

The following Land Use Designation would be added to planitulsa, the Comprehensive Plan:

Scenic Hills Land Use Designation

The Scenic Hills land use designation applies to Tulsa’s natural areas, characterized by rolling hills, water systems, and established tree canopies. Appropriate land uses would be a mix of large lot residential, agricultural and recreational uses. Priority is given to the preservation of natural habitats and tree canopy.

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Chapter 15 | Office, Commercial and Industrial Districts

Section 15.030 Lot and Building Regulations

15.030-A Table of Regulations

Table 15-3: O, C and I District Lot and Building Regulations

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Minimum Lot Area (sq. ft.)	-	-	-	10,000	-	-	-	-	-	-	-
Minimum Street Frontage (feet)	50	50	50	-	50	50	-	-	50	50	50
Maximum Floor Area Ratio (FAR)	0.40	0.50	2.00	8.00	0.50	0.75	-	-	-	-	-
Minimum Lot Area per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Min. Open Space per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Building Setbacks (feet)											
Street [4]	10	10	10	10	10	10	-	-	10	10	10
From <u>SH</u> , AG, AG-R, or R district	10	10[5]	10[5]	10	10[5]	10[5]	-	-	75[6]	75[6]	75[6]
From O district	-	-	-	-	-	-	-	-	75[6]	75[6]	75[6]
Max. Building Coverage (% of lot)	-	-	-	-	-	-	-	-	-	-	-
Maximum Building Height (feet)	35	-	-	-	-	-	-	-	-	-	-

15.030-B Table Notes

The following notes refer to the bracketed numbers (e.g., " [1]") in Table 15 3:

- [1] Same as required in RT district.
- [2] Same as required in RM-2 district.
- [3] Same as required in RM-3 district.
- [4] Garage doors must be set back at least 20 feet or 20 feet from the back of the sidewalk, whichever is greater.
- [5] When abutting RE-, RS- or RD-zoned lot, 2 feet of additional building setback required for each foot of building height above 15 feet.
- [6] Minimum building setback abutting freeway right-of-way or railroad right-of-way that is zoned SH, AG, AG-R, R, or O is 10 feet.

Chapter 20 | Overlay Districts

Section 20.100 NIO-2, Neighborhood Infill Overlay – 2

20.100-F Modification to Lot and building regulations for the IL Zoning Districts

In the NIO-2 district, the building setback from SH, AG, AG-R and R districts is reduced from 75- feet to 10- feet in the IL base zoning district for all non-residential uses.

Chapter 25 | Special Districts

Section 25.050 SR, Scientific Research District

25.050-C Lot and Building Regulations

Table 25-6: SR District Lot and Building Regulations

Regulations	SR
Minimum Lot Area (sq. ft.)	-
Minimum Street Frontage (feet)	200
Maximum Floor Area Ratio (FAR)	0.50
Minimum Lot Area per Unit (sq. ft.)	-
Minimum Building Setbacks (feet)	
Street	50
From <u>SH</u> , AG, AG-R or R district	50[1][2]
From O district	50[1][2]

- [1] When abutting RE- or RS-zoned lot, 2 feet of additional building setback required for each one foot of building height above 35 feet.
- [2] Minimum building setback abutting freeway right-of-way that is zoned SH, AG, AG-R, R or O is 10 feet.

Section 25.080 Scenic Hills District

25.080-A Purposes

The SH, Scenic Hills, district is intended to enhance the unique visual and cultural assets associated with the natural environment in Tulsa, and to accommodate limited residential development, agricultural uses, low-intensity recreational destinations such as parks and trails, and certain civic and cultural amenities. The SH district is also intended to ensure that new development does not interrupt natural, scenic resources by establishing limitations on scale and encouraging the planting and preservation of trees.

25.080-B Use Regulations

1. Uses are allowed in SH districts in accordance with Table 25-9. These uses are described in Chapter 35. Uses identified with a "P" are permitted as-of-right. Uses identified with an "S" may be allowed only if reviewed and approved in accordance with the special exception procedures of Section 70.120. All allowed uses are subject to compliance with all other applicable regulations of this zoning code.
2. Uses identified with a "-" are expressly prohibited. Uses that are not listed in the table and that cannot be reasonably interpreted (as stated in 35.020-E) to fall within any defined use category are also prohibited.

