

**Item**

Discuss various proposed amendments to the City of Tulsa Zoning Code in the following sections:

- **Chapter 20 Overlay Districts:** Section 20.080-C Residential Building Types for Household Living, Table 20-4.5 Notes, [1]; Section 20.080-E Parking Regulations, 2. Location
- **Chapter 5 Residential Districts:** Section 5.030-B Table Notes, [4]
- **Chapter 40 Supplemental Use and Building Regulations:** Section 40.030 Apartments/Condos
- **Chapter 55 Parking:** Section 55.080-C Parking Setbacks

**Background**

On June 16, 2021, TMAPC recommended approval of an amendment to the Tulsa Zoning Code to create the Neighborhood Infill Overlay (NIO). The overlay is intended to expand the types of housing that can be developed in the near-downtown neighborhoods to address the lack of “missing middle” housing identified by the 2019 Downtown & Surrounding Neighborhoods Housing Study & Strategy (DSNHSS). Following City Council approval, the ordinance was published on August 1, 2021, and became effective on August 31, 2021.

On June 16, 2021, The City Council initiated zoning map amendments to apply NIO zoning to properties in alignment with the DSNHSS boundaries, excluding properties located within the Inner Dispersal Loop (IDL). Due to a high level of opposition, several areas were removed from the proposed map amendment during public engagement and public hearings. The final map (attached SA-5 maps) was approved and became effective on December 7, 2021.

During the map amendment process, Councilor McKee committed to revisiting the allowable number of apartments within single-family residential districts and consider a text amendment to reduce the maximum number from 8 units to 6 units. During a review of the adopted text, other items were identified that needed clarification or adjustments based on feedback received from interested parties. The amendments are a result of the zoning code implementation team's work to address the follow-up items and clarify the adopted text. The proposed amendments are in Chapters 5, 20, 40, and 55 of the zoning code. The proposed amendments were presented to the TMAPC at a work session on February 16, 2022.

The amendments proposed to the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, are shown in ~~strike-through~~/underline in **Attachment I**.

**Staff Recommendation**

Approval of the proposed amendments to the City of Tulsa Zoning Code as shown in the attachment

**Attachment**

- Summary of changes and justifications for zoning code amendments

**ATTACHMENT 1:**

**OVERLAY:**

**Revise Section 20.080-C to reduce the allowable number of units for apartments/condos located in RS districts within the Neighborhood Infill Overlay from 8 to 6.**

**20.080-C Residential Building Types for Household Living**

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

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

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~~ 6 dwelling units on a single lot.

## ATTACHMENT 1:

**Revised language for parking locations to clarify that driveways can be permitted in the space between buildings and street right-of-way while maintaining the prohibition on parking spaces in the defined area.**

### 20.080-E Parking Regulations

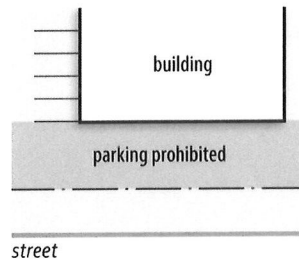
#### 1. Minimum Parking Ratios

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 ~~p~~Parking area spaces, not including drive aisles, is are prohibited between building and street right-of-way (see Figure 20-5) on lots occupied by a 3+ Unit Townhouse, Cottage House Development, Multi-unit House and Apartment/Condo.

*Figure 20-5: Parking Prohibited between Building and Street Right-of-Way*





# ATTACHMENT 1:

## CITY-WIDE:

Update "Table Note [4]" to clarify additional setback for non-residential uses applies to vacant lots, as well as lots occupied by residential uses.

### 5.030 Lot and Building Regulations

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*Table Error! No text of specified style in document.-1: 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
<b>Minimum Lot Area (sq. ft.)</b>													
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	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	-
Duplex	-	-	-	6,900	5,500	3,300	5,500	5,500	5,500	5,500	5,500	5,500	-
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
<b>Min. Lot Area per Unit (sq. ft.)</b>													
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	-	-	-	3,450	2,750	1,650	2,750	2,750	2,750	2,750	2,750	2,750	-
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
<b>Minimum Lot Width (ft.)</b>													
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	25	20	25	20	20	20	20	20	-
Cottage house dev't	-	-	-	-	-	75	75	75	75	75	75	75	-
Duplex	-	-	-	60	50	30	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
<b>Minimum Street Frontage</b>													
Residential bldgs/uses [2]	30	30	30	30	30	30	30	30	30	30	30	30	30
<b>Min. Building Setbacks (ft.)</b>													
Street [3]													
Arterial or fwy service rd.	35	35	35	35	35	35	35	35	10	10	10	10	35
Other streets	35	35	30	25	20	20	25	10	10	10	10	10	25
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

10.4

## ATTACHMENT 1:

### 5.030-B Table Notes

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

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- [4] Non-residential uses requiring special exception approval in R zoning districts require minimum 25-foot building setback from R-zoned lots that are vacant or occupied by residential uses.

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**Remove language that limits screening requirements to apartments over 5 units and apply screening requirements to all apartment/condos adjacent to RE, RS, or AG-R districts.**

### 40.030 Apartments/Condos

Whenever an apartment/condo building ~~containing more than 5 dwelling units~~ is located on a lot abutting an RE, RS, or AG-R district, a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of §65.070-C.

**Remove additional setback applied to parking lots accessory to apartment/condo buildings due to the application of new landscaping and screening requirements.**

### 55.080-C Parking Setbacks

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- ~~2. Unenclosed off-street parking areas (including drive aisles) that are accessory to apartment/condo buildings or group living uses must be set back at least 25 feet from any abutting RE or RS zoning district.~~
- ~~3.~~ 2. All unenclosed, non-accessory off street parking areas must be screened from abutting R- or AG-R- zoned lots by an F1 screening fence or wall, in accordance with §65.070-C.
- ~~4.~~ 3. All unenclosed, accessory off street parking areas containing 6 or more spaces must be screened from abutting RE-, RS-, or AG-R- zoned lots by an F1 screening fence or wall, in accordance with §65.070-C, provided that accessory parking areas located more than 50 feet from abutting RE-, RS-, or AG-R- zoned lots are not required to provide such screening.

