do not increase the habitable or leasable floor area of the building; and
   b. Are required to be provided because of building or energy code amendments adopted after construction of the original building.

5. In all cases, any permits required to restore the damaged structure must be obtained within 2 years of the date of damage. If required permits are not obtained within 2 years, the structure’s nonconforming status is lost.

Sec. 16.040 Nonconforming Uses

16.040-A Description
A nonconforming use is a use that was lawfully established in accordance with all zoning regulations in effect at the time of its establishment but that is no longer allowed by the use regulations of the zoning district in which the use is located. Lawfully established uses that do not comply with separation distance (spacing) requirements are also deemed to be nonconforming uses.

16.040-B Change of Use
1. A nonconforming use in a residential zoning district may be changed only to a use that is allowed in the subject zoning district. Once changed to a conforming use, the nonconforming use may not be re-established.

2. A nonconforming use located in a zoning district other than a residential zoning district, may be changed to a use that is allowed in the subject zoning district, in which case the nonconforming use may not be re-established. The change of a nonconforming use to another use included within the same use category or to an approved temporary use does not constitute a "change of use" within the meaning of this section. If a nonconforming use is changed to another use within the same use category or is temporarily replaced by an approved temporary use, the original nonconforming use may be re-established, provided re-establishment of the original nonconforming use occurs within 36 months of the date that it was replaced.

3. A nonconforming use located in a zoning district other than a residential zoning district, may be changed to another nonconforming use or re-established after being replaced by a conforming use only if approved in accordance with the special exception procedures of Sec. 14.080. In order to approve a special exception for a nonconforming use substitution or re-establishment, the board of adjustment must find that the proposed use substitution or re-establishment will not result in any increase in adverse impacts on the surrounding area when compared to the immediately preceding previous nonconforming use of the property. In making such a determination, the board of adjustment must consider all of the following factors, as applicable:
   a. Traffic to and from the site;
   b. Hours of operation,
   c. Outdoor display, storage and work activities; and
   d. Other factors likely to have an effect on the surrounding area.
16.040-C Expansion of Use
A nonconforming use of a portion of a building may be expanded or extended into the remaining portions of the building if the county inspector determines that the areas of the building in which the expansion is proposed were manifestly arranged and designed for the use. Nonconforming uses may not be expanded or extended in any other way unless the expansion reduces or eliminates the nonconformity.

16.040-D Movement
A nonconforming use may be moved in whole or in part to another location on the same lot only if the movement or relocation does not create additional or new nonconformities. A nonconforming use may be moved to another lot only if the use would comply with the zoning regulations that apply to that (relocation) lot.

16.040-E Loss of Nonconforming Status
1. If a structure containing a nonconforming use is damaged or partially destroyed to the extent of more than 50% of its replacement cost at time of damage, the nonconforming use may be re-established only if approved in accordance with the special exception procedures of Sec. 14.080. In order to approve a special exception for re-establishment of a nonconforming use, the board of adjustment must find that re-establishment will not result in any increase in adverse impacts on the surrounding area when compared to the previous nonconforming use of the structure. In making such a determination, the board of adjustment must consider all of the following factors, as applicable:
   a. Traffic to and from the site;
   b. Hours of operation,
   c. Outdoor display, storage, and work activities; and
   d. Other factors likely to have an effect on the surrounding area.

   If a nonconforming use is changed to a conforming use, no matter how short the period of time, all nonconforming use rights are lost, and re-establishment of the nonconforming use is prohibited.

2. If a nonconforming use of a building is discontinued for 36 consecutive months or for 36 months during any 4-year period, the nonconforming use may not be re-established. Periods of time when governmental action impedes access to use of the premises are not counted as periods of discontinuance.

16.040-F Nonconforming Use of Unimproved Land
Nonconforming uses of unimproved land are land uses and activities that meet the definition of a nonconforming use but that include structures that are all accessory or incidental to the use and in the aggregate do not cover more than 10% of the lot area devoted to the nonconforming use. Common examples include storage yards, construction debris sites, used vehicle sales lots, vehicle impound yards, auto wrecking, junkyards, and similar open-air uses. Nonconforming uses of unimproved land are subject to the nonconforming use regulations of this section (Sec. 16.040), except as modified by the following specific regulations:

1. No nonconforming use of unimproved land may be changed to another nonconforming use, nor enlarged, increased, or moved to another portion of the lot, nor extended to occupy a greater area of land than was occupied at the time that the use became nonconforming.

2. No additional structure (other than fences) may be erected in connection with a nonconforming use of unimproved land.

3. If any nonconforming use of unimproved land ceases for any reason for a period of more than 90 days, (except when government action impedes access to or use of the premises) any subsequent use of such land must conform in all respects to the regulations of the zoning district in which it is located.

The existing “termination” (amortization) provisions have not been carried forward in this draft since the timeframes for termination have long passed.
Sec. 16.050  Sexually Oriented Business Establishment
A sexually oriented business establishment lawfully existing on the effective date specified in Sec. 1.030, or any subsequent amendment, but that does not comply with any parking, loading, spacing (separation), or screening requirements of these zoning regulations, is deemed nonconforming. Such use may continue subject to the following provisions:

16.050-A  No such use may be enlarged or extended.

16.050-B  No such use may be changed to another use that does not comply with parking, loading, screening and spacing requirements, except that changes to an office or retail use are permitted, and the board of adjustment is authorized to approve a change to another use otherwise permitted by right or special exception within the subject zoning district, even though such use does not comply with applicable parking, loading, screening or spacing requirements.

16.050-C  A change of a use from one type of sexually oriented business establishment to another type of sexually oriented business establishment is considered a change of use and is not permitted unless the new use complies with all applicable requirements of these zoning regulations.

16.050-D  If the use of a nonconforming sexually oriented business establishment is discontinued for any reason whatsoever for a period of 180 days or more, such use may not be reestablished unless it complies with all of the requirements of these zoning regulations.

16.050-E  If 2 or more existing sexually oriented business establishments are separated by a lesser distance than required by these zoning regulations, the first sexually oriented business establishment licensed and continually operating at a particular location will be deemed the conforming use with regard to required spacing and separation distances and all later established sexually oriented business establishments will be deemed the nonconforming use with regard to required spacing distance.

Sec. 16.060  Nonconforming Signs
See Sec. 11.100 for regulations governing nonconforming signs.

Sec. 16.070  Nonconforming Development Features

16.070-A  Description
A nonconforming development feature is any aspect of a development—other than a nonconforming lot, nonconforming structure, nonconforming use, or nonconforming sign—that was lawfully established in accordance with zoning regulations in effect at the time of its establishment but that no longer complies with one or more applicable zoning regulations. Common examples are off-street parking areas that contain fewer spaces than required by current regulations and sites that do not comply with current screening regulations.

16.070-B  General
Nonconforming development features may remain except as otherwise expressly stated in these zoning regulations, but the nature and extent of nonconforming development features may not be increased.
Chapter 17  Violations, Penalties, and Enforcement

Sec. 17.010  Responsibility for Enforcement
The county inspector and other officials or agencies designated by the chairman of the board of county commissioners have responsibility for enforcing these zoning regulations. All departments, officials, agencies, and employees vested with the authority to review, recommend or issue development approvals, permits or licenses must act in accordance with the provisions of these zoning regulations.

