Item

Consider various **Housing Feasibility Zoning Code amendments** (ZCA-25) to the City of Tulsa Zoning Code in the following sections: Section 5.020 Use Regulations, Table 5-2: R District Use Regulations, and Table 5-2 Notes; Section 15.020 Use Regulations, Section 15.020-H Residential Building Types, Table 15-2.5: O, C, and I District Building Type Regulations for Household Living; Section 15.030 Lot and Building Regulations, Section 15.030-A Table of Regulations, Table 15-3: O, C and I District Lot and Building Regulations; Section 15.030-B Table Notes; Section 20.080 NIO, Neighborhood Infill Overlay, Section 20.080-B Use Regulations – Residential, Household Living, Table 20-4: Neighborhood Infill Overlay District Use Regulations for Household Living, and Subsection 4. Table 20-4 Notes; Section 20.090 NCO, Neighborhood Character Overlay, Section 20.090-C Accessory Building Regulations; Section 20.100 NIO-2, Neighborhood Infill Overlay – 2, Section 20.100-B Use Regulations – Residential, Household Living, Table 20-6: NIO-2 District Use Regulations for Household Living, and Subsection 4. Table 20-6 Notes; Section 25.020 AG, Agricultural District and AG-R, Agricultural-Residential District, Section 25.020-B Use Regulations, Table 25-1: AG District Use Regulations, and Subsection 3. Table Notes; Section 40.110 Cottage House Developments; Section 40.210 Manufactured Housing Units; Section 45.030 Accessory Buildings and Carports in R Districts, Section 45.030-A Accessory Building Size; Section 45.031 ADU, Accessory Dwelling Units in R, AG, and AG-R Districts; Section 55.010 General, Section 55.010-B Applicability, Subsection 3. Change of Use; Section 55.020 Minimum Parking Ratios, Table 55-1: Minimum Motor Vehicle Parking Ratios; Section 90.090 Setbacks, Section 90.090-C Permitted Setback Obstructions in R Zoning Districts, Subsection 2. Detached Accessory Buildings, including Accessory Dwelling Units, in RE, RS, RD Districts and RM Zoned Lots Used for Detached Houses or Duplexes, and Figure 90-9: Maximum Height of Accessory Buildings, Including Accessory Dwelling Units In Rear Setbacks (RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes), and Table 90-2: Accessory Building, Including Accessory Dwelling Units, Coverage Limits in Rear Setback, and Figure 90-10: Required Setbacks for Accessory Buildings, Including Accessory Dwelling Units, in Rear Setbacks (RE, RS and RD Districts and RM Zoned Lots Used for Detached Houses and Duplexes)

Background

As announced in the 2023 housing study, Tulsa is experiencing a housing crisis that will require the construction of at least 12,900 housing units over the next ten years, representing a 55% increase in current housing production. Regulatory barriers such as zoning regulations are often cited by home builders, housing nonprofits, policy makers, and researchers as one of many factors leading to reduced housing production that does not keep up with demand.

As opportunities for greenfield housing development at the edge of the city continue to dwindle, attention has shifted toward infill development in the past decade. Through conversations with homebuilders, housing advocates, policymakers, citizens, development services staff, and our own team of planners, plus considering the recommendations of the 2023 AARP Tulsa Zoning Code Audit, we have identified many regulatory barriers that prevent the development of neighborhood-scale infill housing.

In the past few years, the Planning Office began implementing recommendations found in adopted small area plans and the 2019 downtown housing study. In 2021, the Neighborhood Infill Overlay (NIO) was adopted for many neighborhoods surrounding downtown. The overlay changed lot, building, and parking regulations, and allows additional housing types to be constructed by right, including townhouses, duplexes, multi-unit houses (triplexes and quadplexes), cottage court developments, small apartment buildings with up to six units, and accessory dwelling units (ADUs), which are also known as backyard cottages, granny flats, and garage apartments. This was the traditional mix of housing types in neighborhoods until zoning regulations in the 1940s prohibited it. In 2023, a modified version of the NIO was also adopted for the Dawson area.

Key Concepts in ZCA-25

1) **Housing Types in Office & Commercial Districts**
   Allow Duplexes, Multi-Unit Houses, Apartments, and Cottage House Developments by right in more Office and Commercial Districts. Other higher-density residential building types are already allowed in these zoning districts.

2) **Hotel/Office-to-Residential Conversions**
   To accommodate the conversion of vacant commercial buildings and hotels to housing, replace references to *minimum lot area per unit* and *open space per unit* with established Floor Area Ratios in O, C, and I zoning districts.

3) **Removing the Time Limit on Special Exception Approvals of Manufactured Housing**
   Allow manufactured housing approved by special exception to remain on a lot for more than one year, to which they are currently limited. The Board may still choose to impose a time limit if necessary, applicants will no longer be required to request extensions with each initial application. Currently, every Special Exception request for Manufactured Houses include such an extension request.

4) **Cottage House Developments**
   Clarify that more than one grouping of cottage houses are allowed on a single lot and reduce the minimum number of houses required from 4 to 3 to make it more feasible to build small cottage house developments on existing infill lots.

5) **Accessory Dwelling Units / Backyard Cottages**
   Reduce regulatory barriers to the construction of accessory dwelling units (ADUs)/backyard cottages/granny flats/garage apartments, by:
   a. Simplifying building size limits for accessory buildings
   b. Increasing the height limit to allow a two-story accessory building if it includes an accessory dwelling unit
   c. Increasing the allowable rear setback coverage
   d. Introduce measures to address common privacy concerns of neighbors

6) **Reducing and Simplifying Mandatory Parking Requirements**
Minimum parking requirements are a major factor in restricting housing and commercial development, and they add considerable construction costs that then get passed on to consumers, home buyers, and renters. To make many projects more feasible and facilitate reuse of existing vacant structures, the proposal includes reducing all districts to the existing CH/MX ratios, and simplifying the Household Living category, which will make the requirements far easier to understand.
    a. Merge the *CH/MX* and *All Other Districts* columns, applying the existing requirements for CH and MX districts to all zoning districts except CBD (which has no minimum ratios).
    b. Merge the Household Living subcategories and set the minimum to one space per dwelling unit

The proposed amendments were presented to TMAPC at a work session on March 22, 2023, and August 7, 2024. The proposed amendments were initiated by City Council on April 19, 2023, and the Planning Office has had continued conversations with Councilors about the amendment details and other housing-related issues. The Planning Office discussed the proposed amendments at a Developer Roundtable meeting on April 24, 2024, and at a Municipal Roundtable event, including HBA, NAIOP, CCIM, and GTAR on August 13, 2024.

Staff Recommendation

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

Attachments

- Proposed amendments to the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, shown in ~~strike through~~/underline
- Letters of support

Housing Types in Office & Commercial Districts

These amendments would allow Duplexes, Multi-Unit Houses, Apartments, and Cottage House Developments by right in more Office and Commercial Districts. Other, higher-density residential building types are already allowed in these zoning districts, and these building types should also be allowed.

