

Item

Consider proposed cleanup Zoning Code amendments (ZCA-37).

Background

During the development of the City of Tulsa Zoning Code, staff anticipated that clean-up items would be identified as implementation began in 2016. In early 2016, a zoning code implementation team was established and began meeting regularly to discuss situations where inconsistencies existed, clarification was needed, intent was not fully accomplished, and unintended consequences occurred. Since the effective date of the zoning code, staff has brought several rounds of general cleanup amendments through the approval process. The zoning code implementation team meets biweekly and consists of members of the Tulsa Planning Office, Development Services Department, Code Enforcement, and City Legal.

The cleanup amendments are a result of the continuing work of the zoning code implementation team. Primarily these items were identified through interactions with the public, both through the zoning and building permit processes. There are no substantive changes in this cleanup effort. Staff presented the proposed amendments to the TMAPC on July 2, 2025. The proposed amendments are in the following sections:

- **Chapter 5, Residential Districts:** Section 5.020, Use Regulations, Table 5-2: R District Use Regulations, and Section 5.030, Lot and Building Regulations, Table 5-3: R District Lot and Building Regulations and Table Note [3]
- **Chapter 10, Mixed-use Districts:** Section 10.010, General, and Section 10.030, Character Designations, Table 10-4: Lot and Building Regulations for -P Character Zones, Table 10-5: Lot and Building Regulations for -U Character Zones, and Table 10-6: Lot and Building Regulations for -V Character Zones
- **Chapter 15, Office, Commercial and Industrial Districts:** Section 15.030, Lot and Building Regulations, Table 15-3: O, C and I District Lot and Building Regulations and Table Notes
- **Chapter 20, Overlay Districts:** Section 20.080, NIO, Neighborhood Infill Overlay, Section 20.090, NCO, Neighborhood Character Overlay, and Section 20.100, NIO-2, Neighborhood Infill Overlay - 2
- **Chapter 25, Special Districts:** Section 25.020, AG, Agricultural District and AG-R, Agricultural-Residential District, Table 25-1: AG District Use Regulations
- **Chapter 35, Building Types and Use Categories:** Section 35.030, Residential Use Category, and Section 35.050, Commercial Use Category
- **Chapter 45, Accessory Uses and Structures:** Section 45.030, Accessory Buildings and Carports in R Districts, Section 45.031, ADU, Accessory Dwelling Units, Section 45.080, Fences and Walls, and Section 45.150, Parking and Storage of Recreational Vehicles
- **Chapter 55, Parking:** Section 55.090, Parking Area Design, and Section 55.100, Stacking Spaces for Drive-through Facilities
- **Chapter 60, Signs:** Section 60.030, Sign Exceptions
- **Chapter 65, Landscaping and Screening:** Section 65.060, Vehicular Use Area Buffers, and Section 65.070, Screening

- **Chapter 70, Review and Approval Procedures:** Section 70.030, Zoning Map Amendments (Rezoning), and Section 70.040, Development Plans
- **Chapter 75, Administration:** Section 75.010, Board of Adjustment, and Section 75.020, Preservation Commission
- **Chapter 85, Violations, Penalties and Enforcement:** Section 85.040, Remedies and Enforcement Powers
- **Chapter 90, Measurements:** Section 90.090, Setbacks, and Table 90-1: Permitted Setback Obstructions in R Zoning Districts
- **Chapter 95, Definitions:** Section 95.280, Terms Beginning with "Y", definitions for Yard, Front Yard, Rear Yard, Side Yard, and Street Yard and Figures 95-16, 95-17, and 95-18

Staff Recommendation

Staff recommends 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 with summary of each change

ZCA-37 Zoning Code Amendments

Housing Feasibility Amendments Cleanup

Several zoning code amendments related to housing (ZCA-25) went into effect in December 2024. As part of those amendments, cottage house developments were added to the allowed building types in the RS-5 district, but the residential use table was not updated to reflect the change. In addition, footnotes in use tables that referenced accessory dwelling units (ADUs) were removed throughout the zoning code because ADU use allowances are regulated in Chapter 45. This unintentionally removed references to ADUs being allowed by right in the Neighborhood Infill Overlay and the Neighborhood Infill Overlay - 2. These changes correct those two oversights.

Section 5.020 Use Regulations

Table 5-2: 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		
RESIDENTIAL														
Household Living (if in allowed building type identified in Table 5-2.5)														
Single household	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Two households on single lot	-	-	-	S	S	S	P	P	P	P	P	P	-	
Three or more households on single lot	-	-	-	-	-	SP	S	P	P	P	P	P	-	

Section 20.080 NIO, Neighborhood Infill Overlay

20.080-F Accessory Dwelling Units

Accessory dwelling units (ADUs), as defined in Section 45.031, are permitted by right.

Section 20.100 NIO-2, Neighborhood Infill Overlay - 2

20.100-G Accessory Dwelling Units

Accessory dwelling units (ADUs), as defined in Section 45.031, are permitted by right.

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Arterial Setbacks for Residential Corner Lots

In residential districts, required setbacks are established from arterial and non-arterial streets. Detached houses and duplexes on corner lots have a reduced side street setback of 15 feet along non-arterial streets. The board of adjustment regularly considers and approves variance requests to reduce side street setbacks on arterial streets. Since 2016, 10 variances and 3 administrative adjustments have been approved to allow corner lots to have side arterial street setbacks of 15 feet or greater. This change would allow for a reduced side setback of 15 feet regardless of the street classification.

Section 5.030 Lot and Building Regulations

Table 5-3: 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

Min. Building Setbacks (ft.)													
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

5.030-B Table Notes

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

- [1] See Section 40.240 for detailed regulations governing mobile home parks.
- [2] Minimum street frontage requirements apply to townhouse developments, not to individual townhouse units. Cottage house developments require minimum street frontage of 75 feet. Minimum street frontage requirements do not apply to nonresidential uses.
- [3] For detached houses and duplexes on corner lots, the minimum side street setback ~~along a non-arterial street~~ may be reduced to 15 feet, provided that the minimum setback for street-facing garage doors is 20 feet or 20 feet from the back of the sidewalk, whichever is greater. The street setback specified in Table 5-3 applies along the other street.

