

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 1968

Wednesday, March 16, 1994, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Carnes, 2nd Vice Chairman	Ballard	Gardner	Linker, Legal Counsel
Doherty, Secretary	Broussard	Hester	
Harris	Parmele	Stump	
Horner			
Midget, Mayor's Designee			
Neely, 1st Vice Chairman			
Pace			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk and the County Clerk on Monday, March 14, 1994 at 3:27 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice Chairman Neely called the meeting to order at 1:32 p.m.

Minutes:

Approval of the minutes of March 2, 1994, Meeting No. 1966:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Parmele "absent") to **APPROVE** the minutes of the meeting of March 2, 1994 Meeting No. 1966.

REPORTS:

Committee Reports

Rules and Regulations Committee

Chairman Doherty announced that the Rules and Regulations Committee met March 9 to consider an amendment to the City and County Zoning Codes pertaining to reclassification of several uses, and deferred his report to when that portion of the agenda is heard.

Director's Report:

Mr. Stump announced that Staff is requesting that a Public Hearing, set for May 4 to amend the Subdivision Regulations, include an additional item requiring a Computer Aided Drawing (CAD) File be submitted with the Final Plat. He disclosed that the Subdivision Regulations Update Subcommittee expressed no objection when this was discussed at their meeting.

Chairman Neely instructed Staff to add to the May 4 public hearing an amendment to the Subdivision Regulations requiring a CAD File be submitted with the Final Plat.

SUBDIVISIONS:

SKETCH PLAT:

Oakview Terrace Amended (2093) (PD-6)(CD-9)
NE/c of East 38th Street South and South Atlanta Place.

Chairman Neely announced receipt of a request for continuance regarding this item, noting that the request is not timely and that both sides are in agreement with the request. There were no interested parties in attendance wishing to address this issue.

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Parmele "absent") to **CONTINUE** the SKETCH PLAT for Oakview Terrace Amended to April 13, 1994.

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PRELIMINARY PLAT:

Theissen Center (394) (PD-16)(CD-6)
West of the southwest corner of East Admiral Place and South 161st East Avenue.

Jones presented the plat with Wilmoth and Ledford in attendance at the TAC meeting.

Ledford stated that the plat may expand 25' to the east to allow space for the new landscaping requirements.

Wilmoth pointed out a waiver of the subdivision regulations would be required for the 1"=30' scale.

French suggested that a dashed line be used for the center of the lot.

Theissen Center is a one-lot, 1.86-acre industrial plat that contains part of the Labarge Addition and unplatted property.

Staff would offer the following conditions and/or recommendations:

1. Not a condition of this plat, but the applicant should assure himself that the underlying plat is vacated or does not create a title problem by replatting (advisory only).
2. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines.

3. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
4. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owners(s) of the lot(s).
5. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
6. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
8. Street names shall be approved by the Department of Public Works and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
11. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
12. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
13. It is recommended that the developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
14. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
15. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
16. The key or location map shall be complete.
17. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
18. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.

19. This plat has been referred to Catoosa because of its location near or inside a "fence line" of that municipality. Additional requirements may be made by the applicable municipality. Otherwise only the conditions listed apply.
20. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
21. All (other) Subdivision Regulations shall be met prior to release of final plat.

On the **MOTION** of **MILLER**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PRELIMINARY PLAT** for **THEISSEN CENTER**, subject to all conditions listed above.

Mr. Jones informed that Mr. Wilmoth and Mr. Ledford are present representing the applicant. There were no other interested parties.

TMAPC Action; 6 members present:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Carnes, Doherty, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Harris, Midget, Parmele "absent") to **APPROVE** the Preliminary Plat of Theissen Center and **WAIVE** the Subdivision Regulations to permit a 1"=30' scale subject to conditions recommended by Staff.

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FINAL APPROVAL AND RELEASE

Mays #21 (2783)

(PD-26)(CD-8)

SW/c of East 101st Street South & South Sheridan Road.

Staff Comments

Mr. Jones advised that all releases have been received and Staff was recommending approval subject to final approval of the Legal Department of the Deed of Dedication and Restrictive Covenants.

Mr. Jones noted that the engineer was present and in agreement with Staff recommendation.

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Parmele "absent") to **APPROVE** the **FINAL PLAT** of Mays #21 and **RELEASE** same as having met all conditions of approval as recommended by Staff.

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PLAT WAIVER REQUEST: SECTION 213 AND SECTION 260:

CZ-171 (Buford Colony 2nd)(3591) (PD-23)(County)

South of the southeast corner of West 54th Place South and South 113th West Avenue.

Jones presented the request with no representative in attendance at the TAC meeting.

Silva stated that an existing perc test and septic system existed on the frontage lots.

This 6.9-acre tract was rezoned from RS to IL in April 1989. The applicant is requesting to waive the platting requirement in order to expand an existing building.

Although a 20' dedication appears to exist to the south, there are no county-maintained roads in the area. Because the property is platted and the request is only to expand an existing building, Staff would recommend **APPROVAL** of the **PLAT WAIVER** for **CZ-171**, subject to the following conditions:

1. Utility extensions and/or easements if needed.
2. Grading and/or drainage plan approval in the permit process.

On the **MOTION** of **FIELDS**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **SUBDIVISION PLAT WAIVER** for **CZ-171**, subject to the conditions listed above.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Parmele "absent") to **APPROVE** the **WAIVER OF PLAT** for **CZ-171** as recommended by Staff.

BOA-16545 (Unplatted)(3392)

(PD-8)(CD-2)

5810 South 33rd West Avenue.

Jones presented the application at the TAC meeting.

Considerable discussion was given in regard to the City having to file plats and plat waivers.

This approximate 1.25-acre tract was approved by the Board of Adjustment for a City of Tulsa water pump station on January 11, 1994 and is now subject to the platting requirements. Based on the size and proposed use of the tract, Staff can see no advantage to platting the tract and would recommend **APPROVAL** of the **PLAT WAIVER** for **BOA-16545** subject to the condition listed below:

1. Utility extensions and easements if needed.

On the **MOTION** of **MILLER**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **PLAT WAIVER** for **BOA-16545**.

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Parmele "absent") to **APPROVE** the WAIVER OF PLAT for BOA # 16545 as recommended by Staff.

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Z-6403 (Chimney Ridge Town Homes)(1583) (PD-18)(CD-8)
West of the northwest corner of East 91st Street South and South Sheridan Road.

Jones presented the modified request with Johnsen, Woolman and McCracken in attendance at the TAC meeting.

Jones pointed out that the waiver request had been modified to include only the east lot, east 135'.

Cotner stated that Ledford had discussed a drainage concept plan with him and that he thought any drainage concerns would be handled.

Considerable discussion was given to the overall project, with Johnsen agreeing to file a PUD on the balance of the property and proposed cul-de-sac development to the north.

On the **MOTION** of **FRENCH**, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the **SUBDIVISION PLAT WAIVER** only for the east 135' of the south 200' of **Z-6403**, subject to grading and drainage plan approval in the building permit process.

Staff Comments

Mr. Jones pointed out that this tract requires consent of 60% of the property owners in order to replat, because Chimney Ridge Townhomes is a condominium project and each person owns an undivided interest in the overall tract, requiring 100% approval of the overall tract.

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Parmele "absent") to **APPROVE** the WAIVER OF PLAT for Z-6403 as recommended by Staff.

There was discussion among the Planning Commission regarding legislation requiring 60% consent for a replat, which has caused problems not only with this plat but with others as well, questioning why this was done and if TMAPC should recommend a change for inclusion in the Legislative agenda.

Roy Johnsen recommended that attention be directed to this bill, which achieves very little and creates enormous problems.

Ms. Wilson instructed Staff to include this item for the next Budget and Work Program Committee meeting.

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LOT-SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

<u>L-17777 Rex Alexander (2094)</u> SW/c of E. 35th St. S. & S. 129th E. Ave.	(PD-17)(CD-6) CS
<u>L-17855 Chris & Andrea Lieberman (2783)</u> 10421 S. Yale Ave.	(PD-26)(CD-8) AG
<u>L-17856 TDA (2502)</u> E. of N. Frankfort Pl. on Reading St.	(PD-2)(CD-1) RS-4
<u>L-17857 Emmitt & Nevada Pittser (3373)</u> 17700 S. Harvard Ave.	(PD-20)(County) AG
<u>L-17859 John Junk (1993)</u>	(PD-6)(CD-9)
<u>L-17860 Melba Sales (512)</u> 12601 E. 122nd St. N.	(PD-15)(County) AG
<u>L-17861 W.K. & Vanessa Myers (583)</u> 7008 S. Delaware Pl.	(PD-18)(CD-9)

Staff Comments

Mr. Jones announced that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements.

TMAPC Action; 7 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **7-0-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Parmele "absent") to **RATIFY** the above-listed lot-splits having received prior approval.

CONTINUED ZONING PUBLIC HEARING:

Amendment to the City and County Zoning Codes pertaining to the reclassification of Residential Treatment Center, Transitional Living Center and Emergency and Protective Shelters by creating a new Use Unit; creating a new category - Homeless Center in Use Unit 2; moving several uses among Use Units 2, 4, 5 and 8 and prohibiting balance of uses in Use Unit 2 from single-family, duplex and townhouse residential districts; providing for spacing between selected uses; providing for Board of Adjustment special exception uses and conditions; providing for parking; amending definitions and other related matters.

Staff Comments

Mr. Gardner explained that the purpose of this hearing is to consider amending the Tulsa City and County Zoning Code as it relates to where these particular uses should be placed in the Code; then, depending on where they are placed, whether they are uses by right or by exception through the Board of Adjustment (BOA). He noted that the primary considerations include the Day Center for the Homeless, Transitional Living Center, Residential Treatment Center, Convict Pre-release Center, Correctional Community Treatment Center or Halfway House, and Emergency and Protective Shelter. Mr. Gardner presented a table comparing the different drafts and the key items as to Staff recommendation and areas needed to be considered today. Mr. Gardner pointed out that this

is not a debate regarding an existing site that has already been approved by the BOA or that has been issued a building permit under the present code as a use by right. He disclosed that Staff and the Legal Department have recommended Alternative "D". He then reviewed the table of comparisons. In summary, he noted the difference between the various drafts is whether these kinds of uses will be permitted by right in some districts, such as commercial, and by exception in other districts, or will they require BOA approval for these types of uses in any district.

Interested Parties

Daniel L. Hobson

308 South Kenosha 74120

Mr. Hobson expressed opposition to these types of facilities locating by right in commercially-zoned area. He supports requiring a public hearing so concerns may be voiced before facilities are established.

Roger Scott

525 South Main, Suite 1111 74103

Mr. Scott, representative for the Tulsa Scottish Rite, expressed opposition to locating a convict pre-release center or halfway house anywhere in the City of Tulsa without input from the citizens. He questioned whether just because a convicted felon has nearly served his time, he is ready to re-enter society. Mr. Scott expressed concern over the integration of these individuals into the community and the right of the citizen to participate in a public hearing to decide whether such a facility will endanger these citizens or adversely impact their personal living conditions or property values. He did not contest the desirability of some form of a re-entry facility, but there must be determination of where these facilities can be operated and who should share in the decision-making process regarding their location. Mr. Scott noted that most of these types of facilities are privately-owned and as such, are profit-motivated, which places them in a different category from social service agencies. He feels that citizens are entitled to participate in these issues, as well as general issues of operation, financial stability, safety and other life quality issues, which should be determined on a case-by-case basis before halfway house use is permitted anywhere in the City of Tulsa. Mr. Scott supports placing halfway houses in a category that allows them only by exception. He declared that the City of Tulsa has a legitimate interest in protecting the health, safety, and welfare of its residents by controlling the location of these halfway houses. Mr. Scott expressed support of Staff recommendation for Alternative "D", requiring this use by exception.

John Moody

6846 South Canton, Suite 120 74136

Mr. Moody, representative for Twelve and Twelve, Inc., a drug and alcohol treatment center, that provides treatment to individuals from the public and private sectors by referral from other city agencies, reminded the Planning Commission that in September, 1993, he asked that a study be conducted to determine what adverse impacts can be ascertained by the location of drug and alcohol treatment centers in any type of neighborhood. This has not been done. Mr. Moody feels this agency has come under attack by elements of the community who perceive a drug and alcohol treatment center, such as Twelve and Twelve, to have negative impacts upon neighborhoods. He referred to studies which had been submitted to the Planning Commission regarding the impact of drug and alcohol treatment centers and other types of halfway houses in communities. Mr. Moody specifically referenced the study conducted by the Planning Department of the City of Lansing, which found no relationship between halfway houses, property values and crime. He submitted that before the ordinance can be adopted, there must be a valid assumption based on criteria or objective studies, and not supposition or commonly-held beliefs. Every study he submitted has proven that such suppositions and beliefs are not true. Mr. Moody referred to letters of support submitted by neighbors of Twelve and Twelve in the downtown area expressing that they are fine neighbors and that property values in the area have increased. He addressed the confusion which has occurred between drug and alcohol treatment centers and convict pre-

release centers. Mr. Moody expressed support of Alternative "F". He noted that studies submitted have shown that drug and alcohol treatment centers and these types of facilities have stabilized property values and actually brought stability to the neighborhoods in which they locate. He asked if this type of facility is being singled out to be excluded from the Central Business District (CBD) or being made a special exception, because of the class of people who reside in those facilities receiving treatment. He perceives this as discrimination, unequal application of the law, and he believes it will violate the Americans with Disabilities Act (ADA) which includes drug-and alcohol-dependent people who are in recovery programs and may not be discriminated against.

Jerry Carlton

6333 East Skelly Drive 74135

Mr. Carlton, President of Twelve and Twelve, expressed support of Alternative "F". He contends that the new facility on Skelly Drive is not intended for pre-release programs. Mr. Carlton questioned why this facility was included with homeless shelters and prison pre-release centers when they are a substance abuse treatment center with medically-licensed personnel.

John C. Alexander

6355 East Skelly Drive 74135

Mr. Alexander, General Secretary, Tulsa Scottish Rite, expressed support of Alternative "D" or an alternative that provides for input from citizens regarding these types of facilities. He noted that there were many members of the Scottish Rite present in support of this position. Mr. Alexander expounded on contributions made by the Scottish Rite to the City of Tulsa. He declared that his organization does not want convicted felons treated in their neighborhood, referring to Twelve and Twelve being adjacent to their building.

Jon Wallace

2719 South 114th East Avenue 74129

Mr. Wallace, employee of the Salvation Army, spoke specifically to plans the Salvation Army has on Brady Street. He gave examples of clients served by the Salvation Army who have been successfully placed on jobs. Mr. Wallace cited examples of how the Salvation Army has helped families find homes, obtain furnishings and pay bills to establish them in the community and out of the homeless shelter. Mr. Wallace presented items collected near his residence, such as discarded beer cans and bottles, pointing out that this type of litter is not a problem confined to any one area of the city.

Dr. Ronald Foore

2525 South 101st East Avenue

Mr. Foore expressed concern over the prospect of housing convicts in need of drug and alcohol treatment under the auspices of the Department of Corrections (DOC) at the new Twelve and Twelve alcohol and drug rehabilitation center on Skelly Drive. Dr. Foore informed that he is an active Mason and currently serves as a member of the Board of Directors of Twelve and Twelve Treatment Facility. He expressed opposition to allowing DOC convicts to be housed at the Skelly Drive facility. He noted that in the proximity of Twelve and Twelve on Skelly Drive are four schools, one childhood clinic and four daycare centers. Dr. Foore revealed that this vicinity is a congregation area for many young people as they attend school, play and pursue evening activities. Dr. Foore expressed perplexity that there is no mention of the effort to move the DOC convicts from the Downtown Twelve and Twelve facility to the Skelly Drive location in the last three Twelve and Twelve Board of Director's meetings minutes. He feels this is a clandestine effort to keep the Board of Directors out of the information loop. Dr. Foore expressed support of the Twelve and Twelve facility but is opposed to housing DOC convicts in this area of Tulsa.

William B. Jones**3800 1st National Tower 74103**

Mr. Jones, representing Tulsa Junior College, expressed support of Staff recommendation, with no opinion regarding the CBD district. He stated that the facilities being addressed should be considered on a case-by-case basis. He suggested that some problems which have arisen in the Zoning Code in the past are because of the definition of terms.

Major Glenn Fite**312 West Brady 74103**

Major Fite, Salvation Army, informed that the Salvation Army has been in Tulsa for 88 years and during that time they have attempted to help in the community. He noted that they appeared before the Planning Commission seeking CBD zoning for a portion of an area, which was denied. Since that time there has been negative publicity, which has created problems for them. He informed that they anticipate adding 30 more units to take care of families with children who need a place to stay until they can obtain permanent housing. He revealed that there is a pre-release center in their facility which has been in operation for 10 years and they have not experienced any problems with the community.