Tulsa is severely lacking in these types of housing that are in between the scale of detached homes and large apartment complexes, and this would open up more areas to this middle scale of housing and allow existing, vacant commercial properties to be converted to housing.

Table 15-2.5: O, C, and I District Building Type Regulations for Household Living

USE CATEGORY **Subcategory** Specific use Building Types	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	**Supplemental Regulations**
RESIDENTIAL												
Household Living												
Single household												
Detached house	P	S	S	S	S	S	S	S	–	–	–	
Townhouse	P	P	P	P	P	P	P	P	–	–	–	
Patio House	P	S	S	S	S	S	S	S	–	–	–	Section 40.290
Manufactured housing unit	–	–	–	–	–	S	S	–	S	S	S	
Mixed-Use building	P	P	P	P	P	P	P	P	S	–	–	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	–	–	
Two households on single lot												
Duplex	P	~~S~~P	~~S~~P	~~S~~P	~~S~~P	~~S~~P	~~S~~P	S	–	–	–	
Mixed-Use building	P	P	P	P	P	P	P	P	S	–	–	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	–	–	
Three or more households on single lot												
Multi-unit House	P	~~S~~P	~~S~~P	~~S~~P	~~S~~P	~~S~~P	~~S~~P	~~S~~P	–	–	–	Section 40.250
Apartment/Condo	~~S~~P	P	P	P	P	P	P	P	–	–	–	Section 40.030
Mixed-Use building	P	P	P	P	P	P	P	P	S	–	–	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	–	–	
Cottage house development	P	P	P	P	P	P	P	P	–	–	–	Section 40.110

P= Permitted; S=Special Exception Approval Required; – = Prohibited

Hotel/Office-to-Residential Conversions

To accommodate the conversion of vacant commercial buildings and hotels to housing, these amendments would replace references to *minimum lot area per unit* and *open space per unit* with established Floor Area Ratios in O, C, and I zoning districts.

Table 15-3: O, C and I District Lot and Building Regulations for Household Living

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~~1]	10	10	10	10	10	10	–	–	10	10	10
From AG, AG-R, or R district	10	10[~~5~~2]	10[~~5~~2]	10	10[~~5~~2]	10[~~5~~2]	–	–	75[~~6~~3]	75[~~6~~3]	75[~~6~~3]
From O district	–	–	–	–	–	–	–	–	75[~~6~~3]	75[~~6~~3]	75[~~6~~3]
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 10-1:

~~[1] Same as required in RT district.~~

~~[2] Same as required in RM-2 district.~~

~~[3] Same as required in RM-3 district.~~

[~~4~~1] Garage doors must be set back at least 20 feet or 20 feet from the back of the sidewalk, whichever is greater.

[~~5~~2] 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~~3] Minimum building setback abutting freeway right-of-way that is zoned AG, AG-R, R, or O is 10 feet.

Removing the Time Limit on Special Exception Approvals of Manufactured Housing

These amendments would allow manufactured housing approved by special exception to remain on a lot for more than one year, to which they are currently limited. The Board may still choose to impose a time limit, if they deem it necessary, but applicants will no longer be required to request extensions with each initial application. Currently, every Special Exception request for Manufactured Houses includes an extension request.

Section 40.210 Manufactured Housing Units

The supplemental regulations of this section apply only to manufactured housing units approved as special exception uses in R or AG-R zoning districts.

~~40.210-A The manufactured housing unit must be removed from the lot within one year of the date of special exception approval. The board of adjustment is authorized to extend the one-year limit through approval of a subsequent special exception if the (special exception) extension request is filed before expiration of the one-year time limit.~~

40.210-~~B~~**A** No more than one manufactured housing unit may be located on a lot.

40.210-~~C~~**B** Manufactured housing units are required to comply with the same lot and building regulations that apply to detached houses in the subject zoning district.

Cottage House Developments

These amendments clarify that more than one grouping of cottage houses are allowed on a single lot and reduce the minimum number of houses required from 4 to 3 to make it more feasible to build small cottage house developments on existing infill lots.

Section 40.110 Cottage House Developments

Cottage house developments are subject to the lot and building regulations ~~that apply to detached houses in the subject zoning district~~ in Table 5-3, except as expressly modified by the ~~cottage house development~~ regulations of this section.

40.110-A Purpose

The cottage house development regulations of this zoning code are intended to provide opportunities for individual ownership of small houses oriented around a courtyard or common open area.

40.110-B Development Size

On lots with one or more cottage house grouping(s) ~~developments~~, each grouping ~~development~~ must contain at least ~~4~~ **3** and no more than 10 houses arranged around at least 2 sides of a courtyard or common open space.

Accessory Dwelling Units / Backyard Cottages – Floor Area

These amendments would reduce regulatory barriers to the construction of accessory dwelling units (ADUs)/backyard cottages/granny flats while accounting for neighborhood concerns. This is accomplished by:

a. Simplifying building size limits and reducing redundancy
b. Increasing the height limit to allow a two-story accessory building if it includes a second-story accessory dwelling unit, while mitigating negative effects on neighbors
c. Increasing the allowable coverage of the rear setback

Making the development of ADUs easier is one of the recommendations found in the AARP audit of our zoning code, though their specific recommendations cover different elements of development than these proposals, which address more of the physical/size limits that make building ADUs more difficult.

Section 45.030 Accessory Buildings and Carports in R Districts

45.030-A Accessory Building Size

1. RE and RS-1 Districts

In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings~~, including accessory dwelling units, and accessory buildings~~ not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1] [2]

2. RS-2, RS-3, RS-4, RS-5 and RM Districts

In RS-2, RS-3, RS-4, RS-5, ~~or~~ and RM districts, ~~zoned lots used for detached houses or duplexes,~~ the total aggregate floor area of all detached accessory buildings~~, including accessory dwelling units, and accessory buildings~~ not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1] [2]

[1] For detached accessory buildings~~, including accessory dwelling units,~~ located within rear setbacks, see Section 90.090-C.

[2] See Section 45.031-D.6 for exceptions to these floor area limits for accessory buildings containing an Accessory Dwelling Unit.

Section 45.031-D Regulations

6. **Accessory Dwelling Unit Size**

The size limitations in Section 45.030 apply, provided that the maximum allowed square footage of an accessory building containing an Accessory Dwelling Unit is increased by 500 square feet. The maximum allowable floor area for accessory buildings containing an Accessory Dwelling Unit may be increased in accordance with the special exception procedures of Section 70.120.

~~a. RE and RS-1 Districts~~

~~In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]~~

~~b. RS-2, RS-3, RS-4, RS-5, and RM Districts~~

~~In RS-2, RS-3, RS-4, RS-5 or RM zoned lots used for detached houses, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]~~

~~[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks, see §90.090-C2.~~

8. **Additional Regulations for Accessory Dwelling Units**

e. Second Story Windows

Any second-story window less than 10 feet from and oriented toward a lot line not abutting a right-of-way shall either use permanently translucent glazing or have a minimum sill height of 6 feet above the finished floor.