Table 25-9: SH District Use Regulations

USE CATEGORY	SH	Supplemental Regulations
<u>Subcategory (Section 35.020)</u> <u>Specific use</u>		
RESIDENTIAL		
Household Living (if in allowed Building type indicated in Table 25-10)		
<u>Single household</u>	P	
Group Living		<u>Section 40.160</u>
<u>Community group home</u>	S	<u>Section 40.100</u>
<u>Convent/monastery/novitiate</u>	S	
PUBLIC, CIVIC AND INSTITUTIONAL		
Day Care	S	
<u>Family Child Care Home established on or before Nov. 15, 2023</u>	P [1]	<u>Section 40.120</u>
<u>Family Child Care Home established after Nov. 15, 2023</u>	S	<u>Section 40.120</u>
<u>Child Care Center</u>	S	<u>Section 40.120</u>
Governmental Service or Similar Functions	S	
Library or Cultural Exhibit	S	<u>Section 40.200</u>
Natural Resource Preservation	P	
Parks and Recreation	P	
Religious Assembly	S	<u>Section 40.320</u>
Safety Service	S	
School		
<u>Established on or before Jan. 1, 1998</u>	P	<u>Section 40.350</u>
<u>Others</u>	S	<u>Section 40.350</u>
Utilities and Public Service Facility		
<u>Minor</u>	P	
<u>Major</u>	S	
Wireless Communication Facility		
<u>Freestanding tower</u>	S	<u>Section 40.420</u>
<u>Building or tower-mounted antenna</u>	P	<u>Section 40.420</u>
COMMERCIAL		
Assembly and Entertainment		<u>Section 40.040</u>
<u>Stable or riding academy</u>	P	
Lodging		
<u>Bed & breakfast</u>	S	<u>Section 40.060</u>
<u>Rural retreat</u>	S	
<u>Short-term rental</u>	P	<u>Section 40.375</u>
AGRICULTURAL		
Animal Husbandry [2]	P	
Community Garden	P	<u>Section 40.090</u>
Farm, Market- or Community-supported	P	<u>Section 40.090</u>
Horticulture Nursery	S	<u>Section 40.225</u>
OTHER		
Oil or Gas Well	S	<u>Section 40.270</u>

3. Table Notes

The following notes refer to the bracketed numbers (e.g., “[1]”) in Table 25-9:

[1] Only family child care homes that were operating as a principal-use family child care home under a valid license issued from the State of Oklahoma on or before November 15, 2023, and have been issued a

certificate of occupancy for a family child care home by December 31, 2025, may be considered established for the purposes of this provision. Said license may be for a Family Child Care Home or Large Family Child Care Home as permitted by the State of Oklahoma, provided that the child care home has a licensed capacity of no greater than 12 children. At the time the license expires, is revoked by the State of Oklahoma, is transferred to another entity, or the child care home ceases operation for longer than 6 months, the property will lose its status as established and the family child care home will require a Special Exception.

[2] See Title 2, Chapter 2, of the Tulsa Revised Ordinances.

25.080-C Residential Building Types

Residential uses allowed in SH districts must be located in residential buildings. Descriptions of the residential building types and references to applicable regulations are found in Section 35.010. The following residential building types are allowed in SH districts.

Table 25-10: SH District Building Type Regulations for Household Living

USE CATEGORY	Supplemental Use Regulations	
Subcategory (Section 35.020)	SH	
Specific use		
Building Type		
RESIDENTIAL		
Household Living		
Single household		
Detached house	P	
Manufactured housing unit	S	Section 40.210

P= Permitted; S=Special Exception Approval Required; - = Prohibited

25.080-D Lot and Building Regulations

The lot and building regulations of Table 25-11 apply to all principal uses and structures in SH districts, except as otherwise expressly stated in this zoning code. General exceptions to lot and building regulations and rules for measuring compliance can be found in Chapter 90. Additional regulations governing accessory uses and structures can be found in Chapter 45.

