



**City of Tulsa
Administration:**

Mayor

Dewey Bartlett

City Auditor

Cathy Criswell

City Council Members:

District 1:

Jack Henderson

District 2:

Jeannie Cue

District 3:

David Patrick

District 4:

Blake Ewing

District 5:

Karen Gilbert

District 6:

Connie Dodson

District 7:

Anna America

District 8:

Phil Lakin, Jr.

District 9:

G. T. Bynum

CITY OF Tulsa

ZONING CODE

Adopted July 1, 1970

Updated through October 4, 2014

DISCLOSURE:

This document is a compilation
of Title 42, Zoning and Property
Restrictions of the City of Tulsa

Prepared by INCOG

Adopted by the Tulsa Metropolitan Area Planning Commission (TMAPC)
2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | www.INCOG.org

TITLE 42

ZONING AND PROPERTY RESTRICTIONS

Chapter	1.	TITLE, PURPOSES, INTERPRETATION AND JURISDICTION
Chapter	2.	GENERAL PROVISIONS
Chapter	3.	AGRICULTURE DISTRICT PROVISIONS
Chapter	4.	RESIDENTIAL GENERAL PROVISIONS
Chapter	5.	PARKING DISTRICT PROVISIONS
Chapter	6.	OFFICE DISTRICT PROVISIONS
Chapter	7.	COMMERCIAL DISTRICT PROVISIONS
Chapter	7a.	MIXED-USE INSTITUTIONAL DISTRICT PROVISIONS
Chapter	8.	CORRIDOR DISTRICT PROVISIONS
Chapter	8a.	SCIENTIFIC RESEARCH AND DEVELOPMENT DISTRICT PROVISIONS
Chapter	9.	INDUSTRIAL DISTRICT PROVISIONS
Chapter	10	LANDSCAPE REQUIREMENTS
Chapter	10a.	HISTORIC PRESERVATION
Chapter	11.	PLANNED UNIT DEVELOPMENT
Chapter	12.	USE UNITS
Chapter	13.	OFF-STREET PARKING AND OFF-STREET LOADING
Chapter	14.	NONCONFORMITIES
Chapter	15.	ENFORCEMENT
Chapter	16.	BOARD OF ADJUSTMENT
Chapter	17.	AMENDMENTS
Chapter	18.	DEFINITIONS
Appendix "A"		USE UNIT SUMMARY ZONING DISTRICTS
Appendix "B"		INDEX OF LAND USES
Appendix "C"		TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN
Appendix "D"		ZONING MATRIX: ILLUSTRATING DISTRICT PLAN MAP CATEGORIES RELATIONSHIP TO ZONING DISTRICTS

CHAPTER 1

TITLE, PURPOSES, INTERPRETATION AND JURISDICTION

100. Title

101. Purposes, Interpretation, and Jurisdiction

SECTION 100. TITLE

Title 42, Tulsa Revised Ordinances shall be known and may be cited as "The Tulsa Zoning Code."

SECTION 101. PURPOSES, INTERPRETATION AND JURISDICTION

A. Purposes

1. **General.** This Code is enacted for the purposes of promoting the health, safety, peace, morals, comfort, convenience, prosperity, order, and general welfare; lessening danger and congestion of public transportation and travel; securing safety from fire and other dangers; preventing overcrowding of land; avoiding undue concentration of population; providing adequate light and air, police protection, transportation, water, sewerage, schools, parks, forests, recreational facilities, military and naval facilities, and other public requirements, and preventing undue encroachment thereon; conserving the value of buildings and encouraging the most appropriate use of land; encouraging the industrial, commercial and residential growth of the community; and promoting the development of the community in accordance with a comprehensive plan.
2. **Signs.** Signs are used to inform and persuade the general public. All signs not exempted shall be regulated in accordance with the standards of this Code. The general objectives of these standards are to promote the health, safety, welfare, convenience and enjoyment of the public, and, in part, to achieve the following.
 - a. **Safety.** To promote the safety of persons and property by providing that signs:
 - (1) do not create a hazard due to location, collapse, fire, collision, decay or abandonment; or
 - (2) do not obstruct fire fighting or police surveillance, or
 - (3) do not create traffic hazards by confusing or distracting motorists, or by impairing the driver's ability to see pedestrians, obstacles, or other vehicles, or to read traffic signs.

- b. **Communications Efficiency.** To promote the efficient transfer of information in sign messages.
- c. **Landscape Quality and Preservation.** To protect the public welfare and to enhance the appearance of the City of Tulsa."

B. Interpretation

- 1. **Validity of Other Laws.** Where this Code imposes a greater restriction upon the use of structures or land or upon height or bulk of structures, or requires larger open spaces or yards than are imposed by other ordinances, laws, or regulations, the provisions of this Code shall govern. However, nothing in this Code shall be construed to prevent the enforcement of other ordinances, laws, or regulations which prescribe more restrictive limitations. The provisions of this code providing for the residential use of property, and providing for limitations on occupancy, density and intensity of such uses, shall be applied equally and without discrimination based on race, color, religion, sex, handicap, familial status or national origin consistent with the provisions of the Federal Fair Housing Act.
- 2. **Severability.** In case any portion of this Code shall be invalid or unconstitutional, as declared by a court of competent jurisdiction, the remainder of the Code shall not thereby be invalid, but shall remain in full force and effect.
- 3. **Tense and Definition.** For the purpose of the Code certain terms and words are to be used and interpreted as defined in Chapter 18 of this Code, words used in the present tense shall include the future tense; words in the singular number include the plural and words in the plural number include the singular, except where the natural construction of the writing indicates otherwise. The word 'shall' is mandatory and not directory. All references in this title to "Board of Commissioners", "Board of City Commissioners", "City Commissioners", "City Commission" shall be construed to mean City Council of the City of Tulsa, Oklahoma.

C. Jurisdiction

- 1. **Territorial Jurisdiction.** This Code shall be in full force and effect in the corporate limits of the City of Tulsa, Oklahoma, and any other area of jurisdiction as permitted by the Statutes of the State of Oklahoma. Property owned, leased, or operated by the City of Tulsa, or any other public or governmental body or agency, shall be subject to the terms of this Code.
- 2. **Annexed Territory.** When any territory shall be brought into the zoning jurisdiction of the City of Tulsa, by annexation or otherwise, such territory shall be deemed to be an AG Agriculture District. This provision shall not operate to preclude subsequent rezoning of such property by amendment in the manner set forth in Chapter 17.

CHAPTER 2

GENERAL PROVISIONS

- 200. Zoning and Supplemental Zoning Districts Established
- 201. Official Zoning Map Established
- 202. District Boundary Description and Interpretation
- 203. Limitation on Land Use
- 204. Division of Lots
- 205. Number of Dwelling Units on a Lot
- 206. Street Frontage Required
- 207. One Single-family Dwelling Per Lot of Record
- 208. Height Exceptions
- 209. Lot Area and Width Exceptions
- 210. Yards
- 211. Existing Building Encroachment on Front Yards or Building Setbacks
- 212. Screening Wall or Fence
- 213. Platting Requirement--Exceptions
- 214. Major Street Plan
- 215. Structure Setback from Abutting Streets
- 216. Code of Ethics
- 217. Satellite Communication Antennas
- 218. Illumination Standards
- 219. Nuisances Regulated
- 220. Strobe Lights and Rotating Beacons Prohibited
- 221. Non-commercial Signs
- 222. Motorized Vehicles
- 223. Temporary Accessory Tents
- 224. Screening and Setbacks from R Districts Which Are Freeways or Nonresidential Uses
- 225. Sign Exceptions

SECTION 200. ZONING AND SUPPLEMENTAL ZONING DISTRICTS ESTABLISHED

The Zoning Districts and Supplemental Zoning Districts set forth below are hereby established. The District symbol is in the column to the left.

