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1. *Section 1.090-I-4 & 1.090-I-10, Land Use Administrator description adjusted to reflect City reorganization effective July 1, 2023.*

Chapter 1 | Introductory Provisions

Section 1.090 Rules of Language and Construction

1.090-I Public Officials and Agencies

1. Unless otherwise expressly stated, all employees, public officials, bodies and agencies to which references are made are those of the City of Tulsa or individuals or agencies legally authorized to act on behalf of the City of Tulsa.
2. References in this zoning code to the “city” are references to the City of Tulsa.
3. References in this zoning code to the “city council” are references to the Tulsa City Council.
4. References in this zoning code to the “planning director” are references to the director of the Tulsa Planning Office ~~at the Indian Nations Council of Governments (INCOG).~~
5. References in this zoning code to the “planning commission” are references to the Tulsa Metropolitan Area Planning Commission.
6. References in this zoning code to the “board of adjustment” are references to the City of Tulsa Board of Adjustment.
7. References in this zoning code to the “preservation commission” are references to the City of Tulsa Preservation Commission.
8. References in this zoning code to the “preservation officer” are references to the planning director or the staff member to whom the planning director assigns responsibility for performing the preservation officer’s duties under this zoning code.
9. References in this zoning code to the “development administrator” are references to the director of the City of Tulsa development services department. In the performance of his or her duties, the development administrator may consult with the land use administrator.
10. References in this zoning code to the “land use administrator” are references to the director of the Tulsa Planning Office ~~at INCOG. INCOG performs its responsibilities and duties under this zoning code pursuant to an agreement with the City of Tulsa.~~ In the performance of his or her duties, the land use administrator may consult with the development administrator.

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2. **Section 5.020-A, Use Classification System - Remove "and building types" because they are not listed in Table 5-2.**

Chapter 5 | Residential Districts

Section 5.020 Use Regulations

Principal uses are allowed in R districts in accordance with Table 5-2.

5.020-A Use Classification System

Uses are listed in the first column of Table 5-2. This zoning code classifies uses into categories and subcategories, which are defined in Chapter 35. In some cases, specific use types ~~and building types~~ are listed in addition to the use categories and subcategories. Building types are also defined in Chapter 35.

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3. **Table 10-4 Table Note 1, Change "parking is prohibited" to "parking spaces, not including drive aisles, are prohibited between building and street right-of-way."**

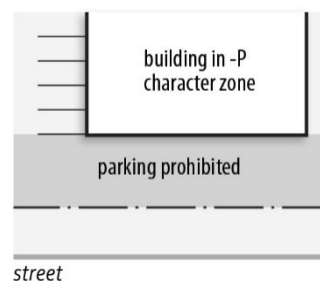
Chapter 10 | Mixed-use Districts

Table 10-4: Lot and Building Regulations for -P Character Zones

Minimum Lot Area (sq. ft.)	3,500	Min. Ground Floor Ceiling Height (feet)	14
Minimum Lot Width (feet)	25	Minimum Transparency (%)	
Minimum Street Frontage (feet)	20	Ground floor	50
Minimum Open Space per Unit (sq. ft.)	100	Upper floors	20
Minimum Building Setbacks (feet)		Min. Parking Setbacks (ft)(see also §55.080-C)[1]	
Street	0	Primary street	30
Abutting R district	10	Secondary street or R zoning district	10
Abutting nonresidential district	0	Nonresidential zoning district	0
Abutting alley	5	Street-facing Entrance Required	Yes
Build-to-Zone (BTZ) (minimum/maximum in feet)	0/20		
See Section 90.110 for BTZ measurement			
Primary street BTZ (%)	80		
Secondary street BTZ (%)	30		

- [1] Parking spaces, not including drive aisles, are ~~is~~-prohibited between building and street right-of-way (see Figure 10-2). Parking structures are subject to Section 40.280.

Figure 10-2: Parking Prohibited between Building and Street Right-of-Way (-P Character Zones)



4. *Table 15-3 Table Note 6, 75' minimum building setback for IL next to AG, AG-R, R or O zoned properties is currently reduced to 10' abutting freeway right-of-way and should also be exempt next to railroad right-of-way.*

Chapter 15 | Office, Commercial & Industrial Districts

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 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 AG, AG-R, R, or O is 10 feet.