Sec. 17.020  Violations
Unless otherwise expressly allowed by these zoning regulations or state law, any violation of a provision of these zoning regulations—including any of the following—are subject to the remedies and penalties provided for in these zoning regulations.

- **17.020-A** To use land, buildings or other structures in any way that is not consistent with the requirements of these zoning regulations;
- **17.020-B** To erect a building or other structure in any way not consistent with the requirements of these zoning regulations;
- **17.020-C** To install or use a sign in any way not consistent with the requirements of these zoning regulations;
- **17.020-D** To engage in the use of a building, structure or land, the use or installation of a sign, or any other activity requiring one or more permits or approvals under these zoning regulations without obtaining such required permits or approvals;
- **17.020-E** To engage in the use of a building, structure or land, the use or installation of a sign, or any other activity for which a permit or approval has been granted under these zoning regulations or under previous zoning regulations of the county in any way inconsistent with such permit or approval or any conditions imposed on the permit or approval;
- **17.020-F** To violate the terms of any permit or approval granted under these zoning regulations or under previous zoning regulations of the county or any condition imposed on the permit or approval;
- **17.020-G** To obscure, obstruct or destroy any notice required to be posted under these zoning regulations;
- **17.020-H** To violate any lawful order issued by any authorized public official; or
- **17.020-I** To continue any violation after receipt of notice of a violation.

Sec. 17.030  Continuing Violations
Each day that a violation continues constitutes a separate violation of these zoning regulations.

Sec. 17.040  Remedies and Enforcement Powers
The county has all remedies and enforcement powers allowed by law, including, without limitation, all of the following:

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This article includes an expanded range of enforcement tools.
17.040-A Fines
Any person violating any provisions of these zoning regulations or failing to comply with any of its requirements may be deemed guilty of an offense punishable by a fine of not more than $100.00 in an amount not to exceed the maximum allowed under Oklahoma law.

17.040-B Withhold Permit

1. The county inspector may deny or withhold all permits, certificates, or other forms of authorization on any land or structure or improvements upon which there is an uncorrected violation of a provision of these zoning regulations or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the county. This enforcement provision may be used regardless of whether the current owner or applicant is responsible for the violation in question.

2. The county inspector may deny or withhold all permits, certificates, or other forms of authorization on any land where an uncorrected violation exists. The county inspector may also withhold all permits, certificates, or other forms of authorization on any other land owned by the owner of land on which an uncorrected violation exists. This enforcement provision may be used regardless of whether the property for which the permit or other approval is sought is the property in violation.

3. Instead of withholding or denying a permit or other authorization, the county inspector may grant such authorization subject to the condition that the violation be corrected.

17.040-C Revoke Permits

1. A permit, certificate or other form of authorization required under these zoning regulations may be revoked by the county inspector when such official determines:
   a. That there are unapproved significant, material departures from approved plans or permits;
   b. That the development permit was procured by false representation; or
   c. That any of the provisions of these zoning regulations or approval previously granted by the county are being violated.

2. Written notice of revocation must be served upon the owner, the owner’s agent or contractor, or upon any person employed on the building or structure for which such permit was issued. If no persons can reasonably be served with notice, the notice must be posted in a prominent location.

17.040-D Stop Work
With or without revoking permits, the county inspector may stop work on any building or structure on any land on which there is an uncorrected violation of a provision of these zoning regulations or of a permit or other form of authorization issued under this or previous zoning regulations.

17.040-E Injunctive Relief
The county may seek an injunction or other equitable relief in court to stop any violation of these zoning regulations or of a permit, certificate or other form of authorization granted under this or previous zoning regulations.

17.040-F Forfeiture and Confiscation of Signs on Public Property
Any sign installed or placed on public property, except in compliance with the regulations of these zoning regulations will be considered forfeited to the public and subject to confiscation. In addition to other remedies and penalties of this chapter, the county has the right to recover from the sign owner or person who placed the sign, the full costs of sign removal and disposal.

17.040-G Abatement
The county may seek a court order in the nature of mandamus, abatement, injunction or other action or proceeding to abate or remove a violation or to otherwise restore the premises in question to the condition in which they existed prior to the violation.
17.040-H Other Penalties, Remedies and Powers
The county may seek such other penalties and remedies as are provided by law.

17.040-I Continuation of Previous Enforcement Actions
Nothing in these zoning regulations prohibits the continuation of previous enforcement actions, undertaken by the county pursuant to previous valid ordinances and laws.

Sec. 17.050 Remedies Cumulative
The remedies and enforcement powers established in these zoning regulations are cumulative, and the county may exercise them in any combination or order.

Sec. 17.060 Persons Subject to Penalties
The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, or agent, or other person who commits, participates in, assists in, or maintains such violations may each be found guilty of a separate offense and be subject to penalties, remedies, and enforcement actions.

Sec. 17.070 Enforcement Procedures
17.070-A Non-Emergency Matters
In the case of violations of these zoning regulations that do not constitute an emergency or require immediate attention, the county inspector must give notice of the nature of the violation to the property owner by personal service, U.S. first class mail or by posting notice on the premises. Notices of violation must state the nature of the violation and the timeframe for compliance and may state the corrective steps necessary and the nature of subsequent penalties and enforcement actions should the situation not be corrected.

17.070-B Emergency Matters
In the case of violations of these zoning regulations that constitute an emergency situation as a result of public health or safety concerns if not remedied immediately, the county may use the enforcement powers available under these zoning regulations without prior notice, but the county inspector must attempt to give notice to the property owner simultaneously with beginning enforcement action.

Sec. 17.080 Appeals
A determination made by the county inspector or other administrative officials that violation of these zoning regulations has occurred may be appealed by the affected party in accordance with Sec. 14.110.
Chapter 18  Measurements

Sec. 18.010  Lot Area
Lot area is measured as the total ground-level surface area contained within the property lines of a lot.

Sec. 18.020  Lot Area per Dwelling Unit
Lot area per dwelling unit is a measure of residential density. It governs the amount of lot area required for each dwelling unit on the subject lot. To determine the number of dwelling units allowed on a lot, divide the area of the lot by the minimum lot-area-per-dwelling-unit requirement, and round any fractional result down to a whole number. If, for example, a maximum limit of one dwelling unit for every 2,900 square feet of lot area is applied to an 14,000 square foot lot, the resulting fraction of 4.83 is rounded down to 4 allowed dwelling units. In applying minimum lot-area-per-dwelling-unit requirements to group living uses, each 600 square feet of floor area is counted as one dwelling unit.

Sec. 18.030  Floor Area
The floor area of a building is measured as the sum of the gross horizontal areas of all floors within the building, including basements, as measured from the exterior faces of the exterior walls or from the centerline of walls separating 2 buildings. The floor area of enclosed required off-street parking areas is not included in the measurement of floor area.