Section 20.090 NCO, Neighborhood Character Overlay

20.090-B Lot and Building Regulations

4. Garage Setbacks

Street-facing garage doors must be set back at least 36 feet and may not be located closer to the street than the front façade of the principal residential

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building. On corner lots, the side street setback ~~along a non-arterial street~~ may be reduced to 20 feet.

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Mixed-Use Districts

This set of changes relate to mixed-use districts. The first would remove references to comprehensive plan designations in the mixed-use district purpose statements. When planitulsa, the city comprehensive plan, was updated in 2023, land use designation names were updated, and some designations were combined or removed. The purpose statements for mixed-use zoning districts were not updated and now refer to land use designations that no longer exist. The second proposed change would reduce the minimum ground floor ceiling height from 14 feet to 12 feet. The Tulsa Planning Office has received feedback on several projects that a minimum ground floor ceiling height of 14 feet complicates the design of buildings in mixed-use districts and, in some cases, has discouraged applicants from rezoning to a mixed-use zoning district. A primary issue is building code requirements for stairs. The International Building Code (IBC 2018 Section 1011.8) limits the vertical rise of each flight of stairs to 12 feet. A 14-foot ceiling height would require a second flight of stairs with a landing, increasing costs and taking up additional space.

Section 10.010 General

10.010-B Purposes

- 1. **MX1, Neighborhood Mixed-use**
The MX1, Neighborhood Mixed-use district is intended to accommodate small-scale retail, service and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types. ~~MX1 zoning is generally intended for application in areas designated by the comprehensive plan as neighborhood centers, main streets and mixed-use corridors.~~
- 2. **MX2, Community Mixed-use**
The MX2, Community Mixed-use district is intended to accommodate retail, service, entertainment, and employment uses that serve many surrounding neighborhoods. The district also allows a variety of residential uses and building types. ~~MX2 zoning is generally intended for application in areas designated by the comprehensive plan as town centers, main streets and mixed-use corridors.~~
- 3. **MX3, Regional Mixed-use**
The MX3, Regional Mixed-use district is intended to accommodate large-scale employment, retail, civic and institutional and entertainment uses that draw visitors and workers from around the region. ~~MX3 zoning is generally intended for application in areas designated by the comprehensive plan as regional centers.~~

Section 10.030 Character Designations

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10.030-B Pedestrian Character Designation

3. Lot and Building Regulations

The lot and building regulations of [Table 10-4](#) apply to all new construction and building additions in –P character zones, except that civic/institutional buildings and open space sites are subject to –F character zone regulations (see [§Section 10.030-E](#)). General exceptions to lot and building regulations and rules for measuring compliance can be found in [Chapter 90](#). See [Figure 10-3](#) for illustration of selected regulations. Existing buildings are exempt from compliance with build-to-zone (BTZ), ground floor ceiling height and transparency regulations.

Table 10-4: Lot and Building Regulations for –P Character Zones

Minimum Lot Area (sq. ft.)	3,500	Min. Ground Floor Ceiling Height (feet)	14 12
Minimum Lot Width (feet)	25	Minimum Transparency (%)	
Minimum Street Frontage (feet)	20	Ground floor	50
Minimum Open Space per Unit (sq. ft.)	100	Upper floors	20
Minimum Building Setbacks (feet)		Min. Parking Setbacks (ft)(see also §Section 55.080-C)[1]	
Street	0	Primary street	30
Abutting R district	10	Secondary street or R zoning district	10
Abutting nonresidential district	0	Nonresidential zoning district	0
Abutting alley	5	Street-facing Entrance Required	Yes
Build-to-Zone (BTZ) (minimum/maximum in feet)	0/20		
See Section 90.110 for BTZ measurement			
Primary street BTZ (%)	80		
Secondary street BTZ (%)	30		

10.030-C Urban Character Designation

3. Lot and Building Regulations

The lot and building regulations of [Table 10-5](#) apply to all new construction and building additions in –U character zones, except that civic/institutional buildings and open space sites are subject to –F character zone regulations (see [§Section 10.030-E](#)). General exceptions to lot and building regulations and rules for measuring compliance can be found in [Chapter 90](#). Existing buildings are exempt from compliance with build-to-zone (BTZ), ground floor ceiling height and transparency regulations.

Table 10-5: Lot and Building Regulations for –U Character Zones

Minimum Lot Area (sq. ft.)		Min. Parking Setbacks (feet)(see also Section 55.080-C)[1]	
Townhouse	1,600	Primary street	30
Apartment/Condo	7,500	Secondary street or R zoning district	10
All other	3,500	Nonresidential district	0
Minimum Lot Width (feet)		Min. Ground Floor Ceiling Height (feet)	

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Townhouse	20	Vertical mixed-use, mixed-use, and commercial buildings	44 12
Apartment/Condo	50	Other buildings	-
All other	25	Minimum Transparency (%)	
Minimum Street Frontage (feet)	20	Vertical mixed-use buildings	
Minimum Open Space per Unit (sq. ft.)		Ground floor	40
Townhouse	200	Upper floors	20
Apartment/Condo/Mixed-use	100	Commercial buildings and mixed-use buildings	
Minimum Building Setbacks (feet)		Ground floor	35
Street	0	Upper floors	20
Abutting R district	10	Other buildings	20
Abutting nonresidential district	0	Street-facing Entrance Required	Yes
Abutting alley	5		
Build-to-Zone (BTZ) (minimum/maximum in feet) See Section 90.110 for BTZ measurement	0/20		
Primary street BTZ (%)	60		
Secondary street BTZ (%)	30		

10.030-D Variable Character Designation

3. Lot and Building Regulations

The lot and building regulations of [Table 10-6](#) apply to all new construction and building additions in -V character zones, except that civic/institutional buildings and open space sites are subject to -F character zone regulations (see [§Section 10.030-E](#)). General exceptions to lot and building regulations and rules for measuring compliance can be found in [Chapter 90](#). See [Figure 10-6](#) for illustration of selected regulations. Existing buildings are exempt from compliance with build-to-zone (BTZ), ground floor ceiling height and transparency regulations.

