

Item

Consider initiating Citywide Housing Feasibility Amendments, Part II

Background

The Planning Commission and City Council approved the first round of Housing Feasibility amendments to the City of Tulsa Zoning Code in 2024. The goal of the amendments was to promote the development of new housing in existing neighborhoods. In a continued effort to address the Mayor/Council priority to increase housing, the Planning Office and other members of the Zoning Code Implementation Team (with representatives from Legal, Development Services, and Code Enforcement) have been focused on recommendations and goals identified in existing reports and plans, such as the 2023 AARP zoning code audit, Housing Strategy, and 3H Task Force recommendations, and identifying further revisions to the City of Tulsa Zoning Code to facilitate housing production.

As noted in the AARP zoning code audit, our residential regulations are overly complicated and restrictive, reducing the City's ability to meet its housing goals. The 2024 Housing Strategy highlighted zoning as one of the main barriers to housing that the City of Tulsa can control, and suggested adopting AARP's recommendations. Planning Office presented these concepts and ideas for proposed changes at the April 15, 2026 TMAPC work session.

Key Concepts from AARP's recommendations

- **Enable more housing diversity by simplifying residential uses and building forms.** The zoning code lists 15 specific residential uses which must be contained within one of 18 distinct residential building types, there are 13 individual residential zoning districts, and the number of group living use categories make it difficult to tell many apart. This is a level of complexity not found in most cities.
- **Relax residential site regulations.** Our requirements are so restrictive that almost 40% of existing residential lots are narrower than our minimums, and 20% are smaller than what is currently required. Each of the 18 specific building types have their own set of lot and building regulations that vary based on the zoning district, resulting in complicated and repetitive tables of information.
- **Expand where ADUs are allowed.** Currently, ADUs are allowed by right in all zoning districts *except* for the residential zoning districts that comprise most of our neighborhoods; in most neighborhoods, extra time and money for approvals from the Board of Adjustment are required, which are almost always approved.

Next Steps

If the TMAPC chooses to initiate the proposed amendments, the Planning Office will bring a draft of the proposed changes to a Planning Commission work session; begin discussions with stakeholders and other interested parties; and continue refining proposed amendments to bring to a Planning Commission public hearing later this year.