Accessory Dwelling Units / Backyard Cottages – Height

Accessory Buildings located within the rear yard setback are currently limited to a maximum height of 18 feet, a maximum top plate (wall) height of 10 feet, and one story. One of the most common requests regarding ADUs at the Board of Adjustment is to increase the height limit to permit a second-story ADU over a garage. We propose increasing the allowable height for buildings that include a second-story ADU to 25 feet, a maximum top plate (wall) height of 18 feet, and 2 stories. We also propose capping the height of garage doors to 8 feet, preventing overly tall RV garages. Measures to address neighbors' privacy concerns may be found on the previous page.

90.090-C.2.a Permitted Setback Obstructions in R Zoning Districts

2. Detached Accessory Buildings~~, including Accessory Dwelling Units,~~ in R~~E, RS, RD~~ Districts ~~and RM Zoned Lots Used for Detached Houses or Duplexes.~~

a. Detached accessory buildings~~, including Accessory Dwelling Units,~~ may be located in rear setbacks, provided that:

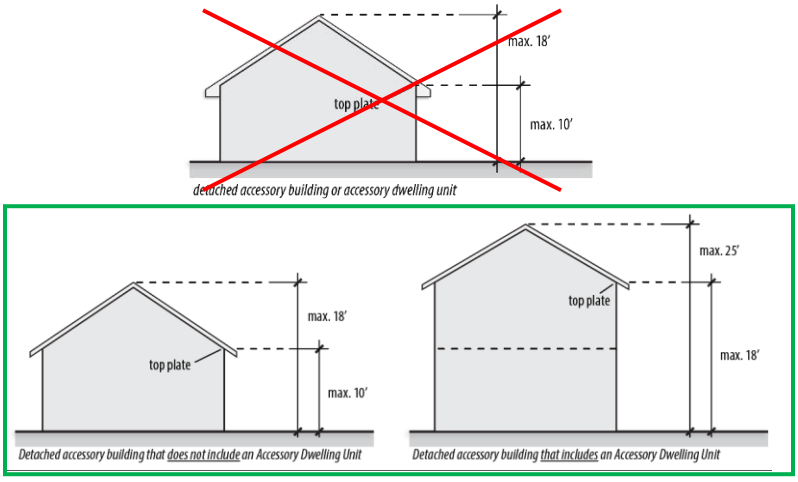
(1) The building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate; and

(2) The building does not exceed two stories or 25 feet in height and is not more than 18 feet in height to the top of the top plate if it contains an Accessory Dwelling Unit on the second floor; and

(3) Garage doors are limited to 8 feet in height; and

(~~2~~ 4) Building coverage in the rear setback does not exceed the maximum limits established in Table 90-2

Figure 90-9: Maximum Height of Accessory Buildings~~, Including Accessory Dwelling Units~~ in Rear Setbacks ~~(RE, RS and RD Districts or RM Zoned Lots Used for Detached Houses or Duplexes)~~



Accessory Dwelling Units / Backyard Cottages – Coverage Limits in the Rear Setback

Accessory buildings located within the rear-yard setback are currently limited to a maximum coverage of the rear setback, which ranges from 20 to 30% depending on which zoning district they are located in. Requests to vary the maximum coverage to allow a garage apartment/ADU are very common at the Board of Adjustment, which routinely approves them. We propose increasing the maximum coverage for accessory buildings that include an Accessory Dwelling Unit (ADU) by ten percentage points in each respective zoning district.

Table 90-2: Accessory Building~~, Including Accessory Dwelling Units,~~ Coverage Limits in Rear Setback

Zoning District	**Maximum Coverage of Rear Setback of Accessory Buildings**
RE and RS-1 ~~and RE~~ Districts	~~20%~~ 30%
RS-2 District	~~25%~~ 35%
RS-3, RS-4, RS-5, ~~and~~ RD, RT, and RM Districts	~~30%~~ 40%
~~RM zoned Lots Used for Detached Houses or Duplexes~~	~~30%~~

b. Detached accessory buildings~~, including accessory dwelling units,~~ in the rear setback~~s~~ must be set back at least 3 feet from all interior lot lines. For lot lines abutting street right-of-way, detached accessory buildings~~, including accessory dwelling units,~~ must comply with the same setback requirements that apply to principal buildings.

Accessory Dwelling Units / Backyard Cottages – Definition

The definition of an Accessory Dwelling Unit in Section 45.031-A requires a detached house on the same lot, but other sections (Section 20.090-C, Table 90-2, and Figures 90-9 and 90-10) also reference duplexes, and ADUs are allowed by right in RD, RT, and RM districts, but only on lots with a detached house. In addition, many unnecessary table notes regarding ADUs were added in use tables in various chapters. No such table notes are included other accessory uses, which are all regulated in Chapter 45. These inconsistencies create confusion and limit the areas where ADUs may actually be built in districts where they are intended be allowed. We propose updating the definition and eliminating these inconsistencies, allowing ADUs to be accessory to household living uses within the districts where allowed, and updating references to such throughout the code.

Section 45.031 ADU, Accessory Dwelling Units ~~in R, AG, and AG-R Districts~~

Section 45.031-A Definition

A dwelling unit that is located in an accessory building on the same lot as a ~~detached house~~ household living use to which it is accessory and subordinate.

Section 45.031-B Purpose

1. The purpose of allowing accessory dwelling units ~~within R, AG, and AG-R districts~~ is to:

Section 45.031-D Regulations

1. Where Allowed

Accessory dwelling units are allowed by special exception in RE, RS, AG, and AG-R districts ~~on lots occupied by a detached house~~. Accessory dwelling units are allowed by right in ~~RD, RT, RM and RMH~~ all other districts ~~on lots occupied by a detached house~~ when accessory to a household living use.

2. Number

No more than one accessory dwelling unit is allowed per lot.

3. Methods of Creation

An accessory dwelling unit may be created only through the following methods:

a. Constructing an accessory dwelling unit on a lot with a new or existing ~~detached house~~ principal building; or

b. Converting or increasing existing floor area within an accessory building on a lot with an existing ~~detached house~~ principal building.

8. Additional Regulations for Accessory Dwelling Units

b. Setbacks

An accessory dwelling unit must be located at least 10 feet behind the ~~detached house~~ principal building. This required 10-foot separation

distance must be open from the ground to the sky except that it may include walkways, patios, decks and similar structures that do not exceed 30 inches in height above finished grade.

c. Exterior Finish Materials

The exterior finish material of any new accessory dwelling unit must be the same or visually match in type, size and placement, the exterior finish material of the ~~detached house~~ principal building.