Table 10-6: Lot and Building Regulations for -V Character Zones

Minimum Lot Area (sq. ft.)		Build-to-Zone (BTZ) (minimum/maximum in feet) See Section 90.110 for BTZ measurement	0/110
Townhouse	1,600	Primary street BTZ (%)	50
Apartment/Condo	7,500	Secondary street BTZ (%)	25
All other	3,500	Min. Parking Setbacks (feet) (see also §Section 55.080-C .[1])	
Minimum Lot Width (feet)		Street or R zoning district	10
Townhouse	20	Nonresidential zoning district	0
Apartment/Condo	50	Min. Ground Floor Ceiling Height (feet)	
All other	25	Vertical mixed-use, mixed-use and commercial buildings	44 12
Minimum Street Frontage (feet)	20	Other buildings	-
Minimum Open Space per Unit (sq. ft.)		Minimum Transparency (%)	
Townhouse	200	Vertical mixed-use buildings	
Apartment/Condo/Mixed-use	100	Ground floor	40
Minimum Building Setbacks (feet)		Upper floors	20
Street	0	Commercial buildings and mixed-use buildings	

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Abutting R district	10	Ground floor	35
Abutting nonresidential district	0	Upper floors	20
Abutting alley	5	Other buildings	20
		Street-facing Entrance Required	Yes

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Street Frontage Requirements for Townhouses

Most office and commercial districts require lots to have at least 50 feet of street frontage. Townhouses, which are allowed in all commercial and office districts, are typically between 15 and 25 feet wide. Applying the minimum street frontage requirement to individual townhouse units makes it infeasible to build 3+ unit townhouses. This change would allow the minimum street frontage to apply to the townhouse development rather than individual townhouse units. The same standard already applies in residential districts where townhouses are allowed.

Section 15.030 Lot and Building Regulations

15.030-A Table of Regulations

The lot and building regulations of [Table 15-3](#) apply to all principal uses and structures in office, commercial and industrial districts, except as otherwise expressly stated in this zoning code. General exceptions to lot and building regulations and rules for measuring compliance can be found in [Chapter 90](#). Additional regulations governing accessory uses and structures can be found in [Chapter 45](#).

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

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Minimum Lot Area (sq. ft.)	-	-	-	10,000	-	-	-	-	-	-	-
Minimum Street Frontage (feet) [4]	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.)	-	-	-	-	-	-	-	-	-	-	-
Min. Open Space per Unit (sq. ft.)	-	-	-	-	-	-	-	-	-	-	-
Building Setbacks (feet)											
Street [1]	10	10	10	10	10	10	-	-	10	10	10
From AG, AG-R, or R district	10	10 [2]	10 [2]	10	10 [2]	10 [2]	-	-	75 [3]	75 [3]	75 [3]
From O district	-	-	-	-	-	-	-	-	75 [3]	75 [3]	75 [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 15-3](#):

- [\[1\]](#) Garage doors must be set back at least 20 feet or 20 feet from the back of the sidewalk, whichever is greater.
- [\[2\]](#) When abutting RE-, RS- or RD-zoned lot, 2 feet of additional building setback required for each foot of building height above 15 feet.
- [\[3\]](#) Minimum building setback abutting freeway right-of-way or railroad right-of-way that is zoned AG, AG-R, R, or O is 10 feet.

[\[4\]](#) Minimum street frontage requirements apply to townhouse developments, not to individual townhouse units.

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Daycare Use Category in AG Districts

Daycares are considered Public, Civic and Institutional uses. In the AG and AG-R district use table (Table 25-1), daycares are listed under the Commercial use category. This change moves daycare uses to the Public, Civic and Institutional use category in Table 25-1.

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

25.020-B Use Regulations

Table 25-1: AG District Use Regulations

USE CATEGORY	AG	AG-R	Supplemental Regulations
Subcategory (Section 35.020)			
Specific use			
RESIDENTIAL			
Household Living (if in allowed Building type indicated in Table 25-1.5)			
Single household	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
Day Care			
Family Child Care Home established on or before Nov. 15, 2023 [3]	<u>P</u>	<u>P</u>	Section 40.120
Family Child Care Home established after Nov. 15, 2023	<u>S</u>	<u>S</u>	Section 40.120
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

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USE CATEGORY	AG	AG-R	Supplemental Regulations
Subcategory (Section 35.020) Specific use			
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	P	Section 40.120
Family Child Care Home established after Nov. 15, 2023	S	S	Section 40.120
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 [1]	P	-	
Community Garden	P	P	Section 40.090
Farm, Market- or Community-supported [2]	P	S	Section 40.090
Horticulture Nursery	P	-	Section 40.225
OTHER			
Oil or Gas Well	S	S	Section 40.270

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Use Definitions

These changes update the descriptions of two uses to provide clarity. First, the definition of a Transitional Living Center is unnecessarily specific about the populations served at the centers and prescribes a 120-day time frame, which no other group living use includes. Proposed is a simplified definition. Second, the definition for the Vehicle Sales and Service use category is confusing, and it is unclear whether car washes are included.

Section 35.030 Residential Use Category

35.030-B Group Living

9. Transitional Living Center

A community-based residential facility that provides room and board, a supervised living environment, counseling and rehabilitation services ~~for persons with a history of juvenile delinquency, behavioral disorders, alcoholism or drug abuse for a continuous period of no more than 120 consecutive days.~~

Section 35.050 Commercial Use Category

35.050-Q Vehicle Sales and Service

4. Personal Vehicle Repair and Maintenance

Uses that repair, install or maintain the mechanical components of automobiles, small trucks or vans, motorcycles, motor homes, or recreational vehicles including recreational boats. ~~Uses that wash, clean, or otherwise protect the exterior or interior surfaces of these vehicles~~ are also included.

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Accessory Building Regulations

The first change adds references to the RD & RT districts to Section 45.030-A, which regulates accessory building size in residential districts. The second change adds clarification to the requirement that accessory dwelling unit (ADU) entrances may not face side or rear property lines. The intent is to allow ADUs to have entrances facing a street, so the additional language accounts for corner lots and lots with double street frontage along both front and rear lot lines.

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 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, RD, RT, and RM Districts

In RS-2, RS-3, RS-4, RS-5, RD, RT, and RM districts, the total aggregate floor area of all detached 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 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 ADU, Accessory Dwelling Units

45.031-D Regulations

8. Additional Regulations for Accessory Dwelling Units

a. Entrances

Building entrances to accessory dwelling units may not face the nearest side or rear property line unless there is an alley [or street](#) abutting that property line.

