



# Notice of Hearing before the Tulsa Metropolitan Area Planning Commission

## Case Number: SA-7 (Neighborhood Infill Overlay-2)

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission (TMAPC) to consider a proposed amendment to the zoning map. All persons interested in this matter may attend this hearing and present their objections to or arguments for the proposed amendment(s).



You have received this notice because your property is subject to, or is near the properties subject to the zoning change. See below, visit [tulsaplanning.org/sa7](https://tulsaplanning.org/sa7), or scan this QR code for more information.

### The Case

**Applicant:** Tulsa City Council

**Action Requested:** Adopt zoning map amendment to supplementarily rezone various properties to Neighborhood Infill Overlay-2 (NIO-2), a Special Area Overlay District.

**Location:** All properties bounded by E. Apache St., E. Pine St., N. Yale Ave., and N. Sheridan Rd. (Please see attached map)

**Current & Proposed Zoning:** Current Zoning: Various  
Proposed: Base zoning districts would stay the same but they would be included inside the Neighborhood Infill Overlay-2 (NIO-2) district.

**View the Details:** [tulsaplanning.org/sa7](https://tulsaplanning.org/sa7)

**View the Zoning Code:** [tulsaplanning.org/resources/plans](https://tulsaplanning.org/resources/plans)

### Community Meeting

**Date:** Tuesday, October 17, 2023, 6:00 p.m.

**Location:** Dawson Park Community Center, 2035 N. Kingston Pl.

### The Public Hearing

**Date:** Wednesday, November 15, 2023, 1:00 p.m.

**Location:** Tulsa City Hall, Council Chambers, 175 E. 2nd St., Tulsa, OK

**Streaming:** To watch a recording of the meeting, visit [tgoonline.org](https://tgoonline.org).

**Submit Written Comments & Exhibits:** If you wish to present or share any documents, written comments, or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Remember to reference Case SA-7, and include your name and address.

Email: [planning@cityoftulsa.org](mailto:planning@cityoftulsa.org)

Mail: TMAPC, 175 E. 2nd Street, Suite 480, Tulsa, OK 74103

### Questions?

If you have questions about the application or this notice, see the other side of this page, or contact TMAPC staff in the Tulsa Planning Office. Please reference Case Number SA-7.

Call 918-596-7526 or email your question to [planning@cityoftulsa.org](mailto:planning@cityoftulsa.org).

## About the Neighborhood Infill Overlay-2

The Tulsa City Council has initiated a zoning overlay to cover all properties bounded by E. Apache St., E. Pine St., N. Yale Ave., and N. Sheridan Rd. The proposed zoning overlay is an effort to remove barriers in the zoning code to the development of different residential building types and to address housing affordability.

### What is an Overlay?

As the name implies, overlay districts “over-lay” applicable base zoning district classifications to alter some or all of the base zoning district regulations that apply to particular sites.

Overlay zoning districts work to modify or supplement the regulations imposed by base zoning district when necessary to address special situations or accomplish specific goals.

Overlay zoning is intended to be used when the base zoning district applied to an area remains generally appropriate, but when an additional, modified, or eliminated requirement could help implement the city’s planning goals or address an area-specific planning, design, or land use regulation issue.

### Community Meeting

You are invited to a community meeting to learn more about this proposed overlay.

**October 17, 2023, 6:00 p.m.**  
Dawson Park Community Center  
2035 N. Kingston Pl.

After the community meeting, the Planning Commission will consider the overlay at its meeting on November 15, 2023, and then it will be voted on by the City Council at a later date.

### What would the Overlay do?

The overlay would allow by default certain residential building types that would not normally be allowed under the base zoning districts. Housing types that would be allowed by the overlay include:

- Detached houses
- Patio houses
- Townhouses
- Manufactured homes constructed in 2016 or newer
- Cottage houses
- Duplexes
- Multi-unit houses (3- and 4-plexes)
- Small-scale apartments/condos (limited to 6 units)
- Accessory Dwelling Units

Some lot and area regulations would also be reduced to allow development on smaller lots:

- Home occupations are allowed by right
- Required setbacks for Industrial-light properties are reduced

Parking requirements are not proposed to be reduced inside the overlay.

