

## Item

Consider various amendments (ZCA-36) to the City of Tulsa Zoning Code relating to **roof signs and farmers' markets** in the following sections:

- Chapter 5 Residential Districts: Section 5.020, Use Regulations, Table 5-2: R District Use Regulations
- Chapter 10 Mixed-use Districts: Section 10.020, Use Regulations, Table 10-2: MX District Use Regulations
- Chapter 15 Office, Commercial and Industrial Districts: Section 15.020, Use Regulations, Table 15-2: O, C and I District Use Regulations
- Chapter 25 Special Districts: 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 Section 25.040 CO, Corridor District, Section 25.040-B, Use Regulations, Table 25-4: CO District Use Regulations; and Section 25.050, SR, Scientific Research District, Section 25.050-B, Use Regulations, Table 25-5: SR District Use Regulations; and Section 25.060, IMX, Institutional Mixed-Use, Section 25.060-B, Use Regulations, Table 25-7: IMX District Use Regulations
- Chapter 35 Building Types and Use Categories: Section 35.050, Commercial Use Category, add new Section 35.050-R, Farmers' Market
- Chapter 40 Supplemental Use and Building Regulations: Add new Section 40.430, Farmers' Markets
- Chapter 45 Accessory Uses and Structures: Add new Section 45.210, Farmers' Markets
- Chapter 55 Parking: Section 55.020, Minimum Parking Ratios, Table 55-1: Minimum Motor Vehicle Parking Ratios
- Chapter 60 Signs: Section 60.080, Signs in Mixed-use, Commercial and Industrial Zoning Districts, Section 60.080-B, Signs Allowed, Subsection 5, Roof Signs; and Section 60.080-C, Sign Budget
- Chapter 95 Definitions: Section 95.070, Terms Beginning with "D", delete definition of Downtown Entertainment District

## Background- Roof Signs

In the City of Tulsa Zoning Code, roof signs are currently only allowed in two areas: Route 66 Overlay and the "Downtown Entertainment District."

The downtown entertainment district is defined as the area of land zoned CBD within the following boundaries: The southern Burlington Northern Railroad right-of-way boundary line on the north; the eastern South Detroit Avenue right-of-way boundary line on the west; the western South Greenwood Avenue right-of-way boundary line on the east; and on the south, a line 150 feet south of and parallel to the southern East Second Street right-of-way boundary line from a point beginning at the eastern South Detroit Avenue right-of-way boundary line and ending at the western South Greenwood Avenue right-of-way boundary line.

In recent years, roof signs have been sought for projects in other areas of downtown and variances have been approved by the City of Tulsa Board of Adjustment. Examples of those projects include: The Root Coworking Space near East 2nd Street and South Greenwood Avenue; the Santa Fe Square development near East 2nd Street and South Elgin Avenue; the

Western Supply apartment building located between North Cheyenne Avenue and North Boulder Avenue south of West Easton Street; and New Story Brewing located on East 4th Street just west of South Kenosha Avenue.

In addition to the newly approved roof signs, there are existing roof signs in other parts of downtown that existed prior to the prohibition on roof signs. Those signs include The Mayo Hotel and The Cox Business Center. Roof signs have become a more desirable feature in the central business district and are routinely approved through the Board of Adjustment. The proposed amendment to the Tulsa Zoning Code would permit roof signs in the CBD district and eliminate the restriction that limits them to the area currently described as the “Downtown Entertainment District.” The Council voted unanimously to initiate the proposed amendments on March 7<sup>th</sup>, 2025. The proposed amendments, Attachment I of this report, would add roof signs as an allowance within the sign budget for properties within the CBD.

## Background- Farmers’ Markets

In 2024 the Tulsa City-County Health Department requested the City of Tulsa define farmers’ markets as a use inside the City of Tulsa Zoning Code. The request was done to remove ambiguity in the zoning code and provide clear guidance to community members wishing to operate farmers’ markets in Tulsa. Farmers’ markets look different in different communities, but they generally share a focus on providing communities a place to purchase fresh, local farm foods and farm food products.

Farmers’ markets can be year-round or seasonal, indoors or out, daily or only once a month, but are generally characterized by temporary structures, tents and equipment that is set up and broken down every day the market is open. Because of this characteristic, the current zoning code defines them as temporary uses requiring permits yearly and limits them to 180 days in a calendar year. Alternatively, farmers’ markets may seek City Council approval as a Special Event which requires approval for each individual instance the market is open. To the extent that this zoning code amendment is initiated it will not make changes to ordinances related to street closures for these operations.

The Tulsa Comprehensive Plan has a recommendation to “permit and facilitate the development of alternative options for healthy foods including urban agriculture, community gardening, food forests, and farmers markets”(LU.ER.4, Page 94 of planitulsa). The adoption of a zoning code amendment to add provisions for farmers’ markets would be a step in implementing this recommendation in the Comprehensive Plan. The Council voted unanimously to initiate the proposed amendments on March 7<sup>th</sup>, 2025. The proposed amendments, included as Attachment II, would define farmers' markets and provide appropriate allowances within certain districts to operate.