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Fence and Wall Measurements

This change adds references to the fence height measurement of 90.170-A and to the sight-distance triangle requirements of Title 24. The purpose is to more clearly point to other common fence and wall requirements found outside of this section.

Section 45.080 Fences and Walls

- 45.080-A** Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R-zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of [Section 70.120](#). [See Section 90.170-A for fence and wall measurements. See also Title 24, Section 103 of the Tulsa Revised Ordinances for sight-distance triangle requirements.](#)

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Recreational Vehicles

This change deletes an unnecessary word and corrects a typo. Section 45.150-A regulates where recreational vehicles may be parked and stored. The word “siting” makes it unclear whether Section 45.150-C is referring to all or some of those regulations in Section 45.150-A.

Section 45.150 Parking and Storage of Recreational Vehicles

- 45.150-C** If the ~~siting~~ regulations of [Section 45.150-A](#) cannot be met, parking or storage of recreational vehicles in the street yard requires approval in accordance with the special exception procedures of [Section 70.120](#).

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Surfacing of Driveways and Parking Areas

These changes relate to surfacing requirements for driveways and parking areas. The first change would allow ribbon driveways to serve residential uses. Ribbon driveways, which feature two strips of concrete separated by a permeable surface, are a common driveway design, especially in older neighborhoods. Ribbon driveways reduce the total amount of pavement required for a driveway while ensuring that vehicle wheels remain on an all-weather surface. The second set of changes to Table 55-6 add references to the RD and RT districts, which are missing, and change “lot frontage” to “street frontage,” which is the correct term used elsewhere in the zoning code. Finally, the third change would remove a portion of the section describing pervious pavement systems. The requirements for different types of pervious pavement systems and where they may be located are confusing and vague.

Section 55.090 Parking Area Design

55.090-F Surfacing

1. All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of [§Section 55.090-F.46](#). Parking area surfacing must be completed prior to initiation of the use to be served by the parking.
2. All motorized vehicles designed for travel upon public streets and all recreational vehicles that are being parked, stored or displayed for sale must be parked, stored or displayed on a dustless, all-weather surface. This surfacing requirement does not apply to junk or salvage yards. The board of adjustment is authorized to grant a special exception permitting the parking, storage or display of motorized vehicles or recreational vehicles on a surface other than one consisting of a dustless, all-weather surface if the location complies with all applicable minimum building setbacks.
3. Driveways, not including parking spaces, that serve residential uses in AG and AG-R zoning districts may be surfaced with gravel in place of a dustless, all-weather surface outside of the street right-of-way.
4. As an alternative to fully paved driveways, ribbon driveways serving residential dwelling units are allowed, subject to the following provisions.
 - a. Ribbon driveways consist of at least two wheel strips, at least 2 feet in width each, constructed with concrete.
 - b. The wheel strips must be separated by a permeable surface with a maximum width of 4 feet. The space between the wheel strips may be planted with turf, grass, or other ground cover, or filled with landscaping rocks or gravel. Gravel or rocks that have migrated onto adjacent areas must be regularly swept and removed. The permeable space between

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wheel strips does not count toward satisfying minimum open space per unit requirements.

c. The overall width of the driveway is measured from the outer edges of the outside wheel strips and includes the aggregate widths of all wheel and permeable strips.

d. Within the right-of-way, driveways must be fully paved across their total width. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704.)

~~45.~~ In RE, ~~and~~ RS, RD, and RT zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of ~~§~~Section 30.010-1.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704.)

Table 55-6: Maximum Driveway Widths in RE, ~~and~~ RS, RD, and RT Zoning Districts

Maximum Driveway Width					
Lot Street Frontage	75'+	60' - 74'	46' - 59'	30' - 45'	Less than 30' [2]
Driveway Within Right-of-Way (feet) [1]	27'	26'	22'	20'	12'
Driveway Within Street Setback (feet) [1]	30'	30'	-	-	-

[1] Maximum width ~~applies to the composite~~ is the sum of the width of all driveways ~~if multiple curb cuts are provided.~~

[2] Provided that for ~~lotstreet~~ frontages less than 24 feet, a driveway up to 12 feet in width is permitted.

For approvals granted under the terms of the zoning code in effect prior to January 1, 2016, including (1) variances of maximum driveway coverage measured by width, square footage or percentage of yard and (2) establishment of PUD development standards that increase the maximum permitted driveway coverage measured by any such means, the foregoing maximums do not apply.

~~56.~~ Pervious pavement or pervious pavement systems, including pervious asphalt, pervious concrete, modular pavers designed to funnel water between blocks, lattice or honeycomb shaped concrete grids with turf grass or gravel filled voids to funnel water, plastic geocells with turf grass or gravel, reinforced turf grass or gravel with overlaid or embedded meshes, resin-bound pervious pavement systems, or similar structured and durable systems are allowed as parking lot surfacing materials. Gravel, turf, or other materials that are not part of a structured system designed to manage stormwater are not considered pervious pavement or a pervious pavement

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system. Pervious pavement and pervious pavement systems must comply with the following:

- a. Materials must be installed and maintained in accordance with all applicable city standards. Damaged areas must be promptly repaired. Gravel that has migrated from a pervious pavement system onto adjacent areas must be regularly swept and removed.
- b. Accessible parking spaces and accessible routes from the accessible space to the principal structure or use served must comply with the building code.
- c. Pervious pavement or pervious pavement systems are prohibited in areas used for the dispensing of gasoline or other liquid engine fuels or where other hazardous materials are used or stored.
- ~~d. Pervious asphalt, pervious concrete, or modular pavers may be used for drive aisles and driveways, but no other pervious pavement systems may be used in such areas unless expressly approved by the development administrator.~~
- ~~e. Pervious pavement or pervious pavement systems that utilize turf grass may not be used to meet minimum off-street parking requirements, but may be used for overflow parking spaces that are not used for required parking and that are not occupied on a daily or regular basis.~~
- ~~f. Pervious pavement or pervious pavement systems that utilize gravel with overlaid or embedded mesh or geocells may be used only in industrial zoning districts.~~
- g. Parking areas with pervious pavement or pervious pavement systems must have the parking spaces marked as required by this chapter, except that pervious pavement systems that utilize gravel or turf may use alternative marking to indicate the location of the parking space, including markings at the end of spaces on the drive aisle or curbing, wheel stops, or concrete or paver strips in lieu of painted lines.