AG	Agriculture District
RE	Residential Single-Family, Estate District
RS-1	Residential Single-Family Low Density District
RS-2	Residential Single-Family Medium Density District
RS-3	Residential Single-Family High Density District
RS-4	Residential Single-Family Highest Density District
RD	Residential Duplex District

SECTION 200.

RT	Residential Townhouse District
RM-0	Residential Multifamily Lowest Density District
RM-1	Residential Multifamily Low Density District
RM-2	Residential Multifamily Medium Density District
RM-3	Residential Multifamily High Density District
RMH	Residential Manufactured Home District
PK	Parking District
OL	Office Low Intensity District
OM	Office Medium Intensity District
OMH	Office Medium - High Intensity District
OH	Office High Intensity District
CS	Commercial Shopping Center District
CG	Commercial General District
CH	Commercial High Intensity District
CBD	Central Business District
CO	Corridor District
SR	Scientific Research and Development District
IL	Industrial Light District
IM	Industrial Moderate District
IH	Industrial Heavy District
PUD	Planned Unit Development (Supplemental Zoning District)
HP	Historic Preservation District (Supplemental Zoning District)
FBC*	Form Based Code District
MX-I	Mixed-Use Institutional District

*Form Based Code Districts are regulated by Title 42-B and only by this Code to the extent provided in Title 42-B.

SECTION 201. OFFICIAL ZONING MAP ESTABLISHED

The locations and boundaries of the various districts as defined herein shall be established by ordinance and shall be shown and delineated on the Official Zoning Map of the City of Tulsa. The Official Zoning Map shall be maintained by the Board of Adjustment of the City of Tulsa, and may be divided into parts, and such parts may be separately employed for identification purposes when adopting or amending the Official Zoning Map or for any reference to the Official Zoning Map.

SECTION 202. DISTRICT BOUNDARY DESCRIPTION AND INTERPRETATION

District boundary lines shall be described by legal description or by a map. When a legal description is used, the boundary line shall be deemed to extend to the centerline of abutting streets and shall be so designated on the Official Zoning Map. When a map is used, district boundary lines shall be established by dimensions, property lines, recorded lot lines, or the centerline of abutting street, alley, or railroad rights-of-way, as the same were of record at the time of adoption. In all cases where there is doubt as to the exact location of district boundary lines, the same shall be determined by the Board of Adjustment.

SECTION 203. LIMITATION ON LAND USE

No person, firm or corporation shall use or permit to be used any land or buildings, nor shall any person, firm or corporation make, erect, construct, move, alter, enlarge or rebuild or permit the making, erection, construction, moving, altering, enlarging or rebuilding of any building, structure or improvement, which is designed, arranged or intended to be used or maintained for any purpose or in any manner except in accordance with the use, height, area, yard, space, and other requirements established in the district in which such land, building, structure or improvement is located except as provided by Chapter 14, Nonconformities. Nothing in this Code shall be deemed to require a change in the plans, construction, or designated use of any building, where a building permit has been lawfully issued prior to the effective date of this Code, and pursuant to such permit, construction is diligently carried to completion. Upon completion, such building or use shall be deemed nonconforming and may continue as regulated by Chapter 14, Nonconformities.

SECTION 204. DIVISION OF LOTS

A lot shall not hereafter be divided into two or more lots, unless all lots resulting from such division conform to all the applicable regulations of the zoning district in which located.

SECTION 205. NUMBER OF DWELLING UNITS ON A LOT

Within a lot containing more than one detached residential building, there shall not be more than 40 dwelling units, unless the lot has been included within a subdivision plat approved by the Planning Commission subsequent to June 30, 1970, and duly filed of record, and except in the case of a lot which is within an approved Planned Unit Development or Corridor District Development, and a lot with an approved Townhouse Development.

SECTION 206. STREET FRONTAGE REQUIRED

No lot shall contain any building used in whole or in part for residential purposes unless such lot has a minimum of thirty (30) feet of frontage on a public street or dedicated right-of-way, except as provided for a substandard lot of record, a lot within an approved Planned Unit Development or Corridor District Development and a lot within an approved Townhouse Development.

SECTION 207. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD

Not more than one single-family dwelling or manufactured home dwelling may be constructed on a lot, except in the case of a lot which is within an approved Planned Unit Development or in the RMH district.

SECTION 208. HEIGHT EXCEPTIONS

The following structures shall not be subject to the height limitations of the district in which they are located:

- A.** Farm buildings and related structures.
- B.** Chimneys, elevators, equipment penthouses, monitors, cooling towers and ventilators, provided they are not intended for human occupancy and they do not extend more than twenty (20) feet above the top of the principal structure.
- C.** Belfries, clock towers, cupolas, domes, flag poles and spires, provided they are not intended for human occupancy and they do not exceed more than 150% of the maximum height of district in which they are located.

Structures enumerated in B and C above may be increased in height by the Board of Adjustment as a special exception.

SECTION 209. LOT AREA AND WIDTH EXCEPTIONS

The lot area and width requirements of the zoning districts shall not apply to the uses, other than fire protection and ambulance services, included within Use Unit 4, Public Protection and Utility Facilities.

SECTION 210. YARDS

- A. Compliance with Yard Requirements.** Except as otherwise provided, required yards shall be open and unobstructed from the ground to the sky. Yards provided for a building, for the purpose of complying with the provisions of the Code, shall not be considered the yard for any other building, and yards provided for a lot shall not be considered the yard of any other lot.
- B. Permitted Obstructions in Required Yards.** Obstructions are permitted in required yards as follows:
 - 1. Cornices, canopies, eaves, fireplaces, and similar architectural features may project not more than 2 feet into a required yard.
 - 2. Fire escapes may project not more than 4-1/2 feet into a required yard.
 - 3. Fences, plant materials, berms, walls, and permitted signs may be located in any yard provided that the same do not constitute a nuisance as provided in Title 24, Tulsa Revised Ordinances, Chapter 1, Section 103.A. Fences and walls within required yards shall not exceed a height of 8 feet. Any fence or

SECTION 210.

wall which projects into or encloses a required front yard shall not exceed a height of 4 feet; however, this height limitation shall not apply to townhouse or multifamily developments containing more than fifteen (15) dwelling units. The Board of Adjustment, as a special exception, may modify these limitations.

4. Signs which are permitted as accessory uses in residential districts, may be located within any yard which is bounded by a public street.
5. Permitted Obstructions in Required Rear Yards in RE and RS and RD Districts.
 - a. A detached accessory building, not exceeding one story nor 18 feet in height, nor 10 feet in height to the top of the top plate, may be located in a required rear yard provided the building does not cover more than the following portion of the required rear yard:

RS-3, RS-4, and RD Districts	30%
RS-2 District	25%
RS-1 and RE Districts	20%
 - b. Detached accessory buildings shall be located at least three (3) feet away from any lot line, provided, however, where said lot line abuts a public street, the detached accessory building shall be set back from the centerline of the street twenty (20) feet plus one-half of the right-of-way designated on the Major Street and Highway Plan, or forty-five (45) feet from the centerline of the street if said street is not designated on the Major Street and Highway Plan;
 - c. Where an existing nonconforming detached accessory building in the rear yard is less than three (3) feet from any lot line, such building may be expanded or demolished, reconstructed and/or expanded without being three (3) feet from any property line; provided the reconstructed and/or expanded building complies with the following requirements:
 - (1) It is no closer to any lot line than the existing nonconforming structure;
 - (2) It is not over one story in height;
 - (3) It does not cover more of the required rear yard than permitted in Section 210.B.5.a., above; and
 - (4) It does not exceed five hundred (500) square feet in building floor area if the building does not comply with the setback requirements of Section 210.B.5.b., above.
6. Swimming pools, tennis courts, and fallout shelters, except in required front yards;