Table 25-11: SH District Lot and Building Regulations

Regulations	SH
<u>Min. Lot Area</u>	<u>2 acres</u>
<u>Min. Lot Area per Unit</u>	<u>2 acres</u>
<u>Minimum Lot Width (feet)</u>	<u>200</u>
<u>Min. Street Frontage (feet)</u>	<u>30</u>
<u>Min. Building Setbacks (feet)</u>	
Street	<u>25</u>
Side (one side/other side)	<u>10/5</u>
Rear	<u>40</u>
<u>Max. Building Height (feet)</u>	<u>35</u>
<u>Max. Impervious Coverage</u>	<u>10%</u>

25.080-E Tree Planting and Preservation

Landscaping in the SH district must meet or exceed the minimum regulations of this subsection. Additional regulations governing landscaping and screening can be found in Chapter 65.

1. Applicability

Except as otherwise expressly stated, the tree preservation and planting requirements of this subsection apply to all of the following:

- a. Construction of any building with a floor area greater than 750 square feet or a height greater than 18 feet;
- b. Any addition to or enlargement of an existing building when the addition or enlargement exceeds 20% of the building's existing floor area;
- c. The construction or installation of any new parking lot containing 10 or more parking spaces;
- d. The expansion of any existing parking lot that increases the number of parking spaces or amount of paved area by more than 33%; or
- e. Any increase in impervious coverage on the subject lot that exceeds 20% of the lot's existing impervious coverage.

2. Requirements

- a. At least one large tree is required per 500 square feet of impervious coverage on the lot, provided that the maximum number of required trees for residential uses is 10. Tree planting requirements may be satisfied by the installation of new trees or by the preservation of existing trees, in accordance with Section 65.080-B.4. Large trees required to meet the street tree or interior parking lot landscaping requirements of Sections 65.040-C and 65.050-D may be used to satisfy the tree planting requirements of this section. The tree list prepared by the planning director (see §65.080-A.2) identifies and classifies street trees by size.
- b. At least 50% of the trees required by this section must be planted or preserved within 50 feet of the principal building. The remaining 50% of the trees required by this section must be planted or preserved within 100 feet of the principal building.
- c. All trees required by this section must comply with the Landscaping and Screening Material requirements of Section 65.080 and the Landscape Installation, Irrigation, and Maintenance requirements of Section 65.090, except that Section 65.090-C does not apply to trees required for residential uses.
- d. Landscape plans submitted in compliance with this subsection must meet the requirements of Section 65.100, except that landscape plans for residential uses do not require a written certification or seal from an architect, landscape architect, or engineer.
- e. The tree planting requirements of this section may be modified through the alternative compliance landscape plan approval process, as described

in Section 65.100-D. Alternative compliance landscape plans for residential uses do not require a written certification or seal from a licensed landscape architect.

25.080-F Outdoor Lighting

Outdoor lighting in the SH district must meet the regulations of Chapter 67, except that stadium lighting is prohibited in the SH district.

Chapter 40 | Supplemental Use and Building Regulations

Section 40.120 Day Cares

40.120-B Family Child Care Homes

1. When a family child care home is located inside an R or AG-R zoning district, outdoor child play equipment may not be located or stored in the street yard.
2. Family child care homes must be licensed by the State of Oklahoma.
3. Applicants for family child care homes must obtain a zoning clearance permit and a certificate of occupancy before commencing operation.
4. Family child care homes may provide care and supervision for the number of children authorized under the state license, up to a maximum of 12 children.
5. When a family child care home is located in an [SH](#), AG, AG-R or R zoning district, signs advertising a Family Child Care home are prohibited.
6. When a family child care home is located in an [SH](#), AG, AG-R or R zoning district, no exterior building alterations or site modifications may be made that would change the residential character of the premises.

Section 40.190 Junk or Salvage Yards

The supplemental use regulations of this section apply to all junk or salvage yards.