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Drive-through Facilities and Screening

These changes would allow drive-through facilities an additional secondary menu board and would allow drive-through facilities on corner lots to face the street if screened. The changes also establish new S2 screening standards for drive-through facilities. The board of adjustment routinely reviews variance requests for drive-through facilities. Since 2020, the board has considered 12 requests to allow drive-through facilities to face the street and 3 requests to allow additional drive-through signs. All were approved. This proposed change reduces the need for common variance requests for drive-throughs while enhancing screening standards to minimize visual effects from the street.

Section 55.100 Stacking Spaces for Drive-through Facilities

55.100-C Location and Design

1. Stacking lanes must be located on the subject property. They may not be located within required driveways or drive aisles, parking spaces or loading areas and may not interfere with access to parking and ingress and egress from the street.
2. Except on corner lots, All areas associated with drive-through facilities, including drive-through signs, stacking lanes, trash receptacles, loudspeakers and service windows must be located to the rear or on the non-street-facing side of the property.
3. All areas associated with drive-through facilities must be screened from the street in accordance with the S2 screening standards of Section 65.070-C and the Street Frontage Buffer requirements of Section 65.060-C. The tree requirements of the S2 screen may be used to satisfy the street tree requirements of Section 65.040-B.
4. Drive-through lanes must be set back at least 10 feet from abutting R- or AG-R- zoned lots, and a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of ~~§~~Section 65.070-C.

Section 60.030 Sign Exceptions

60.030-B Drive-through Signs

Drive-through signs are permitted in conjunction with drive-through uses, in accordance with the following regulations.

1. **Location**
Drive-through signs must be located within 10 feet of a drive-through lane.
2. **Number and Dimensions**

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One primary drive-through sign not to exceed 36 square feet in area or 8 feet in height is allowed per order station up to a maximum of 2 primary drive-through signs per lot. One secondary drive-through sign not to exceed 15 square feet in area or 6 feet in height is allowed per ~~lot~~order station, up to a maximum of 2 secondary drive-through signs per lot.

Section 65.060 Vehicular Use Area Buffers

65.060-C Requirements

2. R or AG-R District Buffers

- a. When a vehicular use area is located on a lot abutting an R- or AG-R-zoned lot, an R or AG-R district buffer must be provided in the form of an F1 screen, in accordance with §65.070-C2.

Section 65.070 Screening

65.070-B Features Required to be Screened

2. Dumpsters

All dumpsters must be screened from view of all street rights-of-way and R-zoned property, and AG-R zoned property. Screening of dumpsters located in alley rights-of-way is not required. Dumpsters may be screened from view by a principal structure or by an F1 screening fence or wall in accordance with §65.070-C2. When an F1 screening fence or wall encloses a dumpster on four sides, one side of the storage area must be furnished with an opaque, lockable gate kept closed at all times except during waste deposit or collection. The gate must be located and constructed to allow for unobstructed access to each dumpster during collection.

65.070-C Types of Screens

1. S1, Low-profile Screen

2. S2, Mid-profile Screen

a. Purpose

The S2, mid-profile screen is intended to shield vehicles, headlights, and other elements of drive-throughs from view of abutting streets.

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b. Design

The S2 screen requires a low wall or berm, plus shrubs and trees between the wall/berm and the lot line.

(1) Enough shrubs must be planted to form a continuous hedge at least 3 feet in height. Shrubs must be at least 24 inches tall at the time of planting. Up to 40% of shrubs may be deciduous.

(2) One large tree, as defined in Section 65.080-B and listed in the Recommended and Prohibited Tree Species List, is required per 25 linear feet of landscaped area. If large trees are not feasible due to the presence of overhead lines or other utility obstructions, as determined by the land use administrator, at least one small tree is required per 15 linear feet of landscaped area.

(3) A screening wall or earthen berm with a minimum height of 3 feet and a maximum height of 4 feet is required along the full length of the interior side of the landscaped area. Walls used to satisfy S2 screening requirements must be constructed of brick, stone, cast stone, formed concrete or similar durable, low-maintenance materials. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or another decorative material.

23. F1, Screening Fence or Wall

34. Materials, Installation and Maintenance

45. Modification of Requirements

56. Screening or Setbacks Triggered by Proximity to Nonresidential Areas/Features

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Optional Development Plan Requests by City Council

This change specifies that the city council may request optional development plans from applicants when considering zoning map amendments. The city council sometimes requests that an optional development plan be added to a rezoning application when the case comes before them for consideration. This makes it clear that the city council may do so without remanding the case back to planning commission.

Section 70.030 Zoning Map Amendments (Rezoning)

70.030-F Final Action—City Council

1. Following receipt of the planning commission’s recommendation, the city council must hold a public hearing on the application and act to approve the proposed zoning map amendment, approve the proposed amendment with modifications, including approval of a less intensive zoning district or an optional development plan, or deny the proposed amendment. The city council is also authorized to remand the proposed zoning map amendment back to the planning commission for further consideration.

Section 70.040 Development Plans

70.040-B Applicability

2. **Optional**
Property owners may elect to submit a development plan with any zoning map amendment application. The optional development plan process is also used to process proposals to provide access to lots via a private street. In acting on optional development plans, the planning commission is authorized to recommend and the city council is authorized to approve use and development limitations that are at least as restrictive or are more restrictive than the base zoning regulations. Optional development plans may not be used to obtain relief from otherwise applicable zoning code regulations. The city council is authorized to request an optional development plan from the applicant if they deem it appropriate at the time of their consideration of a proposed zoning map amendment.

70.040-G Final Action—City Council

1. Following receipt of the planning commission’s recommendation, the city council must hold a public hearing on the development plan and act to approve the proposed development plan, approve the proposed

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development plan with modifications or deny the proposed development plan. The city council is also authorized to remand the proposed development plan back to the planning commission for further consideration. The city council may, but is not required to, consider and act upon an optional development plan submitted after the planning commission's public hearing on a proposed zoning map amendment.

