

Dear Property Owner,

You are receiving this notice due to your property's eligibility for a new, **voluntary**, opt-in rezoning program that allows owners of eligible properties in east Tulsa to maintain certain agricultural uses (see the flier on next page) by rezoning to Agricultural-Residential (AG-R) zoning with no application fee.

How it works

The AG-R zoning program is strictly voluntary, and is available to owners of properties that meet all requirements of the AG-R district. The program is divided into 2 phases based on boundaries established on the attached map. Each phase has a different deadline for applications, as outlined below. Tulsa Planning Office staff will include all submitted requests on one application, then prepare a staff report and present the information to both the Planning Commission and City Council.

Requirements to Participate

To participate, complete the property owner consent form (attached, but also available online at tulsaplanning.org/agr-east) and return it to the Tulsa Planning Office. Required information includes:

- Property owner contact information, including mailing address, phone number, and email address
- Property owner signature, consenting to participate in the voluntary AG-R zoning program.
- A legal description of the property.
 - a. Legal descriptions can be obtained by surveying the property or by contacting the Tulsa County Assessor's Office at 918-596-5100. Property records can be searched online at: www.assessor.tulsacounty.org/assessor-property-search.php
 - b. An electronic version of the legal description must also be provided via email.

More Info, Contact, and Submissions

To submit required information or ask questions about the program or process, please contact Dylan Siers with the Tulsa Planning Office at 918.579.9465 or dsiers@incog.org. For more information, view the attached flier or visit tulsaplanning.org/agr-east.

Town Hall Meeting

If you are interested in learning more about this **voluntary** opt-in rezoning program, please plan to attend the town hall meeting at **6:30 p.m. on April 11, 2022 at Martin Regional Library (2601 S. Garnett Rd)**. Tulsa Planning Office staff will be present at the town hall meeting to present and answer any questions related to the program.

Important Dates

Phase 1 properties Admiral Pl. to 31st St. and S. 129th E. Ave. to S. 161st E. Ave.	4/21/2022	Deadline for property owner or representative to submit consent and required information to the Tulsa Planning Office within the Phase 1 boundary
	6/1/2022	TMAPC public hearing
	TBD	City Council public hearing
Phase 2 properties Admiral Pl. to 31st St. and S. 161st E. Ave. to S. 193rd E. Ave.	5/5/2022	Deadline for property owner or representative to submit consent and required information to the Tulsa Planning Office within the Phase 2 boundary
	6/15/2022	TMAPC public hearing
	TBD	City Council public hearing



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Agricultural-Residential Zoning

What is agricultural-residential (AG-R) zoning?

In December 2019, a new Agricultural-Residential (AG-R) zoning designation was established in the City of Tulsa Zoning Code, to allow a limited number of livestock and horses as a use by right. The AG-R district also has larger minimum lot sizes than in R-zoned districts, to retain a more rural character.

The AG-R zoning district is primarily intended for rural areas generally located on the outer edge of the city. While regulations for this zoning district are primarily geared towards residential uses, some agricultural uses are also allowed.

Where can I find my current zoning?

Visit tulsaplanning.org/resources/maps

Where can I view the City's animal ordinance?

Visit tulsaplanning.org/animals

How is AG-R different from existing zoning districts?

