



CO-16 Development Standards

Approved by TMAPC: October 18, 2023

Adopted by Tulsa City Council: December 13, 2023

This Corridor Plan will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Section 25 in the Tulsa Zoning Code.

All use categories, subcategories or specific uses and residential building types or building types that are not listed below are prohibited.

Permitted Use Categories, Subcategories, and specific uses:

Residential (Use Category, subcategories and specific uses allowed only as follows)

- Household Living (if in allowed building types identified below)
 - Single household
 - Two or more households on a single lot
 - Three or more households on a single lot
- Group Living (limited to the following specific uses)
 - Assisted living facility
 - Elderly/retirement center
 - Life care retirement center

Public, Civic and Institutional (limited to the following subcategories and specific uses)

- College or University
- Day Care
- Fraternal Organization
- Governmental Service or Similar Functions
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Services
- Religious Assembly
- Safety Service
- School
- Minor Utilities and Public Service Facility
- Wireless Communications Facility

Commercial (limited to the following subcategories and specific uses)

- Animal Service
- Assembly and Entertainment
- Broadcast or Recording Studio
- Commercial Service
- Financial Services
- Funeral or Mortuary Service (No Crematorium)
- Lodging (limited to the following specific uses)
 - Bed & Breakfast
 - Short-term rental
 - Hotel/motel
- Office
- Parking, Non-accessory
- Restaurants and Bars
 - Restaurant Bar
 - Brewpub
- Retail Sales (limited to the following specific uses)
 - Building supplies and equipment
 - Consumer shopping goods

- Convenience goods
- Grocery Store
- Small Box Discount Store
- Studio, Artist, or Instructional Service
- Trade School
- Vehicle Sales and Service
 - Fueling station for personal vehicles
 - Personal vehicle repair and maintenance
 - Personal vehicle sales and rentals (Outdoor storage and display of vehicles for sale is prohibited)

Industrial (limited to the following specific uses in the Low-impact Manufacturing and Industry subcategory)

- Microbrewery
- Micro Distillery
- Coffee roasting with a maximum roasting capacity of 45 kilograms per batch

Agricultural (limited to the following specific uses)

- Community Garden
- Farm, Market- or Community-Supported

Other (limited to the following subcategories)

- Drive-in or Drive-through Facility (as a component of an allowed use)
- Off-Premise Outdoor Advertising Sign (Only allowed when located inside freeway sign corridors and subject to all regulations in Chapter 60 of the Tulsa Zoning Code)

Building Types for Household Living:

- Single household:
 - Townhouse
 - 3+ unit townhouse
 - Mixed-use building
 - Vertical mixed-use building
- Two households on single lot:
 - Mixed-use building
 - Vertical mixed-use building
- Three or more households on a single lot:
 - Multi-unit house
 - Apartment/Condo
 - Mixed-use building
 - Vertical mixed-use building

Lot and Building Regulations:

Minimum Lot Area.....	None
Minimum Street Frontage	None
Minimum Street Setback	20 feet
Maximum Floor Area Ratio (FAR).....	None
Minimum Lot Area per Unit (sq. ft.).....	200
Minimum Open Space per Unit (sq. ft.)	200
Minimum Building Setbacks	
1. From AG, AG-R, or R district	10 feet
Maximum Building Height.....	Unlimited [1]

[1] Maximum building height within 100 feet of R-zoned district is limited to 35 feet.

Parking:

Minimum Parking ratios shall be 50% of the minimums required for each specific use as defined in the Tulsa Zoning Code referenced in CH districts.

Landscaping and Screening:

Landscaping shall meet or exceed the minimum standards in Chapter 65 of the Tulsa Zoning Code defined and shall also be subject to the following requirements:

1. Perimeter Landscape requirements when abutting R-zoned lots
F1 screening is required where abutting R-zoned lots.
2. Properties may utilize Sec. 65.100-D of the Tulsa Zoning Code to allow the use of an Alternative Compliance Landscape and Screening Plan without the need to amend the standards of the CO Development Plan.
3. Dumpsters and mechanical equipment shall be screened as defined in the Tulsa Zoning Code, Section 65.070 and shall be placed a minimum of 120 feet from any property boundary abutting residential uses.

Outdoor Lighting:

Outdoor lighting shall conform to the general standards for lighting in the Tulsa Zoning Code as defined in section 67.030.