5. *In 20.030-A, clarify that Historic Preservation Overlays (HP), Parking Impact Overlays (PI) and Planned Unit Developments (PUD) are not considered Special Area Overlays. In 20.030-C, "CBD district" should be referred to as "CBD zoning".*

Chapter 20 | Overlay Districts

Section 20.030 SA, Special Area Overlays

20.030-A General

This section establishes the general authority and basic procedure for establishment of SA, Special Area overlay districts. Historic Preservation Overlays (HP), Parking Impact Overlays (PI) and Planned Unit Developments (PUD) are not considered SA overlays.

20.030-C Underlying Zoning

SA overlays may be approved in areas classified in any residential or nonresidential base zoning district, except the [Central Business District \(CBD\) district](#). SA overlays may not be applied in combination with [Central Business District \(CBD\) zoning](#).

6. Table 70-1 & 70.010-G, Clarify public hearing procedures related to City Council processes.

Chapter 70 | Review and Approval Procedures

Section 70.010 Common Provisions

70.010-A Applicability

The common provisions of this section apply to all of the procedures in this chapter unless otherwise expressly stated.

Table 70-1: Review and Decision-making Authority Summary Table

Procedure	Staff	Preservation Commission	Planning Commission	Board of Adjustment	City Council	Public Notice
Zoning Code Text Amendments	R	—	<R>	—	<DM>	N ^[7]
Zoning Map Amendments (Non-HP)	R	—	<R>	—	<DM>	N,M,P ^[7]
Development Plans	R	—	<R>	—	<DM>	N,M,P ^[7]
Site Plans	DM[1]	—	—	—	—	—
Historic Pres. (HP) Zoning Map Amendments	R	R	<R>	—	<DM>	N,M,P ^[7]
HP Permits	R[2]	DM[2]	—	—	—	—
Zoning Code Interpretations	DM[3]	—	—	—	—	—
Spacing and Separation Distance Verification	DM[4]	—	—	—	—	—
Special Exceptions	—	—	—	<DM>	—	N,M,P[5]
Variances	—	—	—	<DM>	—	N,M
Appeals of Administrative Decisions	—	—	—	<DM>[6]	—	N,M

R = Review body (review and recommendation) | **DM** = Decision-making body (final decision to approve or deny)
<> = Public hearing required | Hearing Notice: **N** = Newspaper; **M** = Mail; **P** = Posting (signs)

Table 70-1 Notes

[1] Unless alternative site plan review procedure/decision-maker is established by city council at time of development plan approval (see 70.050-C)

[2] Preservation officer (staff) authorized to act on some applications (see 70.070-K)

[3] Development administrator authorized to issue written interpretations

[4] Development administrator authorized to verify spacing and separation distance requirements

[5] Special notice requirements for minor special exceptions (See 70.120-E)

[6] Appeals of administrative decisions on site plans go to the planning commission

[\[7\] Notice required for planning commission public hearing but not for city council public hearing](#)

70.010-G Hearing Procedures

1. At required public hearings, interested persons must be permitted to submit information and comments, verbally or in writing. The hearing body is authorized to establish reasonable rules and regulations governing the conduct of hearings and the presentation of information and comments. The required city council public hearing may be conducted under the council agenda classification "Authorities, Boards and Commissions" or under any other agenda classification deemed appropriate by the city council.
2. Once commenced, a public hearing may be continued by the hearing body. No re-notification is required if the continuance is set for specified date and time and that date and time is announced at the time of the continuance.
3. If a public hearing requiring notice is continued or postponed for an indefinite period of time from the date of the originally scheduled public hearing, new public hearing notice must be given before the rescheduled public hearing. If the applicant requests and is granted a continuance or postponement requiring renotification, the applicant must pay any costs of renotification.

7. *Administration, page 95-11, Section 75.020-L, reference to planning department should be changed to the Tulsa Planning Office.*

Chapter 75 | Administration

Section 75.020 Preservation Commission

75.020-L Staff

The ~~planning department~~ Tulsa Planning Office, or such other department, division or section as directed by the mayor, must provide staff to the preservation commission to assist in the performance of its duties.

8. *Definitions, page 95-11, Reference # for Land Use Administrator is incorrect, should be 1.090-I.10, not 1.090-I9.*

Chapter 95 | Definitions

Land Use Administrator
See 1.090-I9.10.