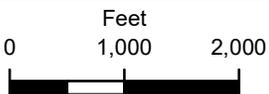
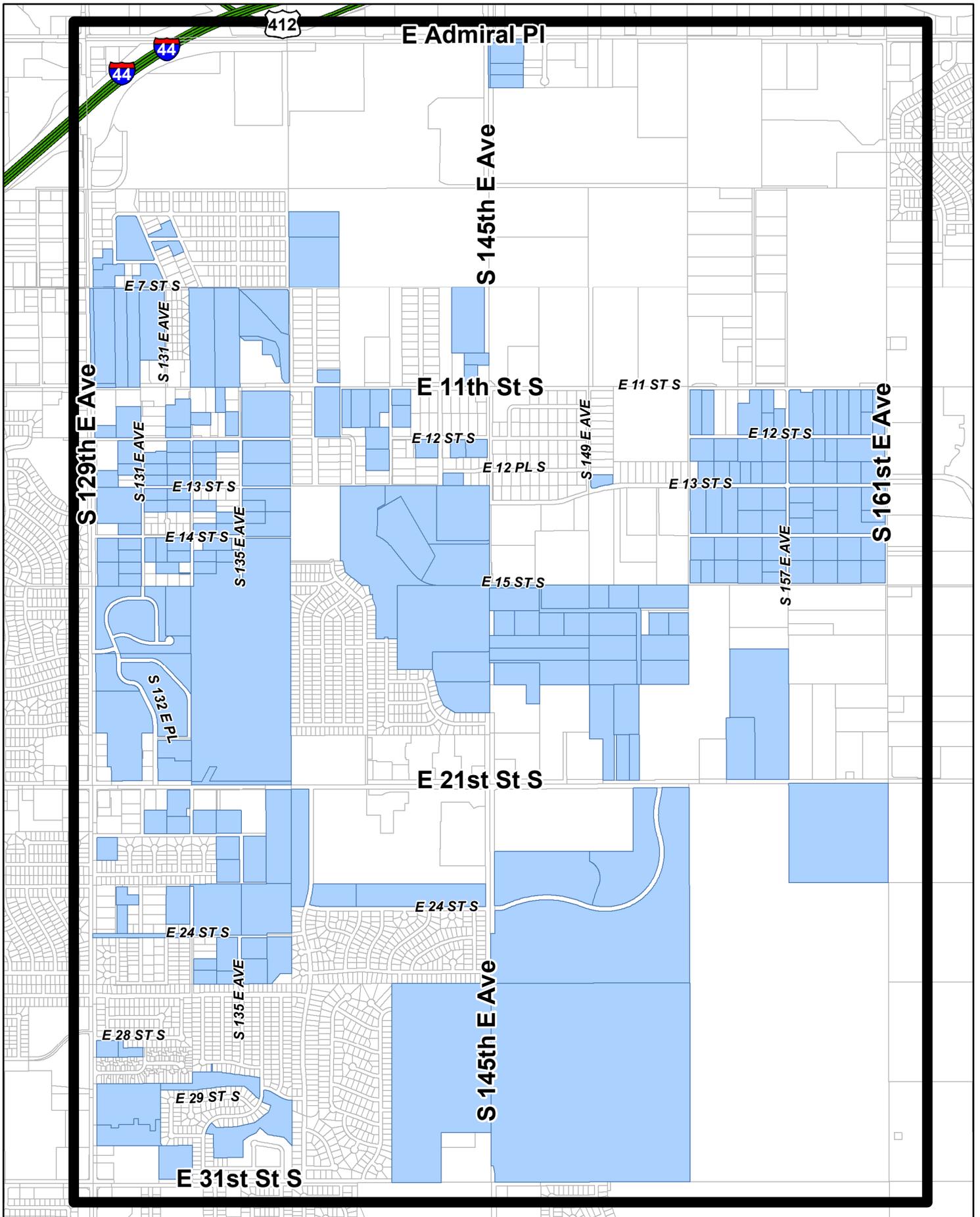
The minimum lot area for Agricultural-Residential (AG-R) parcels is 1 acre, which is larger than the minimum lot area in R-zoned districts. AG-R districts also allow a limited number of horses, poultry, and rabbits. Additionally, an AG-R lot cannot be split unless each new parcel meets all the lot and building regulations, including the 1-acre minimum lot area.

The AG-R district generally has the same use and supplemental regulations as Agricultural (AG) or Residential (R) zoning designations. For example, uses on or abutting an AG-R lot or district have the same screening, setback, and spacing requirements as most AG or R districts. There are no commercial or industrial uses permitted in AG-R districts that are not permitted in the R districts.

I want to rezone my property to AG-R. Who do I call?

Contact Dylan Siers with the Tulsa Planning Office at 918-579-9465 or dsiers@incog.org.

Regulations	Zoning District					
	AG	AG-R	RE	RS-1	RS-2	RS-3
Min. Lot Area	2 acres	1 acre	22,500 sq. ft. (~1/2 acre)	13,500 sq. ft. (~1/3 acre)	9,000 sq. ft. (~1/5 acre)	6,900 sq. ft. (~1/6 acre)
Min. Lot Area per Unit						
Minimum Lot Width (feet)	200	150	150	100	75	60
Min. Building Setbacks (feet)						
Street						
Arterial	25	25	35	35	35	35
Other Streets					30	25
Side (one side/other side)	10/5	15	15	5	5	5
Rear	40	25	25	25	25	20
Max. Building Height (feet)	No limit	35	35	35	35	35
Livestock (based on Title 2, Chapter 2 - Agricultural Animals of City of Tulsa Revised Ordinances)						
Min. Enclosure Size Per Horse	1 Acre	1 Acre	Horses not allowed			
Max. Poultry Allowed						
Adults	No limit	6	6			
Chicks	No limit	14	14			
Max. Rabbits Allowed						
Adults	No limit	No limit	6			
Rabbits under 8 weeks old	No limit	No limit	14			