Paul Murphy**7506 East 64th Street 74133**

Mr. Murphy, representative for Nanci Realty, owner of Skyline East II, which adjoins the Twelve and Twelve on Skelly Drive, expressed that their primary concern over the facility is the safety of their tenants, Tulsa Junior College students and Staff. Mr. Murphy expressed support of Alternative "D". He expressed concern about a pre-release center which has violent offenders close to individuals coming and going to work early in the morning or late in the evening.

Adrian Smith**5157 East 51st Street 74135**

Mr. Smith expressed opposition to allowing a pre-release facility to operate by right in a commercial district. He expressed support that no pre-release centers be allowed in a commercial district except on a case-by-case basis with a hearing by the BOA.

Eric Nelson**525 South Main 74103**

Mr. Nelson, representing Tulsa Technology Center, Union Public Schools, Jenks Public Schools, and Tulsa Public Schools, believes one of the reasons there has been difficulty in understanding the various proposals is the definition of terms in the Zoning Code and under Oklahoma Statutes. He explained that one of the difficulties is in the definition of *Halfway House* which is not discussed in the Zoning Code, and only peripherally under Oklahoma Law. He noted that the Legislature saw fit to protect public schools from convict pre-release centers and private prison facilities. He expressed concern that the proposed amendments' interpretation of *halfway house* may not be considered a prison facility. Mr. Nelson expressed support of Staff recommendation. He declared opposition to any provision which permits the operation of a prison facility, whether it is called a halfway house or prison pre-release center, and to the housing of persons who are under the control and supervision of the DOC, as a matter of right anywhere in the city.

Patrick Purcell**6128 East 38th Street 74135**

Mr. Purcell, Vice President of TCI marketing, a telemarketing firm near Twelve and Twelve on Skelly Drive, employing approximately 400 individuals, expressed opposition to allowing convicted felons to be in a commercially-zoned area by right, expressing concern over the safety of TCI employees.

Coy Plunkett**245 West 12th Street 74119**

Mr. Plunkett, Director of Freedom House, expressed support of Alternative "F". He declared that from a constitutionality standpoint, there needs to be a place by right in the City of Tulsa where they can provide a therapeutic community to rehabilitate lives.

Other Interested Parties

Phil Hart
G.W. Deck
W. Earl Mead, Jr.
George Gates
Rosemary Binger
Kay Bridger-Riley
Dave King

7931 North 168th East Avenue 74055
2599 East 38th Street 74105
7315 South College 74136
2117 East 32nd Place
7633 East 63rd Place 74133
8908 South Yale 74137
245 West 12th Street 74119

Chairman Neely announced that all those who had signed to speak have spoken and closed the public hearing portion on this issue. He opened the review session by Commission members.

TMAPC Review Session

Mr. Doherty noted that it was stated that recovering substance abusers are a protected class and asked if any options presented would cause a problem with this.

Mr. Linker informed that the Legal Department had reviewed this earlier, and if Alternative "D" were selected and every application had to have BOA approval, there would be no violation of the ADA.

Ms. Wilson expressed support of Alternative "D" and deemed the BOA is the proper forum for review on a case-by-case basis. Regarding zoning-by-right for these facilities, the Rules and Regulations Committee did review this, and developed Alternative "F" by restricting those facilities 300' from any residentially-zoned district. This causes such limits that actually nothing was given and there are more opportunities for these types of facilities through any zoning district to go to the BOA.

Mr. Horner also disclosed that much thought has gone into this issue and said he believes the BOA capable of reviewing these items. He expressed support of Alternative "D".

Ms. Pace asked whether, under the current operation, if the Skelly Drive Twelve and Twelve facility wishes to house felons in a pre-release setting, they would be required to apply to the BOA.

Mr. Gardner revealed that under the present ordinance, they would have to make application to the BOA and also under Alternatives "D" and "F"; only Alternative "G" has the halfway house and convict pre-release center in Use Unit 5a.

Commissioner Harris expressed support of Alternative "D".

Mr. Doherty reported that the Rules and Regulations Committee, over a number of meetings, considered these alternatives and narrowed the choices down to D, F or G. He informed that there was no consensus among the committee members.

Mr. Doherty informed that Mr. Parmele was out of town and made remarks on his behalf for the record. Mr. Parmele concludes that there should be some place in the community where these uses can go as a matter of right; there should be some location that can be determined as appropriate for their operation without going through the BOA application process. The Rules and Regulations Committee worked at great length to find such a position in alternative "G" which allowed these uses under CS zoning. Mr. Doherty explained that these uses were excluded in CBD because residential uses are permitted by right in CBD; therefore, the committee was fairly comfortable excluding CBD and allowing them by right

in commercial. He affirmed recognizing the potential impact on residential operation, and the suggestion was made to require a 300' setback from all residential districts.

In reviewing the alternatives, Mr. Doherty, after studying a zoning map, discovered that with the 300' setback requirement from residential, there are very few locations in the City of Tulsa these facilities could be located. He concluded that Alternatives "F" and "G" were too restrictive and it would be better to have a possibility of a number of sites than a surety of one or two. He believes the community users will be better served if they are allowed to locate on any site in the community that the BOA deems acceptable.

Mr. Midget expressed support of Alternative "D" because he believes citizens should have the opportunity to voice their concern through the BOA.

Mr. Neely disclosed that he was in support of Alternative "F" until reviewing the zoning map and now reluctantly supports Alternative "D".

Ms. Pace asked regarding a definition for *halfway house*.

Mr. Gardner reminded the Planning Commission that the definitions are those from the State Statutes, and that *halfway house* is a term the industry uses and is not in the statutes. It is listed as a correctional community treatment center in the ordinance.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to recommend **APPROVAL** of Alternative "D" with 1320' spacing.

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PUD-272-A: Detail Site Plan for portion of Development Area "A" - southwest corner of East 81st Street South and South Sheridan Road.

The applicant's Site Plan proposes a 20' X 30' tent, to be used as a fruit stand, facing 81st Street. The development area allows commercial uses as proposed. The applicant is also proposing an 8' X 8' ground sign in front of the tent. The applicant is proposing to have the tent on the site 150 days per year for two years. Staff inspection of the site found that there were no paved parking areas or access drives as required by the zoning ordinance. The Site Plan submitted is the same as the one approved in 1992 which showed 3 paved parking spaces which were apparently never paved. Because of this, Staff recommends **DENIAL** of the Site Plan. All access drives and parking spaces must actually be paved to comply with the zoning ordinance.

The applicant was not in attendance and there were no interested parties present for the first vote.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Midget, Parmele "absent") to **DENY** PUD 272-A DETAIL SITE PLAN as recommended by Staff.

The applicant later appeared, thinking this item would be taken up at a later time and asked that this application be reconsidered.

Staff Comments

Mr. Stump informed that if the applicant can assure that there will be paving to meet the Zoning Ordinance requirements for parking and the area accessing them, Staff can recommend approval. However, without that assurance and since this is the same plan presented two years ago and was not paved as indicated, Staff recommends denial.

Applicant's Comments

Mark Rosenberger **6609 East 54th Street**
Mr. Rosenberger explained that paving would mar the aesthetics of what his business is trying to accomplish. He explained that the owner of the property he leases from has the option to sell and the property is more valuable vacant than if it is paved.

Mr. Doherty pointed out that paving was a requirement two years ago and was ignored.

Mr. Rosenberger stated that the requirement has not been upheld for himself and others.

Mr. Gardner explained that a provision was placed in the Zoning Code for the BOA to review the issue of an alternative solution of an all-weather paved surface. He noted that the applicant has a BOA application pending. Mr. Gardner noted that Staff's position is to recommend what the ordinance requires and the applicant still has his option through the BOA.

Interested Parties

Ken Adams **7227 East 65th Place 74133**
Mr. Adams, Past-President and member of the Board of Directors of the Southeast Tulsa Homeowners Association and Past-President and Chair of the Building and Design Committee for the Shadow Mountain Homeowners Association, declared that no complaints have been received regarding the applicant's operation. This item was discussed at a Board meeting and it was decided to support the applicant on this matter.

TMAPC Action; 8 members present:

On **MOTION** of **PACE**, the TMAPC voted **8-0-0** (Carnes, Doherty, Harris, Horner, Midget, Neely, Pace, Wilson "aye"; no "nays"; no "abstentions"; Ballard, Broussard, Parmele "absent") to **APPROVE** PUD 272-A DETAIL SITE PLAN subject to Board of Adjustment relief of the all-weather surfacing of parking areas.

* * * * *

PUD-470: Detail Sign Plan - northeast corner of 68th Street South and South Memorial Drive.

The applicant wishes to replace an existing ground sign on a bank (Boatmen's Bank). Currently, the bank contains signs for Woodland Bank which are non-conforming. Under current requirements, only one ground sign on Memorial Drive and one on 68th Street are allowed. Staff recommends **APPROVAL** of the proposed 18' high 76 SF sign on Memorial Drive, contingent upon removal of the existing ground sign on Memorial Drive and removal of the existing wall signs.

Applicant's Comments

Mr. Ward explained that they would like to have one ground sign and one building sign approved and take the balance of the signage to the Board of Adjustment (BOA).

Mr. Stump informed of talking with the applicant earlier, and he agreed to amend the request to just the ground sign, since they were unsure as to whether they would want a second ground sign or a wall sign. Mr. Stump advised that the wall sign could be on the agenda next week.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted 7-0-1 (Carnes, Doherty, Harris, Horner, Neely, Pace, Wilson "aye"; no "nays"; Midget "abstaining"; Ballard, Broussard, Parmele "absent") to **APPROVE** PUD 470 **DETAIL SIGN PLAN** as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 3:20 p.m.

Date Approved: 4/6/94


Chairman

ATTEST:



Secretary

HOMELESS CENTER AND OTHER COMMUNITY SERVICES

PROPOSED ZONING CODE AMENDMENTS		COMPARISON OF ALTERNATIVES							FINAL STAFF
NO.	DESCRIPTION OF WORK	A	B	C	D	E	F	G	
1.	MODIFY 1320 FT SPACING USE UNIT 5 TO 1200 FT	YES	YES	YES	NA	NO	NO	NO	NO
2.	ADD 1200 FT SPACING TO USE UNIT 2	YES	YES	YES	YES	NO	NO	NO	NO
3.	ADD PROVISION TO ALLOW BOA TO MODIFY SPACING BY SPECIAL EXCEPTION	YES	YES	YES	YES	YES	YES	YES	YES
4.	LIST CHILDREN'S HOME AS SPECIFIC USE	YES	YES	YES	YES	YES	YES	YES	YES
5.	MOVE HOMELESS CENTER TO USE UNIT 2	YES	YES	YES	YES	YES	YES	YES	YES
6.	MOVE COMMUNITY GROUP HOME FROM 5 TO USE UNIT 8*	NO	NO	NO	YES	YES	YES	YES	YES
7.	MOVE CONVENT, MONASTERY, NOVITATE FROM 5 TO USE UNIT 8*	NO	NO	NO	YES	YES	YES	YES	YES
8.	REQUIRE BOA APPROVAL FOR RESIDENTIAL TREATMENT, TRANSITIONAL LIVING CENTER IN CS, CG	NO	YES	NO	YES	NO	NO	NO	YES
9.	MOVE RESIDENTIAL TREATMENT AND TRANSITIONAL LIVING FROM 5 TO 2	YES	NO	NO	YES	NO	NO	NO	YES
10.	MOVE BALANCE OF USE UNIT 5 TO 2	NO	NO	NO	YES	NO	NO	NO	YES
11.	CREATE USE UNIT 5.a TO INCLUDE EMERGENCY, RESIDENTIAL AND TRANSITIONAL TREATMENT CENTERS	NO	NO	NO	NO	YES	YES	YES	NO
12.	PROVIDE 300 FT SETBACK FOR 5.a USES FROM RE, RS, RD & RT DISTRICTS	NO	NO	NO	NO	YES	YES	YES	NO
13.	PROVIDE BOA SPECIAL EXCEPTION TO 300 FT SETBACK REQUIREMENT IN 5.a	NO	NO	NO	NO	YES	YES	YES	NO

Was in Use unit 8 in 1986

March 16, 1994

PROPOSED ZONING CODE AMENDMENTS		COMPARISON OF ALTERNATIVES							FINAL STAFF
NO.	DESCRIPTION OF WORK	A	B	C	D	E	F	G	
14.	ELIMINATE CONSIDERATION OF USE UNIT 5.a FROM RE, RS, RD & RT DISTRICTS	NO	NO	NO	NO	YES	YES	YES	NO
15.	MOVE CEMETERY, CONSTRUCTION FACILITIES, CREMATORY, GOV. SERVICES, NEC, MAUSOLEUM POST OFFICE FROM USE UNIT 2 TO 4	NO	NO	NO	NO	NO	YES	YES	NO
16.	PERMIT CHRISTMAS TREE SALES AND RIFLE RANGE BY EXCEPTION IN R DISTRICTS	YES	YES	YES	YES	YES	YES	YES	YES
17.	REQUIRE SPECIAL EXCEPTION FOR USE UNIT 5.a IN CBD	NA	NA	NA	NA	NO	NO	YES	NA
18.	MOVE CONVICT PRE-RELEASE CENTER, COMMUNITY CORRECTIONAL TREATMENT CENTER TO USE UNIT 5.a FROM 2 AND CREATE HALFWAY HOUSE IN 5.a	NO	NO	NO	NO	NO	NO	YES	NO
19.	DEFINE HALFWAY HOUSE AND ADD USE UNIT CONDITIONS	NO	NO	NO	NO	NO	NO	YES	NO
20.	MAINTAIN 1320 FT SPACING	NO	NO	NO	NO	YES	YES	YES	YES

HOMELESS SHELTER AND OTHE COMMUNITY SERVICES

ALTERNATIVE B

SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES

A. Description

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

B. Included Uses:

Adult Detention Center
 Airport, Heliport
 Bus Station
 Cemetery
 Construction facilities (off site)
 Convict Pre-release Center
 Correctional Community Treatment Center
 Crematory
Emergency and Protective Shelter
 Governmental Services, NEC
 Hydro-electric Generation Plant
 Jail
 Juvenile Delinquency Center
 Mausoleum
 Post Office
 Prison
Residential Treatment Center
 Rifle and Skeet Range, Gun Club
 Sanitary Land Fill
 Sewage Disposal Facility
Transitional Living Center
 Water Treatment Plant
 Uses which utilize tents, canopies or open air activities* such as:
 Carnival
 Christmas tree sales
 Circus
 Fruit and vegetable sales
 Plant sales
 Other sale of merchandise
 Tent Revival

* "Open air activities shall include sales from trucks, trailers, pickups and other vehicles."

C. Use Conditions

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. **Construction Facilities:**
 - a. The use may continue for a period not to exceed two years in the same location.
 - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
 - c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Emergency and Protective Shelter, Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.
Residential Treatment Center, and Transitional Living Center and other such residential facilities NEC	1 per 1,000 SF of floor area	1 per 10,000 to 100,00 SF plus 1 per each add'l 100,000 SF of floor area
Other uses	As may be required by the Board of Adjustment in granting the special exception use.	

Dwelling, Townhouse: A building containing two or more attached dwelling units with no unit above another unit and each unit located on a separate lot within a townhouse development.

Dwelling, Single-Family Detached: A building, other than a manufactured home, containing one dwelling unit designed for occupancy by not more than one family.

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 family living independently of any other family.

Elderly/Retirement Housing: A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care and are distinguished from life care retirement centers as elsewhere defined.

Emergency and Protective Shelter: A residential facility which provides room and board for a temporary period (30 days or less), protection, counseling, and pre-placement screening for families and children and/or abused, and displaced individuals. ~~;- or -transient-children-or-adults-~~ These facilities would typically be smaller than homeless shelters.

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 six persons, including any roomers, boarders and/or domestic servants. A home for independent living with support personnel that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit for not more than six resident elderly or disabled persons (mentally and/or physically impaired with at least one, but not more than two resident staff persons shall be considered a family.

Family Day Care Home: A dwelling used to house and provide supervision and care for seven children, said total to include those preschool children under five years of age who reside in the residence.

Flashing Illumination: A light source or other image which in whole or in part physically changes in light intensity or gives the appearance of such change.

Floor Area: The sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Provided that for the purpose of determining compliance with the permitted floor area, the floor area of enclosed required off-street parking areas shall not be included. Provided further that floor area for outdoor display of merchandise or customer seating, whether uncovered or covered by a tent or canopy, under the provisions of Sections 1212, 1212a, 1213, and 1214 shall mean the smallest rectangular area encompassing the display or customer seating area.

Floor Area Ratio (FAR): The floor area of a building or buildings on a lot divided by the lot area.

Foster Home: A dwelling used in whole or in part as living quarters for a household including one or more minor children placed by a licensed child placement agency who are not members of the family occupying said dwelling but, are under their supervision. Further, provided that a maximum of five children are allowed to reside in the home including any natural children living in the home, if any children in the home are age two or younger. If no children are under two years, the maximum number of children residing in the home is six.

Freeway: A street designated as a freeway on the Major Street Plan.

Freeway Sign Corridor: An area 400 feet in width on each side of and adjacent to the publicly acquired right-of-way of a freeway.

