

Citywide Housing Zoning Code Amendments

The citywide zoning changes are meant to promote the development new housing in existing neighborhoods in the following zoning districts: RS-3, RS-4, RS-5, RD, RT, RM-0, RM-1, RM-2, and RM-3.

Current regulations make it difficult to build duplexes, townhouses, and cottage house developments. The proposed citywide changes would ease minimum requirements including lot area, lot area per unit, lot widths, and street setbacks to make building new housing more feasible, giving property owners a little more flexibility in building homes.

Below you'll find a draft of the propose overlay text, which would be adopted as a text amendment to the zoning code.

5.030-A Table of Regulations

The lot and building regulations of [Table 5-3](#) apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning code. 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 5-3: R District Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
Minimum Lot Area (sq. ft.)													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Patio house	–	–	–	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	–
Townhouse	–	–	–	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	–
Cottage house dev't	–	–	–	–	–	15,000	15,000	15,000	15,000	15,000	15,000	15,000	–
Duplex	–	–	–	9,000	9,000	3,300	6,900	6,900	6,900	6,900	6,900	6,900	–
Multi-unit house	–	–	–	–	–	3,300	6,900	5,500	5,500	5,500	5,500	5,500	–
Apartment/condo	–	–	–	–	–	–	–	–	10,000	10,000	6,000	24,000	–
Mobile home park	–	–	–	–	–	–	–	–	–	–	–	–	[1]
Other allowed buildings/uses													
Permitted by right	22,500	13,500	9,000	6,900	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Min. Lot Area per Unit (sq. ft.)													
Detached house	22,500	13,500	9,000	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	–
Patio house	–	–	–	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	–
Townhouse	–	–	–	4,500	4,500	2,200	2,750	1,600	1,600	1,600	1,600	1,600	–
Cottage house dev't	–	–	–	–	–	2,500	2,500	2,500	2,500	2,500	2,500	2,500	–
Duplex	–	–	–	4,500	4,500	1,650	3,450	3,450	3,450	3,450	3,450	3,450	–
Multi-unit house	–	–	–	–	–	1,100	1,800	1,800	1,800	1,375	1,100	900	–
Apartment/condo	–	–	–	–	–	–	–	–	2,900	1,750	1,100	400	–
Other allowed buildings/uses													
Permitted by right	–	–	–	–	–	–	–	–	5,500	5,500	5,500	5,500	5,500
Special exceptions	22,500	13,500	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Minimum Lot Width (ft.)													
Detached house	150	100	75	60	50	30	50	50	50	50	50	50	–
Patio house	–	–	–	60	50	30	50	50	50	50	50	50	–
Townhouse	–	–	–	30	30	20	25	20	20	20	20	20	–

What it does/means: A detached house and a duplex are typically similar in overall size and require the same amount of land to be built. The highlighted changes will align the land required for a duplex with a detached house, and ease requirements for cottage house developments. It also reduces the minimum street setback in RM-0, RM-1, RM-2, and RM-3 to allow more flexibility in the placement of the building, and slightly reduces the minimum lot widths for townhouses in RS-4 districts.

All of these changes are intended to make it easier to build new housing. Text highlighted in yellow are changes from the existing code.

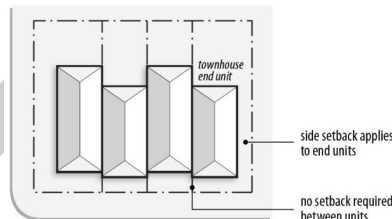
Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
					25								
Cottage house dev't	–	–	–	–	–	75	75	75	75	75	75	75	–
Duplex	–	–	–	75	75	30	60	60	60	60	60	60	–
				60	50		50	50	50	50	50	50	
Multi-unit house	–	–	–	–	–	30	50	50	50	50	50	50	–
Apartment/condo	–	–	–	–	–	–	–	–	100	100	50	100	–
Other allowed buildings/uses													
Permitted by right	150	100	75	60	50	50	50	50	50	50	50	50	50
Special exceptions	150	100	100	100	100	100	100	100	100	100	100	100	100
Minimum Street Frontage													
Residential bldgs/uses [2]	30	30	30	30	30	30	30	30	30	30	30	30	30
Min. Building Setbacks (ft.)													
Street [3]													
Arterial or fwy service rd.	35	35	35	35	35	35	35	35	35	10	10	10	35
Other streets	35	35	30	25	20	20	25	10	25	25	10	25	25
									10	10		10	
Side (interior) [4]	15	5	5	5	5	5	5	5[5]	5[6]	5[6]	5[6]	5[7]	10
Rear [4]	25	25	25	20	20	20	20	20	20	20	10	20	15
Min. Open Sp./Unit (sq. ft.)	12,000	7,000	5,000	4,000[8]	2,500	600	2,000	1,200	1,200	600	200	–	2,500
Max. Building Height (feet)	35	35	35	35	35	35	35	35	35	35	35	–	35