7. Mobile home hitches;
8. Customary accessory structures, such as clotheslines, barbecue pits, playground equipment, except in required front yards; and
9. Antenna and their supporting structures and guy lines may be located in the required rear yard.
10. Carports may be permitted in required front yards by special exception. Such a carport may be a detached accessory building or an integral part of the principal building. Any carport which occupies a portion of the required front yard shall comply with the following restrictions:
 - a. No carport shall cover an area with dimensions greater than twenty (20) feet in length by twenty (20) feet in width.
 - b. No portion of a carport structure shall be nearer to the side lot lines than the principal building on the lot, nor five (5) feet, whichever is a greater distance from the side lot line.
 - c. No portion of a carport structure shall extend more than twenty (20) feet from the rear of the required front yard, nor more than twenty (20) feet from the front of the existing principal building, whichever is less.
 - d. No carport shall exceed eight (8) feet in height at its perimeter, nor ten (10) feet at the highest point of its interior ceiling. Carports which are not an integral part of the principal building shall not exceed ten (10) feet in height at their highest horizontal point. All heights shall be measured from the average ground elevation at the perimeter of the carport.
 - e. All sides of a carport that are within the required front yard shall be open and unobstructed, except for support columns, which in total shall not obstruct more than 15% of the area of any side.
 - f. The entire area under a carport shall only be used to park operable licensed motor vehicles (i.e., cars, pickup trucks, vans, sport utility vehicles), which are customarily accessory to the dwelling. No other use of this area shall be permitted.
 - g. Carports shall only be permitted by the grant of a special exception by the Board of Adjustment, as provided in Chapter 16 of this title.

- C. Use of Yards in R Districts.** No inoperative or unlicensed motor vehicles shall be parked or stored within the front or exterior side yard in an R District. No vehicle shall be parked or stored except on a hard surface area constructed of an all-weather material. The width and length of the hard surfaced area on which the vehicle is parked or stored shall be equal to or greater than the width and length of the vehicle being parked or stored. Within the RM Districts not more than one vehicle shall be parked for each 600 square feet of area contained in a required front or exterior side yard.

SECTION 211. EXISTING BUILDING ENCROACHMENT ON FRONT YARDS OR BUILDING SETBACKS

Where an existing building or buildings on the same side of the street and within the same block encroach on the required front yard or building setback, the required front yard or building setback for new construction shall be established as follows:

- A.** If the proposed building is to be located more than 200 feet from an encroaching building, the proposed building shall conform to the front yard or setback established for the district in which the proposed building is to be located.
- B.** If the proposed building is to be located between adjacent buildings which conform to the required front yard or building setback, or between a conforming building and an intersecting street, the proposed building shall conform to the front yard or setback established for the district in which the proposed building is to be located.
- C.** If the proposed building is to be located within 200 feet of encroaching buildings on both sides and there are no intervening buildings, the front yard or building setback shall be the average of the front yard or setback of the two nearest front corners of the encroaching buildings.
- D.** If the proposed building is to be located within 200 feet of an encroaching building on one side, but not both sides, and there are no intervening buildings, the front yard or building setback shall be the average of the otherwise required front yard or setback and the setback of the nearest front corner of the encroaching building.

Provided, however, that in the application of C. or D. above, the front yard or building setback shall not be reduced to less than 5 feet plus $\frac{1}{2}$ of the right-of-way width designated on the Major Street Plan for the abutting street, or 5 feet plus 25 feet if the street is not designated on the Major Street Plan.

SECTION 212. SCREENING WALL OR FENCE

For the purpose of maintaining a compatible relationship between certain land uses, a screening requirement is hereby established for the initiation and continuance of particular uses in such instances as may be hereinafter designated. Screening requirements for uses included in Use Unit 28. Junk and Salvage Yards are set forth in subsection 1228.E Screening Requirements.

- A. Specifications.** When the provisions of this Code require the construction of a screening wall or fence as a condition for the initiation and subsequent continuance of a use other than Use Unit 28, unless otherwise specified, the screening wall or fence:

SECTION 212.

1. Shall be constructed with customarily used fencing materials, and shall be designed and arranged to provide visual separation of uses irrespective of vegetation.
2. Shall not be less than six (6) feet in height, except when in a required front yard in which case the screening wall or fence shall be four (4) feet in height.
3. Shall be constructed with all braces and supports on the interior, except when both sides are of the same design and appearance.
4. Shall be erected prior to the occupancy of the building or initiation of the use required to be screened.
5. Shall be uniform in height, except for significant changes in topography.
6. Shall have a consistency of design.
7. Shall, if painted, be earth-tone in color when abutting an R District boundary; and
8. Shall not be a chain link fence which utilizes inserts of metal or other materials.

B. Maintenance. The screening wall or fence shall be maintained by the owner of the lot containing the use required to construct the screening. Failure to maintain after notice by the Building Inspector shall constitute an offense hereunder.

C. Modification of the Screening Wall or Fence Requirements. The Board of Adjustment, as a Special Exception, may:

1. Modify or remove the screening requirement where existing physical features provide visual separation of uses.
2. Modify the screening requirement where an alternative screening will provide visual separation of uses.
3. Grant an extension of time to erect a screen where properties which are to be benefited by the screen are undeveloped.
4. Remove the screening requirement where the purposes of the screening requirement cannot be achieved, or is prohibited by other ordinances and/or regulations.

SECTION 213. PLATTING REQUIREMENT--EXCEPTIONS

A. Requirement. For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established. No building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. This platting requirement shall be applicable to any land which has been:

1. Rezoned to a zoning classification other than AG, upon the application of a private party; or
2. Granted a special exception by the Board of Adjustment, as enumerated within Use Unit 2, 4, 5, 8 and 20.

B. Exceptions. Provided that the Planning Commission, pursuant to its exclusive jurisdiction over subdivision plats, may;

1. Waive the platting requirement upon a determination that the purposes have been achieved by previous platting, have or will be achieved by other actions, including any conditions prescribed by the Commission, or could not be achieved by plat or replat;
2. Authorized the processing of a minor subdivision plat, upon a determination that no new streets will be built and that minimal public improvements will be required;
3. Authorize the accelerated release of a building permit, upon approval of a proposed preliminary plat, thereby enabling building permits to be issued prior to the filing of the final plat. Such authorization shall require the dedication of public street right-of-way to conform with the requirements of the Major Street and Highway Plan prior to issuance of a building permit. Prior to such release, the Commission shall determine that extraordinary or exceptional circumstances warrant the release and that compliance with the filing of the final plat is reasonably assured. In the exercise of its discretion to authorize any accelerated release of a building permit, the Commission may:
 - a. Waive the requirement for street dedication as a condition of approval of a building permit being released prior to the filing of a final plat. Such waiver may only occur upon a determination that circumstances related to the particular project reasonably preclude the future use or improvement of the area for which dedication would be required;

SECTION 213.

- b. Require that no final inspection of buildings or structures occur, that no occupancy permit shall be issued and that no building should be occupied until the platting requirement is fully complied with; and
- c. Prescribe conditions for any accelerated Release of a building permit, to ensure the filing of the final plat.

SECTION 214. MAJOR STREET PLAN

"The Tulsa City-County Major Street and Highway Plan," hereinafter referred to as "The Major Street Plan" as adopted by the Mayor and Board of Commissioners of the City of Tulsa, on April 29, 1969, Ordinance No. 11435, or as it may hereinafter be amended by ordinance, is hereby adopted by reference and made a part hereof.

SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS

The structure setback from abutting streets shall be as provided for each zoning district. However, every structure shall be set back from the centerline of an abutting street a horizontal distance of not less than 1/2 of the right-of-way designated on the Major Street Plan, except as provided in Section 1221.C.14 of this title.

SECTION 216. CODE OF ETHICS

The Mayor or any member of the City Commission, Planning Commission, or Board of Adjustment to whom some private benefit, direct or indirect, financial or otherwise, may come as a result of a public action concerning this Code should not be a participant in that action. The possibility, not the actuality, of a conflict should govern. The individual experiencing a conflict of interest should declare his interest, abstain from voting on the matter, and refrain from any deliberations on the matter. The individual should not discuss the matter with a fellow official for the purpose of influencing a decision thereon.

SECTION 217. COMMUNICATION ANTENNAS

Communication antennas are regulated as follows:

- A. Antennas and their supporting structures which are principal uses on the lot, whether permitted by right or special exception, are regulated by Section 1204 of this Code.
- B. Antennas and their supporting structures which are accessory uses in an Agriculture District are regulated by Section 302 of this Code.

SECTION 217.

- C. Antennas and their supporting structures which are accessory uses in a Residential District are regulated by Section 402 of this Code.
- D. Antenna supporting structures which are accessory to principal uses permitted in the Office, Commercial, Scientific Research and Industrial Districts shall be setback from an R District boundary line a distance equal to at least one hundred ten percent (110%) of the height of the tower measured at grade. The setback distance shall be measured from the nearest point of the antenna supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding freeways zoned residential.

SECTION 218. ILLUMINATION STANDARDS

Buildings or other structures or portions of buildings or structures that area illuminated at 25 foot candles or greater measured at a 2 foot distance shall be considered a sign whether or not the same contain any words or characters.

SECTION 219. NUISANCES REGULATED

Fences, plant materials, berms, walls and signs shall not be located in such a manner as to constitute a nuisance as provided in Title 24, Tulsa Revised Ordinances, Chapter 1, Subsection 103.A.

SECTION 220. STROBE LIGHTS AND ROTATING BEACONS PROHIBITED

Except as otherwise required by law, strobe lights and rotating beacon lights are prohibited if visible from a public street.

SECTION 221. NON-COMMERCIAL SIGNS

Nothing contained in this Code shall prevent the use of the permitted display surface area, in whole or in part, on any sign authorized by this Code and wherever located, from being used for a non-commercial message.

SECTION 222. MOTORIZED VEHICLES

All motorized vehicles which are designed for travel upon public streets and which are being parked, stored or displayed for sale shall be parked, stored or displayed on an all-weather material as defined in *Section 1800. Definitions*. The foregoing provisions of this Section shall not apply to vehicles located within junk and salvage yards.

SECTION 222.

The Board of Adjustment may, as a special exception, permit the storage and/or display of motorized vehicles on a surface other than one consisting of an all-weather material if located behind the building setback line.

SECTION 223. TEMPORARY ACCESSORY TENTS

Tents shall be permitted without Board of Adjustment site plan approval or Planning Commission PUD site plan approval where the following conditions are met:

1. The tent(s) conform to all other requirements of the zoning code;
2. The tent(s) on a lot or contiguous lot in the same ownership shall have an aggregate floor area of 900 square feet or less;
3. The tent(s) are not erected for more than 89 days in a 365-day period;
4. The tent(s) do not cover or restrict access to any required parking spaces;
5. The tent(s) are accessory to principal use on the lot where located.

SECTION 224. SCREENING AND SETBACKS FROM R DISTRICTS WHICH ARE FREEWAYS OR NONRESIDENTIAL USES

When the erection of a screening wall or fence or setback is required by this code because a use abuts an R District, such wall, fence, or setback shall not be required if the use of the abutting R District is a freeway, expressway, turnpike, nonresidential use previously approved by the Board of Adjustment, or nonresidential development area in a PUD. This exemption from screening along a freeway, expressway or turnpike shall not apply when the abutting use is a Use Unit 28 use.

SECTION 225. SIGN EXCEPTIONS

- A. The following signs shall not be subject to the sign limitations of the district in which they are located or the sign limitations in Section 1221 of this code.
 1. A temporary real estate sign advertising the sale, rental or lease of the premises may be erected on each street frontage of the premises. These signs shall not exceed the following standards:

Zoning District	AG, RE, RS, RD, RT, RM, RMH, PK, O, SR	C, CBD, CO, I
Max Display Surface Area:		
Fronting Major Street	32 sq. ft.	80 sq. ft.
Fronting Minor Street	8 sq. ft.	8 sq. ft.
Maximum Sign Height		
Fronting Major Street	15 ft.	25 ft.
Fronting Minor Street	8 ft.	8 ft.

2. During the period of construction, but in no event exceeding eighteen (18) months, a sign advertising the construction of improvements on the premises, may be erected on each perimeter street frontage of the development; provided such a sign shall not exceed one-half (1/2) of a square foot of display surface area per lineal foot of street frontage; provided further, that in no event shall the sign be restricted to less than thirty-two (32) square feet nor be permitted to exceed four hundred (400) square feet of display surface area. Such a sign shall not exceed fifteen (15) feet in height, and illumination, if any, shall be by constant light. After the initial 18-month period of construction of improvements on the premises, a construction sign shall be reduced to a height not to exceed eight (8) feet, and eight (8) square feet in display surface area.
3. Signs which are not visible from a public street.
4. Tablets built into the wall of a building or other structure and used for inscriptions, or as memorial tablets, or for similar purposes.
5. Signs of warning, directive, or instructional nature erected by a public utility, franchised transportation company or governmental agency.
6. Legal notices and street numbers.
7. Election campaign signs, if erected not more than forty-five (45) days prior to an election and removed within seven (7) days following election.
8. Signs which are attached as labels of a commodity offered for sale.
9. Signs on accessory equipment or structures, including but not limited to satellite dishes, air conditioners and fences, and identifying the manufacturer, make and model, limited to fourteen and four-tenths (14.4) square inches for each piece of equipment or structure.

SECTION 225.

B. The following signs shall not be subject to the sign limitations of the district in which they are located or the sign limitations in Section 1221 of this code, if the signs are in an O, SR, C, CBD, CO or I district.

1. One nameplate attached to the face of the wall and not exceeding four (4) square feet in display surface area.
2. Signs within a building and located more than fifteen (15) inches from any window; signs within a building, located less than fifteen (15) inches from any window and oriented to be primarily visible from inside the building; signs on a window when the display surface area of the sign does not cover more than fifty percent (50%) of the window.
3. Signs, not exceeding three (3) square feet of display surface area, of a warning, directive, or instructional nature, including entrance, exit and restroom signs.
4. A banner attached to the wall of a building and not exceeding thirty-two (32) square feet, so long as the same is maintained in good appearance and condition.

CHAPTER 3

AGRICULTURE DISTRICT PROVISIONS

- 300. Purposes
- 301. Principal Uses
- 302. Accessory Uses
- 303. Bulk and Area Requirements
- 304. Special Exception Uses, Requirements

SECTION 300. PURPOSES OF AGRICULTURE DISTRICT

The Agriculture District Is designed to:

- A.** Encourage and protect agricultural land until an orderly transition to urban development may be accomplished.
- B.** Discourage wasteful scattering of development in rural areas.
- C.** Obtain economy of public fund expenditures for improvements and services.

SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICT

The principal uses permitted in the Agriculture District are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, screening requirements and other use conditions in Chapter 12. The use units permitted in the Agriculture District are set forth in Table 1.