Sec. 18.040  Floor Area Ratio
The floor area ratio (FAR) is the floor area of all buildings on a lot, divided by the area of that lot.

Sec. 18.050  Lot Width
Lot width is measured as the average (mean) horizontal distance between the side property lines of a lot (see Figure 18-1)

Figure 18-1: Lot Width Measurement
Sec. 18.060 Frontage or Street Frontage
Street frontage is measured between side property lines of a lot along the property line that abuts a county-maintained public road. For purposes of determining compliance with zoning district lot and building regulations, the frontage of a lot that abuts a cul-de-sac or similarly curved non-arterial street may be measured along the required setback line. Lot boundaries that abut a limited access freeway are not considered street frontage for the purpose of complying with zoning district lot and building regulations (see Figure 18-2). Property that abuts the stub end of a stub street is not considered to have “frontage” on that stub street. Stub streets are intended only for continuation of a public street and are not permitted to have driveway connections.

Figure 18-2: Street Frontage Measurement

Sec. 18.070 Open Space per Unit

18.070-A Open space per unit refers to the amount of outdoor open space required to be provided on a lot for each dwelling unit on the subject lot. Multiply the minimum open space-per-unit requirement by the number of dwelling units to determine the total amount of open space required on a lot. In applying minimum open space-per-unit requirements to fraternity, sorority and rooming/boarding house uses, each 600 square feet of floor area is counted as one dwelling unit.

18.070-B The following may be counted toward satisfying minimum open space-per-unit requirements:

1. Outdoor areas that are not occupied by buildings, driveways or parking areas and are generally useable by residents;
2. Driveways and parking areas located in the rear yard of a detached house or duplex; and
3. Green roofs covering 25% or more of the subject building’s overall roof area.

18.070-C Required open space within a townhouse development may be provided on each townhouse lot or may be provided in outdoor common areas within the townhouse development, as designated on the recorded subdivision plat.

Sec. 18.080 Setbacks

18.080-A Measurement
Required setbacks are measured from the applicable lot line, right-of-way, planned right-of-way or location referred to below. Building setbacks are measured to the nearest exterior building wall. Minimum setbacks that apply to other features (parking areas, fences, storage areas) are measured from the nearest point of the area or feature for which a setback is required. See §18.080-C for information on structures and building features that are allowed to occupy setback and yard areas in R zoning districts. Unless otherwise expressly stated, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the Major Street and Highway Plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the Major Street and Highway Plan.

1. Street setbacks are measured from the actual right-of-way line of the street (other than an alley), provided that if the following measurement results in a greater setback, the greater setback applies:
a. For streets shown on the *Major Street and Highway Plan*, if the width of the planned right-of-way exceeds the width of the actual right-of-way, the measurement must be taken from the planned right-of-way; and

b. For streets not shown on the *Major Street and Highway Plan*, if the width of the right-of-way is 50 feet or less, the measurement must be taken from a point that is 25 feet from the centerline of the actual right-of-way (see Figure 18-3).

**Figure 18-3: Street Setback Measurement**

2. Side (interior) setbacks are measured from a side lot line that does not abut a street (see Figure 18-4).

**Figure 18-4: Side (Interior) Setback Measurement**

3. Rear setbacks are measured from the rear lot line, except on double-frontage lots. On double-frontage lots, street setbacks apply from all property lines that abut streets (see Figure 18-5).

**Figure 18-5: Rear Setback Measurement**

**18.080-B Setbacks on Irregular Lots**

Setbacks are measured from lot lines towards the center of the lot, as follows:

1. Generally, setbacks are measured as set out in §18.080-A.
2. When lot lines are curvilinear, setbacks must be measured parallel to the curvilinear lot line (see **Figure 18-6**).

![Figure 18-6: Setbacks from Curvilinear Lot Lines](image)

3. When there are multiple rear lot lines, the rear setback must be measured from each of the rear lot lines (see **Figure 18-7**).

![Figure 18-7: Setbacks from Multiple Rear Lot Lines](image)

4. When there is no rear lot line, the rear setback must be measured as a radial distance from the intersection of side lot lines at the rear of the lot (see **Figure 18-8**).

![Figure 18-8: Rear Setback Measurement When There is No Rear Lot Line](image)

18.080-C **Permitted Setback Obstructions in R Zoning Districts**  
Setbacks in R zoning districts must be unobstructed and unoccupied from the ground to the sky except as indicated in **Table 18-1**.
Table 18-1: Permitted Setback Obstructions in R Zoning Districts

<table>
<thead>
<tr>
<th>Obstruction</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory buildings (see also 58.030-A)</td>
<td>No</td>
</tr>
<tr>
<td>Air conditioning units</td>
<td>No</td>
</tr>
<tr>
<td>Arbors and trellises</td>
<td>Yes</td>
</tr>
<tr>
<td>Awnings, canopies, light shelves and architecturally integrated solar shading devices projecting no more than 2 feet into the setback</td>
<td>Yes</td>
</tr>
<tr>
<td>Barbeque pits and outdoor fireplaces</td>
<td>No</td>
</tr>
<tr>
<td>Bay windows projecting no more than 2 feet into the setback</td>
<td>Yes</td>
</tr>
<tr>
<td>Chimneys and flues projecting no more than 2 feet into the setback</td>
<td>Yes</td>
</tr>
<tr>
<td>Clotheslines</td>
<td>No</td>
</tr>
<tr>
<td>Decks, patios, and other features and structures less than 30 inches in height above grade</td>
<td>Yes</td>
</tr>
<tr>
<td>Eaves and gutters projecting no more than 2 feet into the setback</td>
<td>Yes</td>
</tr>
<tr>
<td>Fallout and storm shelters</td>
<td>No</td>
</tr>
<tr>
<td>Fire escapes projecting no more than 4.5 feet into the setback</td>
<td>Yes</td>
</tr>
<tr>
<td>Flagpoles and similar features</td>
<td>Yes</td>
</tr>
<tr>
<td>Geothermal heat pumps and geothermal heat exchange system equipment up to 4 feet in height above grade</td>
<td>No</td>
</tr>
<tr>
<td>Green houses and hoop houses</td>
<td>No</td>
</tr>
<tr>
<td>Insulation added to the outside of the exterior wall of an existing building</td>
<td>Yes</td>
</tr>
<tr>
<td>Parking/storage of inoperable vehicles (see also Sec. 8.150)</td>
<td>No</td>
</tr>
<tr>
<td>Plants and cold frames</td>
<td>Yes</td>
</tr>
<tr>
<td>Rainwater harvesting equipment projecting no more than 4.5 feet into the setback</td>
<td>Yes</td>
</tr>
<tr>
<td>Recreational equipment (e.g., swing sets, playground equipment, tree houses, etc.)</td>
<td>No</td>
</tr>
<tr>
<td>Signs (see also §11.040-B)</td>
<td>Yes</td>
</tr>
<tr>
<td>Sills, belt courses, cornices and similar architectural features projecting no more than 2 feet into the setback</td>
<td>Yes</td>
</tr>
<tr>
<td>Solar energy systems, building-mounted</td>
<td>No</td>
</tr>
<tr>
<td>Solar energy systems, ground-mounted</td>
<td>No</td>
</tr>
<tr>
<td>Swimming pools, tennis courts</td>
<td>No</td>
</tr>
<tr>
<td>Wheelchair lifts and ramps that meet federal, state, and local accessibility standards</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Table 18-1 Notes

[1] Special exception approval required.