5.030-B Table Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in Table 5-3:

- [1] See Section 40.240 for detailed regulations governing mobile home parks.
- [2] Minimum street frontage requirements apply to townhouse developments, not to individual townhouse units. Cottage house developments require minimum street frontage of 75 feet. Minimum street frontage requirements do not apply to nonresidential uses.
- [3] For detached houses and duplexes on corner lots, the minimum side street setback along a non-arterial street may be reduced to 15 feet, provided that the minimum setback for street-facing garage doors is 20 feet or 20 feet from the back of the sidewalk, whichever is greater. The street setback specified in Table 5-3 applies along the other street.
- [4] **Non-residential** uses requiring special exception approval in R zoning districts require minimum 25-foot building setback from R-zoned lots occupied by residential uses.
- [5] No side setback is required for interior units in townhouse developments. Side setback applies to end units (see Figure 5-2).

Figure 5-2: Side Setbacks for Townhouses



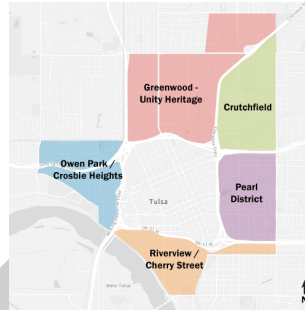
- [6] Minimum interior side setback is 10 feet for apartment/condo and permitted nonresidential buildings.
- [7] Minimum interior side setback is 25 feet for apartment/condo and permitted nonresidential buildings.
- [8] Minimum required open space for duplex in RS-3 is 2,500 square feet per unit.

What it does/means: Maintaining an appropriate distance between buildings with different uses can be important, such as a house and a bed and breakfast, library, or school; however, extra distances between similar building types within the same use category, such as a duplex and a townhouse is unnecessary. This change clarifies separation from residential uses, requiring an additional setback only when an adjacent *non-residential* use is considered.

Text highlighted in yellow are changes from the existing code.

Neighborhood Infill Overlay

The Neighborhood Infill Overlay would allow for a variety of different residential housing types in a manner that is compatible with the size and residential character of surrounding properties. Current regulations make it difficult to build the types of housing that was historically abundant in the neighborhoods surrounding downtown a hundred years ago: duplexes, townhomes, multi-unit houses, quadplexes, and small apartment buildings. These housing types are commonly referred to as “Missing Middle” Housing because they are similar in size to detached homes but contain more than one unit, and they have typically not been built since the mid-1940s.



In January, we are hosting a series of meetings specifically for residents of neighborhoods near downtown where we are considering changes to the zoning code that would allow Missing Middle housing to be built once more, as it was when the neighborhoods were first built out.

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 residential land.

Below you'll find a draft of the propose overlay text, which would be adopted as a text amendment to the zoning code. If approved, we would then work with neighborhoods and City Councilors to further define the boundaries the overlay would be applied to. The overlay doesn't require any action on part of property owners –if approved, it would open up more opportunities for property owners to build on their properties. [View a map of the initial proposed boundaries, based on the Downtown Housing Study.](#)

Section 20.080 Neighborhood Infill Overlay

20.080-A General

1. Purpose and Intent

The Neighborhood Infill Overlay 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 residential land.

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 and RM-3 zoning districts only within the boundaries of the Neighborhood Infill Overlay 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 overlay 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 Neighborhood Infill Overlay unless otherwise expressly stated in the Neighborhood Infill Overlay regulations. For properties with approved development plans (PUD, CO, MPD, Optional Development Plan), the approved development plan and development standards apply.

20.080-B Use Regulations – Residential, Household Living

Residential, household living principal uses are allowed in the Neighborhood Infill Overlay district in accordance with Table 20-4.