Table 1
Use Units Permitted in the Agriculture District*

Use Units		District
No.	Name	AG
1.	Area-Wide Uses by Right	X
2.	Area-Wide Special Exception	E
3.	Agriculture	X
4.	Public Protection & Utility Facilities	X***
5.	Community Services & Similar Uses	E
6.	Single-Family Dwelling	X
8.	Multifamily Dwelling & Similar Uses	E**
9.	Manufactured Home Dwelling	E
20.	Commercial Recreation: Intensive	E
24.	Mining and Mineral Processing	E

*X Use by Right

E Special Exception

** Community group home, convent, monastery and novitiate are the only uses within Use Unit 8 permitted by special exception in the AG District.

*** Antenna and Supporting Structures require Board of Adjustment approval.

SECTION 302. ACCESSORY USES PERMITTED IN THE AGRICULTURAL DISTRICT

A. Accessory Uses Permitted. Accessory uses customarily incident to a principal use permitted in an Agriculture District shall be permitted in such district. In addition, the uses set forth in Table 2 shall be permitted as accessory uses.

Table 2
Accessory Uses Permitted In the Agriculture District

Uses		District
1.	Bulletin Boards	AG
2.	Home Occupation	
	As permitted by Section 402.B.6.a.	AG
	As permitted by Section 402.B.6.b. and 404.B*	AG
3.	Identification Signs	AG
4.	Real Estate Signs	AG
5.	Parking/Storage of Recreational Vehicles	AG
6.	Antennas and Supporting Structures	AG

* By Special Exception requiring Board of Adjustment approval subject to the requirements set forth in Section 404.B.

B. Accessory Use Conditions

1. General Conditions

- a. An accessory building erected as an integral part of the principal building shall be made structurally a part of the principal building, and shall comply with the requirements applicable to the principal building.
- b. Accessory buildings shall meet the minimum yard or building setback requirements.
- c. Antennas and their supporting structures which are accessory to a residential use are permitted to be mounted on a residential dwelling or customary accessory building; provided that it does not exceed sixty-five (65) feet in height measured from the average ground elevation at the residential dwelling to the highest horizontal point of the antenna supporting structure and that the surface area of all such mounted antennas shall not exceed ten (10) square feet. Only one (1) side having the largest surface area is to be calculated. These provisions do not apply to principal use antennas or to antennas which are accessory to uses requiring Board of Adjustment approval.
- d. Structures other than a dwelling or customary accessory building which are used to support accessory antennas (including guy lines) shall:
 - (1) be located in the rear yard only, and limited to one (1) such structure;
 - (2) not exceed sixty-five (65) feet in height, measured from the average ground elevation at the residential dwelling to the highest horizontal point of the antenna supporting structure;
 - (3) not encroach upon the land or airspace of any abutting property; and,
 - (4) not exceed twenty-four (24) inches in width above twenty-five (25) feet in height, exclusive of guy lines.
- e. Uses within Use Units 12, 12a, and 15 through 28, inclusive, shall not be considered as home occupations and are prohibited in the agricultural district.

2. Accessory Signs in the AG District

- a. One bulletin board may be erected on each street frontage of an educational, religious, institutional, or similar use requiring announcement of its activities. The bulletin board shall not exceed thirty-two (32) square feet in display surface area, nor twenty (20) feet in height, and illumination, if any, shall be by constant light.
- b. One identification sign may be erected on each street frontage of a permitted nonresidential use. The sign shall not exceed two tenths (2/10) of a square foot of display surface area per lineal foot of street frontage; provided that in

no event shall the sign be restricted to less than thirty-two (32) square feet nor permitted to exceed one hundred fifty (150) square feet of display surface area. The sign shall not exceed twenty (20) feet in height, and illumination, if any, shall be by constant light.

3. Parking or Storage of Recreational Vehicles

- a. Other than for purposes of loading and unloading, which shall take place within a forty-eight (48) hour period, recreational vehicles located in an AG District shall be parked or stored:
 - (1) inside a garage; or
 - (2) within a rear yard, if located at least three (3) feet from any lot line; provided where said lot line abuts a public street, the recreational vehicle shall not be parked or stored closer to the street than the existing dwelling; or
 - (3) within a non-required side yard; or
 - (4) within a required side yard if the recreational vehicle is less than six (6) feet in height (excluding the height of an outboard motor or windshield) and it is screened by a six (6) foot screening fence along the lot line nearest the vehicle and extending the full length of the vehicle; or
 - (5) within the front yard, provided:
 - [a] space is not available or there is no reasonable access to either the side yard or rear yard; a corner lot shall always be deemed to have reasonable access to the rear yard; a fence shall not necessarily be deemed to prevent reasonable access;
 - [b] parking inside the garage is not possible because of the size of the garage structure;
 - [c] the unit is parked perpendicular to the front lot line;
 - [d] the body of the recreational vehicle is at least twelve (12) feet from the face of the curb or traveled portion of the street, but in no instance shall any portion of the vehicle extend over a sidewalk; and,
 - [e] not more than one (1) recreational vehicle is parked or stored in the front yard. A boat that is loaded on a boat trailer is considered one (1) recreational vehicle.
- b. The parking and storage of recreational vehicles in an AG District is permitted as set out above, provided:

- (1) The vehicle is not used for dwelling purposes;
 - (2) the vehicle is not permanently connected to sewer lines, water lines, or electricity; and
 - (3) the vehicle is not used for storage of goods, materials, or equipment other than those items considered to be a part of the unit or essential for its use as a recreational vehicle.
- c. The Board of Adjustment may, as a minor special exception, permit recreational vehicles to be parked or stored in the front yard or required side yard if the conditions listed in subsection 302.B.3.a cannot be met.

SECTION 303. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICT

Table 3
Bulk and Area Requirements in the Agriculture District

District	AG
LOT WIDTH (Minimum)	200 feet
LOT AREA (Minimum)	2 acres
LAND AREA PER DWELLING UNIT (Minimum)	2.2 acres
FRONT YARD AND ANY YARD ABUTTING A PUBLIC STREET (Minimum)	
Measured from Centerline of abutting street, add to the distance designated in the column to the right, 1/2 of right-of-way designated on Major Street Plan:	
or 25 feet if not designated on the Major Street Plan:	
Arterial or Freeway Service Road	35 feet
Not an Arterial or Freeway Service Road	25 feet
SIDE YARDS (Minimum)	
One side yard	10 feet
Other side yard	5 feet
REAR YARD (Minimum)	40 feet
BUILDING HEIGHT (Maximum)	NA

SECTION 304. REQUIREMENTS FOR SPECIAL EXCEPTION USES IN AN AGRICULTURE DISTRICT

The Special Exception Uses permitted in the Agriculture District, as designated in Table 1, are subject to the requirements set out below, and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- A.** The accessory use provisions of the Agriculture District pertaining to signs are applicable to accessory signs for uses permitted by special exception.
- B.** Special Exception uses shall conform to the bulk and area requirements of the use district in which located, unless the use unit requirements are more restrictive, in which case the more restrictive shall control.
- C.** A nursing home shall meet the use conditions as set forth in Section 1202.C.5 of this Code. A community group home, convent, monastery, and novitiate shall meet the use conditions as set forth in paragraph 1208.C.4 of this Code.