Figure 90-10: Required Setbacks for Accessory Buildings~~, Including Accessory Dwelling Units,~~ in Rear Setbacks within R Districts ~~(RE, RS and RD Districts and RM Zoned Lots Used for Detached Houses and Duplexes)~~

Table 5-2: R District Use Regulations

USE CATEGORY Subcategory Specific use	RE	RS-					RD	RT	RM-				RM H	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]~~	
Two households on single lot	–	–	–	S	S	S	P	P	P	P	P	P	–	
Three or more households on single lot	–	–	–	–	–	S	S	P	P	P	P	P	–	
Group Living														Section 40.160
Assisted living facility	S	S	S	S	S	S	S	S	P	P	P	P	–	
Community group home	S	S	S	S	S	S	S	S	P	P	P	P	–	Section 40.100
Convent/monastery/novitiate	S	S	S	S	S	S	S	S	P	P	P	P	–	
Elderly/retirement center	–	–	–	–	–	–	–	–	P	P	P	P	–	
Fraternity/Sorority	–	–	–	–	–	–	–	–	P	P	P	P	–	
Homeless center	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.130
Life care retirement center	S	S	S	S	S	S	S	–	P	P	P	P	–	
Re-entry facility	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	Section 40.130
Rooming/boarding house	–	–	–	–	–	–	–	–	P	P	P	P	–	
Shelter, emergency and protective	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.130
Transitional living center	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.130
PUBLIC, CIVIC AND INSTITUTIONAL														
Airport	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	Section 40.150
College or University	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.070
Day Care	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	
Family Child Care Home established on or before Nov. 15, 2023 [2]	P ~~[4]~~	P ~~[4]~~	P ~~[4]~~	P ~~[4]~~	P ~~[4]~~	P ~~[4]~~	P ~~[4]~~	P ~~[4]~~	P ~~[4]~~	P ~~[4]~~	P ~~[4]~~	P ~~[4]~~	P ~~[4]~~	Section 40.120
Family Child Care Home established after Nov. 15, 2023	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.120
Child Care Center	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.120
Detention and Correctional Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.130
Fraternal Organization	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.140
Governmental Service or Similar Functions	S	S	S	S	S	S	S	S	S	S	S	S	S	
Hospital	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.070
Library or Cultural Exhibit	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.200

USE CATEGORY Subcategory Specific use	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
		1	2	3	4	5			0	1	2	3		
Natural Resource Preservation	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parks and Recreation	S	S	S	S	S	S	S	S	S	S	S	S	S	
Postal Services	S	S	S	S	S	S	S	S	S	S	S	S	S	
Religious Assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.320
Safety Service	S	S	S	S	S	S	S	S	S	S	S	S	S	
School														
Established on or before Jan. 1, 1998	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 40.350
Others	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.350
Utilities and Public Service Facility														
Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	
Major	S	S	S	S	S	S	S	S	S	S	S	S	S	
Wireless Communication Facility														
Freestanding tower	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.420
Building or tower-mounted antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 40.420
COMMERCIAL														
Broadcast or Recording Studio	–	–	–	–	–	–	–	–	–	S	S	S	–	
Financial Services (except as below)	–	–	–	–	–	–	–	–	–	S	S	S	–	
Personal credit establishment	–	–	–	–	–	–	–	–	–	–	–	–	–	
Funeral or Mortuary Service	–	–	–	–	–	–	–	–	–	S	S	S	–	Section 40.150
Lodging														
Bed & breakfast	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.060
Short-term rental	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 40.375
Marina	S	S	S	S	S	S	S	S	S	S	S	S	S	
Office														Section 40.260
Business or professional office	–	–	–	–	–	–	–	–	–	S	S	S	–	
Medical, dental or health practitioner office	–	–	–	–	–	–	–	–	–	S	S	S	–	
Self-service Storage Facility	–	–	–	–	–	–	–	–	–	S	S	S	–	Section 40.360
Studio, Artist or Instructional Service	–	–	–	–	–	–	–	–	–	S	S	S	–	Section 40.380
AGRICULTURAL														
Animal Husbandry		See Title 2, Ch. 2 of the Tulsa Revised Ordinances												
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 40.090
Farm, Market- or Community-supported ~~[3]~~ [1]	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.090
OTHER														
Oil or Gas Well	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 40.270

Table 5-2 Notes

The following notes refer to the bracketed numbers (e.g.," [1]") in Table 5-2:

~~[1] Accessory dwelling units may be allowed by special exception in RE and RS Districts on a lot occupied by a detached house. For supplemental regulations, see Section 45.031.~~

~~[2] Accessory dwelling units are allowed by right in RD, RT, RM, and RMH Districts on a lot occupied by a detached house. For supplemental regulations, see Section 45.031.~~

~~[3]~~ [1] A Farm, Market- or Community-supported, may only be allowed in a residential district where the land area of a single parcel is greater than 2 acres.

~~[4]~~ [2] Only family child care homes that were operating as a principal-use family child care home under a valid license issued from the State of Oklahoma on or before November 15, 2023, and have been issued a certificate of occupancy for a family child care home by December 31, 202~~4~~5,

may be considered established for the purposes of this provision. Said license may be for a Family Child Care Home or Large Family Child Care Home as permitted by the State of Oklahoma, provided that the child care home has a licensed capacity of no greater than 12 children. At the time the license expires, is revoked by the State of Oklahoma, is transferred to another entity, or the child care home ceases operation for longer than 6 months, the property will lose its status as established and the family child care home will require a Special Exception.

20.080-B, Table 20-4

Table 20-4: Neighborhood Infill Overlay District Use Regulations for Household Living

USE CATEGORY	Base Zoning Districts: RS-					RM-			
Subcategory Specific use	3	4	5	RD	RT	0	1	2	3
RESIDENTIAL									
Household Living (if in building type allowed in Table 20-4.5)									
Single household	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~
Two households on single lot	P	P	P	P	P	P	P	P	P
Three or more households on single lot	P	P	P	P	P	P	P	P	P

~~4. Table 20-4 Notes~~

~~The following notes refer to the bracketed numbers (e.g.," [1]") in Table 20-4:~~

~~[1] Accessory dwelling units are allowed by right in RS, RD, RT, and RM Districts on a lot occupied by a detached house. For supplemental regulations, see Section 45.031.~~

20.090-C Accessory Building Regulations

In the Neighborhood Character Overlay, the supplemental regulations of this section apply to all detached accessory buildings ~~including an accessory dwelling unit (ADU) established in conjunction with detached houses or duplexes~~.