Frontage: The lineal measurement of a lot boundary which abuts a public street or the lineal measurement of the building setback line when the boundary of the lot abuts a curved nonarterial street or cul-de-sac.

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: The vertical distance measured from the average ground elevation at the building wall to the highest horizontal point of the structure, provided that Height Exceptions listed under Section 208.B. shall apply.

Height, Sign: The vertical distance measured from the curb level to the highest point of the sign.

Home Occupation: That accessory use of a dwelling which constitutes some or all of the livelihood of a person living in the dwelling.

Homeless Shelter: A facility whose primary purpose is to provide for the shelter needs of the homeless population. Related services that are provided to the homeless in such a facility may include meals, clothing, bathing facilities, minor health care, counseling and job placement services.

Intoxicating Beverages: All beverages containing more than three and two-tenths percent (3.2%) alcohol by weight and all mixed beverage coolers, as defined in Section 506 of Title 37, Oklahoma Statutes, regardless of percent of alcohol content.

Junk and Salvage Yard: An open area where wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials shall include, but are not limited to, scrap iron and other metals, paper, plastic, rags, rubber tires; salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

bob\9-21HMLS

SECTION 1608. SPECIAL EXCEPTION**A. General**

The Board of Adjustment upon application and after hearing subject to the procedural and substantive standards hereinafter set forth, may grant the following special exceptions:

1. Special exception uses as designated and regulated within the permitted principal or accessory use provisions of the zoning districts;
2. Modification of restrictions as provided within Section 208;
3. The change of a nonconforming use as provided in Section 1402.F, Chapter 14, Nonconformities;
4. The restoration of a partially destroyed structure, containing a nonconforming use as provided in Section 1402.G, Chapter 14, Nonconformities;
5. The restoration of a partially destroyed nonconforming structure as provided in Section 1405, Chapter 14, Nonconformities;
6. The modification of a screening requirement, as provided in Chapter 2, Section 212.C;
7. The modification of a screening requirement, as provided in Chapter 12, Section 1228.E.3;
8. The modification of the parking and loading requirements as provided in Section 1407.C, Chapter 14, Nonconformities;
9. Antenna supporting structures in an AG, R or O District as provided in Section 1204.C.1, and the setback provisions as provided in Section 1204.C.2;
10. The modification of permitted yard obstructions as provided in Chapter 2, Section 210.B.3; and
11. Permit residential accessory uses and structures on abutting residentially zoned lots which are under common ownership.
12. The modification of the requirements in Sections 1211.E, 1212.E, 1213.E, 1214.E, 1216.E and 1222.E.
13. Reduction of the number of required off-street parking spaces on a lot or may allow the required off-street parking on a lot other than the lot which contains the adult business as provided in Sections 1409 and 1410;
14. Reduction of the 300 foot spacing requirement between a dance hall and a residential district as provided in Section 1410; and
15. The modification of front yard requirements as provided in Chapter 4, Section 403.A.7.
16. The clustering of residential treatment center, transitional living center, emergency and protective shelter and detention/correctional facility as provided in Chapter 12.

B. Application

A request for a Special Exception shall be initiated by the filing of an application with the Board, and shall be set for public hearing by the Clerk in accordance with the rules established by the Board.

Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Center	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None
Convent, Monastery and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Emergency and Protective Shelter	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of clubhouse floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Private Club	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Residential Treatment Center, and Transitional Living Center and other such residential facilities NEC	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Schools:		
Elementary & Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

SECTION 1205. USE UNIT 5. COMMUNITY SERVICES & SIMILAR USES**A. Description**

Community services, cultural, educational, recreational, and religious facilities, and certain residential facilities which are needed in residential areas to serve the residents or need a residential environment, but which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

B. Included Uses:

Aquarium
 Art Gallery, not operated for profit
 Children's Nursery
 Church
 College
 Community Center
 Community Group Home
 Convent, Monastery and Novitiate
 Cultural Facility, NEC
 Day Camp
 Emergency and Protective Shelter
 Golf Course
 Hospital
 Library
 Marina
 Museum
 Nursing Home
 Planetarium
 Private Club or Lodge, the chief activity of which is
 a service not carried on as a business.
 Public Park
 Public Tennis Court
 Residential Treatment Center
 Schools, offering a compulsory education curriculum
 Transitional Living Center
 University

C. Use Conditions**1. Churches when located within an AG or R District:**

- a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
- b. No parking shall be permitted within a required front yard.

2. Schools:

a. High Schools shall have their principal vehicular entrance and exit on an arterial street. A minimum lot area of one acre shall apply. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.

3. **College, university, hospital:** A minimum site area of one acre shall apply.

4. **Residential treatment center, transitional living center, emergency or protective shelter:** To avoid clustering, a residential treatment center, transitional living center, or emergency or protective shelter shall not be located on a lot within ~~1/4-mile~~ one-thousand feet (1,320 1,000 feet) from any other lot containing such facilities or detention/correctional facility. The Board of Adjustment, however, may, as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

5. **Nursing Home:** The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.

6. **Community Group Home, Convent, Monastery and Novitiate:** The maximum floor area ratio is .5.

7. **Aquarium, day camp, museum, planetarium and private club or lodge** when located within an AG, RE or RS District shall have a minimum lot area of one acre.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Aquarium art gallery museum, plane- tarium, and cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA

HOMELESS SHELTER AND OTHER COMMUNITY SERVICES

ALTERNATIVE PROPOSAL A

SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES

A. Description

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

B. Included Uses:

- Adult Detention Center
- Airport, Heliport
- Bus Station
- Cemetery
- Construction facilities (off site)
- Convict Pre-release Center
- Correctional Community Treatment Center
- Crematory
- Governmental Services, NEC
- Homeless Shelter**
- Hydro-electric Generation Plant
- Jail
- Juvenile Delinquency Center
- Mausoleum
- Post Office
- Prison
- Rifle and Skeet Range, Gun Club
- Sanitary Land Fill
- Sewage Disposal Facility
- Water Treatment Plant
- Uses which utilize tents, canopies or open air activities* such as:
 - Carnival
 - Christmas tree sales
 - Circus
 - Fruit and vegetable sales
 - Plant sales
 - Other sale of merchandise
 - Tent Revival

* "Open air activities shall include sales from trucks, trailers, pickups and other vehicles."

C. Use Conditions

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. **Construction Facilities:**
 - a. The use may continue for a period not to exceed two years in the same location.
 - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
 - c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.
5. **Detention/Correctional and Homeless Shelter Facilities:** To avoid clustering, detention/correctional and homeless shelter facilities shall not be located on a lot within one-thousand feet (1,000') from any other lot containing such facilities or from a residential treatment center, transitional living center or emergency and protective shelter. The Board of Adjustment, however, may as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Homeless Center, Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.
Other uses	As may be required by the Board of Adjustment in granting the special exception use.	

SECTION 1205. USE UNIT 5. COMMUNITY SERVICES & SIMILAR USES**A. Description**

Community services, cultural, educational, recreational, and religious facilities, and certain residential facilities which are needed in residential areas to serve the residents or need a residential environment, but which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

B. Included Uses:

Aquarium
 Art Gallery, not operated for profit
 Children's Nursery
 Church
 College
 Community Center
 Community Group Home
 Convent, Monastery and Novitiate
 Cultural Facility, NEC
 Day Camp
 -----~~Emergency and Protective Shelter~~
 Golf Course
 Hospital
 Library
 Marina
 Museum
 Nursing Home
 Planetarium
 Private Club or Lodge, the chief activity of which is
 a service not carried on as a business.
 Public Park
 Public Tennis Court
 -----~~Residential Treatment Center~~
 Schools, offering a compulsory education curriculum
 -----~~Transitional Living Center~~
 University

C. Use Conditions**1. Churches when located within an AG or R District:**

- a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
- b. No parking shall be permitted within a required front yard.

2. Schools:

a. High Schools shall have their principal vehicular entrance and exit on an arterial street. A minimum lot area of one acre shall apply. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.

3. College, university, hospital: A minimum site area of one acre shall apply.

~~4. Residential treatment center, transitional living center, emergency or protective shelter: To avoid clustering, a residential treatment center, transitional living center, or emergency or protective shelter shall not be located on a lot within 1/4 mile (1,320 feet) from any other lot containing such facilities or detention/correctional facility.~~

4. 5. Nursing Home: The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.

5. 6. Community Group Home, Convent, Monastery and Novitiate: The maximum floor area ratio is .5.

6. 7. Aquarium, day camp, museum, planetarium and private club or lodge when located within an AG, RE or RS District shall have a minimum lot area of one acre.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Aquarium art gallery museum, planetarium, and cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA
Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Center	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None
Convent, Monastery and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Emergency and Protective Shelter	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of clubhouse floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
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Private Club	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
-----Residential-----	1 per 1,000 SF of	1 per 10,000 to 100,000
-----Treatment-----	floor area	SF plus 1 per each add'l
-----Center, and	-----	100,000 SF of floor area
-----Transitional		
-----Living Center		
-----and other such		
-----residential		
-----facilities -NEC		

Schools:		
Elementary & Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

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HOMELESS CENTER AND OTHER COMMUNITY SERVICES

PROPOSAL C

SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES

A. Description

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

B. Included Uses:

Adult Detention Center
 Airport, Heliport
 Bus Station
 Cemetery
 Construction facilities (off site)
 Convict Pre-release Center
 Correctional Community Treatment Center
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 Governmental Services, NEC
Homeless Center
 Hydro-electric Generation Plant
 Jail
 Juvenile Delinquency Center
 Mausoleum
 Post Office
 Prison
 Rifle and Skeet Range, Gun Club
 Sanitary Land Fill
 Sewage Disposal Facility
 Water Treatment Plant
 Uses which utilize tents, canopies or open air activities* such as:
 Carnival
 Christmas tree sales
 Circus
 Fruit and vegetable sales
 Plant sales
 Other sale of merchandise
 Tent Revival

* "Open air activities shall include sales from trucks, trailers, pickups and other vehicles."

C. Use Conditions

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. **Construction Facilities:**
 - a. The use may continue for a period not to exceed two years in the same location.
 - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
 - c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.
5. **Detention/Correctional and Homeless Center Facilities:** To avoid clustering, detention/correctional and homeless center facilities shall not be located on a lot within twelve hundred feet (1,200') from any other lot containing such facilities or from a residential treatment center, transitional living center or emergency and protective shelter. The Board of Adjustment, however, may as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Homeless Center, Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.
Other uses	As may be required by the Board of Adjustment in granting the special exception use.	

SECTION 1205. USE UNIT 5. COMMUNITY SERVICES & SIMILAR USES**A. Description**

Community services, cultural, educational, recreational, and religious facilities, and certain residential facilities which are needed in residential areas to serve the residents or need a residential environment, but which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

B. Included Uses:

Aquarium
 Art Gallery, not operated for profit
Children's Home
 Children's Nursery
 Church
 College
 Community Center
 Community Group Home
 Convent, Monastery and Novitiate
 Cultural Facility, NEC
 Day Camp
 Emergency and Protective Shelter
 Golf Course
 Hospital
 Library
 Marina
 Museum
 Nursing Home
 Planetarium
 Private Club or Lodge, the chief activity of which is
 a service not carried on as a business.
 Public Park
 Public Tennis Court
 Residential Treatment Center
 Schools, offering a compulsory education curriculum
 Transitional Living Center
 University

C. Use Conditions**1. Churches when located within an AG or R District:**

- a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
- b. No parking shall be permitted within a required front yard.

2. Schools:

- a. High Schools shall have their principal vehicular entrance and exit on an arterial street. A minimum lot area of one acre shall apply. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.

3. **College, university, hospital:** A minimum site area of one acre shall apply.

4. **Residential treatment center, transitional living center, emergency or protective shelter:** To avoid clustering, a residential treatment center, transitional living center, or emergency or protective shelter shall not be located on a lot within 1/4-mile twelve hundred feet (1,320 1,200 feet) from any other lot containing such facilities or detention/correctional facility or homeless center. The Board of Adjustment, however, may, as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

5. **Nursing Home:** The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.

6. **Community Group Home, Convent, Monastery and Novitiate:** The maximum floor area ratio is .5.

7. **Aquarium, day camp, museum, planetarium and private club or lodge** when located within an AG, RE or RS District shall have a minimum lot area of one acre.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Aquarium art gallery museum, plane- tarium, and cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA

Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Center	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None
Convent, Monastery and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Emergency and Protective Shelter	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of clubhouse floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Private Club	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Residential Treatment Center, and Transitional Living Center and other such residential facilities NEC	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Schools:		
Elementary & Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

SECTION 1608. SPECIAL EXCEPTION**A. General**

The Board of Adjustment upon application and after hearing subject to the procedural and substantive standards hereinafter set forth, may grant the following special exceptions:

1. Special exception uses as designated and regulated within the permitted principal or accessory use provisions of the zoning districts;
2. Modification of restrictions as provided within Section 208;
3. The change of a nonconforming use as provided in Section 1402.F, Chapter 14, Nonconformities;
4. The restoration of a partially destroyed structure, containing a nonconforming use as provided in Section 1402.G, Chapter 14, Nonconformities;
5. The restoration of a partially destroyed nonconforming structure as provided in Section 1405, Chapter 14, Nonconformities;
6. The modification of a screening requirement, as provided in Chapter 2, Section 212.C;
7. The modification of a screening requirement, as provided in Chapter 12, Section 1228.E.3;
8. The modification of the parking and loading requirements as provided in Section 1407.C, Chapter 14, Nonconformities;
9. Antenna supporting structures in an AG, R or O District as provided in Section 1204.C.1, and the setback provisions as provided in Section 1204.C.2;
10. The modification of permitted yard obstructions as provided in Chapter 2, Section 210.B.3; and
11. Permit residential accessory uses and structures on abutting residentially zoned lots which are under common ownership.
12. The modification of the requirements in Sections 1211.E, 1212.E, 1213.E, 1214.E, 1216.E and 1222.E.
13. Reduction of the number of required off-street parking spaces on a lot or may allow the required off-street parking on a lot other than the lot which contains the adult business as provided in Sections 1409 and 1410;
14. Reduction of the 300 foot spacing requirement between a dance hall and a residential district as provided in Section 1410; and
15. The modification of front yard requirements as provided in Chapter 4, Section 403.A.7.
16. The clustering of homeless center, residential treatment center, transitional living center, emergency and protective shelter and detention/correctional facility as provided in Chapter 12.

B. Application

A request for a Special Exception shall be initiated by the filing of an application with the Board, and shall be set for public hearing by the Clerk in accordance with the rules established by the Board.

Dwelling, Townhouse: A building containing two or more attached dwelling units with no unit above another unit and each unit located on a separate lot within a townhouse development.

Dwelling, Single-Family Detached: A building, other than a manufactured home, containing one dwelling unit designed for occupancy by not more than one family.

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 family living independently of any other family.

Elderly/Retirement Housing: A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care and are distinguished from life care retirement centers as elsewhere defined.

Emergency and Protective Shelter: A residential facility which provides room and board for a temporary period (30 days or less), protection, counseling, and pre-placement screening for abused or displaced or-transient children or adults.

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 six persons, including any roomers, boarders and/or domestic servants. A home for independent living with support personnel that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit for not more than six resident elderly or disabled persons (mentally and/or physically impaired with at least one, but not more than two resident staff persons shall be considered a family.

Family Day Care Home: A dwelling used to house and provide supervision and care for seven children, said total to include those preschool children under five years of age who reside in the residence.

Flashing Illumination: A light source or other image which in whole or in part physically changes in light intensity or gives the appearance of such change.

Floor Area: The sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Provided that for the purpose of determining compliance with the permitted floor area, the floor area of enclosed required off-street parking areas shall not be included. Provided further that floor area for outdoor display of merchandise or customer seating, whether uncovered or covered by a tent or canopy, under the provisions of Sections 1212, 1212a, 1213, and 1214 shall mean the smallest rectangular area encompassing the display or customer seating area.

Floor Area Ratio (FAR): The floor area of a building or buildings on a lot divided by the lot area.

Foster Home: A dwelling used in whole or in part as living quarters for a household including one or more minor children placed by a licensed child placement agency who are not members of the family occupying said dwelling but, are under their supervision. Further, provided that a maximum of five children are allowed to reside in the home including any natural children living in the home, if any children in the home are age two or younger. If no children are under two years, the maximum number of children residing in the home is six.

Freeway: A street designated as a freeway on the Major Street Plan.

Freeway Sign Corridor: An area 400 feet in width on each side of and adjacent to the publicly acquired right-of-way of a freeway.

Frontage: The lineal measurement of a lot boundary which abuts a public street or the lineal measurement of the building setback line when the boundary of the lot abuts a curved nonarterial street or cul-de-sac.

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: The vertical distance measured from the average ground elevation at the building wall to the highest horizontal point of the structure, provided that Height Exceptions listed under Section 208.B. shall apply.

Height, Sign: The vertical distance measured from the curb level to the highest point of the sign.

Home Occupation: That accessory use of a dwelling which constitutes some or all of the livelihood of a person living in the dwelling.