CHAPTER 4

RESIDENTIAL DISTRICT PROVISIONS

- 400. Purposes
- 401. Principal Uses
- 402. Accessory Uses
- 403. Bulk and Area Requirements
- 404. Special Exception Uses, Requirements

SECTION 400. PURPOSES OF RESIDENTIAL DISTRICTS

A. General Purposes. The Residential Districts are designed to:

1. Achieve the residential objectives of the Comprehensive Plan.
2. Protect the character of residential areas by excluding inharmonious commercial and industrial activities.
3. Achieve a suitable environment for family life by permitting in residential areas appropriate neighborhood facilities, such as places of worship, schools, and certain cultural and recreational facilities.
4. Preserve openness of the living areas and avoid overcrowding by requiring minimum yards, open spaces, lot areas, and by limiting the bulk of structures.
5. Permit a variety of dwelling types and densities to meet the varying needs of families.
6. Control the density of residential development to facilitate the planning for an economical provision of streets, utilities, and other public facilities.

B. Purposes of the RE Residential Single-Family Estate District. The RE District is designed to permit the development and conservation of single-family dwellings in large lot urban environments.

C. Purposes of the RS Residential Single-Family Districts. The RS-1, RS-2, RS-3 and RS-4 Districts are designed to permit the development and conservation of single-family detached dwellings in suitable environments in a variety of densities to meet the varying requirements of families.

SECTION 400.

- D. Purposes of the RD Residential Duplex District.** The RD District is designed to permit a more intense yet compatible use of tracts in or near single-family residential and other neighborhoods which because of size, topography, or adjacent land use are not ideally suited for single-family use.
- E. Purposes of the RT Residential Townhouse District.** The RT District is designed to permit the development of attached single-family townhouse dwellings, on separate lots, which are designed expressly for separate ownership, in suitable residential environments at a higher density than conventional detached single-family dwellings.
- F. Purposes of the RM Residential Multifamily Districts.** The RM-0, RM-1, RM-2 and RM-3 Districts are designed to permit the development and conservation of multifamily dwelling types, such as garden apartments, in suitable environments in a variety of densities to meet the varying requirements of families.
- G. Purposes of the RMH Residential Manufactured Home District.** The RMH District is designed to recognize manufactured home living as a residential use necessitating location in a residential manufactured home park development or in a residential manufactured home subdivision while requiring regulation to insure a suitable living environment.

SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

The principal uses permitted in the Residential Districts are designated by use unit. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use of an RE, RS, RD or RT District for access to any RM, O, C, or I District, or the use of an RM District for access to any O, C, or I District is prohibited unless permitted through an approved Planned Unit Development. The use units permitted in Residential Districts are set forth below in Table 1.

Table 1
Use Units Permitted in Residential Districts

Use Units		Districts					
No.	Name	RE	RS	RD	RT	RM	RMH
1.	Area-Wide Uses by Right	X	X	X	X	X	X
2.	Area-Wide Special Exception Uses [#]	E	E	E	E	E	E
4.	Public Protection & Utility Facilities	E	E	E	E	E	E
5.	Community Services & Similar Uses	E	E	E	E	E	E
6.	Single-Family Dwelling	X	X	X	X	X	E
7.	Duplex Dwelling		E*	X	X	X	
7a.	Townhouse Dwelling				X	X	
8.	Multifamily Dwelling & Similar Uses	E [†]	E [†]	E [†]		X	
9.	Manufactured Home Dwelling	E	E	E		E	X
10.	Off-Street Parking					E**	
11.	Offices, Studios & Support Services					E***	
16.	Mini-Storage					E ^{††}	

X Use by Right

E Special Exception

* Duplexes permitted only in RS-3 and RS-4 Districts.

** In RM-2 and RM-3 Districts only.

*** In RM-1, RM-2, and RM-3 Districts only.

[†] Assisted living facility, community group home, convent, life/care retirement center, monastery, and novitiate are the only uses within Use Unit 8 permitted by special exception in the RE, RS and RD Districts

^{††} Mini-storage is permitted only in the RM-1, RM-2 and RM-3 Districts

[#] Detention/Correctional Facilities, Emergency and Protective Shelters, Homeless Centers, Transitional Living and Residential Treatment Centers are not allowed in RE and RS Districts.

SECTION 402. ACCESSORY USES IN RESIDENTIAL DISTRICTS

- A. Accessory Uses Permitted.** Accessory uses customarily incident to a principal use permitted in a Residential District are permitted in such district. In addition, the following uses set forth in Table 2, shall permitted as accessory uses.

Table 2
Accessory Uses Permitted in Residential Districts

Uses	Districts
1. Accessory Commercial	RM-3
2. Home Occupations	
As permitted by paragraph 402.B.6.a	All R Districts
As permitted by paragraph 402.B.6.b and 404.B	All R Districts*
3. Sleeping Rooms	All R Districts**
4. Shelters	All R Districts
5. Signs:	All R Districts
Bulletin Board	
Identification Sign	
Real Estate	
Construction Sign	
6. Swimming Pool	All R Districts
7. Management Office and Private Recreation, Laundry and Storage Facilities	RM-0, RM-1, RM-2 RM-3, and RMH
8. Family Day Care Home	All R Districts
9. Parking/Storage of Recreational Vehicles	All R Districts
10. Antennas	All R Districts

* By Special Exception requiring Board of Adjustment approval.

** By Special Exception requiring Board of Adjustment approval if the number of persons exceeds the number permitted as a family as elsewhere defined.

B. Accessory Use Conditions

1. General Conditions:

- a. An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, and shall comply with the requirements applicable to the principal building.
- b. A detached accessory building or accessory building not erected as an integral part of the principal building shall not be located in the front yard.
- c. Within the rear yard, a detached accessory building shall comply with the requirements of Section 210.B.5.
- d. Detached accessory buildings and accessory buildings not erected as an integral part of the principal building in the aggregate shall not exceed seven hundred fifty (750) square feet of floor area in the RS-1 or RE Districts, nor five hundred (500) square feet in the RS-4, RS-3, and RS-2 Districts, or forty

percent (40%) of the floor area of the principal residential structure, whichever is greater.

- e. Antennas and their supporting structures which are accessory to a residential use are permitted to be mounted on a residential dwelling or customary accessory building; provided that:
 - (1) the antenna supporting structure is considered part of the residential building and shall comply with the building height restrictions of the district; and
 - (2) the surface area of all such mounted antennas shall not exceed ten (10) square feet. Only one (1) side having the largest surface area is to be calculated. These provisions shall not apply to principal use antennas or to antennas which are accessory to uses requiring Board of Adjustment approval.
- f. Structures other than a dwelling or customary accessory building which are used to support accessory antennas (including guy lines) shall:
 - (1) be located in the rear yard only, and shall be limited to one (1) such structure;
 - (2) not exceed sixty-five (65) feet in height, measured from the average ground elevation of the rear building wall of the residential dwelling to the highest horizontal point of the antenna supporting structure;
 - (3) not encroach upon the land or airspace of any abutting property, and
 - (4) not exceed twenty-four (24) inches in width above twenty-five (25) feet in height, exclusive of guy lines.

2. Accessory Commercial

- a. Permitted commercial accessory uses shall be limited to the uses included in Use Unit 12 and Use Unit 13, designed and located for the convenience of the occupants of a multifamily dwelling.
- b. Commercial accessory uses shall be located entirely within a multifamily structure and may have an exterior public entrance for each interior lobby entrance.
- c. Commercial accessory uses shall not occupy more than ten percent (10%) of the gross floor area of the building in which located.
- d. No signs or other advertising shall be visible from outside the lot.

3. Sleeping Rooms

In a dwelling unit occupied as a private residence, one (1) or more rooms may be rented or table board furnished, to not exceeding two (2) persons not members of the family occupying said premises, providing no window display or sign board shall be used to advertise such use.