18.080-D Contextual Setbacks

When existing buildings on one or more abutting lots are closer to the street (front or street side) property line than the otherwise required setback, additions to existing buildings or construction of new buildings on the subject lot may comply with the average street yard depth that exists on the nearest 2 lots on either side of the subject lot instead of complying with the zoning district’s minimum street setback requirement. Existing yard depths must be based on the front corners of the buildings on the lots used in the contextual setback determination that are nearest to the subject lot (see Figure 18-9). The contextual setback provisions may not be used to reduce street setbacks to less than 5 feet plus 1/2 of the right-of-way width designated on the Major Street and Highway Plan for the abutting street, or 5 feet plus 25 feet if the street is not designated on the Major Street and Highway Plan.

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39 This is a proposed replacement of existing section 241.
1. If one or more of the lots required to be included in the averaging calculation is vacant, that vacant lot will be deemed to have a street yard depth equal to the minimum street setback requirement of the subject zoning district (see Figure 18-10).

2. Lots with frontage on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average (see Figure 18-11).
3. When the subject lot is a corner lot, the average street yard depth will be computed on the basis of the nearest 2 lots with frontage on the same street as the subject lot (see Figure 18-12).

4. When the subject lot abuts a corner lot with frontage on the same street, the average street yard depth will be computed on the basis of the abutting corner lot and the nearest 2 lots with frontage on the same street as the subject lot (see Figure 18-13).
5. These contextual setback provisions may not be used to reduce the setback of a street-facing garage door to less than 20 feet.

Sec. 18.090 Parking Setbacks

18.090-A All on-site parking spaces must be located behind any applicable parking setback line. This requirement applies whether such spaces are located in a surface (open-air) parking lot or in a parking structure. Parking setbacks do not apply to on-street parking spaces, parking spaces located in an underground structure or parking spaces located above the ground floor.

18.090-B Parking setbacks are measured in accordance with §18.080-A.

Sec. 18.100 Building Coverage

Building coverage is the total area of a lot covered by principal and accessory buildings. Only building areas beneath a roof are counted for purposes of measuring building coverage. A porch with a roof, for example, is counted, but an uncovered deck structure is not considered building coverage.

Sec. 18.110 Building Height

18.110-A Measurement

1. Building height is measured as the vertical distance from the average ground elevation along the exterior building wall to the highest point of the subject building (see Figure 18-14). For purposes of measuring height:

   a. The average ground elevation is the mid-point between the highest and lowest ground elevations along the exterior building wall; and

   b. The highest point of the building is the coping of a flat roof, the top of a mansard roof or shed roof, or the peak of the highest gable of a gambrel or hip roof. For buildings without a roof, height is measured to the highest point of the structure.
18.110-B Exceptions

1. Farm buildings and farm-related structures are not subject to building height limits.
2. Chimneys, elevators, equipment penthouses, monitors, cooling towers and ventilators may exceed maximum building height limits, provided they are not intended for human occupancy.
3. Belfries, clock towers, cupolas, domes, flag poles and spires may exceed maximum building height limits, provided they are not intended for human occupancy.

Sec. 18.120 Other Height Measurements

18.120-A Fences and Walls
The height of fences and walls is measured as vertical distance from the average finished grade on the inside of the fence to the top of the fence or wall. Fences atop walls or landscape features (e.g., raised beds) are measured to average finished grade at the base of the wall or landscape feature. Fence posts may exceed the height of the highest connected portion of the fence by up to 12 inches.

18.120-B Other Structures
The height of structures other than buildings, fences or walls is measured as the vertical distance from the average finished grade at the base of the structure to the highest point of the structure. Unless otherwise expressly stated, the height of a structure may not exceed the maximum building height allowed in the subject zoning district.

Sec. 18.130 Noise and Sound
For the purpose of determining compliance with any noise limits expressed in db(A) (A-weighted decibels), the noise must be measured on the A-weighting scale on a sound level meter of standard design and quality having characteristics established by the American National Standards Institute.

Sec. 18.140 Occupancy
For the purpose of determining compliance with standards or requirements based on building occupancy or capacity, calculations must be based on the building code.
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# Chapter 19 Definitions

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## Sec. 19.010 General

Words and terms expressly defined in these zoning regulations have the specific meanings assigned unless the context clearly indicates another meaning. Words and terms that are not expressly defined in these zoning regulations have the meaning given in the latest edition of *Merriam-Webster’s Unabridged Dictionary*.

## Sec. 19.020 Use Definitions

See Chapter 6 for an explanation of the use categorization system used in these zoning regulations and for use type definitions.

## Sec. 19.030 Measurement-Related Terms

See Chapter 18 for an explanation of various lot and building regulation terms, such as “lot area,” “building height,” and “setback.”

## Sec. 19.040 Terms Beginning with “A”

**Abandoned or Abandonment**

The intentional or unintentional cessation of use, or maintenance of a building, structure, or lot.

**Abut or Abutting**

To touch or share a contiguous boundary or border, except that in the context of hearing notice and screening or enclosure requirements, “abutting” includes properties that are contiguous or separated only by a non-arterial street, alley or railroad right-of-way.
Accessory Dwelling Unit (ADU)
A dwelling unit that is located in an accessory building on the same lot as a detached house to which it is accessory and subordinate. Examples of ADUs include carriage houses, garage apartments, and mother-in-law cottages.

Accessory Use Bar
A commercial establishment open to the public that sells and serves intoxicating beverages for consumption on the premises, but that is incidental and subordinate to and that occupies no more than 25% of the floor area of a principal use restaurant, hotel/motel, or fraternal organization. In order to be classified as an accessory use bar, the bar must occupy the same principal building and contiguous tenant space as the principal use and not contain a separate exterior public entrance (i.e., it must be served solely by the customer entrance that serves the principal use restaurant, hotel/motel or fraternal organization).

Accessory Use or Structure
A use or structure that meets the criteria established in §8.010-B.

Adjacent
Lying near or in the immediate vicinity

Agent
A person duly authorized to act on behalf of the owner of the subject property.

Alley
A public right-of-way that affords a means of access to abutting property, generally secondary in nature.

All-Weather Surface (or Material)
A hard surface, dustless material capable, during ordinary use, of withstanding without substantial deterioration, normal weather conditions. Gravel, rock or screenings alone, without use of a road surface binder, does not meet the definition of an all-weather surface.

Applicant
The owner of the subject property or an agent authorized by the subject property owner to submit an application on the owner’s behalf.

Arterial
A street designated on the Major Street and Highway Plan as an arterial, parkway, or special trafficway.