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Board of Adjustment Powers & Duties

This change would delete land use spacing verifications from the listed powers and duties of the board of adjustment. Zoning code amendments adopted in 2020 changed land use spacing verifications to administrative approvals, so those requests are no longer reviewed by the board of adjustment.

Section 75.010 Board of Adjustment

75.010-J Powers and Duties

The board of adjustment has the powers and duties that are expressly identified in this zoning code, including hearing and acting on applications for variances, special exceptions, ~~land use spacing verifications~~ and appeals of administrative decisions.

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ZCA-37 Zoning Code Amendments

Preservation Commission Terms and Membership

This group of changes would make updates to the membership and term requirements for the preservation commission. First, the arts commission seat would be replaced with an at-large member. There has been a vacant arts commission seat on the preservation commission since December 2022, and efforts to fill the seat have been unsuccessful. Second, the current limitation of preservation commissioners to 3 consecutive terms of office would be removed. The term limitation has not been practiced and is unnecessary.

Section 75.020 Preservation Commission

75.020-A Composition

Members of the preservation commission must have a demonstrated interest in historic preservation, as required by the Oklahoma State Historic Preservation Office, to maintain certified local government status with the National Park Service. The preservation commission must be composed of 11 members appointed to positions as “professional members,” “historic property owner members,” and ~~“allied planning commission members.”~~ and an at-large member. The composition and qualifications of each class of members are as follows:

1. Professional Members

The professional membership of the preservation commission must be composed of 5 members as follows:

- a. One member must be a licensed architect;
- b. One member must be a licensed landscape architect;
- c. One member must be a developer or builder;
- d. One member must be a licensed real estate broker; and
- e. One member must be an architectural historian or historian.

2. Historic Property Owner Members

The historic property owner membership of the preservation commission must be composed of 4 members, each of whom must own an individual National Register-listed property or a property within a National Register-listed or eligible historic district. For a district to be considered eligible, it must be identified as eligible for National Register listing in the Tulsa Historic Preservation Resource Guide and agreed to by the Oklahoma State Historic Preservation Office. At least 3 of the 4 historic property owner members must reside in their historic property, or within their listed or eligible historic district, and at least one of the historic property owner members must reside within an HP district.

3. Allied Planning Commission Members

~~The allied commission membership must be composed of 2 members, one of whom must be a member of the arts commission and one of whom~~ One

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member of the preservation commission must be a member of the planning commission.

4. At-Large Member

The at-large member must be someone with a demonstrated interest in historic preservation.

75.020-B Appointments

Professional members, ~~and~~ historic property owner members, and the at-large member of the preservation commission must be appointed by the mayor and confirmed by the city council. The Allied planning commission members ~~s~~ must be appointed by their ~~respective~~ planning commissions to serve on the preservation commission.

75.020-C Terms

~~1. Length of Terms~~

The terms of office of all members of the preservation commission, except ~~allied~~ the planning commission members ~~s~~, will be 3 years. ~~Allied~~ The planning commission members ~~will~~ serve terms on the preservation commission commensurate with the terms ~~s~~ of office served on ~~their respective~~ the planning commissions ~~s~~, without any of the limitations on terms provided in this paragraph. Regardless of the expiration of any term of office, except in the event of death, resignation, or removal from office, all members of the preservation commission must continue to serve until their successor is duly appointed by the mayor.

~~2. Limitation of Terms~~

~~No member of the preservation commission may serve more than 3 consecutive terms of office on the preservation commission. Partial terms of office served by a member are not included in this limitation. After any member has served 3 consecutive terms of office, that member is not eligible for reappointment to serve on the preservation commission until after that person has ceased to be a member of the preservation commission for at least one calendar year. The limitation provided in this paragraph does not apply to allied commission members.~~

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Stop Work Orders

This change would allow code enforcement to issue stop work orders for zoning violations and would clarify the process for issuing stop work orders.

Section 85.040 Remedies and Enforcement Powers

85.040-D Stop Work

A code enforcement official or the development administrator, w~~With or without revoking permits, the development administrator~~ may stop work on any building or structure on any land on which there is an uncorrected violation of a provision of this zoning code or of a permit or other form of authorization issued under this or previous zoning codes. A stop work order shall be in writing and shall be posted at the property. A stop work order will be effective immediately upon posting at the property. Written notice, which states the reason for the stop work order and the conditions under which the cited work is authorized to resume, shall also be given to the owner of the property by mail based on property ownership information from the County Assessor's office. No prior notice is required before a stop work order is issued. Any person who violates a posted stop work order may be subject to the criminal penalties described in Section 85.040-A.

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Setback Obstructions in Residential Districts

This set of changes relate to Table 90-1, which regulates permitted setback obstructions in residential districts. First, Table 90-1 says accessory buildings are not permitted within side setbacks, but Section 90.090-C.2.b allows them to be up to 3 feet from interior lot lines when located in the rear setback. A footnote has been added to align with that section. Second, footnote [2] says that carports may have a 3-foot side setback, while Section 90.090-C.1.d says carports must be set back 5 feet from a side lot line. The footnote has been edited to align with that section. Third, an additional reference to Section 90.090-C.2 has been added to clarify that green houses and hoop houses are considered accessory buildings. Finally, Table 90-1 states that ground-mounted solar energy systems are not allowed within side setbacks, but Section 45.190-C states that they are allowed in side setbacks. The table has been edited to align with that section, and a reference to Section 45.190 has been added.