Homeless Center: A facility whose primary purpose is to provide for the needs of transient or homeless persons one day at a time. The services provided include some or all of the following: sleeping accommodations, meals, clothing, bathing facilities, minor health care, counseling and job placement services. These facilities usually serve a large population, one to four-hundred persons, and the persons using the facilities have a tendency to loiter in the vicinity of the center and are not under any supervision except when on the premises of the homeless center.

Intoxicating Beverages: All beverages containing more than three and two-tenths percent (3.2%) alcohol by weight and all mixed beverage coolers, as defined in Section 506 of Title 37, Oklahoma Statutes, regardless of percent of alcohol content.

Junk and Salvage Yard: An open area where wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials shall include, but are not limited to, scrap iron and other metals, paper, plastic, rags, rubber tires, salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

1-5chmls

APPENDIX A
USE UNIT - SUMMARY ZONING DISTRICTS

Use Units	AG	RE	RS1	RS2	RS3	RS4	RD	RT	RMH	RMO	RM1	RM2	RM3	PK	OL	OM	OMH	OH	CS	CG	CH	CBD	CO*	SR	IL	IM	IH	
1. Area-Wide Uses By Right	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
2. Area-Wide Exception Uses	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	
3. Agriculture	X																								X	X	X	
4. Protection & Utilities	X	E	E	E	E	E	E	E	E	E	E	E	E		E	E	E	E	X	X	X	X	X	X	X	X	X	
5. Community Services & Similar Use **	E	E	E	E	E	E	E	E	E	E	E	E	E		E	X	X	X	X	X	X	X	X	X	X	E	E	
Emergency & Protective Shelter	E	E	E	E	E	E	E	E	E	E	E	E	E		E	E	E	E	X	X	X	X	X	X	E	E	E	
Residential Treatment Center	E	E	E	E	E	E	E	E	E	E	E	E	E		E	X	X	X	X	X	X	X	X	X	E	E	E	
Transitional Living Center	E	E	E	E	E	E	E	E	E	E	E	E	E		E	X	X	X	X	X	X	X	X	X	E	E	E	
Community Group Home	E	E	E	E	E	E	E	E	E	X	X	X	X		E	X	X	X	X	X	X	X	X	X	E	E	E	
6. Single-Family Dwelling	X	X	X	X	X	X	X	X	E	X	X	X	X		E	E	E	E	E	E	E	E	X					
7. Duplex Dwelling					E	E	X	X		X	X	X	X		E	E	E	E	E	E	E	E	X					
7a. Townhouse Dwelling								X		X	X	X	X		E	E	E	X	E	E	X	X	X					
8. Multifamily & Similar Uses										X	X	X	X		E	E	E	X	E	E	X	X	X					
9. Manufactured Home Dwelling	E	E	E	E	E	E	E		X	E	E	E	E							E	E		X		E	E	E	
10. Off-Street Parking												E	E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
11. Offices and Studios											E	E	E		X	X	X	X	X	X	X	X	X	X	X	X	X	
12. Eating Establ. Other Than Drive-Ins																		X	X	X	X	X	X		E	E	E	
12a. Adult Entertainment Establishments																			X	X	X	X	X		E	E	E	
13. Convenience Goods and Services																			X	X	X	X	X		E	E	E	
14. Shopping Goods and Services																				X	X	X	X	X		E	E	E
15. Other Trades & Services																			E	X	X	X	X		X	X	X	
16. Gasoline Service Stations																			X	X	X	X	X		X	X	X	
17. Automotive & Allied Activities																			E	X	X	X	X		X	X	X	
18. Drive-In Restaurants																			E	X	X	X	X		E	E	E	
19. Hotel, Motel & Recreation																	E	E	X	X	X	X	X		E	E	E	
20. Commercial Recreation, Intensive	E																		E	E	E	E	X		E	X	X	
21. Signs & Outdoor Advertising																			X	X	X	X	X		X	X	X	
22. Scientific Research & Development																				E	X	X	X	X	X	X	X	
23. Warehousing & Wholesaling																				E	X	X	X		X	X	X	
24. Mining & Mineral Processing	E																									E	E	
25. Light Manufacturing																				E	E	E			X	X	X	
26. Moderate Manufacturing																									E	X	X	
27. Heavy Manufacturing																										E	X	
28. Junk & Salvage Yards																										E	X	

X = USE BY RIGHT

E = USE BY EXCEPTION

* SITE PLAN APPROVAL REQUIRED

** EXCEPT AS SPECIFICALLY DEFINATED BELOW

**HOMELESS CENTER & OTHER COMMUNITY SERVICES
ALTERNATIVE D**

CHAPTER 3

AGRICULTURE DISTRICT PROVISIONS

- 300. Purposes
- 301. Principal Uses
- 302. Accessory Uses
- 303. Bulk and Area Requirements
- 304. Special Exception Uses, Requirements

SECTION 300. PURPOSES OF AGRICULTURE DISTRICT

The Agriculture District is designed to:

- A. Encourage and protect agricultural land until an orderly transition to urban development may be accomplished.
- B. Discourage wasteful scattering of development in rural areas.
- C. Obtain economy of public fund expenditures for improvements and services.

SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICT

The principal uses permitted in the Agriculture District are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, screening requirements and other use conditions in Chapter 12. The use units permitted in the Agriculture District are set forth in Table 1.

Table 1

Use Units Permitted in the Agriculture District*

Use Units		District
No.	Name	AG
1.	Area-Wide Uses by Right	X
2.	Area-Wide Special Exception	E
3.	Agriculture	X
4.	Public Protection & Utility Facilities	X
5.	Community Services & Similar Uses	E
6.	Single-Family Dwelling	X
8.	Multifamily Dwelling & Similar Uses	E**
9.	Manufactured Home Dwelling	E
11.	Offices, Studios & Support Services	E***
20.	Commercial Recreation: Intensive	E
24.	Mining and Mineral Processing	E

*X = Use by Right

** = Community group home, convent, monastery and novitiate are the only uses within Use Unit 8 permitted by special exception in the AG District.

*** = Adult day care & children's nursery are the only uses within Use Unity 11 permitted by special exception in the AG district.

E = Special Exception

SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

The Principal Uses Permitted in the Residential Districts are designated by use unit. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use of an RE, RS, RD or RT District for access to any RM, O, C, or I District, or the use of an RM District for access to any O, C, or I District is prohibited unless permitted through an approved Planned Unit Development. The use units permitted in Residential Districts are set forth below in Table 1.

Table 1

Use Units Permitted in Residential Districts*

Use		Districts					
No.	Name	RE	RS	RD	RT	RM	RMH
1.	Area-Wide Uses by Right	X	X	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E	E	E
4.	Public Protection, Utility Facilities	E	E	E	E	E	E
5.	Community Services & Similar Uses	E	E	E	E	E***	E
6.	Single-Family Dwelling	X	X	X	X	X	E
7.	Duplex Dwelling		E**	X	X	X	
7a.	Townhouse Dwelling				X	X	
8.	Multifamily Dwelling & Similar Uses	E6	E6	E6		X	
9.	Manufactured Home Dwelling	E	E	E		E	X
10.	Off-Street Parking					E****	
11.	Offices and Studios					E****	

- *X = Use by Right
- E = Special Exception
- ** = Duplexes permitted only in RS-3 and RS-4 Districts.
- ~~*** = Community group home permitted by right in an RM District.~~
- **** = In RM-2 and RM-3 Districts only.
- ***** = In RM-1, RM-2, and RM-3 Districts only.
- 6 = Community group home, convent, monastery and novitiate are the only uses within Use Unit 8 permitted by special exception in the RE, RS and RD districts.

SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 12. The use units permitted in Office Districts are set forth below in Table 1.

Table 1
Use Units Permitted in Office Districts*

Use Unit		Districts			
No.	Name	OL	OM	OMH	OH
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection, Utility Facilities &	E	E	E	E
5.	Community Services & Similar Uses	E	X*****	X*****	X*****
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	E	X
8.	Multifamily Dwelling and Similar Uses	E	E	E	X
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X**	X	X	X
12.	Eating Establishments Other than Drive-Ins		X		
19.	Hotel, Motel and Recreational Facilities****			E	E

*X = Use by Right

E = Special Exception

**Drive-in bank facilities whether a principal or accessory use, adult day care and childrens nursery require Board of Adjustment approval as a special exception in OL Districts.

****Limited to hotel and motel

~~*****Emergency and protective shelter permitted by special exception only.~~

SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS

The principal uses permitted in the commercial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in commercial districts are set forth below in Table 1.

Table 1
Use Units Permitted in Commercial Districts*

Use Units		Districts			
No.	Name	CS	CG	CH	CBD
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection and Utility Facilities	X	X	X	X
5.	Community Services and Similar Uses	X	X	X	X
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	X	X
8.	Multifamily Dwelling and Similar Uses	E	E	X	X
9.	Manufactured Home Dwelling		E	E	
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X	X	X	X
12.	Eating Establishments Other than Drive-Ins	X	X	X	X
12a.	Adult Entertainment Establishments	X	X	X	X
13.	Convenience Goods and Services	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X
15.	Other Trades and Services	E	X	X	X
16.	Gasoline Service Stations	X	X	X	X
17.	Automobile and Allied Activities	E	X	X	X
18.	Drive-In Restaurants	E	X	X	X
19.	Hotel, Motel and Recreational Facilities	X	X	X	X
20.	Commercial Recreation, Intensive	E	E	E	E
21.	Business Signs and Outdoor Advertising	X	X	X	X
22.	Scientific Research and Development		E	X	X
23.	Warehousing and Wholesaling		E	X	X
25.	Light Manufacturing and Industry		E	E	E

*X = Use by Right

E = Special Exception

SECTION 801

Table 1
Use Units Permitted in Corridor Districts

No.	Name
1.	Area-Wide Uses
2.	Area-Wide Special Exception Uses
4.	Public Protection and Utility Facilities
5.	Community Services & Similar Uses
6.	Single-Family Dwelling
7.	Duplex Dwelling
7a.	Townhouse Dwelling
8.	Multifamily Dwelling and Similar Uses
9.	Manufactured Home Dwelling
10.	Off-Street Parking Areas
11.	Offices and Studios
12.	Entertainment Establishments and Eating Establishments Other than Drive-Ins
13.	Convenience Goods and Services
14.	Shopping Goods and Services
15.	Other Trades and Services
16.	Gasoline Service Stations
17.	Automotive and Allied Activities
18.	Drive-In Restaurants
19.	Hotel, Motel and Recreation Facilities
20.	Commercial Recreation, Intensive
21.	Business Signs and Outdoor Advertising
22.	Scientific Research and Development
23.	Warehousing and Wholesaling

SECTION 802. ACCESSORY USES PERMITTED IN CORRIDOR DISTRICT

A. Accessory Uses Permitted

Accessory uses customarily incidental to a principal use permitted in a Corridor District are permitted in such district.

B. Accessory Use Conditions

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. Accessory buildings erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.

CHAPTER 8-A

SCIENTIFIC RESEARCH AND DEVELOPMENT DISTRICT PROVISIONS

- 850. Purposes
- 851. Principal Uses
- 852. Accessory Uses
- 853. Bulk and Area Requirements
- 854. Special Exception Uses, Requirements

SECTION 850. PURPOSES OF SCIENTIFIC RESEARCH DISTRICT

The SR District is designed to provide an environment conducive to the development and conservation of modern, scientific research facilities and institutions.

SECTION 851. PRINCIPAL USES PERMITTED IN THE SCIENTIFIC RESEARCH DISTRICT

The principal uses permitted in the scientific research district are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the scientific research district are set forth below in Table 1.

**Table 1
Use Units Permitted in Scientific Research District***

Use Units		District
No.	Name	SR
1.	Area-Wide Uses	X
2.	Area-Wide Special Exception Uses	E
4.	Public Protection and Utility Facilities	X
5.	Community Services and Similar Uses	X**
10.	Off-Street Parking Areas	X
11.	Offices and Studios	X
22.	Scientific Research and Development	X

*X = Use by Right

E = Special Exception

~~**Emergency and protective shelter by special exception only.~~

SECTION 901. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS

The principal uses permitted in the industrial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the industrial districts are set forth below in Table 1.

Table 1
Use Units Permitted in Industrial Districts*

Use Units		Districts		
No.	Name	IL	IM	IH
1.	Area-Wide Uses	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E
3.	Agriculture	X	X	X
4.	Public Protection and Utility Facilities	X	X	X
5.	Community Services and Similar Uses	E	E	E
9.	Manufactured Home	E	E	E
10.	Off-Street Parking Areas	X	X	X
11.	Offices and Studios	X	X	X
12.	Eating Establishments, Other than Drive-Ins	E	E	E
12a.	Adult Entertainment Establishments	E	E	E
13.	Convenience Goods and Services	E	E	E
14.	Shopping Goods and Services	E	E	E
15.	Other Trades and Services	X	X	X
16.	Gasoline Service Stations	X	X	X
17.	Automotive and Allied Activities	X	X	X
18.	Drive-In Restaurants	E	E	E
19.	Hotel, Motel, and Recreational Facilities	E	E	E
20.	Commercial Recreation, Intensive	E	X	X
21.	Business Signs, Outdoor Advertising	X	X	X
22.	Scientific Research and Development	X	X	X
23.	Warehousing and Wholesaling	X	X	X
24.	Mining and Mineral Processing		E	E
25.	Light Manufacturing and Industry	X	X	X
26.	Moderate Manufacturing and Industry	E	X	X
27.	Heavy Manufacturing and Industry		E	X
28.	Junk and Salvage Yards		E	X

*X=Use by Right
E=Special Exception

C. Use Conditions

Political Campaign Signs - No political campaign sign shall be erected more than 45 days prior to any election, nor shall any sign be permitted to remain on any property more than seven days following an election; no political campaign signs shall be permitted on public property and they shall be permitted on private property only with the consent of the property owner; the display surface area of each political campaign sign located in R or O Zoning Districts shall not exceed 16 square feet in surface area; only one side of a double-faced sign shall be computed in the computation of display surface area.

D. Off-Street Parking and Loading Requirements. None**SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES****A. Description**

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

B. Included Uses:

Aquarium
 Adult Detention Center
 Airport, Heliport
Art Gallery (NOP)
 Bus Station
 Cemetery
Children's Home
Church
College
Community Center
 Construction facilities (off site)
 Convict Pre-release Center
 Correctional Community Treatment Center
 Crematory
Cultural Facility, NEC
Day Camp
Emergency and Protective Shelter
Golf Course
 Governmental Services, NEC
Homeless Center
Hospital
 Hydro-electric Generation Plant
 Jail
 Juvenile Delinquency Center
Library
Marine
 Mausoleum
Museum
Nursing Home
Planetarium
 Post Office
 Prison
Private Club or Lodge*

Public Park
Public Tennis Court
Residential Treatment Center
Rifle and Skeet Range, Gun Club
Sanitary Land Fill
Schools**
Sewage Disposal Facility
Transitional Living Center
University
Uses which utilize tents, canopies or open air
activities*** such as:
 Carnival
 Christmas tree sales
 Circus
 Fruit and vegetable sales
 Plant sales
 Other sale of merchandise
 Tent Revival
Water Treatment Plant

* **Chief activity is a service not carried on as a business.**

** **Schools which offer a compulsory education curriculum.**

*** "Open air activities shall include sales from trucks, trailers, pickups and other vehicles."

C. Use Conditions

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. **Construction Facilities:**
 - a. The use may continue for a period not to exceed two years in the same location.
 - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
 - c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.
5. **Churches when located within an AG or R District:**
 - a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
 - b. No parking shall be permitted within a required front yard.
6. **Schools:**
 - a. High Schools shall have their principal vehicular entrance and exit on an arterial street. A minimum lot area of one acre shall apply. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.
7. **College, university, hospital:** A minimum site area of one acre shall apply.
8. **Nursing Home:** The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.
9. **Aquarium, day camp, museum, planetarium and private club or lodge** when located within an AG, RE or RS District shall have a minimum lot area of one acre.

10. **Spacing Requirement:** To avoid clustering, detention/correctional, emergency and protective shelter, homeless center, residential treatment center and transitional living center shall not be located on a lot within $\frac{1}{4}$ mile (1,320 fot.) from any other lot containing such facilities. The Board of Adjustment, however, may as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Aquarium art gallery museum, planetarium, and cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA
Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Center	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Emergency and Protective Shelter	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of clubhouse floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 Center SF of floor area.
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,00 SF plus 1 per each add'l 100,000 SF of floor area
Private Club	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Tennis Court	2 per court, plus 1 per 400 SF of club- house area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Residential Treatment Center, and Transitional Living Center and other such residential facilities NEC	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Schools: Elementary & Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

Other uses as may be required by the Board of Adjustment in granting the special exception use.