Average Ground Elevation

Awning
A roof-like structure typically made of cloth, metal or other material attached to a frame that extends from and is supported by a building. Awnings are typically erected over a window, doorway or building front and they may be raised or retracted to a position adjacent to the building.

Sec. 19.050 Terms Beginning with “B”

Base Station
A station at a specific site authorized to communicate with mobile stations, generally consisting of radio transceivers, antennas, coaxial cables, power supplies and other associated electronics.

Base (Zoning) District
Any zoning district that is not an overlay district.

Board of Adjustment (BOA)
The Tulsa County Board of Adjustment.

Building
A structure that is permanently affixed to the land; with or without a roof, or walls on all sides; and used or intended for supporting or sheltering any use or occupancy.
Building Coverage
See Sec. 18.100.

Building Height
See Sec. 18.110.

Sec. 19.060 Terms Beginning with “C”

Carport
Any parking space or spaces having a roof, but not enclosed by walls, and accessory to a dwelling or dwellings. Parking garages and parking structures are not carports.

Character
Any letter of the alphabet or any numeral.

County
Tulsa County, Oklahoma.

County Commission
The Board of County Commissioners of Tulsa County, Oklahoma.

Cold Frame
An unheated structure no more than 4 feet in height used for protecting seedlings and plants from the cold.

Commercial Message
Any sign, wording, logo, or other representation that directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Comprehensive Plan
Tulsa County’s official comprehensive plan, as adopted by the planning commission and approved by the county commission.

Curb Level
The average (mean) level of the established curb at the frontage of the subject lot. Where no curb has been established, the county engineer is authorized to establish such curb level or its equivalent.

Sec. 19.070 Terms Beginning with “D”

Designated Residential Development Area
An area specifically designated for residential development by conditions imposed in a PUD district.

Detached House
A principal residential building, other than a manufactured housing unit or mobile home, that contains only one dwelling unit and that, unless otherwise expressly allowed under these zoning regulations, is located on a single lot that is not occupied by other principal residential buildings. Detached houses are not attached to or do not immediately abut other dwelling units. Detached houses include conventional (“stick-built”) construction and construction involving modular or system-built components as long as such construction complies with applicable building codes.
Development
Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Development Plan
See Sec. 14.040.

Dumpster
A container with a capacity of more than 1.5 cubic yards or a height of more than 4.5 feet that is designed for receiving, transporting, and depositing waste materials produced by uses that are on the subject site.

Duplex
A principal residential building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings. The 2 dwelling units are attached and may be located on separate floors or side-by-side.

Dwelling Unit
A room or group of rooms arranged, intended, or designed as a habitable unit, containing kitchen, bath and sleeping facilities, for not more than one household living independently of any other household.
Sec. 19.080  Terms Beginning with “E”

**Electric Vehicle**
Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets either partially or exclusively powered by electrical energy from the grid or an off-board source via a battery. “Electric vehicle” includes: (1) battery electric vehicles; and (2) plug-in hybrid electric vehicles.

**Electric Vehicle (EV) Charging Station**
A public or private parking space that is served by battery charging station equipment.

**Electric Vehicle Charging Station, Private (Restricted-Access)**
An EV charging station that is not available for use by the general public. Examples include electric vehicle charging stations that serve residential homeowners or renters, executive parking areas, designated employee parking areas and fleet parking areas.

**Electric Vehicle Charging Station, Public**
An EV charging station that is accessible to and available for use by the general public.

**Electric Vehicle Parking Space**
Any parking space that is clearly identified to be used exclusively for the parking of an electric vehicle.

**Electrical Fence Charger System**
A labeled circuit arrangement, whether energized by a battery or other electrical power source that is or is designed or intended to impart an electrical shock to any person or animal coming in contact with such un-insulated conductors.

**Electrical Transmission Tower**
An electrical transmission structure used to support high-voltage overhead power lines. The term does not include a utility pole.

Sec. 19.090  Terms Beginning with “F”

**Farm Animal**
Breeds of animals raised primarily for commercial purposes on agricultural property, in outbuildings or open spaces separate from residences. Typical examples include cattle, swine, poultry, sheep, goats, donkeys, horses.

**Flood**
A temporary rise in stream level that results in inundation of areas not ordinarily covered by water.

**Floodway**
The channel of a river or other watercourse and those portions of the adjoining floodplains which are reasonably required to carry and discharge the regulatory flood.

**Floor Area**
See Sec. 18.030.

**Floor Area Ratio**
See Sec. 18.040.

**Freeway**
A street designated as a freeway on the Major Street and Highway Plan.

**Frontage (or Street Frontage)**
See Sec. 18.060.

Sec. 19.100  Terms Beginning with “G”

**Garage Sale**
The sale of tangible personal property at retail by a person who is not in the business or does not hold himself or herself out to be in the business of selling tangible personal property at retail, when such sale occurs on residentially-zoned property (including in a garage, on a driveway, patio or porch, in the yard or in the residential structure) and is open to the public. Also referred to as Yard Sale, Estate Sale, Moving Sale, Occasional Sale, etc.,
Geothermal Heat Exchange System
Equipment that exchanges thermal energy between the ground (or a water source) and a building. This includes vertical closed loop, horizontal closed loop, water body closed loop system and open loop systems. Also known as ground source heat pumps and geothermal heat pumps.

Grade, Finished
The vertical location of the ground or pavement surface after site grading work is completed in accordance with an approved plan.

Green Roof
An extension of an above-grade building roof that includes at least a waterproof membrane, a root repellent system, a drainage system, a filtering layer, soil with a minimum depth of 3 inches and native or naturalized plants. Also commonly referred to as a “vegetated roof.”

Ground-Floor Level
The lowest level of a building that is at or above grade for at least 50% of its interior floor-to-ceiling height.

Sec. 19.110 Terms Beginning with “H”

Habitable Floor
Any floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation, or a combination thereof. A floor used for storage purposes only is not a “habitable floor”.

Height, Building
See Sec. 18.110.

Height, Sign
See §11.110-B.

Home Occupation
An accessory use of a dwelling unit for business or commercial purposes. Home occupations are subject to the regulations of Sec. 8.120.

Hoop House
A temporary or permanent structure typically made of flexible pipe or other material covered with translucent plastic, constructed in a “half-round” or “hoop” shape, for the purposes of protecting and cultivating plants. A hoop house is considered more temporary than a greenhouse and does not constitute a completely enclosed structure.

Family
One or more persons occupying a single dwelling unit, as a single housekeeping unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over five persons, but further provided that domestic servants may be housed on the premises without being designated as a family. Individuals not related by blood, marriage, or adoption occupying a single dwelling unit for on-site institutional education, training, supervision, medical care or nursing care shall not be considered a family as defined herein. Further provided a family, as defined herein, does not include a foster home or a neighborhood group home as elsewhere defined.