4. Signs

- a. One (1) bulletin board may be erected on each street frontage of any educational, religious, institutional, or similar use requiring announcement of its activities. The bulletin board shall not exceed thirty-two (32) square feet in surface area, nor twenty (20) feet in height, and illumination, if any, shall be by constant light.
- b. One (1) identification sign may be erected on each perimeter street frontage of a multifamily development, manufactured home park or subdivision, single-family subdivision or permitted nonresidential use. The sign shall not exceed two-tenths (2/10) of a square foot of display surface area per lineal foot of street frontage; provided that in no event shall the sign be restricted to less than thirty-two (32) square feet nor permitted to exceed one hundred fifty (150) square feet of display surface area. The sign shall not exceed twenty (20) feet in height, and illumination, if any, shall be by constant light.

5. Family Day Care Homes

- a. Shall be licensed by the state of Oklahoma Department of Human Services.
- b. Shall obtain a Zoning Clearance Permit from the Building Inspector if established after the effective date of this amendment.
- c. A maximum of seven (7) children, including those pre-school children under five (5) years of age who reside in the residence, may be cared for in the home.
- d. No person shall be employed other than a member of the immediate family residing on the premises or a substitute caregiver as required by the standards for Family Day Care Homes adopted by the Oklahoma Department of Human Services.
- e. No signs advertising the Family Day Care Home shall be permitted on the lot.
- f. No exterior alterations of the dwelling or any customary accessory structure shall be made which would detract from the residential character of the structures.
- g. No family day care home may be located on a lot within three hundred (300) feet of another lot containing a Family Day Care Home if any boundary of said lots abut the same street. "Street" as used herein shall mean any named or numbered street along its full length, irrespective of any intervening street.
- h. State licensed Family Day Care Homes in existence on the effective date of this amendment, but which would be prohibited by the spacing requirements of this section, may continue as otherwise regulated herein.

6. Home Occupations

a. Home occupations permitted by right.

Artists
Authors and Composers
Catering/Food Service
Computer programming
Home cooking and preserving
Home crafts
Ironing
Sewing
Telephone answering and/or solicitation
Tutorial service, limited to one student at a time

Such home occupations shall comply with the following requirements:

- (1) Only members of the family residing in the dwelling shall participate in the home occupation.
- (2) Signs or displays, including signs exceeding two (2) square feet on a vehicle, advertising the home occupation on the premises, which are visible from outside the lot shall be prohibited.
- (3) The home occupation shall be conducted entirely within an enclosed principal residential structure.
- (4) Mechanical equipment which creates noise, dust, odor or electrical disturbance shall be prohibited.
- (5) Exterior alterations of the structure which would detract from the residential character of the structure shall be prohibited.
- (6) Outside storage or display of materials or items associated with the home occupation shall be prohibited.
- (7) A maximum of five hundred (500) square feet of floor area may be used in the home occupation.
- (8) Vehicles used in conjunction with the home occupation shall be parked off the street, on the lot containing the home occupation, and shall be of a type customarily found in a residential area.
- (9) The sale of merchandise on the premises shall be prohibited.
- (10) The pick up of home craft or food items at the home occupation site shall be prohibited.

b. Home occupations permitted by special exception.

Home occupations which are not permitted by right and which do not consist of uses within Use Unit 12 or 12a nor uses within Use Units 15 through 28 inclusive may be permitted as a special exception subject to the minimum requirements as set forth in Section 404.B. and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- c. Uses within Use Units 12, 12a and 15 through 28 inclusive shall not be considered as home occupations and shall be prohibited in all residential and agricultural districts.

7. Parking or Storage of Recreational Vehicles

- a. Other than for purposes of loading and unloading, which shall take place within a forty-eight (48) hour period, recreational vehicles located in an R District shall be parked or stored:
 - (1) inside a garage; or
 - (2) within a rear yard, if located at least three (3) feet from any lot line; provided where said lot line abuts a public street, the recreational vehicle shall not be parked or stored closer to the street than the existing dwelling; or
 - (3) within a non-required side yard; or
 - (4) within a required side yard if the recreational vehicle is less than six (6) feet in height (excluding the height of an outboard motor or windshield) and it is screened by a six (6) foot screening fence along the lot line nearest the vehicle and extending the full length of the vehicle; or
 - (5) within the front yard, provided:
 - [a] space is not available or there is no reasonable access to either the side yard or rear yard; a corner lot is always deemed to have reasonable access to the rear yard; a fence shall not necessarily be deemed to prevent reasonable access;
 - [b] parking inside the garage is not possible because of the size of the garage structure;
 - [c] the unit is parked perpendicular to the front lot line;
 - [d] the body of the recreational vehicle is at least twelve (12) feet from the face of the curb or traveled portion of the street, but in no instance shall any portion of the vehicle extend over a sidewalk; and,
 - [e] not more than one (1) recreational vehicle is parked or stored in the front yard. A boat that is loaded on a boat trailer is considered one (1) recreational vehicle.
- b. The parking and storage of recreational vehicles in an R District is permitted as set out above, provided:
 - (1) The vehicle is not used for dwelling purposes;
 - (2) the vehicle is not permanently connected to sewer lines, water lines, or electricity; and

SECTION 402.

- (3) the vehicle is not used for storage of goods, materials, or equipment other than those items considered to be a part of the unit or essential for its use as a recreational vehicle.
- c. The Board of Adjustment may, as a minor special exception, permit recreational vehicles to be parked or stored in the front yard or required side yard if the conditions listed in paragraph 402.B.7.a. cannot be met.

SECTION 403. BULK AND AREA REQUIREMENTS IN THE RESIDENTIAL DISTRICTS

A. Bulk and Area Requirements in the RE, RS, RD, RT and RM Districts

Table 3
Bulk and Area Requirements in the Residential Districts

	<u>RE</u>	<u>RS-1</u>	<u>RS-2</u>	<u>RS-3</u>	<u>RS-4</u>	<u>RD</u>	<u>RT</u>	<u>RM-O</u>	<u>RM-1</u>	<u>RM-2</u>	<u>RM-3</u>
LOT WIDTH (Min. Ft.)											
Single-Family Dwelling	150	100	75	60	50	50	50	50	50	50	50
Duplex Dwelling						60	60	60	60	60	60
Multifamily Development								100	100	50	100
LOT AREA (Min. SF)											
Single-Family Dwelling	22,500	13,500	9,000	6,900	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Duplex Dwelling						6,900	6,900	6,900	6,900	6,900	6,000
Multifamily Development								10,000	10,000	6,000	24,000
LAND AREA PER D.U. (Min. SF)											
Single-Family Dwelling	26,250	16,000	10,875	8,400	6,750	6,750	6,750	6,750	6,750	6,750	6,750
Duplex Dwelling						4,200	4,200	4,200	4,200	4,200	4,200
Multifamily Development											
Within a PUD								2,800	1,700	1,200	500
Not within a PUD											
One bedroom or less								3,600	2,200	1,400	500
For each additional bedroom add								400	400	400	400
Townhouse Development											
Development Width (Min. Ft.)							70	70	70	70	70
Lot Width (Min. Ft.)							20	20	20	20	20
Lot Area (Min. SF)							1,600	1,600	1,600	1,600	1,600
Land Area (of Development) per D.U. (Min. SF)							4,200	4,000	3,000	2,200	2,200
STRUCTURE HEIGHT (Max. Ft.)											
	35	35	35	35	35	35	35	35	35	35	NA
LIVABILITY SPACE PER D.U. (Min. SF)											
	12,000	7,000	5,000	4,000	2,500	2,000	1,200	1,200	600	200	NA
FRONT YARD AND ANY YARD ABUTTING A PUBLIC STREET											
Measured from the CENTERLINE OF ABUTTING STREET; add to the distance designated in the column to the right, 1/2 of the right-of-way width designated on the Major Street Plan, or 25 feet if the street is not designated on the Major Street Plan: (Min. Ft.)											
Arterial or Freeway Service Rd	35	35	35	35	35	35	35	35	35	35	35
Not an Arterial	35	35	30	25	20	25	10	25	25	10	25

SECTION 403.