20.100-B, Table 20-6

Table 20-6: NIO-2 District Use Regulations for Household Living

USE CATEGORY	Base Zoning Districts: RS-					RM-					
Subcategory Specific use	**3**	**4**	**5**	**RD**	**RT**	**0**	**1**	**2**	**3**	**RMH**	**O, C, and I** **All**
RESIDENTIAL											
Household Living (if in building type allowed in Table 20-7)											
Single household	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~	P ~~[1]~~
Two households on single lot	P	P	P	P	P	P	P	P	P	P	P
Three or more households on single lot	P	P	P	P	P	P	P	P	P	P	P

~~20.100-B.4 Table 20-6 Notes~~

~~The following notes refer to the bracketed numbers (e.g.," [1]") in (Table 20-6):~~

~~[1] Accessory dwelling units are allowed by right in RS, RD, RT, RM, RMH, O, C, and I Districts on a lot occupied by a detached house. For supplemental regulations, see Section 45.031.~~

25.020-B.3 Table 25-1, Table Notes

Table 25-1: AG District Use Regulations

USE CATEGORY Subcategory (Section 35.020) Specific use	AG	AG-R	Supplemental Regulations
RESIDENTIAL			
Household Living (if in allowed Building type indicated in Table 25-1.5)			
Single household ~~[1]~~	P	P	
Group Living			Section 40.160
Community group home	S	S	Section 40.100
Convent/monastery/novitiate	S	S	
PUBLIC, CIVIC AND INSTITUTIONAL			
Airport	S	S	
Cemetery	S	S	Section 40.150
College	S	S	Section 40.070
Detention and Correctional Facility	S	S	Section 40.130
Fraternal Organization	S	S	Section 40.140
Governmental Service or Similar Functions	S	S	
Hospital	S	S	Section 40.070
Library or Cultural Exhibit	S	S	Section 40.200
Natural Resource Preservation	P	P	
Parks and Recreation	S	S	
Postal Service	S	S	
Religious Assembly	S	S	Section 40.320
School			
Established on or before Jan. 1, 1998	P	P	Section 40.350
Others	S	S	Section 40.350
Utilities and Public Service Facility			
Minor	P	P	
Major	S	S	
Wireless Communication Facility			
Freestanding tower	S	S	Section 40.420
Building or tower-mounted antenna	P	P	Section 40.420
COMMERCIAL			
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			
Family Child Care Home established on or before Nov. 15, 2023 [3]	P ~~[4]~~	P ~~[4]~~	Section 40.120
Family Child Care Home established after Nov. 15, 2023	S	S	Section 40.120

USE CATEGORY Subcategory (Section 35.020) Specific use	AG	AG-R	Supplemental Regulations
Child Care Center	S	S	Section 40.120
Funeral and Mortuary Service			Section 40.150
Crematory	S	-	
Lodging			
Bed & breakfast	S	S	Section 40.060
Rural retreat	S	-	
Short-term rental	P	P	Section 40.375
Marina	S	-	
INDUSTRIAL			Section 40.180
Mining or Mineral Processing	S	-	Section 40.230
AGRICULTURAL			
Animal Husbandry ~~[2]~~ [1]	P	-	
Community Garden	P	P	Section 40.090
Farm, Market- or Community-supported ~~[3]~~ [2]	P	S	Section 40.090
Horticulture Nursery	P	-	Section 40.225
OTHER			
Oil or Gas Well	S	S	Section 40.270

3. Table Notes

~~[1] Accessory dwelling units may be allowed by special exception in AG and AG-R districts on a lot occupied by a detached house. For supplemental regulations, see Section 45.031.~~

~~[2]~~ [1] See Title 2, Chapter 2 of the Tulsa Revised Ordinances

~~[3]~~ [2] A Farm, Market- or Community-supported, may only be allowed in an AG-R district where the land area of a single parcel is greater than 2 acres.

~~[4]~~ [3] Only family child care homes that were operating as a principal-use family child care home under a valid license issued from the State of Oklahoma on or before November 15, 2023, and have been issued a certificate of occupancy for a family child care home by December 31, 2024~~4~~5, may be considered established for the purposes of this provision. Said license may be for a Family Child Care Home or Large Family Child Care Home as permitted by the State of Oklahoma, provided that the child care home has a licensed capacity of no greater than 12 children. At the time the license expires, is revoked by the State of Oklahoma, is transferred to another entity, or the child care home ceases operation for longer than 6 months, the property will lose its status as established and the family child care home will require a Special Exception.

Office/Hotel Conversion to Residential – Change of Use

Currently, when a nonresidential use changes to residential use, additional parking is required beyond what already exists. To facilitate the adaptive re-use of shuttered hotels and other office/commercial, this amendment would no longer require additional parking spaces beyond what exists. This proposal grew out of a suggestion by the AARP audit of our zoning code (p. 22) but narrowed specifically to encourage new residential units.

55.010-B.3 Change of Use

If a new residential use of a building or structure requires more off-street parking than the nonresidential use that most recently occupied the building or structure, no additional off-street parking is required. If a new nonresidential use of a building or structure requires more off-street parking that the use that most recently occupied the building or structure, additional off-street parking is required in an amount equal to the difference between the parking required for the new use and the parking that would have been required for the previous sue if current parking requirements had been applicable, provided that the total number of required spaces for the change of use need not exceed the number that would be required for establishment of new use.

Reducing and Simplifying Mandatory Parking Requirements

Minimum parking requirements are a major factor in restricting housing and commercial development, and they add considerable construction costs that then get passed on to consumers, home buyers, and renters. To make many projects more feasible and facilitate reuse of existing vacant structures, the proposal includes reducing all districts to the existing CH/MX ratios, and simplifying the Household Living category, which will make the requirements far easier to understand.

a) Combine the *CH/MX* and *All Other Districts* columns, applying the existing requirements for CH and MX districts to all zoning districts except CBD (which has no minimums).
b) Merge the Household Living subcategories and set the minimum to one space per dwelling unit

Both actions will simplify parking standards, make the table easier to read and understand, and will facilitate reuse of existing vacant structures. Together, these will reduce the minimum required parking by an average of 20% across all uses, but would have the greatest effect on residential uses (up to 50%).

The number of bedrooms or housing type are not indicators of the number of occupants in a unit or vehicles in a household – household size is dependent on innumerable factors, including but not limited to personal finances, aging and phase of life, medical conditions and abilities, marriages and divorces, working from home, etc.

According to 2022 Census estimates, 36% of all households in Tulsa include only one person. 2-person households make up another 33%. Together, they represent 69% of all Tulsa households. 49% of Tulsa households rent their home, and on average, Tulsa renter households are 14% smaller than homeowner households. Tulsa renter households also own 34% fewer cars than homeowners. 14,000 households in Tulsa have no access to a vehicle and 75,000 households only have one vehicle.

Tulsa needs more small housing units to accommodate people who live alone or who do not drive. Excess required parking eats up space and prevents new housing units from being built.

Note: Reducing the minimum number of parking spaces required minimums does not prohibit the construction of more parking. Reducing minimum parking requirements allows homebuilders and developers to build only the amount of parking they need.

Parking requirements are a costly and land-consuming government mandate that often either prevents new housing from being built or forces nearby homes to be demolished to make room for a parking lot.

Cities that have the same requirement of 1 parking stall per dwelling unit, like this proposal, include: Kansas City, St. Louis, Wichita, Des Moines, New Orleans, Baltimore, Pittsburgh

Cities that have eliminated minimum parking requirements (including residential uses) include: Raleigh & Durham, NC; Richmond, VA; Lexington, KY; Milwaukee, WI; Minneapolis, St. Paul, Austin, Branson; South Bend, IN; Gary, IN; Ann Arbor, MI; Buffalo, NY… plus 70 others across the country. Dallas is also currently considering eliminating parking requirements.