Section 90.090 Setbacks

90.090-C Permitted Setback Obstructions in R Zoning Districts

Setbacks in R zoning districts must be unobstructed and unoccupied from the ground to the sky except as indicated in [Table 90-1](#):

Table 90-1: Permitted Setback Obstructions in R Zoning Districts

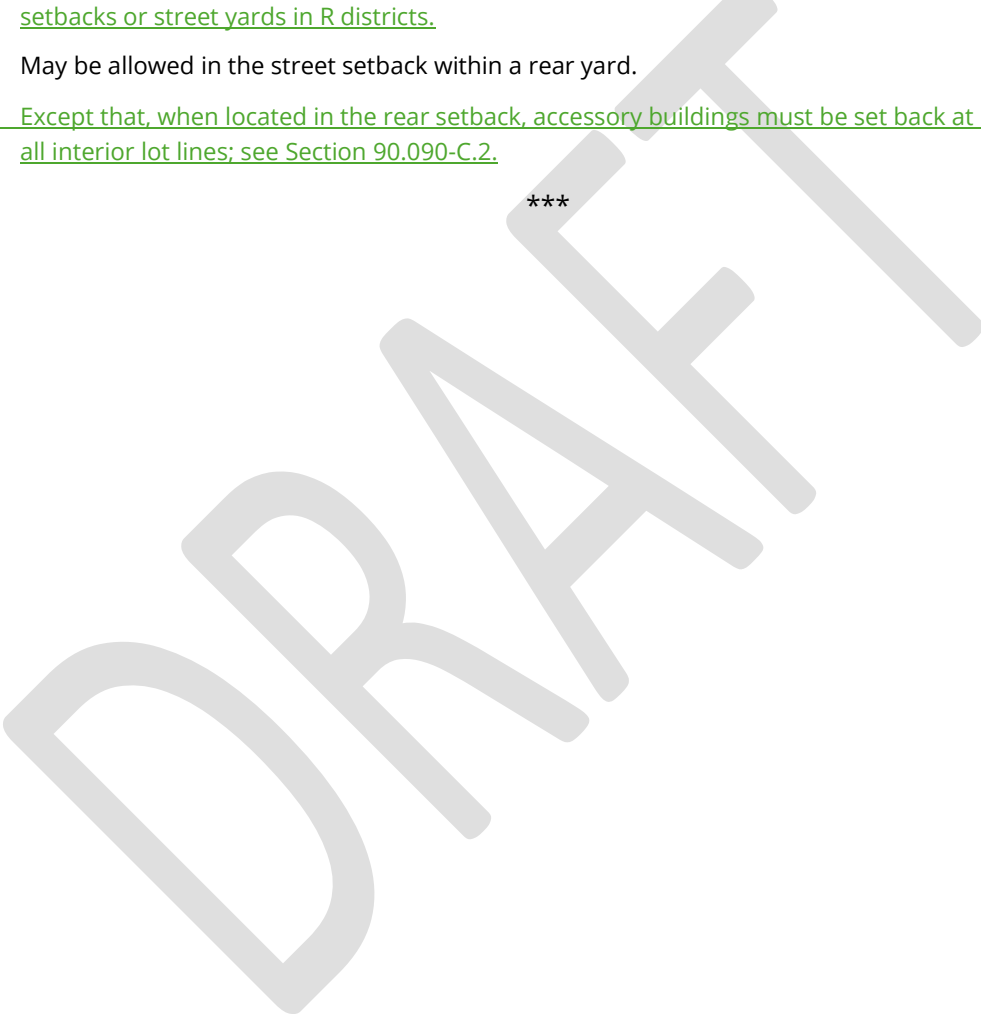
Obstruction	Setback		
	Street	Side	Rear
Accessory buildings (see also Section 90.090-C.2)	No	No [4]	Yes [4]
Air conditioning units	No	Yes	Yes
Arbors and trellises	Yes	Yes	Yes
Awnings, canopies, light shelves and architecturally integrated solar shading devices projecting no more than 2 feet into the setback	Yes	Yes	Yes
Barbeque pits and outdoor fireplaces	No	No	Yes
Bay windows projecting no more than 2 feet into the setback	Yes	Yes	Yes
Carports	Yes [1]	Yes [2]	Yes [2]
Chimneys and flues projecting no more than 2 feet into the setback	Yes	Yes	Yes
Clotheslines	No	Yes	Yes
Decks, patios, and other features and structures less than 30 inches in height above grade	Yes	Yes	Yes
Eaves and gutters projecting no more than 2 feet into the setback	Yes	Yes	Yes
Fences and walls (see also Section 45.080)	Yes	Yes	Yes
Fire escapes projecting no more than 4.5 feet into the setback	Yes	Yes	Yes
Flagpoles and similar features	Yes	Yes	Yes
Geothermal heat pumps and geothermal heat exchange system equipment up to 4 feet in height above grade	No	No	Yes
Green houses and hoop houses (see also Section 90.090-C.2)	No	No [4]	Yes [4]
Insulation added to the outside of the exterior wall of an existing building	Yes	Yes	Yes
Plants and cold frames	Yes	Yes	Yes
Rainwater harvesting equipment projecting no more than 4.5 feet into the setback	Yes	Yes	Yes
Recreational equipment (e.g., swing sets, playground equipment, tree houses, etc.)	No	No	Yes
Satellite dish antennas	See Section 45.180		
Signs (see also Chapter 60)	Yes	Yes	Yes
Sills, belt courses, cornices and similar architectural features projecting no more than 2 feet into the setback	Yes	Yes	Yes
Solar energy systems, building-mounted (see also Section 45.190)	No	Yes	Yes

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Obstruction	Setback		
	Street	Side	Rear
Solar energy systems, ground-mounted	No	No	Yes
Swimming pools and tennis courts	No [3]	No	Yes
Vehicle parking/storage, inoperable (see also Section 45.140)	No	No	Yes
Wheelchair lifts and ramps that meet federal, state and local accessibility standards	Yes	Yes	Yes

Table 90-1 Notes

- [1] Special exception approval required; see [Section 90.090-C.1](#).
- [2] Detached carports located outside of the street setback and street yard in an R district ~~M~~ must be set back at least 3 feet from side and rear lot lines. See Section 90.090-C.1 for carports located in street setbacks or street yards in R districts.
- [3] May be allowed in the street setback within a rear yard.
- [4] Except that, when located in the rear setback, accessory buildings must be set back at least 3 feet from all interior lot lines; see Section 90.090-C.2.



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Accessory Building Coverage in Rear Setbacks

This change adds “accessory” to “building coverage” in Section 90.090-C.2 to align with Table 90-2.