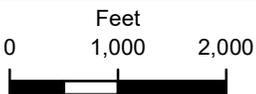
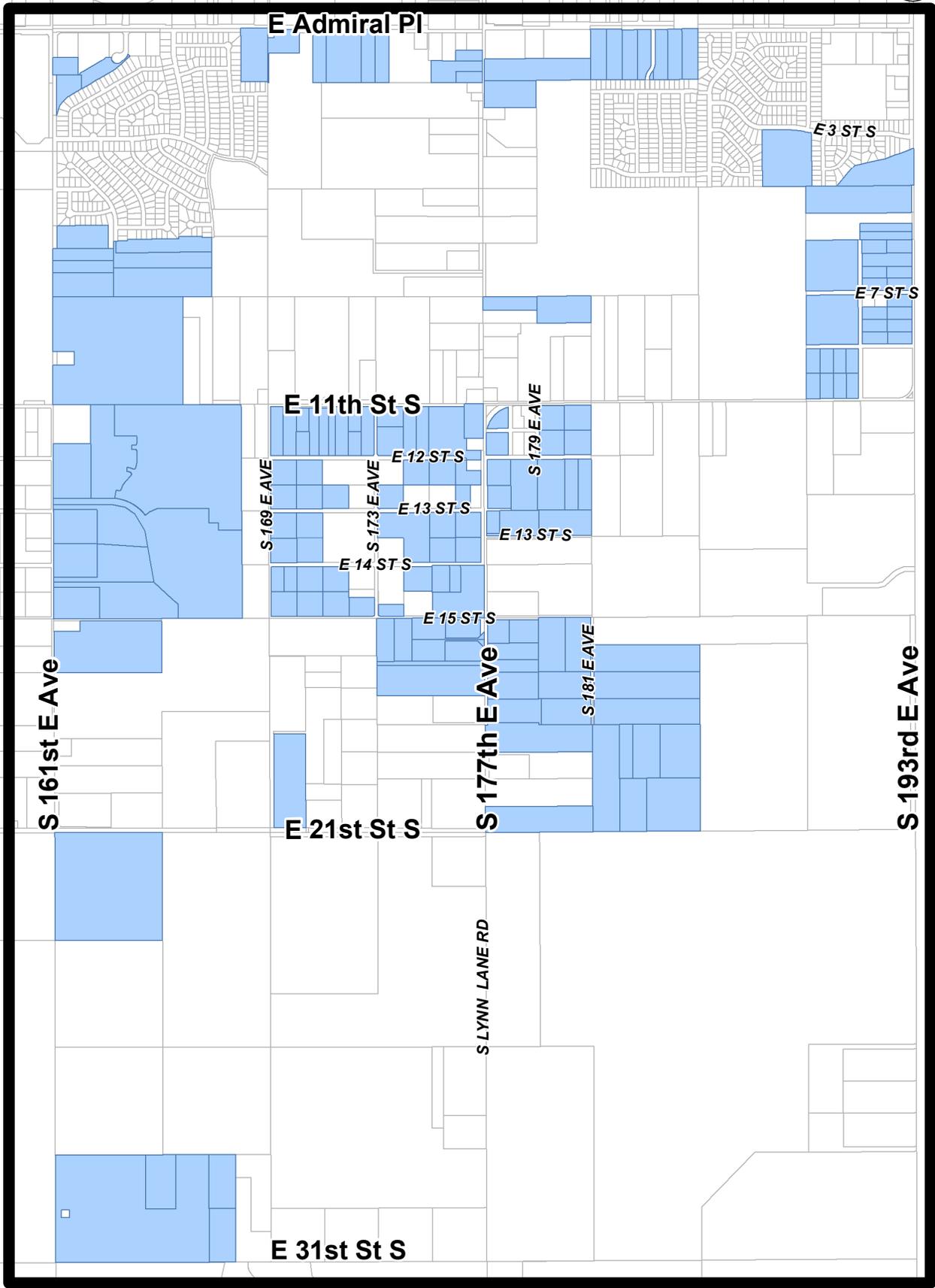
AG-R PHASE 1

Eligible properties indicated in blue.



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Questions? Call Dylan Siers at 918-579-9465
or send an email to dsiers@incog.org.



AG-R PHASE 2

Eligible properties indicated in blue.



Questions? Call Dylan Siers at 918-579-9465 or send an email to dsiers@incog.org.

Property Owner Consent Form
Voluntary AG-R Zoning Program

I, _____, certify that I am the legal owner of the property
(Owner(s) Name)

located at _____ with the following legal description:
(Address)

(either below or attached)

wish to have my property at the above address rezoned to AG-R (Agricultural-Residential) and consent to including my property in an application to rezone to AG-R, for consideration by the TMAPC and City Council.

Date: _____

Signature: _____

Contact information

Phone: _____

Email: _____

Address: _____

City, State, ZIP: _____