ZCA-25 Housing Feasibility Amendments

Table 55-1: Minimum Motor Vehicle Parking Ratios

USE CATEGORY **Subcategory** Specific use	**Measurement** (spaces per)	CBD ~~District~~	All Other Districts and PI Overlay ~~CH District and MX District~~	~~All Other Districts and PI Overlay [1]~~	**Additional requirements/notes** for All Other Districts
[1] See Section 20.040 for information on PI Overlay					
RESIDENTIAL					
Household Living	dwelling unit	0.00	1.00		
~~Detached house~~	~~dwelling unit~~	~~0.00~~	~~1.00~~	~~2.00~~	
~~Townhouse~~	~~dwelling unit~~	~~0.00~~	~~1.00~~	~~2.00~~	
~~Duplex~~	~~dwelling unit~~	~~0.00~~	~~1.00~~	~~2.00~~	
~~Manufactured housing unit~~	~~dwelling unit~~	~~0.00~~	~~1.00~~	~~2.00~~	
~~Mobile home~~	~~dwelling unit~~	~~0.00~~	~~1.00~~	~~2.00~~	
~~Multi-unit house~~	~~0-1 bedroom dwelling unit~~	~~0.00~~	~~1.10~~	~~1.25~~	
~~Multi-unit house~~	~~2+ bedroom dwelling unit~~	~~0.00~~	~~1.50~~	~~2.00~~	
~~Apartment/Condo~~	~~0-1 bedroom dwelling unit~~	~~0.00~~	~~1.10~~	~~1.25~~	
~~Apartment/Condo~~	~~2+ bedroom dwelling unit~~	~~0.00~~	~~1.75~~	~~2.00~~	
Group Living					
Assisted living facility	dwelling unit	0.00	0.33	~~0.45~~	
Community group home	1,000 sq. ft.	0.00	0.65	~~0.85~~	
Convent/monastery/novitiate	1,000 sq. ft.	0.00	0.65	~~0.85~~	
Elderly/retirement center	dwelling unit	0.00	0.50	~~0.65~~	
Fraternity/Sorority	bed	0.00	0.33	~~0.45~~	
Homeless Center	established as part of special exception				
Life care retirement center	dwelling unit	0.00	0.50~~*~~	~~0.65*~~	~~*~~plus 0.20 per nursing center bed
Re-entry facility	1,000 sq. ft.	0.00	0.65	~~0.85~~	
Residential treatment center	1,000 sq. ft.	0.00	0.65	~~0.85~~	
Rooming/boarding house	bed	0.00	0.33	~~0.45~~	
Shelter, emergency and protective	1,000 sq. ft.	0.00	0.65	~~0.85~~	
Transitional living center	1,000 sq. ft.	0.00	0.65	~~0.85~~	
PUBLIC, CIVIC & INSTITUTIONAL					
Airport		0.00	established as part of special exception/ development plan		
Cemetery		0.00	established as part of special exception		
College or University	1,000 sq. ft. (classroom)	0.00	1.10	~~1.40~~	
Community Center	1,000 sq. ft.	0.00	1.30	~~1.70~~	
Day Care	1,000 sq. ft.	0.00	1.30	~~1.70~~	

ZCA-25 Housing Feasibility Amendments

USE CATEGORY **Subcategory** Specific use	**Measurement** (spaces per)	CBD ~~District~~	**All Other Districts and PI Overlay** ~~**CH District and MX District**~~	~~**All Other Districts and PI Overlay** [1]~~	**Additional requirements/notes** for All Other Districts
[1] See Section 20.040 for information on PI Overlay					
Detention and Correctional Facility		0.00	established as part of special exception		
Fraternal Organization	1,000 sq. ft. (assembly room)	0.00	16.25*	~~21.25*~~	*or 3.33 per 1,000 sq. ft. of floor area, whichever is greater
Governmental Service or Similar Functions		0.00	established as part of special exception		
Hospital	bed	0.00	0.65*	~~0.85*~~	*plus 3.00 per 1,000 sq. ft. emergency/outpatient care area
Library or Cultural Exhibit					
Library	1,000 sq. ft.	0.00	1.30	~~1.70~~	
Museum/cultural exhibit	1,000 sq. ft.	0.00	0.80	~~1.10~~	
Natural Resource Preservation		0.00	0.00	~~0.00~~	
Parks and Recreation	seat (stadium)	0.00	0.15*	~~0.20*~~	*plus 2 per 1,000 sq. ft. in community center or recreation building plus 3.33 per 1,000 sq. ft. in swimming pool area
Golf course	hole	0.00	3.25*	~~4.25*~~	*plus 2.50 per 1,000 sq. ft. in club house
Tennis court	court	0.00	1.30*	~~1.70*~~	*plus 2.50 per 1,000 sq. ft. in club house
Postal Service		0.00	established as special exception		
Religious Assembly	1,000 sq. ft. (sanctuary)	0.00	18.5*	~~24.25*~~	*or 1 per 3 seats, whichever is greater
Safety Service					
Police station	1,000 sq. ft.	0.00	3.00	~~4.00~~	
Fire station/ambulance service	emergency vehicle bay	0.00	3.00	~~4.00~~	
School					
Elementary or Middle	1,000 sq. ft.	0.00	0.50	~~0.75~~	
Senior High	1,000 sq. ft.	0.00	0.50*	~~0.75*~~	*or 0.055 per seat in the largest stadium/auditorium, whichever is greater

ZCA-25 Housing Feasibility Amendments

USE CATEGORY **Subcategory** Specific use	**Measurement** (spaces per)	CBD ~~District~~	**All Other Districts and PI Overlay** ~~CH District and MX District~~	~~All Other Districts and PI Overlay [1]~~	**Additional requirements/notes** for All Other Districts
[1] See Section 20.040 for information on PI Overlay					
Utilities and Public Service Facility					
Minor		0.00	0.00	~~0.00~~	
Major		0.00	established as part of special exception		
Wireless Communication Facility					
Freestanding tower		0.00	0.00	~~0.00~~	
Building or tower-mounted antenna		0.00	0.00	~~0.00~~	
COMMERCIAL					
Animal service					
Boarding or shelter	1,000 sq. ft.	0.00	1.00	~~1.00~~	
Grooming	1,000 sq. ft.	0.00	2.80~~*~~	~~3.75~~	~~*~~None for first 5,000 sq. ft.
Veterinary	1,000 sq. ft.	0.00	2.80~~*~~	~~3.75~~	~~*~~None for first 5,000 sq. ft.
Assembly and Entertainment					
Cinema, Theater, Auditorium, Stadium, Gymnasium	seat	0.00	0.15	~~0.20~~	
Driving range	tee	0.00	0.65	~~0.85~~	
Gun Club (indoor or outdoor)		0.00	established as part of special exception		
Health club	1,000 sq. ft.	0.00	4.25	~~5.50~~	
Video arcade, bingo, billiards	1,000 sq. ft.	0.00	6.50	~~8.50~~	
Other assembly and entertainment (indoor)	1,000 sq. ft.	0.00	2.80	~~3.75~~	
Other assembly and entertain. (outdoor)	1,000 sq. ft.	0.00	0.80	~~1.10~~	
Broadcast or Recording Studio	1,000 sq. ft.	0.00	2.15	~~2.85~~	
Commercial Service					
Building service	1,000 sq. ft.	0.00	1.60	~~2.15~~	
Business support service	1,000 sq. ft.	0.00	1.60~~*~~	~~2.15~~	~~*~~None for first 5,000 sq. ft.
Consumer maintenance/repair service	1,000 sq. ft.	0.00	2.80~~*~~	~~3.75~~	~~*~~None for first 5,000 sq. ft.
Personal improvement service	1,000 sq. ft.	0.00	2.80~~*~~	~~3.75~~	~~*~~None for first 5,000 sq. ft.
Tanning salon	1,000 sq. ft.	0.00	4.25	~~5.65~~	
Research service	1,000 sq. ft.	0.00	0.80	~~1.00~~	
Financial Services (except as below)	1,000 sq. ft.	0.00	2.50	~~3.00*~~	~~*2.50 per 1,000 sq. ft. above 30,000 sq. ft.~~

