

Tulsa Zoning Code

Chapter 5 Residential Districts

Sec. 5.020 Use Regulations

Table 5-2: R District Use Regulations

Table 5-2: R District Use Regulations

Subcategory Specific use	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
		1	2	3	4	5			0	1	2	3		
RESIDENTIAL														
Household Living (if in allowed building type identified in Table 5-2.5)														
Single household	P [1]	P [1]	P [1]	P [1]	P [1]	P [1]	P [2]	P [2]	P [2]	P [2]	P [2]	P [2]	P [2]	P [2]
Two households on single lot	-	-	-	S	S	S	P	P	P	P	P	P	P	-
Three or more households on single lot	-	-	-	-	-	S	S	P	P	P	P	P	P	-
Group Living														
Assisted living facility	S	S	S	S	S	S	S	S	P	P	P	P	P	-
Community group home	S	S	S	S	S	S	S	S	P	P	P	P	P	-
Convent/monastery/novitiate	S	S	S	S	S	S	S	S	P	P	P	P	P	-
Elderly/retirement center	-	-	-	-	-	-	-	-	P	P	P	P	P	-
Fraternity/Sorority	-	-	-	-	-	-	-	-	P	P	P	P	P	-
Homeless center	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Life care retirement center	S	S	S	S	S	S	S	-	P	P	P	P	P	-
Re-entry facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Residential treatment center	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Rooming/boarded house	-	-	-	-	-	-	-	-	P	P	P	P	P	-
Shelter, emergency and protective	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Transitional living center	S	S	S	S	S	S	S	S	S	S	S	S	S	S
PUBLIC, CIVIC AND INSTITUTIONAL														
Airport	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S
College or University	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Day Care	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Family Child Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Chapter 10 Mixed-use Districts

Sec. 10.020 Use Regulations

Table 10-2: MX District Use Regulations

Table 10-2: MX District Use Regulations

Subcategory
Specific use

RESIDENTIAL

Supplemental Regulations

Household Living (allowed building types regulated by character zone)	P	P	P	
Group Living				Section 40.160
Assisted living facility	P	P	P	
Community group home	P	P	P	Section 40.100
Elderly/retirement center	P	P	P	
Life care retirement center	P	P	P	
Shelter, emergency and protective	S	S	S	Section 40.130
PUBLIC, CIVIC AND INSTITUTIONAL				
College or University	S	S	P	Section 40.070
Day Care	P	P	P	Section 40.120
Family Child Care Home	P	P	P	Section 40.120

Chapter 15 Office, Commercial and Industrial Districts

Sec. 15.020 Use Regulations

Table 15-2: O, C and I District Use Regulations

Table 15-2: O, C and I District Use Regulations

Subcategory Specific use	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Homeless center	S	S	S	S	S	S	S	S	S	S	S	Section 40.130
Life care retirement center	S	P	P	P	P	P	P	P	-	-	-	
Re-entry facility	S	P	P	P	S	S	S	S	P	S	S	
Residential treatment center	S	P	P	P	S	S	S	S	P	S	S	Section 40.130
Rooming/boarding house	S	P	P	P	P	P	P	P	-	-	-	
Shelter, emergency and protective	S	S	S	S	S	S	S	S	S	S	S	Section 40.130
Transitional living center	S	P	P	P	S	S	S	S	P	S	S	Section 40.130
PUBLIC, CIVIC AND INSTITUTIONAL												
Airport	S	S	S	S	S	S	S	S	S	S	S	
Cemetery	S	S	S	S	S	S	S	S	S	S	S	Section 40.150
College or University	S	P	P	P	P	P	P	P	S	S	S	Section 40.070
Day Care	P	P	P	P	P	P	P	P	S	S	S	Section 40.120
Family Child Care Home	P	P	P	P	P	P	P	P	P	P	P	Section 40.120

Chapter 25 Special Districts

Sec. 25.020 AG, Agricultural District and AG-R, Agricultural-Residential District

Sec. 25.020-B Use Regulations

Table 25-1: AG District Use Regulations

Table 25-1: AG District Use Regulations

Assembly and Entertainment			Section 40.040
Indoor gun club	S	-	
Outdoor gun club	S	-	
Stable or riding academy	P	-	
Other indoor assembly and entertainment	S	-	
Other outdoor assembly and entertainment	S	-	
Day Care	S	S	Section 40.120
Family Child Care Home	P	P	Section 40.120

Sec. 25.040 CO, Corridor District

Sec. 25.040-B Use Regulations

Table 25-4: CO District Use Regulations

Table 25-4: CO District Use Regulations

USE CATEGORY		Supplemental Regulations
Subcategory (Section 35.020)	CO	
Specific use		
RESIDENTIAL		
Household Living (if in allowed building type indicated in 25-4.5)		
Single household	P*	
Two households on single lot	P*	
Three or more households on single lot	P*	
Group Living	P*	Section 40.160
PUBLIC, CIVIC, AND INSTITUTIONAL		
Airport	P*	
Cemetery	P*	Section 40.150
College or University	P*	Section 40.070
Day Care	P*	Section 40.120
Family Child Care Home	P*	Section 40.120

Sec. 25.050 SR, Scientific Research District

Sec. 25.050-B Use Regulations

Table 25-5: SR District Use Regulations

Table 25-5: SR District Use Regulations

USE CATEGORY		Supplemental Regulations
Subcategory (Section 35.020) Specific use	SR	
RESIDENTIAL		
Group Living		Section 40.160
Homeless center	S	Section 40.130
Life care retirement center	S	
Re-entry facility	S	
Residential treatment center	S	Section 40.130
Shelter, emergency and protective	S	Section 40.130
Transitional living center	S	Section 40.130
PUBLIC, CIVIC AND INSTITUTIONAL		
Airport	S	
Cemetery	S	Section 40.150
College or University	S	Section 40.070
Day Care	S	Section 40.120
Family Child Care Home	P	Section 40.120