40.190-A Junk or salvage yards must be screened from view of abutting streets and all [SH](#), AG, AG-R, R, PK, O, C, CBD, SR, IL and CO zoning districts by the erection and maintenance of a screening wall or fence that is:

1. At least 8 feet in height;
2. Made of wood, metal, or masonry construction;
3. Designed and arranged to provide opaque visual screening;
4. Uniform in height, except in response to significant changes in topography;

5. Constructed with all braces and supports on the interior of the fence or wall; and
6. Erected before occupancy of the building or initiation of the junk or salvage yard use.

Section 40.200 Library or Cultural Exhibit

Museums, planetariums, aquariums and other cultural exhibit uses require a minimum lot area of one acre in [SH](#), AG, AG-R, RE and RS zoning districts.

Section 40.370 Sexually Oriented Business Establishments

The supplemental use regulations of this section apply to all sexually oriented business establishments.

- 40.370-A** Sexually oriented business establishments are allowed only in those districts and under those approval procedures expressly stated in this zoning code. In addition, no person may exercise supervisory control, manage, operate, cause the establishment or permit the establishment of any sexually oriented business establishment within 1,000 feet (the “minimum separation distance”) of any of the following:

5. Residential zoning or a habitable dwelling unit in an [SH](#), AG or AG-R zoning district. The minimum separation distance must be measured in a straight line from the nearest point of the wall of the portion of the building occupied by a sexually oriented business establishment, to the nearest point on an R district boundary line (not including R-zoned expressway right-of-way) or to the nearest point of the exterior wall of a habitable dwelling located in an [SH](#), AG or AG-R zoning district.

Section 40.420 Wireless Communication Facilities

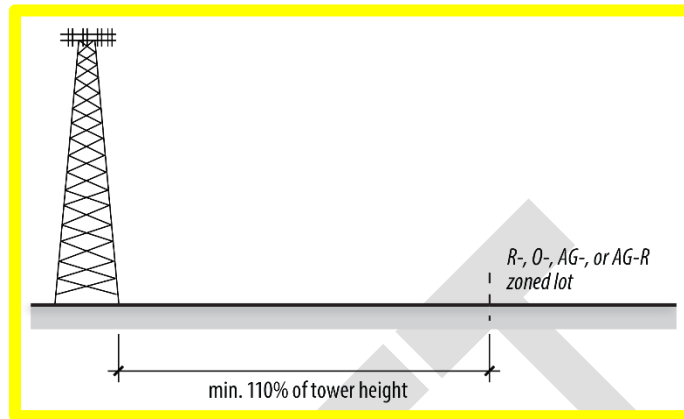
40.420-E General Requirements

All towers and antennas are subject to the general requirements of this subsection unless otherwise expressly stated.

6. The following setback requirements apply to all towers unless otherwise expressly approved by the board of adjustment as part of the special exception approval:
 - a. Towers must be set back a distance equal to at least 110% of the height of the tower from any adjoining lot line of an R-, O-, [SH](#), AG-, or AG-R- zoned lot, excluding R-zoned expressway rights-of-way.

- b. Accessory buildings are subject to applicable zoning district building setback requirements.

Figure 40-14: Tower Setback from SH, R, O, AG, or AG-R districts



Chapter 45 | Accessory Uses and Structures

Section 45.020 Accessory Antennas

45.020-A SH, AG, AG-R, R and PK Districts

1. In SH, AG, AG-R, R and PK districts, accessory antennas and their support structures are allowed to be mounted on a principal building or accessory building, provided that:
 - a. The overall mounted height of the antenna does not exceed 65 feet, measured from the average ground elevation at the base of the building to the highest point of the antenna; and
 - b. The aggregate surface area of all mounted antennas may not exceed 10 square feet, based on the area of side with the largest surface area.
2. In SH, AG, AG-R, R and PK districts, structures other than principal or accessory buildings that are used to support accessory antennas (including guy lines) must comply with all of the following regulations.
 - a. Only one such antenna support structure is allowed on a lot.
 - b. The antenna support structure may be located only in the rear yard, not in a street yard or side yard.
 - c. The overall height of the antenna may not exceed 65 feet, measured from the average ground elevation at the base of the structure to the highest point of the antenna.
 - d. The antenna support structure may not encroach upon the land or airspace of any abutting property.