Signage:

Signage shall conform to the provisions of the Tulsa Zoning Code in a CO district with the following additional standards:

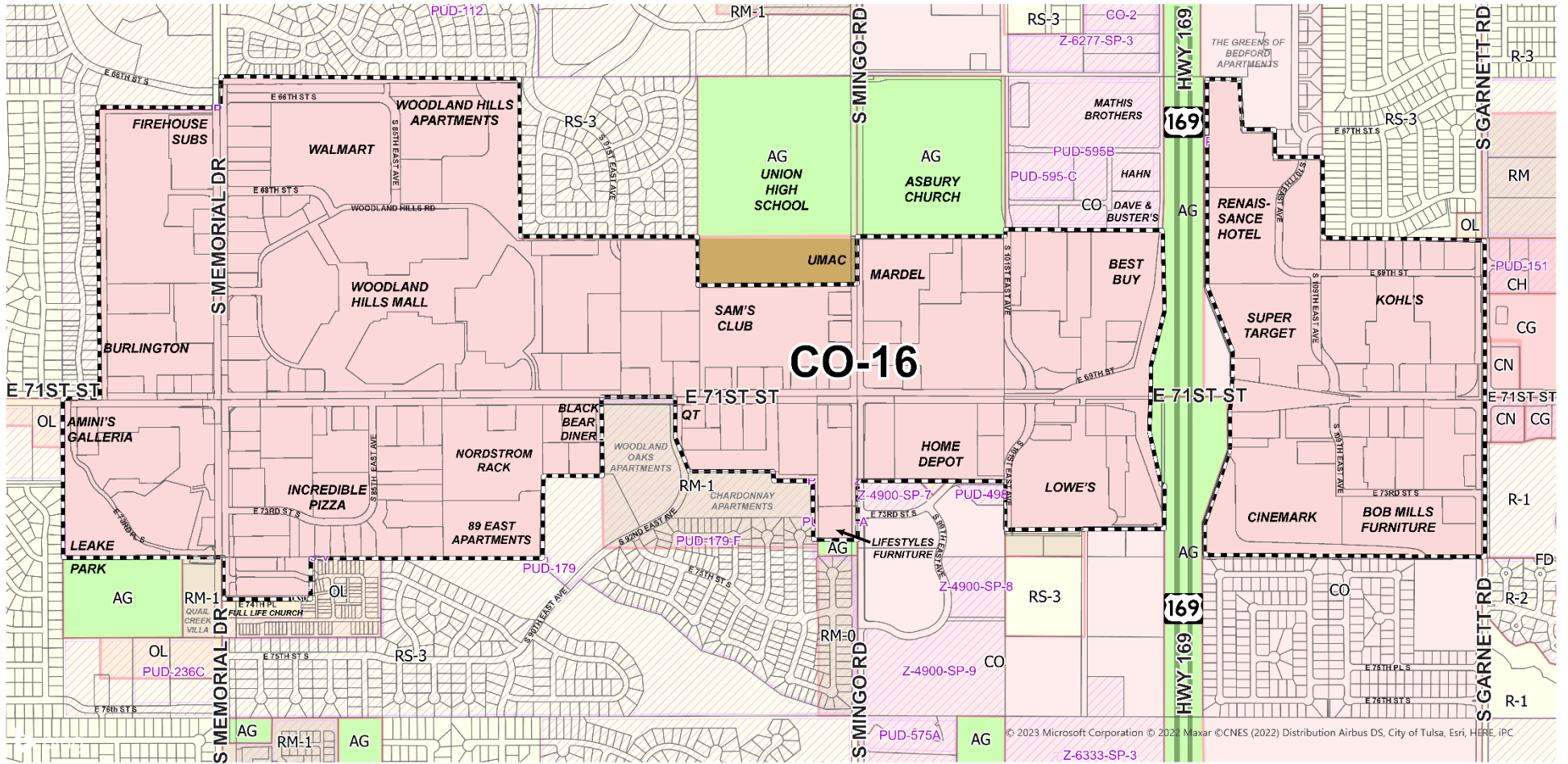
1. A single ground sign is allowed on any lot. The ground sign shall be monument style with a maximum height of 25 feet and 128 square feet of display surface area and may be a multi-tenant project sign or single user ground sign but not both.
2. Dynamic display signage with display area greater than 48 square feet is prohibited.
3. Wall signs shall not exceed an aggregate area of more than 2 square feet per linear foot of building wall to which they are attached.
4. Multi-tenant project signs are permitted, subject to the following:
 - a. Multi-tenant signs shall not be closer than 300 feet from another ground sign.
 - b. Multi-tenant signs shall not exceed 25 feet height and 128 square feet of display surface area.
 - c. Multi-tenant signs must only represent tenants inside the boundaries of the corridor development plan and may only advertise for tenants on the same side of a public street.

Attachments:

Attachment I: CO-16 Zoning Map, as adopted in December 2023

Online Zoning Map: tulsaplanning.org/resources/maps/

Zoning Adopted in Dec. 2023



- CO-16
- Rezoning Boundary
- Parcels
- PUDs

0 0.25 0.5 Miles