ZCA-25 Housing Feasibility Amendments

USE CATEGORY **Subcategory** Specific use	**Measurement** (spaces per)	CBD ~~District~~	**All Other Districts and PI Overlay** ~~CH District and MX District~~	~~All Other Districts and PI Overlay [1]~~	**Additional requirements/notes** for All Other Districts
[1] See Section 20.040 for information on PI Overlay					
Personal credit establishment	1,000 sq. ft.	0.00	2.80	~~3.75~~	
Funeral or Mortuary Service	1,000 sq. ft. (assembly room)	0.00	16.25*	~~21.25*~~	*plus 3.30 spaces per 1,000 sq. ft. in non-assembly area
Lodging					
Bed & breakfast	guest room	0.00	0.65*	~~0.85*~~	*plus spaces required for assembly space
Campgrounds and RV parks	camping space	0.00	0.65	~~0.85*~~	
Hotel/motel	guest room	0.00	0.65*	~~0.85*~~	*plus spaces required for restaurants/bars and assembly/meeting space
Rural retreat	guest room	0.00	0.65*	~~0.85*~~	*plus spaces required for restaurants/bars and assembly/meeting space
Marina		0.00	established as part of special exception		
Office					
Business or professional office	1,000 sq. ft.	0.00	2.20*	~~2.80**~~	*None for first 5,000 sq. ft. ~~**2.50 per 1,000 sq. ft. above 30,000 sq. ft.~~
Medical, dental or health practitioner office	1,000 sq. ft.	0.00	2.60	~~3.40~~	
Plasma center	1,000 sq. ft.	0.00	2.60	~~3.40~~	
Parking, Non-accessory		0.00	0.00	~~0.00~~	
Restaurants and Bars					
Restaurant	1,000 sq. ft.	0.00	6.50*	~~8.50~~	*None for first 5,000 sq. ft.
Restaurant, carry-out only	1,000 sq. ft.	0.00	2.50	~~2.50~~	
Bar	1,000 sq. ft.	0.00	8.50*	~~11.25~~	*None for first 5,000 sq. ft.
Retail Sales					
Antique dealer or furniture store	1,000 sq. ft.	0.00	1.65	~~2.20~~	
Building supplies and equipment	1,000 sq. ft.	0.00	1.65	~~2.20~~	
Consumer shopping goods	1,000 sq. ft.	0.00	2.50*	~~3.33~~	*None for first 5,000 sq. ft.
Convenience goods	1,000 sq. ft.	0.00	2.50*	~~3.33~~	*None for first 5,000 sq. ft.
Convenience goods: Lawn, garden and building materials	1,000 sq. ft. (Outdoor display and storage area)	0.00	1.10	~~1.40~~	
Convenience goods: Other	1,000 sq. ft. (Outdoor display and storage area)	0.00	2.50*	~~3.33~~	*None for first 5,000 sq. ft.

USE CATEGORY **Subcategory** Specific use	**Measurement** (spaces per)	CBD ~~District~~	**All Other Districts and PI Overlay ~~CH District and MX District~~**	**~~All Other Districts and PI Overlay [1]~~**	**Additional requirements/notes for All Other Districts**
[1] See Section 20.040 for information on PI Overlay					
materials					
Grocery Store	1,000 sq. ft.	0.00	2.50~~*~~	~~3.33~~	~~*~~None for first 5,000 sq. ft.
Small Box Discount Store	1,000 sq. ft.	0.00	2.50~~*~~	~~3.33~~	~~*~~None for first 5,000 sq. ft.
Medical Marijuana Dispensary	1,000 sq. ft.	0.00	2.50	~~3.33~~	
Self-service Storage Facility	1,000 sq. ft.	0.00	0.10	~~0.20~~	
Sexually Oriented Business Establishment (except as below)	1,000 sq. ft.	0.00	2.85	~~3.75~~	
Adult amusement or entertainment	1,000 sq. ft.	0.00	8.75	~~11.50~~	
Adult motel	room	0.00	0.65	~~0.85~~	
Adult theater	seat	0.00	0.19~~*~~	~~0.20*~~	~~*~~plus 1 per booth
Studio, Artist or Instructional Service	1,000 sq. ft.	0.00	2.80~~*~~	~~3.75~~	~~*~~None for first 5,000 sq. ft.
Trade School	1,000 sq. ft. (Classroom)	0.00	1.10	~~1.40~~	
Vehicle Sales and Service					
Car wash	See the vehicle stacking space requirements of Section 55.100				
Fueling station	1,000 sq. ft.	0.00	1.50	~~1.80~~	
Vehicle parts and supply sales	1,000 sq. ft.	0.00	3.33	~~4.00~~	
Vehicle repair and maintenance (all types of vehicles/repairs)	1,000 sq. ft.	0.00	1.50~~*~~	~~1.80*~~	~~*~~minimum 5 spaces
Vehicle rentals	1,000 sq. ft.	0.00	1.25	~~1.50~~	
Vehicle sales (all types)	1,000 sq. ft.	0.00	1.25~~*~~	~~1.50*~~	~~*~~plus 0.67 per 1,000 sq. ft. of open air display or storage area up to 4,500 sq. ft. plus 0.20 per each additional 1,000 sq. ft. of open display or storage area
WHOLESALE, DISTRIBUTION & STORAGE					
All Wholesale, Distribution and Storage Subcategories	1,000 sq. ft.	0.00	0.15	~~0.18~~	
INDUSTRIAL					
Low-impact, Moderate-impact and High-impact Manufacturing &	1,000 sq. ft.	0.00	0.85	~~1.00~~	