- e. The antenna support structure may not exceed 24 inches in width above 25 feet in height, exclusive of guy lines.

45.020-B Other Districts

In all districts other than SH, AG, AG-R, R or PK districts, antenna support structures that are accessory to principal uses must be set back from any R district a distance equal to at least 110% of the height of the antenna, measured from the average ground elevation at the base of the structure to the highest point of the antenna. The setback distance must be measured from the nearest point of the antenna supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding R-zoned freeways.

Section 45.031 ADU, Accessory Dwelling Units in R, AG, ~~and AG-R~~, and SH Districts

45.031-B Purpose

1. The purpose of allowing accessory dwelling units within R, AG, ~~and AG-R~~, and SH districts is to:
 - a. accommodate new housing units while preserving the character of existing neighborhoods;
 - b. allow efficient use of the city's existing housing stock and infrastructure;
 - c. provide housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs; and
 - d. provide a means for residents—particularly seniors, single parents, and empty-nesters—to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance.

45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, ~~and AG-R~~, and SH districts on lots occupied by a detached house. Accessory dwelling units are allowed by right in RD, RT, RM and RMH districts on lots occupied by a detached house.

Section 45.150 Parking and Storage of Recreational Vehicles

45.150-A Other than for purposes of loading and unloading, which must take place within a 48-hour period, recreational vehicles located in an SH, AG, AG-R, R or MX district may be parked or stored only in the following locations:

1. Within a garage;
2. Within a rear building setback, provided it is set back at least 3 feet from all lot lines;

3. Within a side yard but not within a required side building setback;
4. Within a side building setback if the recreational vehicle is no more than 6 feet in height, excluding the height of any outboard motor or windshield, and the recreational vehicle is screened along the lot line nearest to the vehicle and extending for the vehicle's the full length by an F1 screening fence or wall in accordance with §65.070-C; or
5. Within the street yard, provided that the development administrator determines that all of the following conditions exist:
 - a. Space is not available or there is no reasonable access to either the side yard or rear yard;
 - b. Parking inside the garage is not possible due to the height or width of the recreational vehicle;
 - c. The recreational vehicle is parked perpendicular to the street lot line;
 - d. The body of the recreational vehicle is at least 12 feet from the face of the curb or travel lanes of the street and does not extend over a sidewalk; and
 - e. No more than one recreational vehicle is parked or stored in the street yard.

Chapter 55 | Parking

Section 55.090 Parking Area Design

55.090-F Surfacing

3. Driveways, not including parking spaces, that serve residential uses in AG, ~~and AG-R,~~ and SH zoning districts may be surfaced with gravel in place of a dustless, all-weather surface outside of the street right-of-way.

Chapter 60 | Signs

Section 60.030 Sign Exceptions

60.030-E Temporary Signs

1. Real Estate Signs

One real estate sign is allowed per street frontage, subject to the standards in [Table 60-1](#):

Table 60-1: Real Estate Signs

Regulation	AG, AG-R, R, O, <u>SH</u> and SR Districts	All Other Districts
Maximum Sign Area (sq. ft.)		
Minor street Frontage	8	8
All Other Street Frontages	32	80
Maximum Sign Height (feet)		
Minor street Frontage	8	8
All Other Street Frontages	15	25

Section 60.050 Signs in R, AG, ~~and AG-R,~~ and SH Zoning Districts

60.080-A Applicability

The regulations of this section apply to signs in R, AG, ~~and AG-R,~~ and SH districts. See also the general regulations of [Section 60.040](#).

60.080-B Signs Allowed

The following signs are allowed in R, AG, ~~and AG-R,~~ and SH districts in addition to any signs allowed pursuant to [Section 60.030](#). On-premise roof signs, on-premise projecting signs and all off-premise outdoor advertising signs are prohibited in R, AG, ~~and AG-R,~~ and SH districts.