### Read the Proposal

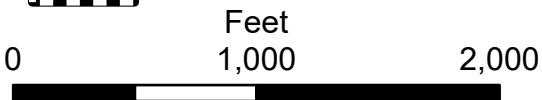
Read the full text of the proposal by visiting [tulsaplanning.org/sa7](https://tulsaplanning.org/sa7) or by scanning this QR code.







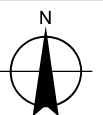
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Tract



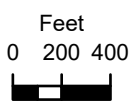
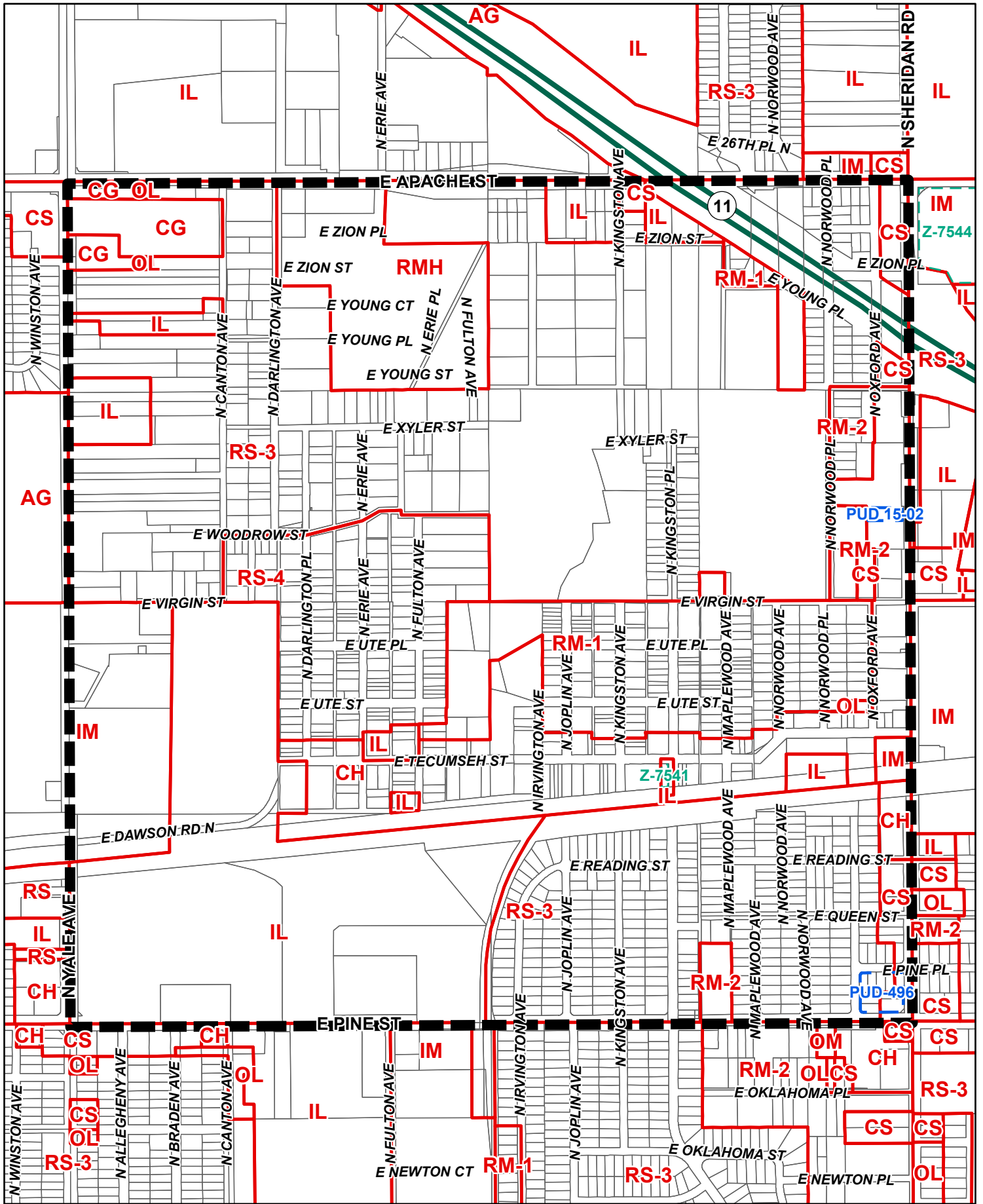
**SA-7**