1. Permitted Uses

Residential, household living uses identified with a "P" symbol are allowed by right in the Neighborhood Infill Overlay 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 and 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 20-4: Neighborhood Infill Overlay District Use Regulations for Household Living

USE CATEGORY Subcategory Specific use	Base Zoning Districts:								
	RS-			RD	RT	RM-			
	3	4	5			0	1	2	3
RESIDENTIAL									
Household Living (if in building type allowed in Table 20-4.5)									
Single household	P [1]	P [1]	P [1]	P [2]	P [2]	P [2]	P [2]	P [2]	P [2]
Two households on single lot	S P	S P	S P	P	P	P	P	P	P
Three or more households on single lot	- P	- P	S P	S P	P	P	P	P	P

4. Table 20-4 Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in (Table 20-4):

- [1] Accessory dwelling units may be allowed by special exception in RE and RS Districts on a lot occupied by a detached house. For supplemental regulations, see Section 45.031.

What it does/means: An Accessory Dwelling Unit (ADU) is a smaller residential building often used for aging parents, young professionals, and other independent people. They often take the form of small backyard cottages, garage apartments, basement apartments, or attic apartments.

This change would allow for an ADU to be built in certain residential districts, and not require any neighborhood input or special approval by the City.

Text highlighted in yellow are changes from the existing code.

In the table, "P" means *permitted by right*.
"S" means *by special exception only*.
"-" means *prohibited*.

[2] [1] Accessory dwelling units are allowed by right in RS, RD, RT, and RM, and RMH Districts on a lot occupied by a detached house. For supplemental regulations, see Section 45.031.

20.080-C Residential Building Types for Household Living

In the Neighborhood Infill Overlay district, within the particular base zoning district, household living uses must be located in the residential building types identified in Table 20-4.5. Descriptions of the residential building types and references to applicable regulations are found in Section 35.010.

Table 20-4.5: Neighborhood Infill Overlay District Building Type Regulations for Household Living

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

What it does/means: Proposed changes to this table would allow a property owner to build more residential building types without having to go through special approval processes. A property owner would simply submit their building plans to the City for review to ensure they comply with the adopted codes and, if they do, receive a building permit.

Text highlighted in yellow are changes from the existing code.

"P" means *permitted by right*.

"S" means *by special exception only*.

"-" means *prohibited*.

1. Table 20-4.5 Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in (Table 20-4.5):

[1] Apartment/condo is limited to no more than 8 dwelling units on a single lot.

20.080-D Lot and Building Regulations

In the Neighborhood Infill Overlay district, the lot and building regulations of Table 20-5 apply in the RS-3, RS-4, RS-5, RD, RT, RM-0, RM-1, RM-2, RM-3 base zoning districts to 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.

What it does/means: Most of Tulsa's neighborhoods built before 1960 have much smaller and narrower lots than what the Zoning Code currently requires of new neighborhoods. Changes are being proposed to align the requirements with the lot pattern of those older existing neighborhoods. The proposed table will allow new housing options to be built on the existing lots and maintain the neighborhood character.

Table 20-5: Neighborhood Infill Overlay District Lot and Building Regulations

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

Table 20-5 Notes

The following notes refer to the bracketed numbers (e.g., "[1]") in (Table 20-5):

- [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.

20.080-E Parking Regulations

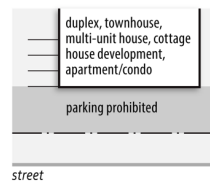
1. Minimum Parking Ratios

The minimum parking ratios established in Section 55.020, Table 55-1 for a Household Living use are reduced by 50% in the Neighborhood Infill Overlay district.

2. Location

The parking area is prohibited between building and street right-of-way (see Figure 20-2) on lots occupied by a Townhouse, Cottage House Development, Multi-unit House and Apartment/Condo.

Figure 20-2: Parking Prohibited between Building and Street Right-of-Way



What it does/means: This change still requires off-street parking, but would reduce the minimum number of required parking spaces. This reduction provides greater flexibility for lots in older neighborhoods to be redeveloped.

Most residents rely on private automobiles for transportation, but there is an increased demand for living in urban neighborhoods that are well-connected with sidewalks, bicycle lanes, and access to public transportation options.

Parking is one of the chief concerns we heard from people trying to build new housing in existing neighborhoods – the current minimum required parking often prevents housing development because the parking would take up too much of the lot to leave enough room for the residential building.