SECTION 1208. USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES

A. Description. Multifamily dwellings and similar uses.

B. Included Uses:

- Apartment
- Community Group Home**
- Convent, Monastery, Novitiate**
- Elderly/Retirement Housing
- Fraternity or Sorority House
- Life Care Retirement Center
- Multifamily Dwelling
- Rooming/Boarding House

C. Use Conditions

1. Intensity of Use:

- a. Fraternity, Sorority, Rooming/Boarding House: In the determination of the applicable bulk and area requirements, a fraternity, sorority, or rooming/boarding house, shall be considered a multifamily dwelling, with each 600 square feet of floor area constituting a one-bedroom dwelling unit.
 - b. Life care retirement center: The maximum floor area ratio is .5.
- 2. Life Care Retirement Center:** The nursing facility or medical facility shall meet applicable licensing requirements of the State of Oklahoma, Oklahoma State Health Department as an intermediate care facility or as a skilled nursing home.
- 3. Elderly/Retirement Housing:** Design requirements for elderly/retirement housing include as a minimum:
- a. Elevators for multifamily structures over one story in height;
 - b. Emergency alarm systems in every dwelling unit; and
 - c. Safety "grab bars" in bathrooms.
- 4. Community Group Home, Convent, Monastery and Novitiate:** The maximum floor area ratio is .5.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Elderly/ Retirement Housing	.75 per dwelling unit	None
Fraternity or Sorority House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Life Care Retirement Center	.75 per dwelling unit and .35 per nursing center bed	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Multifamily Dwelling	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling unit	None

Rooming/ Boarding House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None
Convent, Monastery and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

SECTION 1211. USE UNIT 11. OFFICES, STUDIOS AND SUPPORT SERVICES

A. Description

Offices, studios, medical and dental laboratories, and certain other compatible or supporting services.

B. Included Uses:

- Abstract Company
- Adult Day Care**
- Advertising Agency
- Artist's Studio
- Broadcasting or Recording Studio
- Children's Nursery**
- Computing Service
- Copying Service
- Data Processing Service
- Drafting Service
- Dental Offices, Clinics, Laboratories and related Research Facilities
- Employment Agency
- Financial Institution, other than pawn shop
- Funeral Home
- General Business Offices, excluding on premise sale of Merchandise
- Interior Design Consultant (no retail sales)
- Medical Offices, Clinics, Laboratories and related Research Facilities
- Optician or Optical Laboratories
- Photography Studio
- Prescription Pharmacy, provided that no sundry or other merchandise is sold or offered for sale
- Studio or School for teaching ballet, dance, drama, fine arts, music, language, business or modeling
- Transportation Ticket Office
- Travel Agency

SECTION 1211

C. Use Conditions

The uses included in Use Unit 11, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Adult Day Care	1 per 500 SF of floor area	NA
Children's Nursery	1 per 500 SF of floor area	NA
Funeral Home	1 per 40 SF of assembly floor area plus 1 per 300 SF of nonassembly floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Other Uses	1 per 300 SF of floor area for the first 30,000 SF of floor area in a building and if the building exceeds 30,000 SF; 1 per 350 SF of floor area for the floor area exceeding 30,000 SF	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Medical & Dental Offices, Clinics & Laboratories	1 per 250 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

**HOMELESS CENTER & OTHER COMMUNITY SERVICES
ALTERNATIVE E**

CHAPTER 3

AGRICULTURE DISTRICT PROVISIONS

- 300. Purposes
- 301. Principal Uses
- 302. Accessory Uses
- 303. Bulk and Area Requirements
- 304. Special Exception Uses, Requirements

SECTION 300. PURPOSES OF AGRICULTURE DISTRICT

The Agriculture District is designed to:

- A. Encourage and protect agricultural land until an orderly transition to urban development may be accomplished.
- B. Discourage wasteful scattering of development in rural areas.
- C. Obtain economy of public fund expenditures for improvements and services.

SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICT

The principal uses permitted in the Agriculture District are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, screening requirements and other use conditions in Chapter 12. The use units permitted in the Agriculture District are set forth in Table 1.

Table 1
Use Units Permitted in the Agriculture District*

Use Units		District
No.	Name	AG
1.	Area-Wide Uses by Right	X
2.	Area-Wide Special Exception	E
3.	Agriculture	X
4.	Public Protection & Utility Facilities	X
5.	Community Services & Similar Uses	E
5.a.	Special Community Services	E
6.	Single-Family Dwelling	X
9.	Manufactured Home Dwelling	E
20.	Commercial Recreation: Intensive	E
24.	Mining and Mineral Processing	E

*X = Use by Right
E = Special Exception

SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

The Principal Uses Permitted in the Residential Districts are designated by use unit. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use of an RE, RS, RD or RT District for access to any RM, O, C, or I District, or the use of an RM District for access to any O, C, or I District is prohibited unless permitted through an approved Planned Unit Development. The use units permitted in Residential Districts are set forth below in Table 1.

**Table 1
Use Units Permitted in Residential Districts***

Use		Districts					
No.	Name	RE	RS	RD	RT	RM	RMH
1.	Area-Wide Uses by Right	X	X	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E	E	E
4.	Public Protection & Utility Facilities	E	E	E	E	E	E
5.	Community Services & Similar Uses	E	E	E	E	E***	E
5.a.	Special Community Services					E	
6.	Single-Family Dwelling	X	X	X	X	X	E
7.	Duplex Dwelling		E**	X	X	X	
7a.	Townhouse Dwelling				X	X	
8.	Multifamily Dwelling & Similar Uses	E	E	E		X	
9.	Manufactured Home Dwelling	E	E	E		E	X
10.	Off-Street Parking					E****	
11.	Offices and Studios					E****	

- *X = Use by Right
- E = Special Exception
- ** = Duplexes permitted only in RS-3 and RS-4 Districts.
- *** = ~~Community group home permitted by right in an RM District.~~
- **** = In RM-2 and RM-3 Districts only.
- ***** = In RM-1, RM-2, and RM-3 Districts only.

SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 12. The use units permitted in Office Districts are set forth below in Table 1.

Table 1
Use Units Permitted in Office Districts*

Use Unit		Districts			
No.	Name	OL	OM	OMH	OH
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection & Utility Facilities	E	E	E	E
5.	Community Services & Similar Uses	E	X****	X****	X****
5a.	Special Community Services	E	E	E	E
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	E	X
8.	Multifamily Dwelling and Similar Uses	E	E	E	X
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X**	X	X	X
12.	Eating Establishments Other than Drive-Ins				X
19.	Hotel, Motel and Recreational Facilities****			E	E

*X = Use by Right

E = Special Exception

**Drive-in bank facilities whether a principal or accessory use, require Board of Adjustment approval of special exception in OL Districts.

****Limited to hotel and motel

~~*****Emergency and protective shelter permitted by special exception only.~~

SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS

The principal uses permitted in the commercial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in commercial districts are set forth below in Table 1.

Table 1
Use Units Permitted in Commercial Districts*

Use Units		Districts			
No.	Name	CS	CG	CH	CBD
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection and Utility Facilities	X	X	X	X
5.	Community Services and Similar Uses	X	X	X	X
5.a.	Special Community Services	X	X	X	X
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	X	X
8.	Multifamily Dwelling and Similar Uses	E	E	X	X
9.	Manufactured Home Dwelling		E	E	
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X	X	X	X
12.	Eating Establishments Other than Drive-Ins	X	X	X	X
12a.	Adult Entertainment Establishments	X	X	X	X
13.	Convenience Goods and Services	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X
15.	Other Trades and Services	E	X	X	X
16.	Gasoline Service Stations	X	X	X	X
17.	Automobile and Allied Activities	E	X	X	X
18.	Drive-In Restaurants	E	X	X	X
19.	Hotel, Motel and Recreational Facilities	X	X	X	X
20.	Commercial Recreation, Intensive	E	E	E	E
21.	Business Signs and Outdoor Advertising	X		X	X
22.	Scientific Research and Development		E	X	X
23.	Warehousing and Wholesaling		E	X	X
25.	Light Manufacturing and Industry		E	E	E

*X = Use by Right

E = Special Exception

SECTION 801

Table 1
Use Units Permitted in Corridor Districts

No.	Name
1.	Area-Wide Uses
2.	Area-Wide Special Exception Uses
4.	Public Protection and Utility Facilities
5.	Community Services & Similar Uses
5.a.	Special Community Services
6.	Single-Family Dwelling
7.	Duplex Dwelling
7a.	Townhouse Dwelling
8.	Multifamily Dwelling and Similar Uses
9.	Manufactured Home Dwelling
10.	Off-Street Parking Areas
11.	Offices and Studios
12.	Entertainment Establishments and Eating Establishments Other than Drive-Ins
13.	Convenience Goods and Services
14.	Shopping Goods and Services
15.	Other Trades and Services
16.	Gasoline Service Stations
17.	Automotive and Allied Activities
18.	Drive-In Restaurants
19.	Hotel, Motel and Recreation Facilities
20.	Commercial Recreation, Intensive
21.	Business Signs and Outdoor Advertising
22.	Scientific Research and Development
23.	Warehousing and Wholesaling

SECTION 802. ACCESSORY USES PERMITTED IN CORRIDOR DISTRICT

A. Accessory Uses Permitted

Accessory uses customarily incidental to a principal use permitted in a Corridor District are permitted in such district.

B. Accessory Use Conditions

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. Accessory buildings erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.

CHAPTER 8-A

SCIENTIFIC RESEARCH AND DEVELOPMENT DISTRICT PROVISIONS

- 850. Purposes
- 851. Principal Uses
- 852. Accessory Uses
- 853. Bulk and Area Requirements
- 854. Special Exception Uses, Requirements

SECTION 850. PURPOSES OF SCIENTIFIC RESEARCH DISTRICT

The SR District is designed to provide an environment conducive to the development and conservation of modern, scientific research facilities and institutions.

SECTION 851. PRINCIPAL USES PERMITTED IN THE SCIENTIFIC RESEARCH DISTRICT

The principal uses permitted in the scientific research district are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the scientific research district are set forth below in Table 1.

Table 1
Use Units Permitted in Scientific Research District*

No.	Use Units Name	District SR
1.	Area-Wide Uses	X
2.	Area-Wide Special Exception Uses	E
4.	Public Protection and Utility Facilities	X
5.	Community Services and Similar Uses	X
5.a	Special Community Services	E
10.	Off-Street Parking Areas	X
11.	Offices and Studios	X
22.	Scientific Research and Development	X

*X = Use by Right

E = Special Exception

SECTION 901. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS

The principal uses permitted in the industrial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the industrial districts are set forth below in Table 1.

Table 1
Use Units Permitted in Industrial Districts*

Use Units		Districts		
No.	Name	IL	IM	IH
1.	Area-Wide Uses	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E
3.	Agriculture	X	X	X
4.	Public Protection and Utility Facilities	X	X	X
5.	Community Services and Similar Uses	E	E	E
5.a.	Special Community Services	E	E	E
9.	Manufactured Home	E	E	E
10.	Off-Street Parking Areas	X	X	X
11.	Offices and Studios	X	X	X
12.	Eating Establishments, Other than Drive-Ins	E	E	E
12a.	Adult Entertainment Establishments	E	E	E
13.	Convenience Goods and Services	E	E	E
14.	Shopping Goods and Services	E	E	E
15.	Other Trades and Services	X	X	X
16.	Gasoline Service Stations	X	X	X
17.	Automotive and Allied Activities	X	X	X
18.	Drive-In Restaurants	E	E	E
19.	Hotel, Motel, and Recreational Facilities	E	E	E
20.	Commercial Recreation, Intensive	E	X	X
21.	Business Signs, Outdoor Advertising	X	X	X
22.	Scientific Research and Development	X	X	X
23.	Warehousing and Wholesaling	X	X	X
24.	Mining and Mineral Processing		E	E
25.	Light Manufacturing and Industry	X	X	X
26.	Moderate Manufacturing and Industry	E	X	X
27.	Heavy Manufacturing and Industry		E	X
28.	Junk and Salvage Yards		E	X

*X=Use by Right
E=Special Exception

C. Use Conditions

Political Campaign Signs - No political campaign sign shall be erected more than 45 days prior to any election, nor shall any sign be permitted to remain on any property more than seven days following an election; no political campaign signs shall be permitted on public property and they shall be permitted on private property only with the consent of the property owner; the display surface area of each political campaign sign located in R or O Zoning Districts shall not exceed 16 square feet in surface area; only one side of a double-faced sign shall be computed in the computation of display surface area.

D. Off-Street Parking and Loading Requirements. None**SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES****A. Description**

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

B. Included Uses:

Adult Detention Center
 Airport, Heliport
 Bus Station
 Cemetery
 Construction facilities (off site)
 Convict Pre-release Center
 Correctional Community Treatment Center
 Crematory
 Governmental Services, NEC
Homeless Center
 Hydro-electric Generation Plant
 Jail
 Juvenile Delinquency Center
 Mausoleum
 Post Office
 Prison
 Rifle and Skeet Range, Gun Club
 Sanitary Land Fill
 Water Treatment Plant
 Uses which utilize tents, canopies or open air activities** such as:
 Carnival
 Christmas tree sales
 Circus
 Fruit and vegetable sales
 Plant sales
 Other sale of merchandise
 Tent Revival

* "Open air activities shall include sales from trucks, trailers, pickups and other vehicles."

C. Use Conditions

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. Construction Facilities:
 - a. The use may continue for a period not to exceed two years in the same location.
 - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
 - c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.

5. Detention/Correcitonal and Homeless Center Facilities:

To avoid clustering, detention/correctional and homeless center facilities shall not be located on a lot within ¼ mile (1,320 feet) from any lot containing such facilities or from a residential treatment center, transitional living center or emergency and protective shelter. The Board of Adjustment, however, may as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Homeless Center, Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.

Other uses as may be required by the Board of Adjustment in granting the special exception use.

SECTION 1205. USE UNIT 5. COMMUNITY SERVICES & SIMILAR USES**A. Description**

Community services, cultural, educational, recreational, and religious facilities, and certain residential facilities which are needed in residential areas to serve the residents or need a residential environment, but which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

B. Included Uses:

Aquarium
 Art Gallery, not operated for profit
Children's Home
 Children's Nursery
 Church
 College
 Community Center
~~Community Group Home~~
 Convent, Monastery and Novitiate
 Cultural Facility, NEC
 Day Camp
~~Emergency and Protective Shelter~~
 Golf Course
 Hospital
 Library
 Marina
 Museum
 Nursing Home
 Planetarium
 Private Club or Lodge, the chief activity of which is
 a service not carried on as a business.
 Public Park
 Public Tennis Court
~~Residential Treatment Center~~
 Schools, offering a compulsory education curriculum
~~Transitional Living Center~~
 University

C. Use Conditions**1. Churches when located within an AG or R District:**

- a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
- b. No parking shall be permitted within a required front yard.

2. Schools:

- a. High Schools shall have their principal vehicular entrance and exit on an arterial street. A minimum lot area of one acre shall apply. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.

3. College, university, hospital: A minimum site area of one acre shall apply.**4. Nursing Home:** The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.**5. Convent, Monastery and Novitiate:** The maximum floor area ratio is .5.**6. Aquarium, day camp, museum, planetarium and private club or lodge** when located within an AG, RE or RS District shall have a minimum lot area of one acre.**D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Aquarium art gallery museum, planetarium, and cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA
Children's Home	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None
Convent, Monastery and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of clubhouse floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Private Club	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Schools: Elementary & Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

NEW USE UNIT

SECTION 1205.a USE UNIT 5A SPECIAL COMMUNITY SERVICES

A. Description

Special community services which have characteristics suitable in commercially zoned districts and may be suitable in agriculture, multifamily, office and industrial zoned districts with Board of Adjustment review and approval.

B. Included Uses

Emergency and Protective Shelter
 Residential Treatment Center
 Transitional Living Center

C. Use Conditions

1. To avoid clustering an emergency and protective shelter, residential treatment center and transitional living center shall not be located on a lot within ¼ mile (1,320) from any other lot containing such facilities or detention/correctional facility or homeless center.
2. An emergency and protective shelter, residential treatment center and transitional living center shall be located at least 300 feet from areas zoned RE, RS, RD, or RT. The 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said use is conducted to the nearest point on the RE, RS, RD, or RT residential district boundary line (not including residentially zoned expressway right-of-way).
3. The Board of Adjustment, however, may as a special exception modify the ¼ mile spacing between such uses and the 300 feet setback from RE, RS, RD, or RT zoned districts if the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Emergency and Protective Shelter, Residential Treatment Center, and Transitional Living Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.

SECTION 1208. USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES

A. Description. Multifamily dwellings and similar uses.

- B. Included Uses:**
- Apartment
 - Community Group Home**
 - Elderly/Retirement Housing
 - Fraternity or Sorority House
 - Life Care Retirement Center
 - Multifamily Dwelling
 - Rooming/Boarding House

C. Use Conditions

1. Intensity of Use:

- a. Fraternity, Sorority, Rooming/Boarding House: In the determination of the applicable bulk and area requirements, a fraternity, sorority, or rooming/boarding house, shall be considered a multifamily dwelling, with each 600 square feet of floor area constituting a one-bedroom dwelling unit.
- b. Life care retirement center: The maximum floor area ratio is .5.