Household
One or more persons who inhabit a single dwelling unit, as a single housekeeping unit, that is: (1) traditionally characterized by matrimonial or parent-child relationship, provided that all such persons are related by blood, marriage, adoption, fosterage, or guardianship and no more than 2 unrelated inhabitants are included in the housekeeping unit; or (2) predominantly characterized by voluntary associational, communal relationships, provided no more than 8 inhabitants are included in the housekeeping unit. The term “household” expressly includes community-based residential facilities licensed by or contracted with the Oklahoma Department of Human Services that provide care or supervision by a responsible adult for no more than 8 individuals with developmental or physical disabilities as a single housekeeping unit.
Sec. 19.120  Terms Beginning with “I”

Inoperable Vehicle
Any motor vehicle from which, for a period of 7 days, the engine, wheels, or other parts have been removed, or in which the engine, wheels, or other parts have been altered, damaged, or otherwise modified so that the vehicle is incapable of being driven under its own motor power. “Inoperable motor vehicle” does not include a motor vehicle that has been rendered temporarily incapable of being driven under its own motor power, solely to perform ordinary service or repair operations.

Intersection, Signalized
The area where motor vehicle traffic is regulated by an official traffic control signal or light, which is also embraced within the prolongation or connection of the lateral curb lines, or if none, then the lateral boundary lines of the roadways of 2 streets that join one another at or approximately at right angles, or the area within which vehicles travel upon different streets joining at any other angle that may conflict, whether or not one such street or roadway crosses the other.

Intoxicating Beverages
All beverages containing more 3.2% alcohol by weight and all mixed beverage coolers, as defined in Section 506 of Title 37, Oklahoma Statues, regardless of percent of alcohol content.

Sec. 19.130  Terms Beginning with “J”
RESERVED

Sec. 19.140  Terms Beginning with “K”
RESERVED

Sec. 19.150  Terms Beginning with “L”

Land Use Administrator
See §1.090-I.

Lawfully Established
A use, structure, lot, or sign (as the context indicates) that was established in conformance with all applicable zoning regulations in effect at the time of its establishment.

Less Intensive Zoning District
A zoning district classification that is identified as being less intensive than another zoning district within the same grouping of districts, as indicated in these zoning regulations. Overlay districts, special district and zoning districts that are expressly excluded from the relative intensity scales identified in these tables do not qualify as less intensive zoning districts.

Lot
A lot of record.

Lot Area
See Sec. 18.010.

Lot Area per Unit
A measurement of allowed residential density. See Sec. 18.020.

Lot, Corner
A lot abutting 2 or more streets at their intersection or upon 2 segments of the same street, when such segments form an interior angle of less than 135 degrees. The point of intersection of street rights-of-way lines is the corner.

Lot, Double-frontage
An interior lot with frontage on more than one street or a corner lot with frontage on more than 2 streets.

Lot, Interior
A lot other than a corner lot.
Lot of Record
A lot that is part of a subdivision, the plat of which is recorded in the county clerk’s office; a parcel of land, the conveyance of which is recorded in the county clerk’s office; or the balance of a parcel of land where the conveyance of another portion of that parcel is recorded in the county clerk’s office.

Lot Line
Any boundary of a lot.

Lot Line, Front
The boundary of a lot that abuts the street. Unless otherwise expressly stated, the owner of the subject property may select which lot line is the front lot line on corner lots.

Lot Line, Street
The boundary of a lot that abuts a street. A lot may have more than one street lot line, and a street lot line may also be a front lot line.

Lot Line, Rear
The boundary of a lot that is most distant from and most nearly parallel to the front lot line.
Lot Line, Side
Any boundary of a lot that is not a street lot line or a rear lot line.

Figure 19-6: Side Lot Lines

Lot Width
See Sec. 18.050.

Low-Impact Development (LID)
An approach to land development (or redevelopment) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing impervious area to create functional and appealing site drainage features that treat stormwater as a resource rather than a waste product. Common LID practices include bioretention facilities, rain gardens, green roofs, rain barrels or cisterns, and permeable paving.

Low-Point Beer
Includes beverages containing more than 0.5% alcohol by volume, and not more than 3.2% alcohol by weight, including but not limited to beer or cereal malt beverages obtained by the alcoholic fermentation of an infusion of barley or other grain, malt, or similar products.

Sec. 19.160 Terms Beginning with “M”

Major Street and Highway Plan
The latest version of the Tulsa Metropolitan Area Major Street and Highway Plan, which is adopted and amended from time to time by the county commission.

Manufactured Housing Subdivision
A residential subdivision primarily comprising home sites for manufactured housing units on individual lots. Manufactured housing subdivisions are subject to the supplemental regulations of Sec. 7.050.

Manufactured Housing Unit
A factory-built principal residential dwelling that bears a seal certifying that it was built in compliance with the federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §5401, et seq.). Manufactured housing units are further classified as “single-section” and “multi-section” units.

Manufactured Housing Unit, Multi-Section
Mobile homes or manufactured housing units that are constructed and transported to the home site in 2 or more sections, which are then joined together and placed on a permanent foundation. Multi-section mobile homes or manufactured housing units have a width of 20 feet or more for at least 60% of their length.

Manufactured Housing Unit, Single-Section
Mobile homes or manufactured housing units that are constructed and transported to the home site in one section that is not joined together with other sections at the home site. Single-section mobile homes or manufactured housing units have a width of less than 20 feet.

40 Changed from “double-wide” to acknowledge that triple wide and wider units do exist.
41 Changed from “single-wide.”
Marijuana-Related Use
Any of the following uses: marijuana testing laboratory, marijuana research, marijuana dispensary, production of marijuana edibles, marijuana processing facility, or marijuana grower operation, as those uses are described in Chapter 6.

Massage Therapy
The manipulation of soft or connective tissues of the human body to alleviate pain, enhance circulation, improve joint mobilization, relieve stress, or muscle tension. This definition expressly excludes sexually oriented business establishments and any manipulation of the human body associated with a sexually oriented business establishment.

Mixed-Use Building
A principal building occupied by one or more commercial uses and one or more residential dwelling units.

Mobile Home
A factory-built principal residential dwelling that does not meet the definition of a “manufactured housing unit,” and that is designed for transportation, after fabrication, on streets or highways on its own wheels or on a flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, connection to utilities, and similar site installation activities. Mobile homes are allowed only within mobile home parks, which are subject to the regulations of Sec. 7.070.

Mobile Home Park
A lot or multiple lots upon which mobile homes or manufactured housing units are available for lease or upon which spaces for mobile homes or manufactured housing units are available for lease.

Mobile Storage Unit, Temporary
A mobile, fully enclosed container that is specifically designed and used for the temporary storage of household goods, wares, and materials for the purpose of moving, relocation, or temporary storage during construction. This definition does not include a shipping or cargo container, modified or otherwise.

Multi-tenant Development
A development typically under unified ownership and control consisting of 2 or more business establishments, which may be on the same lot or on separate lots. The tenants of multi-tenant development typically share vehicle access and parking facilities.

Multi-unit Residential Building
A principal residential building on a single lot that is occupied by 3 or more dwelling units that share common walls and/or common floors/ceilings.

Figure 19-7: Multi-unit Residential Building

Sec. 19.170 Terms Beginning with “N”

NA (or –)
Not applicable or no requirement.
Nit
A unit of illuminative brightness equal to one candela per square meter, measured perpendicular to the rays of the source.

