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Item

Progress presentation on the ongoing update to the Tulsa County Zoning Code.

Background

The Tulsa County Zoning Code was first adopted in 1980. Through the years, amendments were made but the structure and basics of the code have remained unchanged over the years. In July 2021, Duncan Associates, was retained to help lead the code update effort.

The consultant's first task was to reorganize and reformat the existing County Zoning Code. The resulting document closely tracks the City of Tulsa's Zoning Code in terms of overall organization and format. The regulations, however, reflect the county's more rural context and respect key differences between the city and unincorporated county.

Once the new code format was created, a Technical Team was formed to review the initial draft. The Technical Team consisted of staff members from Tulsa Planning Office, Tulsa County Inspections Department, and an attorney from the Tulsa County District Attorney's Office. Suggested edits were submitted and discussed during virtual meetings. Suggested changes included adding regulations governing Marijuana-related uses, revising accessory building size regulations, adding two new "RS" districts (RS-1 and RS-2), incorporating new animal-keeping regulations in residential districts, and the addition of RV-living and accessory dwelling unit (ADU) regulations. The Technical Team also helped proofread, and review content for accuracy between the old Code and the updated Code.

The next step was the creation of a Work Group to serve as a sort of "sounding board" for review and discussion of key code changes before releasing a draft for public review. Each County Commissioner recommended three people to be a part of the Work Group. The group met in-person a total of five times and provided helpful feedback on a variety of issues, particularly as related to ensuring that the new code is not overly burdensome on farmers and rural landowners.

The consultant is currently making final revisions to the draft to incorporate Technical Team and Work Group comments. A second TMAPC Work Session discuss the draft is tentatively scheduled for September 21, 2022. The draft will be sent to the TMAPC members at least two weeks before the work session to allow ample time for review.

Next Steps

- August/September – Draft is presented to TMAPC at Work Sessions.
- September/October – Draft is posted online & other platforms for public comment.
- November/December – TMAPC public hearing
- December/January – BOCC public hearing