2. Life Care Retirement Center: The nursing facility or medical facility shall meet applicable licensing requirements of the State of Oklahoma, Oklahoma State Health Department as an intermediate care facility or as a skilled nursing home.

3. Elderly/Retirement Housing: Design requirements for elderly/retirement housing include as a minimum:

- a. Elevators for multifamily structures over one story in height;
- b. Emergency alarm systems in every dwelling unit; and
- c. Safety "grab bars" in bathrooms.

4. Community Group Home: The maximum floor area ratio is .5.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Elderly/ Retirement Housing	.75 per dwelling unit	None
Fraternity or Sorority House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

Life Care Retirement Center	.75 per dwelling unit and .35 per nursing center bed	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Multifamily Dwelling	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling unit	None
Rooming/ Boarding House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None

SECTION 1608. SPECIAL EXCEPTION**A. General**

The Board of Adjustment upon application and after hearing subject to the procedural and substantive standards hereinafter set forth, may grant the following special exceptions:

1. Special exception uses as designated and regulated within the permitted principal or accessory use provisions of the zoning districts;
2. The change of a nonconforming use as provided in Section 1402.F, Chapter 14, Nonconformities;
3. The restoration of a partially destroyed structure, containing a nonconforming use as provided in Section 1402.G, Chapter 14, Nonconformities;
4. The restoration of a partially destroyed nonconforming structure as provided in Section 1405, Chapter 14, Nonconformities;
5. The modification of a screening requirement, as provided in Chapter 2, Section 212.C;
6. The modification of a screening requirement, as provided in Chapter 12, Section 1228.E.3;
7. The modification of the parking and loading requirements as provided in Section 1407.C, Chapter 14, Nonconformities;
8. Antenna supporting structures in an AG, R or O District as provided in Section 1204.C.1, and the setback provisions as provided in Section 1204.C.2;
9. The modification of permitted yard obstructions as provided in Chapter 2, Section 210.B.3; and
10. Permit residential accessory uses and structures on abutting residentially zoned lots which are under common ownership.
11. The modification of the requirements in Sections 1211.E, 1212.E, 1213.E, 1214.E, 1216.E and 1222.E.
12. Reduction of the number of required off-street parking spaces on a lot or may allow the required off-street parking on a lot other than the lot which contains the adult business as provided in Sections 1408 and 1409;

13. Reduction of the 300 foot spacing requirement between a dance hall and a residential district as provided in Section 1409; and
14. The modification of front yard requirements as provided in Chapter 4, Section 403.A.7.
15. The clustering of detention/correctional facility, emergency and protective shelter, homeless center, residential treatment center and transitional living center as provided in Chapter 12.

B. Application

A request for a Special Exception shall be initiated by the filing of an application with the Board, and shall be set for public hearing by the Clerk in accordance with the rules established by the Board.

DEFINITION - CHAPTER 18

Emergency and Protective Shelter: A residential facility which provides room and board for a temporary period (30 days or less), protection, counseling, and pre-placement screening for abused or displaced children or adults.

Homeless Center: A facility whose primary purpose is to provide for the needs of transient or homeless persons one day at a time. The services provided include some or all of the following: sleeping accommodations, meals, clothing, bathing facilities, minor health care, counseling and job placement services. These facilities usually serve a large population, one to four hundred persons, and the persons using the facilities have a tendency to loiter in the vicinity of the center and are not under any supervision except when on the premises of the homeless center.

APPENDIX A
USE UNIT -- SUMMARY ZONING DISTRICTS

Use Units	AG	RE	RS1	RS2	RS3	RS4	RD	RT	RMH	RMO	RM1	RM2	RM3	PK	OL	OM	OMH	OH	CS	CG	CH	CBD	CO*	SR	IL	IM	IH
1. Area-Wide Uses By Right	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
2. Area-Wide Exception Uses	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
3. Agriculture	X																								X	X	X
4. Protection & Utilities	X	E	E	E	E	E	E	E	E	E	E	E	E		E	E	E	E	X	X	X	X	X	X	X	X	X
5. Community Services & Similar Use	E	E	E	E	E	E	E	E	E	E	E	E	E		E	X	X	X	X	X	X	X	X	X	X	E	E
5 a Special Community Services																											
Emergency & Protective Shelter	E									E	E	E	E		E	E	E	E	X	X	X	X	X	X	E	E	E
Residential Treatment Center	E									E	E	E	E		E	E	E	E	X	X	X	X	X	X	E	E	E
Transitional Living Center	E									E	E	E	E		E	E	E	E	X	X	X	X	X	X	E	E	E
6. Single-Family Dwelling	X	X	X	X	X	X	X	X	E	X	X	X	X		E	E	E	E	E	E	E	E	E	X			
7. Duplex Dwelling					E	E	X	X		X	X	X	X		E	E	E	E	E	E	E	E	E	X			
7a. Townhouse Dwelling								X		X	X	X	X		E	E	E	X	E	E	X	X	X				
8. Multifamily & Similar Uses										X	X	X	X		E	E	E	X	E	E	X	X	X				
9. Manufactured Home Dwelling	E	E	E	E	E	E	E		X	E	E	E	E							E	E		X		E	E	E
10. Off-Street Parking												E	E	X	X	X	X	X	X	X	X	X	X	X	X	X	X
11. Offices and Studios											E	E	E		X	X	X	X	X	X	X	X	X	X	X	X	X
12. Eating Establ. Other Than Drive-Ins																		X	X	X	X	X	X		E	E	E
12a. Adult Entertainment Establishments																			X	X	X	X	X		E	E	E
13. Convenience Goods and Services																			X	X	X	X	X		E	E	E
14. Shopping Goods and Services																			X	X	X	X	X		E	E	E
15. Other Trades & Services																			E	X	X	X	X		X	X	X
16. Gasoline Service Stations																			X	X	X	X	X		X	X	X
17. Automotive & Allied Activities																			E	X	X	X	X		X	X	X
18. Drive-In Restaurants																			E	X	X	X	X		E	E	E
19. Hotel, Motel & Recreation																	E	E	X	X	X	X	X		E	E	E
20. Commercial Recreation, Intensive	E																		E	E	E	E	X		E	X	X
21. Signs & Outdoor Advertising																			X	X	X	X	X		X	X	X
22. Scientific Research & Development																				E	X	X	X	X	X	X	X
23. Warehousing & Wholesaling																				E	X	X	X		X	X	X
24. Mining & Mineral Processing	E																									E	E
25. Light Manufacturing																				E	E	E			X	X	X
26. Moderate Manufacturing																									E	X	X
27. Heavy Manufacturing																										E	X
28. Junk & Salvage Yards																										E	X

X = USE BY RIGHT E = USE BY EXCEPTION * SITE PLAN APPROVAL REQUIRED

**HOMELESS CENTER & OTHER COMMUNITY SERVICES
ALTERNATIVE F**

CHAPTER 3

AGRICULTURE DISTRICT PROVISIONS

- 300. Purposes
- 301. Principal Uses
- 302. Accessory Uses
- 303. Bulk and Area Requirements
- 304. Special Exception Uses, Requirements

SECTION 300. PURPOSES OF AGRICULTURE DISTRICT

The Agriculture District is designed to:

- A. Encourage and protect agricultural land until an orderly transition to urban development may be accomplished.
- B. Discourage wasteful scattering of development in rural areas.
- C. Obtain economy of public fund expenditures for improvements and services.

SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICT

The principal uses permitted in the Agriculture District are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, screening requirements and other use conditions in Chapter 12. The use units permitted in the Agriculture District are set forth in Table 1.

Table 1
Use Units Permitted in the Agriculture District*

Use Units		District
No.	Name	AG
1.	Area-Wide Uses by Right	X
2.	Area-Wide Special Exception	E
3.	Agriculture	X
4.	Public Protection, Utility Facilities & Special Uses	X
5.	Community Services & Similar Uses	E
5.a.	Special Community Services	E
6.	Single-Family Dwelling	X
9.	Manufactured Home Dwelling	E
20.	Commercial Recreation: Intensive	E
24.	Mining and Mineral Processing	E

*X = Use by Right
E = Special Exception

SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

The Principal Uses Permitted in the Residential Districts are designated by use unit. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use of an RE, RS, RD or RT District for access to any RM, O, C, or I District, or the use of an RM District for access to any O, C, or I District is prohibited unless permitted through an approved Planned Unit Development. The use units permitted in Residential Districts are set forth below in Table 1.

Table 1

Use Units Permitted in Residential Districts*

Use		Districts					
No.	Name	RE	RS	RD	RT	RM	RMH
1.	Area-Wide Uses by Right	X	X	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E	E	E
4.	Public Protection, Utility Facilities & Special Uses	E	E	E	E	E	E
5.	Community Services & Similar Uses	E	E	E	E	E***	E
5.a.	Special Community Services					E	
6.	Single-Family Dwelling	X	X	X	X	X	E
7.	Duplex Dwelling		E**	X	X	X	
7a.	Townhouse Dwelling				X	X	
8.	Multifamily Dwelling & Similar Uses	E	E	E		X	
9.	Manufactured Home Dwelling	E	E	E		E	X
10.	Off-Street Parking					E****	
11.	Offices and Studios					E****	

- *X = Use by Right
 E = Special Exception
 ** = Duplexes permitted only in RS-3 and RS-4 Districts.
~~*** = Community group home permitted by right in an RM District.~~
 **** = In RM-2 and RM-3 Districts only.
 ***** = In RM-1, RM-2, and RM-3 Districts only.

SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 12. The use units permitted in Office Districts are set forth below in Table 1.

Table 1

Use Units Permitted in Office Districts*

Use Unit		Districts			
No.	Name	OL	OM	OMH	OH
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection, Utility Facilities & Special Uses	E	E	E	E
5.	Community Services & Similar Uses	E	X****	X****	X****
5a.	Special Community Services	E	E	E	E
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	E	X
8.	Multifamily Dwelling and Similar Uses	E	E	E	X
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X**	X	X	X
12.	Eating Establishments Other than Drive-Ins				X
19.	Hotel, Motel and Recreational Facilities****			E	E

*X = Use by Right

E = Special Exception

**Drive-in bank facilities whether a principal or accessory use, require Board of Adjustment approval of special exception in OL Districts.

****Limited to hotel and motel

*****Emergency and protective shelter permitted by special exception only.

SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS

The principal uses permitted in the commercial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in commercial districts are set forth below in Table 1.

Table 1
Use Units Permitted in Commercial Districts*

Use Units		Districts			
No.	Name	CS	CG	CH	CBD
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection and Utility Facilities				
	& Special Uses				
5.	Community Services and Similar Uses	X	X	X	X
5.a.	Special Community Services	X	X	X	X
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	X	X
8.	Multifamily Dwelling and Similar Uses	E	E	X	X
9.	Manufactured Home Dwelling		E	E	
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X	X	X	X
12.	Eating Establishments Other than Drive-Ins	X	X	X	X
12a.	Adult Entertainment Establishments	X	X	X	X
13.	Convenience Goods and Services	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X
15.	Other Trades and Services	E	X	X	X
16.	Gasoline Service Stations	X	X	X	X
17.	Automobile and Allied Activities	E	X	X	X
18.	Drive-In Restaurants	E	X	X	X
19.	Hotel, Motel and Recreational Facilities	X	X	X	X
20.	Commercial Recreation, Intensive	E	E	E	E
21.	Business Signs and Outdoor Advertising	X	X	X	X
22.	Scientific Research and Development		E	X	X
23.	Warehousing and Wholesaling		E	X	X
25.	Light Manufacturing and Industry		E	E	E

*X = Use by Right

E = Special Exception

SECTION 801

Table 1
Use Units Permitted in Corridor Districts

No.	Name
1.	Area-Wide Uses
2.	Area-Wide Special Exception Uses
4.	Public Protection, and Utility Facilities and Special Uses
5.	Community Services & Similar Uses
5.a.	Special Community Services
6.	Single-Family Dwelling
7.	Duplex Dwelling
7a.	Townhouse Dwelling
8.	Multifamily Dwelling and Similar Uses
9.	Manufactured Home Dwelling
10.	Off-Street Parking Areas
11.	Offices and Studios
12.	Entertainment Establishments and Eating Establishments Other than Drive-Ins
13.	Convenience Goods and Services
14.	Shopping Goods and Services
15.	Other Trades and Services
16.	Gasoline Service Stations
17.	Automotive and Allied Activities
18.	Drive-In Restaurants
19.	Hotel, Motel and Recreation Facilities
20.	Commercial Recreation, Intensive
21.	Business Signs and Outdoor Advertising
22.	Scientific Research and Development
23.	Warehousing and Wholesaling

SECTION 802. ACCESSORY USES PERMITTED IN CORRIDOR DISTRICT

A. Accessory Uses Permitted

Accessory uses customarily incidental to a principal use permitted in a Corridor District are permitted in such district.

B. Accessory Use Conditions

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. Accessory buildings erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.

CHAPTER 8-A

SCIENTIFIC RESEARCH AND DEVELOPMENT DISTRICT PROVISIONS

- 850. Purposes
- 851. Principal Uses
- 852. Accessory Uses
- 853. Bulk and Area Requirements
- 854. Special Exception Uses, Requirements

SECTION 850. PURPOSES OF SCIENTIFIC RESEARCH DISTRICT

The SR District is designed to provide an environment conducive to the development and conservation of modern, scientific research facilities and institutions.

SECTION 851. PRINCIPAL USES PERMITTED IN THE SCIENTIFIC RESEARCH DISTRICT

The principal uses permitted in the scientific research district are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the scientific research district are set forth below in Table 1.

TABLE 1

Use Units Permitted in Scientific Research District*

Use Units		District
No.	Name	SR
1.	Area-Wide Uses	X
2.	Area-Wide Special Exception Uses	E
4.	Public Protection, Utility Facilities and Special Uses	X
	5.a Special Community Services	X**
10.	Off-Street Parking Areas	X
11.	Offices and Studios	X
22.	Scientific Research and Development	X

*X = Use by Right

E = Special Exception

SECTION 901. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS

The principal uses permitted in the industrial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the industrial districts are set forth below in Table 1.

Table 1
Use Units Permitted in Industrial Districts*

Use Units		Districts		
No.	Name	IL	IM	IH
1.	Area-Wide Uses	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E
3.	Agriculture	X	X	X
4.	Public Protection, and Utility Facilities, and Special Uses	X	X	X
5.	Community Services and Similar Uses	E	E	E
	5.a. Special Community Services	E	E	E
9.	Manufactured Home	E	E	E
10.	Off-Street Parking Areas	X	X	X
11.	Offices and Studios	X	X	X
12.	Eating Establishments, Other than Drive-Ins	E	E	E
12a.	Adult Entertainment Establishments	E	E	E
13.	Convenience Goods and Services	E	E	E
14.	Shopping Goods and Services	E	E	E
15.	Other Trades and Services	X	X	X
16.	Gasoline Service Stations	X	X	X
17.	Automotive and Allied Activities	X	X	X
18.	Drive-In Restaurants	E	E	E
19.	Hotel, Motel, and Recreational Facilities	E	E	E
20.	Commercial Recreation, Intensive	E	X	X
21.	Business Signs, Outdoor Advertising	X	X	X
22.	Scientific Research and Development	X	X	X
23.	Warehousing and Wholesaling	X	X	X
24.	Mining and Mineral Processing		E	E
25.	Light Manufacturing and Industry	X	X	X
26.	Moderate Manufacturing and Industry	E	X	X
27.	Heavy Manufacturing and Industry		E	X
28.	Junk and Salvage Yards		E	X

*X=Use by Right
E=Special Exception

C. Use Conditions

Political Campaign Signs - No political campaign sign shall be erected more than 45 days prior to any election, nor shall any sign be permitted to remain on any property more than seven days following an election; no political campaign signs shall be permitted on public property and they shall be permitted on private property only with the consent of the property owner; the display surface area of each political campaign sign located in R or O Zoning Districts shall not exceed 16 square feet in surface area; only one side of a double-faced sign shall be computed in the computation of display surface area.

D. Off-Street Parking and Loading Requirements. None**SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES****A. Description**

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, **except RE, RS, RD and RT districts unless otherwise provided for in Sub-Section C of this Use Unit**, as a special exception requiring Board of Adjustment approval.

B. Included Uses:

Adult Detention Center
 Airport, Heliport
 Bus Station
 Cemetery
~~Construction facilities (off-site)~~
 Convict Pre-release Center
 Correctional Community Treatment Center
 Crematory
~~Governmental Services, NEG~~
Homeless Center
 Hydro-electric Generation Plant
 Jail
 Juvenile Delinquency Center
~~Mausoleum~~
~~Post Office~~
 Prison
 Rifle and Skeet Range, Gun Club*
 Sanitary Land Fill
 Sewage Disposal Facility
 Water Treatment Plant
 Uses which utilize tents, canopies or open air activities** such as:
 Carnival
 Christmas tree sales*
 Circus
 Fruit and vegetable sales
 Plant sales
 Other sale of merchandise
 Tent Revival*

* "Permitted by special exception in residential districts per conditions in Subsection C of this Use Unit.