Sec. 25.060 IMX, Institutional Mixed-Use

Sec. 25.060-B Use Regulations

Table 25-7: IMX District Use Regulations

Table 25-7: IMX District Use Regulations

PUBLIC, CIVIC, AND INSTITUTIONAL		
Airport	S	
Cemetery	S	Section 40.150
College or University	P	Section 40.070
Day Care	P	Section 40.120
Family Child Care Home	P	Section 40.120

Chapter 35 Building Types and Use Categories

35.040-D Day Care

1. Day Care

Uses providing care and supervision for children or adults for a fee on a regular basis away from their primary residence for less than 24 hours per day. Uses providing care and supervision for children or adults for 24 hours per day or longer are classified as group living uses. Day cares in residential districts are subject to the same lot and building regulations that apply to detached houses, except as modified by supplemental regulations of Section 40.120-A. ~~Family Child Care Homes provide care and supervision for 12 or fewer children for less than 24 hours per day and are accessory uses regulated by Section 45.070.~~

2. Family Child Care Home

A day care that provides care and supervision for 12 or fewer children for less than 24 hours per day. Family Child Care Homes may be a principal use or accessory to an allowed household living use. See Section 40.120-B for supplemental regulations for Family Child Care Homes.

Chapter 40 Supplemental Use and Building Regulations

Section 40.120 Day Care

40.120- A Day Cares

When a day care use is located inside an R or AG-R zoning district, outdoor child play equipment may not be located or stored in the street yard. See also the ~~(accessory use)~~ family child care home regulations of Section ~~45.070~~ 0.120-B.

40.120-B Family Child Care Homes

1. Family Child Care Homes must be licensed by the State of Oklahoma.
2. Applicants for Family Child Care Homes must obtain a zoning clearance permit and a certificate of occupancy before commencing operation.
3. Family Child Care Homes may provide supervision for no more than 12 children.
4. When a Family Child Care Home is located in AG, AG-R or R zoning districts, signs advertising a Family Child Care home are prohibited.
5. When a Family Child Care Home is located in a 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.

Chapter 45 Accessory Uses and Structures

Section ~~45.070~~ Family Child Care Homes

~~45.070-A~~ Family child care homes must be an accessory use to an allowed household living use and be licensed by the State of Oklahoma.

~~45.070-B~~ Applicants for family child care homes must obtain a zoning clearance permit and a certificate of occupancy before commencing operation.

~~45.070-C~~ Family child care homes may provide supervision for no more than 12 children.

~~45.070-D~~ Signs advertising a family child care home are prohibited.

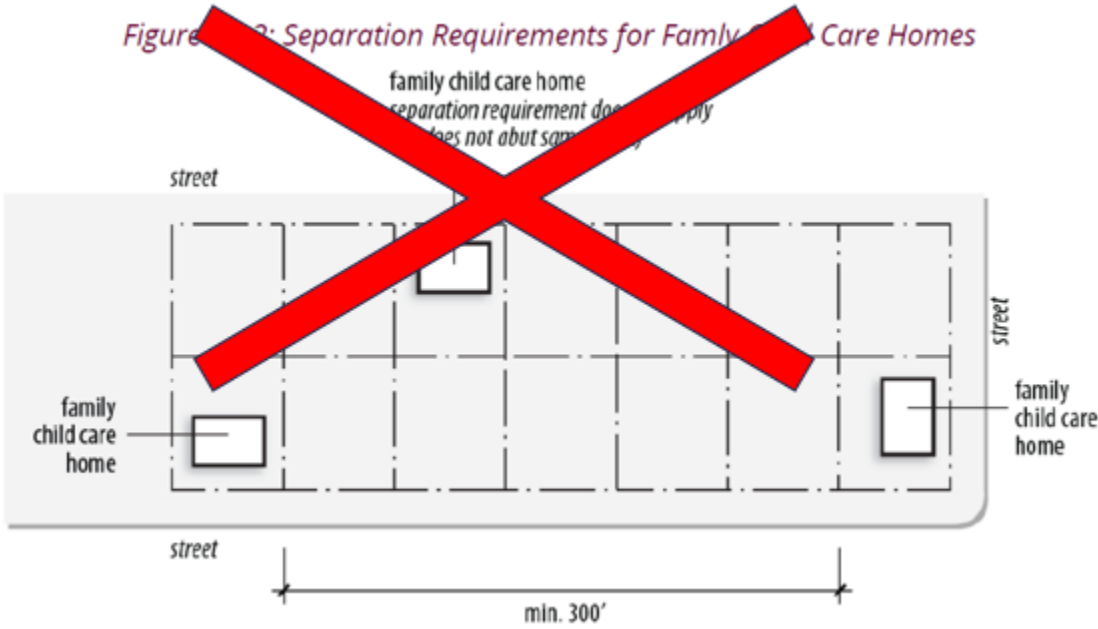
~~45.070-E~~ No exterior building alterations or site modifications may be made that would change the residential character of the premises.

~~45.070-F~~ A family child care home may not be established on any lot located within 300 feet of another lot occupied by a family child care home if any boundary of the subject lot abuts the same street. For purposes of this provision, "street" means any named or numbered street along its full length, regardless of any intervening streets. State-licensed family childcare homes

Proposed Zoning Code Amendments (ZCA-28)

lawfully established on or before October 22, 1985 that would be prohibited by the distance separation requirements of this section, are allowed to continue to exist and operate.

Figure Removed:



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