Section 90.090 Setbacks

90.090-C Permitted Setback Obstructions in R Zoning Districts

2. Detached Accessory Buildings in R Districts:

- a. Detached accessory buildings may be located in rear setbacks, provided that:
 - (1) The **accessory** 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 **accessory** 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
 - (4) **Accessory B**uilding coverage in the rear setback does not exceed the maximum limits established in [Table 90-2](#):

Table 90-2: Accessory Building Coverage Limits in Rear Setback

Zoning District	Maximum Coverage of Rear Setback
RE and RS-1 Districts	30%
RS-2 District	35%
RS-3, RS-4, RS-5, RD, RT, and RM Districts	40%

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Definitions of Yards

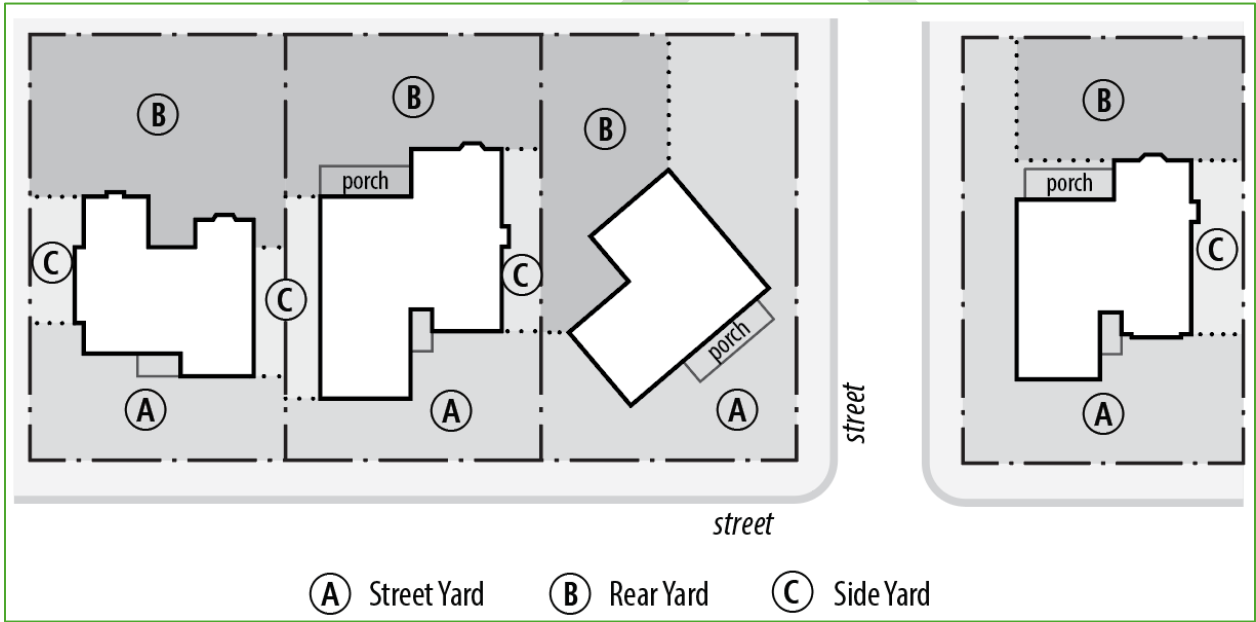
The definitions of front, rear, and side yards leave an undefined space on lots with irregularly shaped principal buildings. This causes confusion when implementing regulations based on definitions of yards, such as those related to carports or open space. These changes update definitions to ensure that all parts of the yard are defined as front, rear, or side yard.

Section 95.280 Terms Beginning with "Y"

Yard

An actual (as opposed to "required") open, unoccupied space that exists on a lot between a principal building and a lot line.

Figure 95-16: Yards



Yard, Front

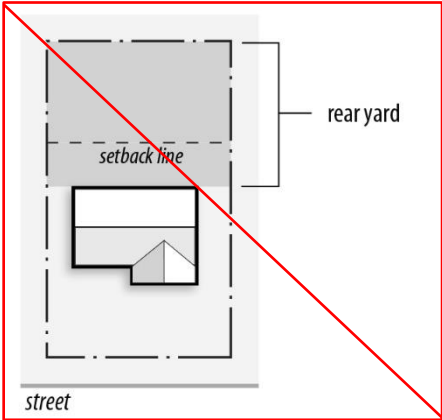
A yard extending along the full lengthwidth of the front lot lines between the side lot lines from the front lot line to the façade of the principal building oriented toward the front lot line, not including projections, such as porches, chimneys, and bay windows.

Yard, Rear

A yard extending along the full lengthwidth of the rear lot line between the side lot lines from the rear lot line to the façade of the principal building oriented toward the rear lot line, not including projections, such as porches, chimneys, and bay windows. On a corner lot, the rear yard extends between the interior side lot line and the street yard.

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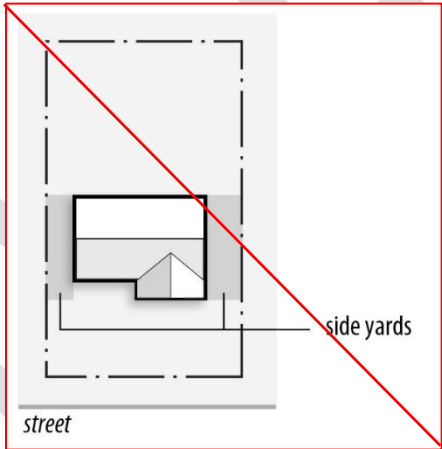
Figure 95-16: Rear Yard



Yard, Side

A yard extending along a side lot line between the front yard and the rear yard.

Figure 95-17: Side Yard

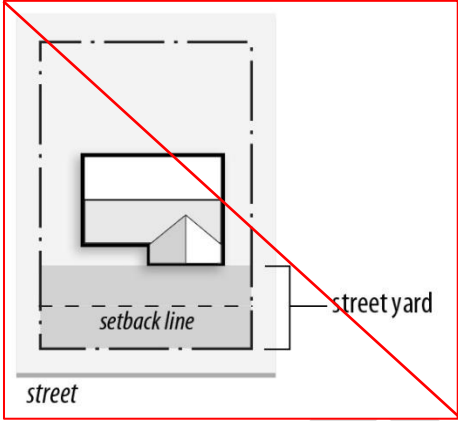


Yard, Street

~~Any yard abutting a street.~~ A yard extending along the full width of the lot from the street lot line to the façade of the principal building oriented toward the street, not including projections, such as porches, chimneys, and bay windows.

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Figure 95-18: Street Yard



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