Nonconforming Development Feature
See Sec. 16.070.

Nonconforming Lot
See Sec. 16.020.

Nonconforming Use
See Sec. 16.040.

Nonconforming Sign
See Sec. 16.060.

Nonconforming Structure
See Sec. 16.030.

Nonconformity
A nonconforming lot, nonconforming use, nonconforming structure, nonconforming development feature or nonconforming sign.

Nonresidential Building
Any principal building other than a residential building.

Nonresidential Development Area
An area designated for nonresidential development on an approved development plan.

Nonresidential District or Nonresidential Zoning District
Any zoning districts other an R (residential) district.

Sec. 19.180 Terms Beginning with “O”

Obstruction
Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, bridge conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure or matter in, along, across, or projecting into any channel, watercourse, or regulatory flood hazard area which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the flow of water might carry the same downstream to the damage of life or property.

Open-Air Uses
Uses of land that do not involve buildings or that involve buildings that are incidental and accessory to the open-air use of the lot. Typical examples include storage yards, vehicle impound yards, auto wrecking and junkyard uses.

Open Space per Unit
See Sec. 18.070.

Outdoor Customer Seating/Dining Area
The area of all unenclosed areas used or intended to be used for seating and dining by customers and guests, including standing table areas.

Overlay District
A zoning district that over-lays one or more base zoning districts and imposes requirements in addition to those of the base district or modifies the regulations otherwise applicable in the base zoning district.

Sec. 19.190 Terms Beginning with “P”

Parapet or Parapet Wall
A wall-like barrier at the edge of a roof that acts as a vertical extension of an exterior building wall extending above the roof height of the building. Parapets may serve as a safety or architectural feature.
Parking Area
The vehicular driving surfaces and parking area which includes the parking spaces, the maneuvering areas necessary to enter and exit the spaces and the drives providing access to the parking spaces and maneuvering areas from a public or private street or other parking areas.

Parking Space, Off-Street
A space on a lot intended and reserved for the parking of an automobile.

Parking Space, Required Off-Street
A space on a lot reserved for parking required by these zoning regulations.

Permanent Foundation
A foundation that meets the requirements established in the building code administered by the county.

Photovoltaic Cell
A semiconductor device that converts solar energy into electricity.

Planned (Street) Right-of-Way
The right-of-way designated in the Major Street and Highway Plan.

Planning Commission
The Tulsa Metropolitan Area Planning Commission (TMAPC).

Principal Building
A building or combination of buildings of chief importance or function on a lot. In general, the principal use is conducted in the principal building.

Principal Use
A use or activity or combination of which are of chief importance on the lot; one of the main purposes for which the land, buildings or structures are intended, designed, or ordinarily used.

Proof Gallon
One liquid gallon of beverage grade spirits that is 50% alcohol by volume at 60 degrees F. Note: spirits bottled at 80 proof (40% alcohol) would be 0.8 proof gallons per gallon of liquid. At 125 proof, a gallon of liquid would be 1.25 proof gallons.

Sec. 19.200  Terms Beginning with “Q”
RESERVED

Sec. 19.210  Terms Beginning with “R”

Rainwater Harvesting Equipment
A rain barrel, cistern or similar container that collects and stores rainwater or other water that would otherwise be lost as runoff.

Recreational Vehicle (RV)
A trailer, boat trailer, travel trailer, camping trailer, truck camper, camper shell, motor home, tent trailer, boat, houseboat, or similar vehicle or unit. Camper shells that are attached to a pickup truck are not considered a recreational vehicle.

Regulatory Flood
A flood having a 1% chance of being equaled or exceeded in any given year based upon the full potential urbanization of the contributing watershed considering the Comprehensive Plan, adopted Floodplain Management Policies and the watershed Master Drainage Plan where adopted.

Residential Building
A detached house, townhouse, duplex, or multi-unit residential building.

Residential Development Area
An area designated for residential development on an approved development plan.
Sec. 19.220  Terms Beginning with “S”

Setback
An open, unobstructed area that is required to be provided by these zoning regulations. See Sec. 18.080.

Sexual Conduct
Any and all of the following: (1) the fondling or other touching of human genitals, pubic region, buttocks, or female breasts; (2) ultimate sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, sodomy; (3) masturbation; and (4) excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

Sign
Any object, device, structure, or part thereof used to advertise, identify, display, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. Signs as defined herein do not include temporary holiday decorations; or landscape features that display no words or symbols.

Sign, Animation
The presentation of pictorials and graphics on signs displayed in a progression of frames that give the illusion of motion, including the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes.

Sign Area
See 11.110-A.

(Sign) Banner
A sign composed of lightweight, flexible, non-rigid material that is mounted to a pole or a structure at one or more edges either vertically or horizontally. Flags are not considered banners.

Sign Budget
Sign regulations governing the maximum aggregate number and/or maximum aggregate area of all or a defined group of signs on a lot.

Sign, Campaign
A temporary sign displayed on a lot during an active local, state, or federal campaign for public office or ballot issue or referenda, generally intended to promote the ultimate exercise of voting by the general public.

(Sign) Commercial Message
See “Commercial Message.”

Sign, Construction
A temporary sign located on a lot upon which building or construction is actively occurring.

Sign, Drive-through
A sign located on the site of an allowed drive-through use.

Sign, Driveway
A sign located near a driveway entrance from a street or near an internal site driveway or drive aisle (See also §11.030-A).

(Sign) Dwell Time
The duration or interval of time during that each individual advertisement or message is displayed on any sign with a dynamic display.

Sign, Dynamic Display
Any element of a sign or sign structure capable of displaying words, symbols, figures, images, or messages that can be electronically or mechanically changed by remote or automatic means. This also includes any display that incorporates rotating panels, LED lights manipulated through digital input, “digital ink” or any other method or technology that allows a sign to present a series of images, messages or displays.
(Sign) Flag
A generally rectangular or triangular sign or part of a sign made of fabric or other pliant material attached to a flagpole only along one side and which predominately displays distinctive colors, images, shapes or designs rather than legible words, letters, numbers or other linguistic characters.

Sign, Flashing (Illumination)
A light source or other image that in whole or in part physically changes in light intensity or gives the appearance of such change.

Sign, Freestanding
A sign that is part of a self-supporting structure, other than a building or portion of a building. Sometimes referred to as a “ground sign.”

Figure 19-8: Freestanding Sign

Sign, Height of
See §11.110-B.

Sign, Illuminated
Any sign, other than a dynamic display, that is directly lighted by any constant light source, internal or external, except light sources specifically and clearly operated for the purpose of lighting the general area in which the sign is located rather than the sign itself.

Sign, Illumination and Luminance
See §11.110-D.

(Sign) Nameplate
A sign attached flush against a building.

Sign, Off-premises Outdoor Advertising
See §6.100-B.

Sign, On-premises
A sign that directs attention to a business, commodity, service, or activity that is conducted, sold, or offered upon the lot where the subject sign is located.