** "Open air activities shall include sales from trucks, trailers, pickups and other vehicles."

C. Use Conditions

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. The Board of Adjustment may permit a gun club (rifle & skeet range) in a residentially zoned private/public park, by special exception.
5. The Board of Adjustment may permit Christmas Tree Sales and Tent Revivals in all residentially zoned areas by special exception.

6. Detention/Correcitonal and Homeless Center Facilities:

To avoid clustering, detention/correctional and homeless center facilities shall not be located on a lot within ¼ mile (1,320 feet) from any lot containing such facilities or from a residential treatment center, transitional living center or emergency and protective shelter. The Board of Adjustment, however, may as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Homeless Center, Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.

Other uses as may be required by the Board of Adjustment in granting the special exception use.

1204. USE UNIT 4. PUBLIC PROTECTION, UTILITY FACILITIES AND SPECIAL USES

A. Description

Public protection, ~~and~~ utility facilities and other special uses which may have technical locational requirements necessitating specific locations in or around areas serviced and certain temporary open air land uses which can be objectionable to certain other uses and are therefore permitted in certain districts by special exception and in the remaining districts by right.

- B. Included Uses:**
- Ambulance Service
 - Antenna and Supporting Structure
 - Cemetery**
 - Construction Facilities (off-site)**
 - Crematory**
 - Electrical Regulating Station, excluding storage or service garages and yards
 - Fire Protection Facility
 - Governmental Services, NEC**
 - Mausoleum**
 - Post Office**
 - Pressure Control Station; gas or liquid, excluding storage or service garages and yards
 - Shelter, civil defense or storm
 - Water Storage Facility, NEC
 - Water Treatment**

C. Use Conditions.

1. In the AG, R and O Districts, structures which are used primarily to support antennas shall require approval of a special exception by the Board of Adjustment pursuant to Section 1608 of this Code.
2. In other zoning districts, structures which are used primarily to support antennas shall be setback from an R District boundary line one (1) foot for each foot of height of the supporting structure measured at grade. The setback distances shall be measured from the nearest point of the supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding freeways zoned residential. The setback may be modified by special exception by the Board of Adjustment pursuant to Section 1608 of this Code.
3. Construction Facilities:
 - a. The use may continue for a period not to exceed two years in the same location.
 - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.

- c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.

D. Off-Street Parking and Loading Requirements. None

SECTION 1205. USE UNIT 5. COMMUNITY SERVICES & SIMILAR USES

A. Description

Community services, cultural, educational, recreational, and religious facilities, and certain residential facilities which are needed in residential areas to serve the residents or need a residential environment, but which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

B. Included Uses:

Aquarium
 Art Gallery, not operated for profit
Children's Home, (Orphanage)
 Children's Nursery
 Church
 College
 Community Center
~~Community Group Home~~
 Convent, Monastery and Novitiate
 Cultural Facility, NEC
 Day Camp
~~Emergency and Protective Shelter~~
 Golf Course
 Hospital
 Library
 Marina
 Museum
 Nursing Home
 Planetarium
 Private Club or Lodge, the chief activity of which is
 a service not carried on as a business.
 Public Park
 Public Tennis Court
~~Residential Treatment Center~~
 Schools, offering a compulsory education curriculum
~~Transitional Living Center~~
 University

C. Use Conditions

1. Churches when located within an AG or R District:

- a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
- b. No parking shall be permitted within a required front yard.

2. Schools:

- a. High Schools shall have their principal vehicular entrance and exit on an arterial street. A minimum lot area of one acre shall apply. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.

3. College, university, hospital: A minimum site area of one acre shall apply.

~~4. Residential treatment center, transitional living center, emergency or protective shelter: To avoid clustering, a residential treatment center, transitional living center, or emergency or protective shelter shall not be located on a lot within 1/4 mile (1,320 feet) from any other lot containing such facilities or detention/correctional facility.~~

4. Nursing Home: The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.

5. Convent, ~~Group Home~~, Monastery and Novitiate: The maximum floor area ratio is .5.

6. Aquarium, day camp, museum, planetarium and private club or lodge when located within an AG, RE or RS District shall have a minimum lot area of one acre.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Aquarium art gallery museum, plane- tarium, and cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA
Children's Home (Orphanage)	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Convent, Monastery and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of clubhouse floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Private Club	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Schools: Elementary & Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

NEW USE UNIT

SECTION 1205.a USE UNIT 5A SPECIAL COMMUNITY SERVICES

A. Description

Special community services which have characteristics suitable in commercially zoned districts and may be suitable in agriculture, multifamily, office and industrial zoned districts with Board of Adjustment review and approval.

B. Included Uses

Emergency and Protective Shelter
 Residential Treatment Center
 Transitional Living Center

C. Use Conditions

1. To avoid clustering, an emergency and protective shelter, residential treatment center and transitional living center shall not be located on a lot within ¼ mile (1,320) from any other lot containing such facilities or detention/correctional facility or homeless center.
2. An emergency and protective shelter, residential treatment center and transitional living center shall be located at least 300 feet from areas zoned RE, RS, RD, or RT. The 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said use is conducted to the nearest point on the RE, RS, RD, or RT residential district boundary line (not including residentially zoned expressway right-of-way).
3. The Board of Adjustment, however, may as a special exception modify the ¼ mile spacing between such uses and the 300 foot setback from RE, RS, RD, or RT zoned districts if the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Emergency and Protective Shelter, Residential Treatment Center, and Transitional Living Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.

SECTION 1208. USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES

A. Description. Multifamily dwellings and similar uses.

- B. Included Uses:**
- Apartment
 - Community Group Home**
 - Elderly/Retirement Housing
 - Fraternity or Sorority House
 - Life Care Retirement Center
 - Multifamily Dwelling
 - Rooming/Boarding House

C. Use Conditions

1. Intensity of Use:

- a. Fraternity, Sorority, Rooming/Boarding House: In the determination of the applicable bulk and area requirements, a fraternity, sorority, or rooming/boarding house, shall be considered a multifamily dwelling, with each 600 square feet of floor area constituting a one-bedroom dwelling unit.
- b. Life care retirement center: The maximum floor area ratio is .5.

2. Life Care Retirement Center: The nursing facility or medical facility shall meet applicable licensing requirements of the State of Oklahoma, Oklahoma State Health Department as an intermediate care facility or as a skilled nursing home.

3. Elderly/Retirement Housing: Design requirements for elderly/retirement housing include as a minimum:

- a. Elevators for multifamily structures over one story in height;
- b. Emergency alarm systems in every dwelling unit; and
- c. Safety "grab bars" in bathrooms.

4. Community Group Home: The maximum floor area ratio is .5.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Elderly/ Retirement Housing	.75 per dwelling unit	None
Fraternity or Sorority House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Life Care Retirement	.75 per dwelling unit and .35 per nursing	1 per 10,000 to 200,000 SF plus 1 per each add'l

Center	center bed	200,000 SF of floor area
Multifamily Dwelling	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling unit	None
Rooming/ Boarding House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None

SECTION 1608. SPECIAL EXCEPTION**A. General**

The Board of Adjustment upon application and after hearing subject to the procedural and substantive standards hereinafter set forth, may grant the following special exceptions:

1. Special exception uses as designated and regulated within the permitted principal or accessory use provisions of the zoning districts;
2. The change of a nonconforming use as provided in Section 1402.F, Chapter 14, Nonconformities;
3. The restoration of a partially destroyed structure, containing a nonconforming use as provided in Section 1402.G, Chapter 14, Nonconformities;
4. The restoration of a partially destroyed nonconforming structure as provided in Section 1405, Chapter 14, Nonconformities;
5. The modification of a screening requirement, as provided in Chapter 2, Section 212.C;
6. The modification of a screening requirement, as provided in Chapter 12, Section 1228.E.3;
7. The modification of the parking and loading requirements as provided in Section 1407.C, Chapter 14, Nonconformities;
8. Antenna supporting structures in an AG, R or O District as provided in Section 1204.C.1, and the setback provisions as provided in Section 1204.C.2;
9. The modification of permitted yard obstructions as provided in Chapter 2, Section 210.B.3; and
10. Permit residential accessory uses and structures on abutting residentially zoned lots which are under common ownership.
11. The modification of the requirements in Sections 1211.E, 1212.E, 1213.E, 1214.E, 1216.E and 1222.E.
12. Reduction of the number of required off-street parking spaces on a lot or may allow the required off-street parking on a lot other than the lot which contains the adult business as provided in Sections 1408 and 1409;
13. Reduction of the 300 foot spacing requirement between a dance hall and a residential district as provided in Section 1409; and

14. The modification of front yard requirements as provided in Chapter 4, Section 403.A.7.
15. **The clustering of detention/correctional facility, emergency and protective shelter, homeless center, residential treatment center and transitional living center as provided in Chapter 12.**
16. **Rifle and skeet range, Christmas tree sales and tent revivals in residentially zoned districts as provided for in Use Unit 2.**

B. Application

A request for a Special Exception shall be initiated by the filing of an application with the Board, and shall be set for public hearing by the Clerk in accordance with the rules established by the Board.

DEFINITION - CHAPTER 18

Emergency and Protective Shelter: A residential facility which provides room and board for a temporary period (30 days or less), protection, counseling, and pre-placement screening for abused or displaced children or adults.

Homeless Center: A facility whose primary purpose is to provide for the needs of transient or homeless persons one day at a time. The services provided include some or all of the following: sleeping accommodations, meals, clothing, bathing facilities, minor health care, counseling and job placement services. These facilities usually serve a large population, one to four hundred persons, and the persons using the facilities have a tendency to loiter in the vicinity of the center and are not under any supervision except when on the premises of the homeless center.

APPENDIX A
USE UNIT -- SUMMARY ZONING DISTRICTS

Use Units	AG	RE	RS1	RS2	RS3	RS4	RD	RT	RMH	RMO	RM1	RM2	RM3	PK	OL	OM	OMH	OH	CS	CG	CH	CBD	CO*	SR	IL	IM	IH
1 Area-Wide Uses By Right	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
2 Area-Wide Exception Uses	E								E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
3 Agriculture	X																								X	X	X
4 Protection & Utilities	X	E	E	E	E	E	E	E	E	E	E	E	E		E	E	E	E	X	X	X	X	X	X	X	X	X
5 Community Services & Similar Use	E	E	E	E	E	E	E	E	E	E	E	E	E		E	X	X	X	X	X	X	X	X	X	X	E	E
5a Special Community Services	E									E	E	E	E		E	E	E	E	X	X	X	X	X	E	E	E	
6 Single-Family Dwelling	X	X	X	X	X	X	X	X	E	X	X	X	X		E	E	E	E	E	E	E	E	X				
7 Duplex Dwelling					E	E	X	X		X	X	X	X		E	E	E	E	E	E	E	E	X				
7a Townhouse Dwelling								X		X	X	X	X		E	E	E	X	E	E	X	X	X				
8 Multifamily & Similar Uses										X	X	X	X		E	E	E	X	E	E	X	X	X				
9 Manufactured Home Dwelling	E	E	E	E	E	E	E		X	E	E	E	E							E	E		X		E	E	E
10 Off-Street Parking												E	E	X	X	X	X	X	X	X	X	X	X	X	X	X	X
11 Offices and Studios											E	E	E		X	X	X	X	X	X	X	X	X	X	X	X	X
12 Eating Establ. Other Than Drive-Ins																		X	X	X	X	X	X		E	E	E
12a Adult Entertainment Establishments																			X	X	X	X	X		E	E	E
13 Convenience Goods and Services																			X	X	X	X	X		E	E	E
14 Shopping Goods and Services																			X	X	X	X	X		E	E	E
15 Other Trades & Services																			E	X	X	X	X		X	X	X
16 Gasoline Service Stations																			X	X	X	X	X		X	X	X
17 Automotive & Allied Activities																			E	X	X	X	X		X	X	X
18 Drive-In Restaurants																			E	X	X	X	X		E	E	E
19 Hotel, Motel & Recreation																	E	E	X	X	X	X	X		E	E	E
20 Commercial Recreation, Intensive	E																		E	E	E	E	X		E	X	X
21 Signs & Outdoor Advertising																			X	X	X	X	X		X	X	X
22 Scientific Research & Development																				E	X	X	X	X	X	X	X
23 Warehousing & Wholesaling																				E	X	X	X		X	X	X
24 Mining & Mineral Processing	E																									E	E
25 Light Manufacturing																				E	E	E			X	X	X
26 Moderate Manufacturing																									E	X	X
27 Heavy Manufacturing																										E	X
28 Junk & Salvage Yards																										E	X

X = USE BY RIGHT

E = USE BY EXCEPTION

* SITE PLAN APPROVAL REQUIRED

** EXCEPT AS SPECIFICALLY DELINEATED BELOW

**HOMELESS CENTER & OTHER COMMUNITY SERVICES
ALTERNATIVE G**

CHAPTER 3

AGRICULTURE DISTRICT PROVISIONS

- 300. Purposes
- 301. Principal Uses
- 302. Accessory Uses
- 303. Bulk and Area Requirements
- 304. Special Exception Uses, Requirements

SECTION 300. PURPOSES OF AGRICULTURE DISTRICT

The Agriculture District is designed to:

- A. Encourage and protect agricultural land until an orderly transition to urban development may be accomplished.
- B. Discourage wasteful scattering of development in rural areas.
- C. Obtain economy of public fund expenditures for improvements and services.

SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICT

The principal uses permitted in the Agriculture District are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, screening requirements and other use conditions in Chapter 12. The use units permitted in the Agriculture District are set forth in Table 1.

Table 1

Use Units Permitted in the Agriculture District*

Use Units		District
No.	Name	AG
1.	Area-Wide Uses by Right	X
2.	Area-Wide Special Exception	E
3.	Agriculture	X
4.	Public Protection, Utility Facilities & Special Uses	X
5.	Community Services & Similar Uses	E
5.a.	Special Community Services	E
6.	Single-Family Dwelling	X
9.	Manufactured Home Dwelling	E
20.	Commercial Recreation: Intensive	E
24.	Mining and Mineral Processing	E

*X = Use by Right
E = Special Exception

SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

The Principal Uses Permitted in the Residential Districts are designated by use unit. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use of an RE, RS, RD or RT District for access to any RM, O, C, or I District, or the use of an RM District for access to any O, C, or I District is prohibited unless permitted through an approved Planned Unit Development. The use units permitted in Residential Districts are set forth below in Table 1.

Table 1
Use Units Permitted in Residential Districts*

Use		Districts					
No.	Name	RE	RS	RD	RT	RM	RMH
1.	Area-Wide Uses by Right	X	X	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E	E	E
4.	Public Protection, Utility Facilities & Special Uses	E	E	E	E	E	E
5.	Community Services & Similar Uses	E	E	E	E	E***	E
5.a.	Special Community Services					E	
6.	Single-Family Dwelling	X	X	X	X	X	E
7.	Duplex Dwelling		E**	X	X	X	
7a.	Townhouse Dwelling				X	X	
8.	Multifamily Dwelling & Similar Uses	E	E	E		X	
9.	Manufactured Home Dwelling	E	E	E		E	X
10.	Off-Street Parking					E****	
11.	Offices and Studios					E****	

- *X = Use by Right
 E = Special Exception
 ** = Duplexes permitted only in RS-3 and RS-4 Districts.
 *** = ~~Community group home permitted by right in an RM District.~~
 **** = In RM-2 and RM-3 Districts only.
 ***** = In RM-1, RM-2, and RM-3 Districts only.

SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 12. The use units permitted in Office Districts are set forth below in Table 1.

Table 1
Use Units Permitted in Office Districts*

Use Unit		Districts			
No.	Name	OL	OM	OMH	OH
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection, Utility Facilities & Special Uses	E	E	E	E
5.	Community Services & Similar Uses	E	X*****	X*****	X*****
5a.	Special Community Services	E	E	E	E
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	E	X
8.	Multifamily Dwelling and Similar Uses	E	E	E	X
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X**	X	X	X
12.	Eating Establishments Other than Drive-Ins				X
19.	Hotel, Motel and Recreational Facilities****			E	E

*X = Use by Right

E = Special Exception

**Drive-in bank facilities whether a principal or accessory use, require Board of Adjustment approval of special exception in OL Districts.

****Limited to hotel and motel

~~*****Emergency and protective shelter permitted by special exception only.~~

SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS

The principal uses permitted in the commercial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in commercial districts are set forth below in Table 1.