ZCA-25 Housing Feasibility Amendments

USE CATEGORY Subcategory Specific use	**Measurement** (spaces per)	CBD ~~District~~	All Other Districts and PI Overlay ~~CH District and MX District~~	~~All Other Districts and PI Overlay [1]~~	Additional requirements/notes for All Other Districts
[1] See Section 20.040 for information on PI Overlay					
Industry					
Mining/Extraction	1,000 sq. ft.	0.00	0.65	~~0.85~~	
Junk or Salvage Yard	1,000 sq. ft.	0.00	0.65	~~0.85~~	
RECYCLING					
Construction or Demolition Debris	1,000 sq. ft.	0.00	1.00	~~1.00~~	
Consumer Material Drop-off Station	1,000 sq. ft.	0.00	1.00~~*~~	~~1.00*~~	~~*~~minimum 2 spaces
Consumer Material Processing	1,000 sq. ft.	0.00	1.00	~~1.00~~	
AGRICULTURAL					
Animal Husbandry		0.00	0.00	~~0.00~~	
Community Garden		0.00	0.00	~~0.00~~	
Farm, Market- or Community-supported		0.00	0.00	~~0.00~~	
Horticulture Nursery	1,000 sq. ft.	0.00	0.20	~~0.20~~	
OTHER					
Drive-in or Drive-through Facility	See the vehicle stacking space requirements of Section 55.100				

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Good, Felicity

From: Rushi Patel <rushi@stoneviewproperties.com>
Sent: Tuesday, August 27, 2024 10:44 AM
To: Tulsa Planning Office
Subject: ZCA-25 Comments

Dear Members of the Tulsa City Council and Planning Office,

I am writing to express my full support for the "ZCA Housing Feasibility Amendments" (ZCA-25) currently under consideration. These amendments are critical to addressing the urgent need for affordable and workforce housing in our city.

Our group is presently evaluating a project that involves converting a hotel into 150 affordable housing units. However, we have encountered significant challenges due to the current zoning code restrictions on parking requirements and minimum lot area per unit. These restrictions are hindering our ability to proceed with the project, which would provide much-needed affordable housing to the Tulsa community.

We have successfully completed similar hotel-to-housing conversions in other jurisdictions where zoning laws have been relaxed to enable faster conversion. These experiences have demonstrated that such projects can be executed efficiently and effectively when zoning regulations are aligned with the need for increased housing availability. The proposed amendments in Tulsa would provide the necessary relief from these restrictive factors, enabling us to move forward with this project in the same successful manner.

Our group is committed to making additional investments in Tulsa, with a focus on bringing more affordable and workforce housing to the market. The passage of this amendment would be instrumental in allowing us to inject significant capital into Tulsa's housing market, ultimately increasing housing availability and contributing to the overall economic growth of the city.

I urge you to support the "ZCA Housing Feasibility Amendments" and help us, along with other developers, in our efforts to provide much-needed housing solutions for the people of Tulsa.

Thank you for your time and consideration.

Sincerely,

Rushi Patel

Managing Principal

713-265-8614
rushi@stoneviewproperties.com
http://stoneviewproperties.com/

STONEVIEW
PROPERTIES

TULSA PROPERTY GROUP

Tulsa Metropolitan Area Planning Commission
175 E 2nd Street, Suite 480
Tulsa, OK 74103

August 28th, 2024

Re: Letter in Support of ZCA-25

Dear Esteemed Commissioners:

I am writing to express Tulsa Property Group's support for ZCA-25 (Housing Feasibility Amendments). As we are all aware, Tulsa - like most metropolitan areas in the United States - is experiencing a structural shortage of housing. There are many factors that have led to this condition, but it can be argued that chief amongst these are outdated zoning codes that were largely written in the post-WWII suburban housing explosion when plenty of land was available for new housing tracts. These codes are outdated and do not reflect current reality. Greenfield development opportunities are few and far between within Tulsa City limits, so infill development must be made easier if we wish to increase housing production and make housing more attainable.

ZCA-25 seeks to increase housing development through well-considered, context-sensitive, incremental modifications to the current zoning code. We are in support of ZCA-25.

Yours Very Truly,

Nathan Garrett
Managing Principal

1209 S. FRANKFORT AVE, SUITE 302 • TULSA, OK 74120
918-900-6246 info@tulsapropertygroup.com tulsapropertygroup.com

August 28, 2024

City of Tulsa Planning
Commission

Re: Letter of Support for ZCA-25

Tulsa Planning Commissioners,

The Housing Authority of the City of Tulsa wants to express full support for ZCA-25. The Tulsa Housing Authority feels very strongly that the recommended amendments, aimed at removing barriers to housing development, are vitally important if the goals listed in the housing study are to be met.

As the largest developer of affordable housing in the City of Tulsa, the Tulsa Housing Authority would benefit from these changes, and would have the ability to accelerate development initiatives. We ask that you give strong consideration to ZCA-25, and support Tulsa's push to tackle the affordable housing short fall.

Aaron Darden
President/CEO

To: Tulsa Planning Office

From: Method Group

Date: August 28, 2024

Subject: ZCA-25 Letter of Support

To whom it may concern,

I would like to express my support for the proposed zoning amendments within ZCA-25. My firm, which specializes in architecture and interior design, has a great knowledge of the zoning code and development patterns of housing. Many of our clients develop housing in Tulsa. These amendments will absolutely make it more feasible to develop more housing in Tulsa, as it addresses many of the current challenges we see, including parking minimums, ADU heights and set backs, cottage courts, and allowing housing by right in more zoning districts.

I am thrilled to see our leadership embrace zoning modernization that will allow for Tulsa to develop more housing, which ultimately allows for people to be a part of the great things we have happening. It really is an exciting time to be a Tulsan!

Josh Kunkel, AIA, LEED Green Assoc.

Founder + Managing Principal

josh@method.group

From: Tulsa Planning Office
To: Sawyer, Kim
Subject: FW: ZCA-25 Comments
Date: Wednesday, August 28, 2024 3:12:13 PM

From: D Alexander <dalexco@gmail.com>
Sent: Wednesday, August 28, 2024 2:34 PM
To: Tulsa Planning Office <Planning@cityoftulsa.org>
Subject: ZCA-25 Comments

Subject: Support for Proposed Zoning Changes in Tulsa to Increase Housing Availability

Dear Members of the Tulsa Metropolitan Area Planning Commission,

I am writing this letter to express my support for the proposed zoning changes as outlined in Zoning Code Amendment (ZCA) 25.

It is my understanding that these amendments are designed to address the current housing inadequacies in Tulsa by increasing the availability of diverse housing options. The proposed changes, such as removing the minimum lot area per dwelling unit for duplexes and multiple-family dwellings, and modifying the accessory dwelling unit regulations, seem to be in the best interest of the city's growth and development.

The allowance for accessory dwelling units in residential districts, under the proposed changes, will significantly contribute to the diversification of Tulsa’s housing stock, making it affordable and accessible to a wider demographic. This is especially important in the current economic climate, where affordable housing is a pressing issue for many residents.

Moreover, the proposed changes to off-street parking requirements will alleviate the strain on infrastructure and promote more sustainable urban development. It is a step forward in creating a more environmentally friendly city.

I believe that these proposed changes are a progressive approach to urban planning and will significantly contribute to the development and prosperity of Tulsa.

Thank you,
Dorinda Alexander