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

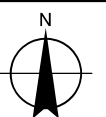
Aerial Photo Date: 2021







SA-7





**Section 20.100**      **NIO-2, Neighborhood Infill Overlay – 2**

**20.100-A**      **General**

**1. Purpose and Intent**

The Neighborhood Infill Overlay – 2 (NIO-2) establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of land for residential purposes.

**2. Applicability**

Except as otherwise expressly stated, the Neighborhood Infill Overlay regulations of this section apply to RS-3, RS-4, RS-5, RD, RT, RM-0, RM-1, RM-2, RM-3, RMH, OL, OM, OMH, OH, CS, CG, CH, IL, IM, and IH zoning districts only within the boundaries of the Neighborhood Infill Overlay – 2 districts to all new permitted uses and structures and all building alterations and site modifications that require a building permit.

**3. Nonconformities**

Nonconformities that exist within the NIO-2 district are governed by the regulations of [Chapter 80](#) except in residential zoning districts, a single detached house, duplex, or multi-unit house, where the particular residential building type is allowed by right or is allowed by special exception and a special exception has been granted, may be erected on a nonconforming lot without complying with the minimum lot area, minimum lot area per unit, minimum lot width, minimum street frontage or minimum open space per unit requirements of the subject zoning district, provided that at least 50% of the lot area remains as open space. All other lot and building regulations apply, except that detached houses, duplexes, or multi-unit houses may be erected on corner lots that are nonconforming with regard to lot width, subject to a reduced minimum street side building setback of 5 feet. Garages that are accessed through a side yard abutting a street must be set back at least 20 feet.

**4. Conflicting Regulations**

All applicable regulations of the underlying base zoning district apply to property in the NIO-2 district unless otherwise expressly stated in the NIO-2 regulations. For properties with approved development plans (PUD, CO, MPD, Optional Development Plan), the approved development plan and development standards apply.

**20.100-B**      **Use Regulations – Residential, Household Living**

Residential, household living principal uses are allowed in the NIO-2 district in accordance with [Table 20-6](#).

**1. Permitted Uses**

Residential, household living uses identified with a “P” symbol are allowed by right in the NIO-2 district within the particular base zoning district, subject to compliance with any supplemental regulations identified in Chapter 40 and all other applicable regulations of this zoning code.

**2. Special Exception Uses**

Uses identified with an “S” may be allowed if reviewed and approved in accordance with the special exception procedures of [Section 70.120](#).

**3. Prohibited Uses**

Uses identified with an “-” 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 20-6: NIO-2 District Use Regulations for Household Living*

USE CATEGORY Subcategory Specific use	Base Zoning Districts:										O, C, and I All
	RS-			RD	RT	RM-				RMH	
	3	4	5					0	1		2
<b>RESIDENTIAL</b>											
<b>Household Living (if in building type allowed in Table 20-7)</b>											
Single household	P [1]	P [1]	P [1]	P [1]	P [1]	P [1]	P [1]	P [1]	P [1]	P [1]	P [1]
Two households on single lot	P	P	P	P	P	P	P	P	P	P	P
Three or more households on single lot	P	P	P	P	P	P	P	P	P	P	P

**4. Table 20-6 Notes**

The following notes refer to the bracketed numbers (e.g., “ [1]”) in (Table 20-6):

[1] Accessory dwelling units are allowed by right in RS, RD, RT, RM, RMH, O, C, and I Districts on a lot occupied by a detached house. For supplemental regulations, see Section 45.031.

**20.100-C Residential Building Types for Household Living**

In the NIO-2 district, within the particular base zoning district, household living uses must be located in the residential building types identified in Table 20-7. Descriptions of the residential building types and references to applicable regulations are found in Section 35.010.