Table 1
Use Units Permitted in Commercial Districts*

Use Units		Districts			
No.	Name	CS	CG	CH	CBD
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection and Utility Facilities				
	& Special Uses				
5.	Community Services and Similar Uses	X	X	X	X
5.a.	Special Community Services	X	X	X	E
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	X	X
8.	Multifamily Dwelling and Similar Uses	E	E	X	X
9.	Manufactured Home Dwelling		E	E	
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X	X	X	X
12.	Eating Establishments Other than Drive-Ins	X	X	X	X
12a.	Adult Entertainment Establishments	X	X	X	X
13.	Convenience Goods and Services	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X
15.	Other Trades and Services	E	X	X	X
16.	Gasoline Service Stations	X	X	X	X
17.	Automobile and Allied Activities	E	X	X	X
18.	Drive-In Restaurants	E	X	X	X
19.	Hotel, Motel and Recreational Facilities	X	X	X	X
20.	Commercial Recreation, Intensive	E	E	E	E
21.	Business Signs and Outdoor Advertising	X	X	X	X
22.	Scientific Research and Development		E	X	X
23.	Warehousing and Wholesaling		E	X	X
25.	Light Manufacturing and Industry		E	E	E

*X = Use by Right

E = Special Exception

SECTION 801

Table 1
Use Units Permitted in Corridor Districts

No.	Name
1.	Area-Wide Uses
2.	Area-Wide Special Exception Uses
4.	Public Protection, and Utility Facilities and Special Uses
5.	Community Services & Similar Uses
5.a.	Special Community Services
6.	Single-Family Dwelling
7.	Duplex Dwelling
7a.	Townhouse Dwelling
8.	Multifamily Dwelling and Similar Uses
9.	Manufactured Home Dwelling
10.	Off-Street Parking Areas
11.	Offices and Studios
12.	Entertainment Establishments and Eating Establishments Other than Drive-Ins
13.	Convenience Goods and Services
14.	Shopping Goods and Services
15.	Other Trades and Services
16.	Gasoline Service Stations
17.	Automotive and Allied Activities
18.	Drive-In Restaurants
19.	Hotel, Motel and Recreation Facilities
20.	Commercial Recreation, Intensive
21.	Business Signs and Outdoor Advertising
22.	Scientific Research and Development
23.	Warehousing and Wholesaling

SECTION 802. ACCESSORY USES PERMITTED IN CORRIDOR DISTRICT

A. Accessory Uses Permitted

Accessory uses customarily incidental to a principal use permitted in a Corridor District are permitted in such district.

B. Accessory Use Conditions

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. Accessory buildings erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.

CHAPTER 8-A

SCIENTIFIC RESEARCH AND DEVELOPMENT DISTRICT PROVISIONS

- 850. Purposes
- 851. Principal Uses
- 852. Accessory Uses
- 853. Bulk and Area Requirements
- 854. Special Exception Uses, Requirements

SECTION 850. PURPOSES OF SCIENTIFIC RESEARCH DISTRICT

The SR District is designed to provide an environment conducive to the development and conservation of modern, scientific research facilities and institutions.

SECTION 851. PRINCIPAL USES PERMITTED IN THE SCIENTIFIC RESEARCH DISTRICT

The principal uses permitted in the scientific research district are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the scientific research district are set forth below in Table 1.

TABLE 1

Use Units Permitted in Scientific Research District*

Use Units		District
No.	Name	SR
1.	Area-Wide Uses	X
2.	Area-Wide Special Exception Uses	E
4.	Public Protection, Utility Facilities and Special Uses	X
	5.a Special Community Services	X**
10.	Off-Street Parking Areas	X
11.	Offices and Studios	X
22.	Scientific Research and Development	X

*X = Use by Right

E = Special Exception

SECTION 901. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS

The principal uses permitted in the industrial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the industrial districts are set forth below in Table 1.

Table 1
Use Units Permitted in Industrial Districts*

Use Units		Districts		
No.	Name	IL	IM	IH
1.	Area-Wide Uses	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E
3.	Agriculture	X	X	X
4.	Public Protection, and Utility Facilities, and Special Uses	X	X	X
5.	Community Services and Similar Uses	E	E	E
	5.a. Special Community Services	E	E	E
9.	Manufactured Home	E	E	E
10.	Off-Street Parking Areas	X	X	X
11.	Offices and Studios	X	X	X
12.	Eating Establishments, Other than Drive-Ins	E	E	E
12a.	Adult Entertainment Establishments	E	E	E
13.	Convenience Goods and Services	E	E	E
14.	Shopping Goods and Services	E	E	E
15.	Other Trades and Services	X	X	X
16.	Gasoline Service Stations	X	X	X
17.	Automotive and Allied Activities	X	X	X
18.	Drive-In Restaurants	E	E	E
19.	Hotel, Motel, and Recreational Facilities	E	E	E
20.	Commercial Recreation, Intensive	E	X	X
21.	Business Signs, Outdoor Advertising	X	X	X
22.	Scientific Research and Development	X	X	X
23.	Warehousing and Wholesaling	X	X	X
24.	Mining and Mineral Processing		E	E
25.	Light Manufacturing and Industry	X	X	X
26.	Moderate Manufacturing and Industry	E	X	X
27.	Heavy Manufacturing and Industry		E	X
28.	Junk and Salvage Yards		E	X

*X=Use by Right

E=Special Exception

C. Use Conditions

Political Campaign Signs - No political campaign sign shall be erected more than 45 days prior to any election, nor shall any sign be permitted to remain on any property more than seven days following an election; no political campaign signs shall be permitted on public property and they shall be permitted on private property only with the consent of the property owner; the display surface area of each political campaign sign located in R or O Zoning Districts shall not exceed 16 square feet in surface area; only one side of a double-faced sign shall be computed in the computation of display surface area.

D. Off-Street Parking and Loading Requirements. None**SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES****A. Description**

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, **except RE, RS, RD and RT districts unless otherwise provided for in Sub-Section C of this Use Unit**, as a special exception requiring Board of Adjustment approval.

B. Included Uses:

Adult Detention Center
 Airport, Heliport
 Bus Station
 Cemetery
 Construction facilities (off-site)
 Convict Pre-release Center
 Correctional Community Treatment Center
 Crematory
 Governmental Services, NEG
 Homeless Center
 Hydro-electric Generation Plant
 Jail
 Juvenile Delinquency Center
 Mausoleum
 Post Office
 Prison
 Rifle and Skeet Range, Gun Club*
 Sanitary Land Fill
 Sewage Disposal Facility
 Water Treatment Plant
 Uses which utilize tents, canopies or open air activities** such as:
 Carnival
 Christmas tree sales*
 Circus
 Fruit and vegetable sales
 Plant sales
 Other sale of merchandise
 Tent Revival*

* "Permitted by special exception in residential districts per conditions in Subsection C of this Use Unit.

** "Open air activities shall include sales from trucks, trailers, pickups and other vehicles."

C. Use Conditions

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. The Board of Adjustment may permit a gun club (rifle & skeet range) in a residentially zoned private/public park, by special exception.
5. The Board of Adjustment may permit Christmas Tree Sales and Tent Revivals in all residentially zoned areas by special exception.

6. Detention/Correcitonal and Homeless Center Facilities:

To avoid clustering, detention/correctional and homeless center facilities shall not be located on a lot within ¼ mile (1,320 feet) from any lot containing such facilities or from a residential treatment center, transitional living center or emergency and protective shelter. The Board of Adjustment, however, may as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Homeless Center, Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area.

Other uses as may be required by the Board of Adjustment in granting the special exception use.

1204. USE UNIT 4. PUBLIC PROTECTION, UTILITY FACILITIES AND SPECIAL USES

A. Description

Public protection, and utility facilities and other special uses which may have technical locational requirements necessitating specific locations in or around areas serviced and certain temporary open air land uses which can be objectionable to certain other uses and are therefore permitted in certain districts by special exception and in the remaining districts by right.

- B. Included Uses:**
- Ambulance Service
 - Antenna and Supporting Structure
 - Cemetery**
 - Construction Facilities (off-site)**
 - Crematory**
 - Electrical Regulating Station, excluding storage or service garages and yards
 - Fire Protection Facility
 - Governmental Services, NEC**
 - Mausoleum**
 - Post Office**
 - Pressure Control Station; gas or liquid, excluding storage or service garages and yards
 - Shelter, civil defense or storm
 - Water Storage Facility, NEC
 - Water Treatment**

C. Use Conditions.

1. In the AG, R and O Districts, structures which are used primarily to support antennas shall require approval of a special exception by the Board of Adjustment pursuant to Section 1608 of this Code.
2. In other zoning districts, structures which are used primarily to support antennas shall be setback from an R District boundary line one (1) foot for each foot of height of the supporting structure measured at grade. The setback distances shall be measured from the nearest point of the supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding freeways zoned residential. The setback may be modified by special exception by the Board of Adjustment pursuant to Section 1608 of this Code.
3. Construction Facilities:
 - a. The use may continue for a period not to exceed two years in the same location.
 - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.

- c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.

D. Off-Street Parking and Loading Requirements. None

SECTION 1205. USE UNIT 5. COMMUNITY SERVICES & SIMILAR USES**A. Description**

Community services, cultural, educational, recreational, and religious facilities, and certain residential facilities which are needed in residential areas to serve the residents or need a residential environment, but which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

B. Included Uses:

Aquarium
 Art Gallery, not operated for profit
Children's Home, (Orphanage)
 Children's Nursery
 Church
 College
 Community Center
~~Community Group Home~~
 Convent, Monastery and Novitiate
 Cultural Facility, NEC
 Day Camp
~~Emergency and Protective Shelter~~
 Golf Course
 Hospital
 Library
 Marina
 Museum
 Nursing Home
 Planetarium
 Private Club or Lodge, the chief activity of which is
 a service not carried on as a business.
 Public Park
 Public Tennis Court
~~Residential Treatment Center~~
 Schools, offering a compulsory education curriculum
~~Transitional Living Center~~
 University

C. Use Conditions

1. Churches when located within an AG or R District:

- a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
- b. No parking shall be permitted within a required front yard.

2. Schools:

- a. High Schools shall have their principal vehicular entrance and exit on an arterial street. A minimum lot area of one acre shall apply. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.

3. College, university, hospital: A minimum site area of one acre shall apply.

~~4. Residential treatment center, transitional living center, emergency or protective shelter: To avoid clustering, a residential treatment center, transitional living center, or emergency or protective shelter shall not be located on a lot within 1/4 mile (1,320 feet) from any other lot containing such facilities or detention/correctional facility.~~

4. Nursing Home: The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.

5. Convent, Group Home, Monastery and Novitiate: The maximum floor area ratio is .5.

6. Aquarium, day camp, museum, planetarium and private club or lodge when located within an AG, RE or RS District shall have a minimum lot area of one acre.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Aquarium art gallery museum, planetarium, and cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA
Children's Home (Orphanage)	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Convent, Monastery and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of clubhouse floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Private Club	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Schools: Elementary & Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area

NEW USE UNIT

SECTION 1205.a USE UNIT 5A SPECIAL COMMUNITY SERVICES

A. Description

Special community services which have characteristics suitable in commercially zoned districts and may be suitable in agriculture, multifamily, office and industrial zoned districts with Board of Adjustment review and approval.

B. Included Uses

Convict Pre-release Center
Correctional Community Treatment Center
Emergency and Protective Shelter
Halfway House
Residential Treatment Center
Transitional Living Center

C. Use Conditions

1. To avoid clustering, a convict pre-release center, correctional community treatment center, emergency and protective shelter, halfway house residential treatment center and transitional living center shall not be located on a lot within $\frac{1}{4}$ mile (1,320) from any other lot containing such facilities or detention/correctional facility or homeless center.
2. A convict pre-release center, correctional treatment center, emergency and protective shelter, halfway house, residential treatment center and transitional living center shall be located at least 300 feet from areas zoned RE, RS, RD, or RT. The 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said use is conducted to the nearest point on the RE, RS, RD, or RT residential district boundary line (not including residentially zoned expressway right-of-way).
3. The Board of Adjustment, however, may as a special exception modify the $\frac{1}{4}$ mile spacing between such uses and the 300 foot setback from RE, RS, RD, or RT zoned districts if the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
4. Halfway House for Offenders:
 - a. Must be licensed by the State of Oklahoma, State Health Department.

- b. Must be accredited as "Adult community Residential Services" by the Commission on Accreditation for Corrections and the American Correctional Association.
- c. Must provide alcohol and other drug treatment programs that have been certified by the Oklahoma Department of Mental Health and Substance Abuse Services.
- d. No building may be occupied after the effective date of this amendment until Zoning Clearance Permit is obtained. This permit will be revoked automatically upon revocation of the State license or accreditation.
- e. No signs advertising the Halfway House shall be permitted on the lot.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Emergency and Protective Halfway House Convict Pre-release Center Correctional Community Treatment Center Residential Treatment Center and Transitional Living Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per and each add'l 100,000 SF of floor area.

SECTION 1208. USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES

A. Description. Multifamily dwellings and similar uses.

- B. Included Uses:**
- Apartment
 - Community Group Home**
 - Elderly/Retirement Housing
 - Fraternity or Sorority House
 - Life Care Retirement Center
 - Multifamily Dwelling
 - Rooming/Boarding House

C. Use Conditions

1. Intensity of Use:

- a. Fraternity, Sorority, Rooming/Boarding House: In the determination of the applicable bulk and area requirements, a fraternity, sorority, or rooming/boarding house, shall be considered a multifamily dwelling, with each 600 square feet of floor area constituting a one-bedroom dwelling unit.
- b. Life care retirement center: The maximum floor area ratio is .5.

2. **Life Care Retirement Center:** The nursing facility or medical facility shall meet applicable licensing requirements of the State of Oklahoma, Oklahoma State Health Department as an intermediate care facility or as a skilled nursing home.
3. **Elderly/Retirement Housing:** Design requirements for elderly/retirement housing include as a minimum:
 - a. Elevators for multifamily structures over one story in height;
 - b. Emergency alarm systems in every dwelling unit; and
 - c. Safety "grab bars" in bathrooms.
4. **Community Group Home:** The maximum floor area ratio is .5.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Elderly/ Retirement Housing	.75 per dwelling unit	None
Fraternity or Sorority House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Life Care Retirement Center	.75 per dwelling unit and .35 per nursing center bed	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Multifamily Dwelling	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling unit	None
Rooming/ Boarding House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Group Home	1 per 1,000 SF of floor area	None

SECTION 1608. SPECIAL EXCEPTION**A. General**

The Board of Adjustment upon application and after hearing subject to the procedural and substantive standards hereinafter set forth, may grant the following special exceptions:

1. Special exception uses as designated and regulated within the permitted principal or accessory use provisions of the zoning districts;
2. The change of a nonconforming use as provided in Section 1402.F, Chapter 14, Nonconformities;
3. The restoration of a partially destroyed structure, containing a nonconforming use as provided in Section 1402.G, Chapter 14, Nonconformities;
4. The restoration of a partially destroyed nonconforming structure as provided in Section 1405, Chapter 14, Nonconformities;
5. The modification of a screening requirement, as provided in Chapter 2, Section 212.C;
6. The modification of a screening requirement, as provided in Chapter 12, Section 1228.E.3;
7. The modification of the parking and loading requirements as provided in Section 1407.C, Chapter 14, Nonconformities;
8. Antenna supporting structures in an AG, R or O District as provided in Section 1204.C.1, and the setback provisions as provided in Section 1204.C.2;
9. The modification of permitted yard obstructions as provided in Chapter 2, Section 210.B.3; and
10. Permit residential accessory uses and structures on abutting residentially zoned lots which are under common ownership.
11. The modification of the requirements in Sections 1211.E, 1212.E, 1213.E, 1214.E, 1216.E and 1222.E.
12. Reduction of the number of required off-street parking spaces on a lot or may allow the required off-street parking on a lot other than the lot which contains the adult business as provided in Sections 1408 and 1409;
13. Reduction of the 300 foot spacing requirement between a dance hall and a residential district as provided in Section 1409; and

14. The modification of front yard requirements as provided in Chapter 4, Section 403.A.7.
15. **The clustering of detention/correctional facility, emergency and protective shelter, homeless center, residential treatment center and transitional living center as provided in Chapter 12.**
16. **Rifle and skeet range, Christmas tree sales and tent revivals in residentially zoned districts as provided for in Use Unit 2.**

B. Application

A request for a Special Exception shall be initiated by the filing of an application with the Board, and shall be set for public hearing by the Clerk in accordance with the rules established by the Board.

DEFINITION - CHAPTER 18

Emergency and Protective Shelter: A residential facility which provides room and board for a temporary period (30 days or less), protection, counseling, and pre-placement screening for abused or displaced children or adults.

Halfway House: A facility for offenders not under direct supervision of any Federal, State, County or City agency but are under direct supervision of a private non-profit contract provider to any Federal, State, County or City agency. A Halfway House means a private facility for the placement of inmates in a community setting for the purpose of reintegrating into the community inmates who are nearing their release dates. The term shall not include private prisons.

Homeless Center: A facility whose primary purpose is to provide for the needs of transient or homeless persons one day at a time. The services provided include some or all of the following: sleeping accommodations, meals, clothing, bathing facilities, minor health care, counseling and job placement services. These facilities usually serve a large population, one to four hundred persons, and the persons using the facilities have a tendency to loiter in the vicinity of the center and are not under any supervision except when on the premises of the homeless center.

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