## Staff Recommendation

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

## Attachment

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

# Attachment I – Roof Signs

## Chapter 60 | Signs

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### Section 60.080 Signs in Mixed-use, Commercial and Industrial Zoning Districts

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#### 60.080-B Signs Allowed

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##### 5. Roof Signs

a. Roof signs are ~~prohibited in all mixed-use, commercial and industrial zoning districts, except that one roof sign is allowed per business address within the Downtown Entertainment District~~ allowed only in the Central Business District (CBD) and the Route 66 Overlay, ~~provided that~~ subject to the following provisions:

- (1) ~~The~~ Roof signs ~~does~~ may not include any dynamic display; and
- (2) ~~They do~~ Roof signs may not extend more than 25 feet above the point where the sign is attached to the roof, measured in a vertical line from the horizontal plane of the lowest point where the sign is attached to the roof to the horizontal plane of the highest location on the sign's structure.

b. Roof signs are counted against a lot's allowed sign budget, pursuant to ~~60.080-C, and no individual roof sign may exceed 500 square feet in area.~~

~~c. Only major street frontage along that portion of the subject lot that is occupied by the business displaying the sign may be counted in determining the maximum sign area of a roof sign allowed under this section.~~

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#### 60.080-C Sign Budget

##### 1. Applicability

The sign budget provisions of this subsection govern the maximum aggregate number and combined area of all projecting, roof, freestanding, and off-premise outdoor advertising signs allowed on a lot in mixed-use, commercial and industrial zoning districts, except as otherwise expressly stated.

##### 2. Maximum Number

###### a. Lots with Frontage on Only Minor Streets

Lots with frontage on only minor streets are allowed a maximum of one roof, freestanding, or projecting sign per lot.

**b. Lots with Frontage on Major Streets**

The maximum aggregate number of ~~roof~~, projecting, freestanding, and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in [Table 60-2](#).

*Table 60-2: Maximum Aggregate Number of Signs*

Zoning District	Maximum Aggregate Number of Signs Allowed
CG, CH, and CBD	1 per 100 feet of major street frontage or fraction thereof
CO, CS, MX and IL	1 per 150 feet of major street frontage or fraction thereof
IM and IH	1 per 200 feet of major street frontage or fraction thereof

**3. Maximum Area**

**a. Lots with Frontage on Only Minor Streets**

Signs allowed on lots with frontage on only minor streets may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

**b. Lots with Frontage on Major Streets**

(1) The maximum aggregate sign area of all ~~on-premise roof~~, projecting, ~~and~~ freestanding signs, and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in [Table 60-3](#):

*Table 60-3: Maximum Aggregate Sign Area*

~~On-premise Roof~~, Projecting, ~~and~~ Freestanding Signs, ~~&and~~ Off-premise Outdoor Advertising Signs

(sq. ft. per linear foot of major street frontage)

Zoning District	Not Within Freeway Sign Corridor[1]		Within Freeway Sign Corridor	
	If More than 1 Such Sign	If Only 1 Such Sign	If More than 1 Such Sign	If Only 1 Such Sign
MX, CO and CS	1	2	1	2
CG, CH, CBD, IL, IM and IH	1	2	2	3

[1] Off-premise outdoor advertising signs are prohibited outside of freeway sign corridors and prohibited in MX districts.

(2) In addition to the maximum aggregate sign area limits, individual ~~on~~ ~~premise roof~~, projecting, and freestanding signs may not exceed 500 square feet in area. Individual off-premise outdoor advertising signs may not exceed 672 square feet in area.

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## Chapter 95 | Definitions

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### Section 95.070 Terms Beginning with "D"

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### **Downtown Entertainment District**

That area of land zoned CBD within the following boundaries: The southern Burlington Northern Railroad right-of-way boundary line on the north; the eastern South Detroit Avenue right-of-way boundary line on the west; the western South Greenwood Avenue right-of-way boundary line on the east; and on the south, a line 150 feet south of and parallel to the southern East Second Street right-of-way boundary line from a point beginning at the eastern South Detroit Avenue right-of-way boundary line and ending at the western South Greenwood Avenue right-of-way boundary line.

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# Attachment II – Farmers’ Markets

## Chapter 5 | Residential Districts

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### Section 5.020 Use Regulations

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Table 5-1: R District Use Regulations

USE CATEGORY	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
Subcategory Specific use		1	2	3	4	5			0	1	2	3		
***														
COMMERCIAL														
***														
<a href="#">Farmers’ Market</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">Section 40.430</a>

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## Chapter 10 | Mixed-use Districts

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### Section 10.020 Use Regulations

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Table 10-1: MX District Use Regulations

USE CATEGORY	MX1	MX2	MX3	Supplemental Regulations
Subcategory Specific use				
***				
COMMERCIAL				
***				
<a href="#">Farmers’ Market</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">Section 40.430</a>

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## Chapter 15 | Office, Commercial and Industrial Districts

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### Section 15.020 Use Regulations