Table 20-7: NIO-2 District Building Type Regulations for Household Living

USE CATEGORY	Base Zoning Districts:											
	RS-			RD	RT	RM-				RMH	O, C, and I All	
Subcategory Specific use Building Types	3	4	5			0	1	2	3			
<b>RESIDENTIAL</b>												
<b>Household Living</b>												
Single household												
Detached house	P	P	P	P	P	P	P	P	P	P	P	P
Patio House	P	P	P	P	P	P	P	P	P	P	P	P
Townhouse												
2-unit townhouse	P	P	P	P	P	P	P	P	P	P	P	P
3+-unit townhouse	P	P	P	P	P	P	P	P	P	P	P	P
Manufactured housing unit [2]	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P		P/S
Manufactured housing subdivision	-	-	-	-	-	-	-	-	-	P		P
Mobile home	-	-	-	-	-	-	-	-	-	P		-
Mixed-use building	-	-	-	-	-	-	S	S	S	P		P
Vertical mixed-use building	-	-	-	-	-	-	S	S	S	P		P
Two households on single lot												
Duplex	P	P	P	P	P	P	P	P	P	P		P
Mixed-use building	-	-	-	-	-	-	P	P	P	P		P
Vertical mixed-use building	-	-	-	-	-	-	P	P	P	P		P
Three or more households on single lot												
Cottage house development	P	P	P	P	P	P	P	P	P	P		P
Multi-unit house	P	P	P	P	P	P	P	P	P	P		P
Apartment/condo	P[1]	P[1]	P[1]	P[1]	P[1]	P	P	P	P	P		P
Mobile home park	-	-	-	-	-	-	-	-	-	P		-
Mixed-use building	-	-	-	-	-	-	P	P	P	P		P
Vertical mixed-use building	-	-	-	-	-	-	P	P	P	P		P

1. **Table 20-7 Notes**

The following notes refer to the bracketed numbers (e.g., " [1]" ) in (Table 20-7):

[1] Apartment/condo is limited to no more than 4 dwelling units on a single lot.

[2] Manufactured housing units manufactured in 2016 or later, that are skirted and attached to a permanent foundation are permitted by right. All other manufactured housing units require a special exception approved in accordance with the procedures of Section 70.120.

**20.100-D Lot and Building Regulations**

In the NIO-2 district, the lot and building regulations of Table 20-8 apply in the RS-3, RS-4, RS-5, RD, RT, RM-0, RM-1, RM-2, RM-3, RHM, OL, OM, OMH, OH, CS, CG, CH, IL, IM, and IH base zoning districts to Detached House, Manufactured Housing Unit, Duplex, Townhouse, Cottage House Development, Multi-unit House and Apartment/Condo building types. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90. Regulations governing accessory uses and structures can be found in Chapter 45.

*Table 20-8: NIO-2 District Lot and Building Regulations*

<b>Minimum Lot Area (sq. ft.)</b>	
Townhouse	1,600
Detached House, Manufactured Housing Unit, Duplex, Cottage House Development, Multi-Unit House, Apartment/Condo	4,000
<b>Minimum Lot Area per Unit (sq. ft.)</b>	N/A
<b>Minimum Lot Width</b>	
Townhouse	20
Detached House, Manufactured Housing Unit, Duplex, Cottage House Development, Multi-Unit House, Apartment/Condo	40
<b>Minimum Street Frontage (feet)</b>	20 [1]
<b>Minimum Open Space per Unit (sq. ft.)</b>	100
<b>Minimum Building Setbacks (feet)</b>	
Street	10 [2]
Side	3 [3]
Rear	10
<b>Maximum Building Height (feet)</b>	35

**1. Table 20-8 Notes**

The following notes refer to the bracketed numbers (e.g., "[1]") in (Table 20-8):

[1] Minimum street frontage requirements apply to townhouse developments, not to individual townhouse units. Cottage house developments require minimum street frontage of 50 feet.

[2] Minimum setback for street-facing garage doors is 20 feet.

[3] No side setback is required for interior units in townhouse developments. Side setback applies to end units.

**20.100-E Home Occupations**

In the NIO-2 district, both Type 1 and Type 2 home occupations are permitted as a matter of right.

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

In the NIO-2 district, the building setback from 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.