Sign, Projecting
A sign that is affixed to a building wall, canopy, awning, or marquee and that extends horizontally more than 15 inches from the wall, canopy, awning or marquee.
**Sign, Promotional**
A temporary sign that is located on a lot on which a business promotion is actively occurring and that consists of tinsel, flags, balloons, banners, wind devices, or similar attention-getting devices, whether or not the same contain any words, numbers or characters.

**Sign, Real Estate**
A temporary sign located on a lot or portion of a lot that is actively being marketed for sale, rental, or lease.

**Sign, Roof**
A sign that is affixed to a roof, extended roof, pitched roof, or canopy, and that extends above the building wall or parapet wall.

**(Sign) Rules of Measurement**
See Sec. 11.110.

**Sign, Special Event**
A sign approved in connection with a special event permit approved by the county commission (see also §11.030-F)

**(Sign) Storyboarding**
The consecutive display of advertisements or messages on a sign, used to provide a continuing or evolving message, theme or story.

**(Sign) Static Message**
An advertisement or message that, when displayed, contains no motion, flashing, changeable copy, running lights, variances in brightness, or animation.

**Sign, Wall**
A sign affixed to a building wall, canopy, awning, marquee or parapet wall, or a sign displayed in or on a door that does not extend horizontally more than 15 inches from the wall, canopy, awning, marquee, parapet wall, or door, nor extend above the parapet wall.

**(Sign) Wind Device**
Any flag, banner, pennant, streamer, or similar device that moves freely in the wind.

**Sign, Window**
A sign attached to a window.

**(Sign) Word**
Any and all of the following (otherwise, each separate character is considered to be a word):

1. A word in any language found in any standard unabridged dictionary or dictionary of slang.
2. A proper noun or any initial.
3. A separate symbol or abbreviation, such as "&", "S", "%" and "INC".
4. A telephone number, street number or commonly used combination of numerals and/or symbols such as "$5.00" or "50%".

5. A symbol or logo that is a registered trademark, but that itself contains no word or character.

**Site Plan**
A detailed plan or set of plans depicting the arrangement of buildings, parking, landscaping, lighting, walls, grading, elevations, building materials, signs, and other information necessary to determine compliance with applicable regulations (see also 14.040-A).

**Solar Energy System**
A system intended to convert solar energy into thermal, mechanical, or electrical energy.

**Solar Energy System, Building-Integrated**
A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural part of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, shading devices and similar architectural components.

**Solar Energy System, Structure-Mounted**
A solar energy system that is mounted on the façade or roof of either a principal or accessory structure.
Solar Energy System, Flush-Mounted
A solar energy system that is mounted flush with a finished building surface, at no more than 6 inches in height above that surface.

Solar Energy System, Ground-Mounted
A solar energy system mounted on the ground and not attached to any other structure other than structural supports.

Solar Panel
A group of photovoltaic cells assembled on a panel. Panels are assembled on-site into solar arrays.

Special Event
A temporary event or group of related temporary events typically involving a mass gathering of people on public right-of-way or public property; or on private property in a manner that results in significant impacts on public property or right-of-way.

Special Exception
A use or a design element or characteristic of a use or development that is not permitted by right because of potential adverse effect, but that if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted by the board of adjustment. In order to be approved as a special exception, the special exception must be expressly authorized by these zoning regulations and reviewed in accordance with the substantive and procedural standards of these zoning regulations.
Specified Anatomical Areas
Any and all of the following: (1) human genitals, pubic region, buttocks, and female breasts below a point immediately above the top of the areola; and (2) human male genitals in a discernible turgid state, even if completely and opaquely covered.

Street Frontage
See Sec. 18.060.

Street, Minor
All classifications of public streets not defined as major streets.

Street, Major
All classifications of streets shown on and defined by the Major Street and Highway Plan, except residential collector streets. Major streets include freeways and freeway service roads.

Street, Perimeter
A public street that abuts the exterior boundary of a residential or nonresidential development.

Street Wall
The wall or part of the building nearest the abutting street.

Street Yard
See Yard, Street.

Structure
Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, expressly including buildings, fences, canopies, and signs. Provided that, for the purposes of the Floodway District (FD) zoning district regulations, "structure" means a walled and roofed building that is principally above ground, as well as a mobile home.

Substantial Improvement
Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with the existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Sec. 19.230 Terms Beginning with “T”

Tasting Room
A room that is ancillary to the production of beer at a microbrewery or large brewery where the public can purchase and/or consume only the beer produced on site.

Tent
Any structure, enclosure, or shelter constructed of fabric or other pliable material supported by any manner except by air or the contents protected by the material.

Top Plate
The horizontal timber directly carrying the trusses of a roof or the rafters.
Townhouse
A principal residential building that is occupied by multiple dwelling units, each located on its own lot with a common or abutting wall along the dwelling units’ shared lot lines. Each dwelling unit has its own external entrance.

Transition Time
The duration or interval of time between which each individual advertisement or message is displayed on any dynamic display.

Sec. 19.240 Terms Beginning with “U”

Utility-scale Energy Production
An energy production facility that produces electric energy for widespread distribution through the electric power grid.

Sec. 19.250 Terms Beginning with “V”

Variance
See Sec. 14.100.

Vehicle Fuels, Alternative
Electricity, CNG (compressed natural gas), LNG (liquefied natural gas), LPG (liquefied petroleum gas), and hydrogen.

Vehicle Fuels, Conventional
Gasoline and diesel fuel.

Sec. 19.260 Terms Beginning with “W”

Walkway
A clearly defined path for non-motorized movement between buildings, structures, destinations, or other walkways on or adjacent to a site.
**Wind Energy Conversion System**
A device that directly converts wind energy into usable thermal, mechanical, or electrical energy, including such devices as windmills and wind turbines. The “system” includes towers and supporting structures and directly connected facilities such as generators, alternators, inverters, batteries, and associated control equipment.

**Wild or Exotic Animals**
All of the following: non-human primates; non-domestic flesh-eating mammals; venomous snakes and lizards; and non-venomous reptiles reaching 8 feet or more in length and/or weighing 40 pounds or more at maturity.

**Wind Energy Conversion System, Small**
A wind energy conversion system with a power-related capacity of no more than 100 kW that is primarily intended to produce power for on-site consumption, as a supplement to utility power or in lieu of utility power. Small wind energy systems are often connected to the electric utility for the purpose of “net metering.”

**Sec. 19.270 Terms Beginning with “X”**
RESERVED

**Sec. 19.280 Terms Beginning with “Y”**

**Yard**
An actual (as opposed to “required”) open, unoccupied space that exists on a lot between a building and a lot line.

**Yard, Front**
A yard extending along the full length of the front lot lines between the side lot lines.

**Yard, Rear**
A yard extending along the full length of the rear lot line between the side lot lines.

**Yard, Side**
A yard extending along a side lot line between the front yard and the rear yard.

![Figure 19-17: Rear Yard](image-url)
Yard, Street
Any yard abutting a street.

Sec. 19.290  Terms Beginning with “Z”
RESERVED