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Table 15-1: O, C and I District Use Regulations

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory Specific use												
***												

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
<b>COMMERCIAL</b>												
***												
<a href="#">Farmers' Market</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">Section 40.430</a>

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## Chapter 25 | Special Districts

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### Section 25.020 AG, Agricultural District and AG-R, Agricultural-Residential District

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#### 25.020-B Use Regulations

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Table 25-1: AG District Use Regulations

USE CATEGORY	AG	AG-R	Supplemental Regulations
Subcategory ( <a href="#">Section 35.020</a> )			
Specific use			
<b>COMMERCIAL</b>			
***			
<a href="#">Farmers' Market</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">Section 40.430</a>

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### Section 25.040 CO, Corridor District

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#### 25.040-B Use Regulations

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Table 25-2: CO District Use Regulations

USE CATEGORY	CO	Supplemental Regulations
Subcategory ( <a href="#">Section 35.020</a> )		
Specific use		
<b>COMMERCIAL</b>		
***		
<a href="#">Farmers' Market</a>	<a href="#">P*</a>	<a href="#">Section 40.430</a>

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### Section 25.050 SR, Scientific Research District

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25.050-B Use Regulations

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Table 25-3: SR District Use Regulations

USE CATEGORY		Supplemental Regulations
Subcategory ( <a href="#">Section 35.020</a> )	SR	
Specific use		
***		
COMMERCIAL		
***		
<a href="#">Farmers' Market</a>	<a href="#">P</a>	<a href="#">Section 40.135</a>

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Section 25.060 IMX, Institutional Mixed-Use

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25.060-B Use Regulations

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Table 25-4: IMX District Use Regulations

USE CATEGORY		Supplemental Regulations
Subcategory ( <a href="#">Section 35.020</a> )	IMX	
Specific use		
***		
COMMERCIAL		
***		
<a href="#">Farmers' Market</a>	<a href="#">P</a>	<a href="#">Section 40.135</a>

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## Chapter 35 | Building Types and Use Categories

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Section 35.050 Commercial Use Category

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[35.050-R Farmers' Market](#)

A designated area in which farmers, growers or producers gather on a regularly scheduled basis to sell at retail non-hazardous farm food products to the public. Farm food products are grown or raised on a farm, including but not limited to, vegetables, mushrooms, herbs, nuts, shell eggs, honey or other bee products, flowers, nursery stock, livestock food products and fish. A portion of the raw food ingredients used by the individual vendor to produce a product must have been grown or raised by the vendor. Farmers' markets must have written operational guidelines and a minimum of six (6) vendors along with a designated market manager or advisory board who will be responsible for distribution of a copy of the guidelines to the vendors. Farmers' markets must be registered with the Oklahoma Department of Agriculture, Food and Forestry. This definition does not include individual farmers who grow and sell unprocessed fruit and/or vegetables from the

farm, roadside or truck. Farmers' markets may be located inside a building or outdoors using permanent shelters or tents that can be placed and removed on the subject site when the market is not operating.

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## Chapter 40 | Supplemental Use and Building Regulations

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### Section 40.430 Farmers' Markets

The supplemental use regulations of this section apply to all farmers' markets.

40.430-A All temporary tents, seating, equipment, materials and merchandise must be stored in a permanent building or off site when the farmers' market is not operation.

40.430-B All tents placed on a temporary basis for the farmers' market must follow all tent regulations within City of Tulsa ordinances and must be placed in a manner that complies with the building setback lines of the subject zoning district.

40.430-C All farmers' markets and their vendors must comply with federal state and local laws and regulations relating to the operation and use of the market premises, including but not limited to any requirements to obtain health permits and licenses.

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## Chapter 45 | Accessory Uses and Structures

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### Section 45.210 Farmers' Markets

40.210-A Accessory use farmer's markets are subject to compliance with all supplemental regulations for farmers' markets in Section 40.135.

40.210-B Farmers' markets may operate as an accessory use in all districts where they are allowed by right.

40.210-C In districts where farmers' markets are not allowed by right, farmers' markets may operate as an accessory use to the following principal uses for up to two days per calendar week, regardless of the zoning district:

1. Religious Assembly,
2. College or University,
3. Governmental Service or Similar Functions,
4. Library or Cultural Exhibit,
5. School,
6. Fraternal Organization,

[7. Parks and Recreation, and](#)

[9. Apartment/Condo.](#)

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## Chapter 55 | Parking

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### Section 55.020

### Minimum Parking Ratios

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*Table 55-1: Minimum Motor Vehicle Parking Ratios*

USE CATEGORY	Measurement (spaces per)	CBD	All Other Districts and PI Overlay [1] See <a href="#">Section 20.040</a> for information on PI Overlay	Additional requirements / notes for All Other Districts
Subcategory Specific use				
***				
COMMERCIAL				
***				
<a href="#">Farmers' Market</a>	<a href="#">1,000 sq. ft. (Permanent outdoor shelters and indoor market space)</a>	<a href="#">0.00</a>	<a href="#">0.85</a>	