1. Apartment/Condo Buildings and Neighborhood and Subdivision Identification Signs

- a. Lots occupied by one or more apartment/condo buildings are allowed a maximum of one freestanding sign per street frontage and a maximum of one wall sign per building wall. Wall signs may not exceed 32 square feet in area.
- b. Residential neighborhoods and residential subdivisions, including manufactured housing parks, are allowed a single freestanding sign at each street entrance to the neighborhood or subdivision.
- c. The freestanding signs allowed by this section may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented. Maximum height may not exceed 20 feet.

2. Nonresidential Uses

The following regulations apply to all principal nonresidential uses in R, AG, ~~and AG-R,~~ and SH districts.

a. Wall Signs

Nonresidential uses in R, AG, ~~and AG-R,~~ and SH districts are allowed a maximum of one wall sign per public building entrance. No individual wall sign may exceed 32 square feet in area. In buildings with multiple public

building entrances, the sign area of all wall signs may not exceed 32 square feet in the aggregate.

b. Freestanding Signs

Nonresidential uses in R, AG, ~~and AG-R,~~ and SH districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

c. Dynamic Displays

Dynamic displays are prohibited in R, AG, ~~and AG-R,~~ and SH districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R, AG, ~~and AG-R,~~ and SH districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of [Section 60.100](#).

Section 60.090 Signs in Special Districts

60.090-F SH District
See Section 60.050.

Section 60.100 Dynamic Displays

60.100-F Dynamic displays may not be located within 200 feet of any of the following:
(1) an R or AG-R district (other than street, highway or freeway right-of-way);
(2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, ~~and AG-R,~~ and SH districts if

approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.

Chapter 67 | Outdoor Lighting

Section 67.030 General Standards

67.030-C Spillover Light

Light trespass along the lot line of the subject property may not exceed 0.5 footcandles when abutting an agricultural, agricultural-residential, [scenic hills](#), or residential zoning district and may not exceed 3.0 foot-candles when abutting any other zoning district or public right-of-way. Maximum illumination levels are measured 3 feet above grade or from the top of any opaque screening fence or wall along the property line.

Section 67.040 Lighting Plans

67.040-B Option 1: Fixture Height Standard Lighting Plan

Option 1 (Fixture Height Standard Lighting Plans) establishes maximum light fixture heights but does not require submittal of a detailed photometric plan.

2. Maximum Fixture Heights

Allowable heights of light fixtures must be measured from the light-emitting surface to finished grade at the base of the pole. Maximum allowed light fixture heights are based on the (ground-level) horizontal distance between the light fixture and any agricultural, agricultural-residential, [scenic hills](#), or residential zoning district or public right-of-way, as established in Table 67-1:

Table 67-1: Maximum Light Fixture Heights

Distance from AG District, AG-R District, SH District , R District, or Public Right-of-Way (feet)	Maximum Fixture Height (feet)
0 – 50	16
50.01 – 250	20
More than 250	35

Chapter 90 | Measurements

Section 90.200 **Impervious Coverage**

90.200-A Impervious coverage limits are established for the purpose of reducing stormwater runoff, encouraging the natural absorption of water into the soil, promoting adequate space for landscaping and green space, protecting water quality, preserving natural resources, and mitigating the urban heat island effect.

90.200-B Impervious coverage refers to the total area of impervious surfaces on a lot as a percentage of the total lot area. Impervious coverage is calculated as follows:

$$\text{Impervious coverage (\%)} = \frac{\text{Total area of impervious surfaces (square feet)}}{\text{by (I) lot area (square feet)}} \times 100$$

90.200-C An impervious surface is any surface which significantly reduces or prevents natural absorption of water into the soil. Unless otherwise expressly stated, impervious coverage includes but is not limited to areas covered by buildings or other structures with roofs, driveways, parking areas, sidewalks, concrete, asphalt, brick, or stone. The following may be excluded from the calculation of impervious coverage on a lot:

1. Green roofs covering 25% or more of the subject building's overall roof area; and
2. Pervious pavement or pervious pavement systems installed in accordance with §55.090-F.5.

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