	RE	RS-1	RS-2	RS-3	RS-4	RD	RT	RM-0	RM-1	RM-2	RM-3
REAR YARDS (Min. Ft.)	25	25	25	20	20	20	20	20	20	10	25
SIDE YARDS (Min. Ft.)											
One side yard	15	10	10	5	5	5	5	10	10	10	25
Other side yard	15	5	5	5	5	5	5	10	10	10	25

The foregoing Bulk and Area Requirements are modified as follows:

1. All multifamily dwellings and their accessory building, except garages, shall be setback at least 25 feet from any RE or RS district. A single-story limitation shall apply to multifamily dwellings which are within 50 feet of an RE or RS district. All three story or greater multifamily dwellings shall be at least 75 feet from an RE or RS district.
2. A minimum of three (3) townhouse lots is required for a townhouse development.
3. Required livability space within a townhouse development shall be provided on each townhouse lot, or may be provided in common areas within the townhouse development as designated on the recorded subdivision plat.
4. When a lot or portion of a lot abuts a cul-de-sac having a radius greater than 25 feet, or when a lot or portion of a lot abuts a nonarterial street right-of-way which exceeds 50 feet in width, the setback distance designated in the column to the right shall be measured from the property line.
5. When a single-family or duplex lot abuts a non-arterial street right-of-way on two sides, the owner may select the front yard and the other yard abutting the non-arterial public street shall not be less than 15 feet; provided that garages which access this street shall be setback a minimum of 20 feet.
6. Side yards shall not apply to interior lot lines of townhouse developments.
7. Front yard requirements in the RE, RS-1, RS-2, and RS-3 districts may be reduced 5 feet with Board of Adjustment approval as a special exception.
8. The minimum required side yard for a single-family or duplex dwelling in an RM district shall be 5 feet on each side.

B. Bulk and Area Requirements in the RMH District

1. Residential Manufactured Home Park Development

The development shall consist of one or more tract(s) under common ownership or control which shall be contiguous or separated only by non-arterial streets or alleys.

SECTION 403.

a. General Requirements

- (1) Minimum internal private street surfacing width - 24 feet.
- (2) All dwellings shall be completely skirted.
- (3) All dwellings shall be anchored as required by the City Ordinance.
- (4) All dwellings shall be certified and display such certification that they have been constructed and comply with the National Mobile Home Construction and Safety Standards.
- (5) One identification sign may be erected on each perimeter street frontage of a manufactured home park. The sign shall not exceed two-tenths of a square foot of display surface area per lineal foot of street frontage; provided, however, that in no event shall the sign be restricted to less than 32 square feet nor permitted to exceed 150 square feet of display surface area. The sign shall not exceed 20 feet in height, and illumination, if any, shall be by constant light.

b. Tract Development Standards

Tract Area (Minimum)	5 acres
Land Area per Dwelling Unit (Minimum)	5,445 SF
Tract Width (Minimum)	200 feet

Setback Abutting a Public Street: (Minimum)

[MEASURED FROM THE CENTERLINE; add to the distance designated in the column to the right, 1/2 of right-of-way width designated on Major Street Plan, or 25 feet, if not designated on Major Street Plan:]

Abutting an Arterial or Freeway Service Road	35 feet
Not Abutting an Arterial or Freeway Service Road	25 feet

Setback from Perimeter Boundary, except where abutting a public street	10 feet
--	---------

Height (Maximum)	One Story
------------------	-----------

Common park/recreational open space and facilities (which may include trails, playgrounds, community buildings and tot-lots) shall be delineated and provided on each development established under these regulations equal to at least 6% of the total gross tract area, exclusive of open area on each space.

- c. Internal Space Requirements exclusive of streets and required open space:
- | | |
|--|---|
| Minimum Space Width | 40 feet |
| Minimum Space Area | 4,000 SF |
| Side Yards (Minimum) | |
| One Side Yard | 5 feet |
| Other Side Yard | 10 feet |
| Rear Yard (Minimum) | 10 feet |
| Front Yard (Minimum) | 10 feet |
| Minimum Separation between Dwellings | 15 feet |
| Minimum Paved Off-Street Parking Spaces per Dwelling Unit | 2 |
| Independent Accessory Building | 36 SF minimum area
100 SF maximum area |
| Minimum Setback from Space Boundary | 5 feet |
| Minimum Separation from Adjacent Dwelling | 10 feet |
| Maximum Area Under Roof | 45% of the space |
| [Area Under Roof is the sum of the square footages
of the dwelling plus carport and outdoor shelters,
plus any independent accessory buildings.] | |

Paved outdoor living area shall be provided on each space and shall be a minimum of 100 square feet and shall have an average dimension of not less than 10 feet. This area may be covered with a roof, subject to limitations imposed by maximum area under roof. Required parking areas and driveways shall not be included as part of this outdoor living area.

2. Residential Manufactured Home Subdivision

A subdivision designed for the sale of lots for the purpose of siting manufactured homes on individual lots, provided that such a development and lots therein shall comply with the requirements set out below and a subdivision plat incorporating said requirements is submitted to and approved by the Planning Commission and filed of record in the office of the County Clerk.

- a. General Requirements:
- (1) All dwellings shall be attached to a conventional permanent foundation.
 - (2) All manufactured homes placed shall be certified and shall conspicuously display such certification that they have been constructed and comply with the National Mobile Home Construction and Safety Standards, or were constructed after the first edition of said code.

SECTION 403.

- (3) The tract to be subdivided shall consist of one or more tracts under common ownership or control which shall be contiguous or separated only by non-arterial streets or alleys and have an area of at least 10 acres.
- (4) One identification sign may be erected on each perimeter street frontage of a manufactured home subdivision. The sign shall not exceed two-tenths of a square foot of display surface area per lineal foot of street frontage; provided, however, that in no event shall the sign be restricted to less than 32 square feet nor permitted to exceed 150 square feet of display surface area. The sign shall not exceed 20 feet in height, and illumination, if any, shall be by constant light.

b. Bulk and Area Requirements

Lot Width (Minimum)	50 feet
Lot Area (Minimum)	5,500 SF
Land Area per Dwelling Unit (Minimum)	6,750 SF
Structure Height (Maximum)	35 feet
Livability Space per Dwelling Unit (Minimum)	2,500 SF
Front Yard and Any Yard Abutting a Public Street: [MEASURED FROM CENTERLINE of abutting street; add to the distance designated in the column to the right, 1/2 of the right-of-way width designated on Major Street Plan, or 25 feet if not designated on Major Street Plan (Minimum):]*	
Abutting an Arterial or Freeway Service Road	35 feet
Not Abutting an Arterial or Freeway Service Road	20 feet
Side Yards (Minimum)	5 feet
Rear Yard (Minimum)	15 feet
Accessory building setback from side or rear yard (not permitted in required front yard)	3 feet
Minimum Paved Off-Street Parking Spaces/Dwelling Unit	2

* Except where a lot or portion on a lot abuts a cul-de-sac having a radius greater than 25 feet, the setback distance designated in the column to the right shall be measured from the property line.

SECTION 404. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS, REQUIREMENTS

The Special Exception Uses, permitted in the Residential Districts, as designated in Table 1, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

SECTION 404.

- A.** The accessory use provisions of the Residential Districts pertaining to signs are applicable to accessory signs for principal uses permitted by special exception.
- B.** Home occupations permitted by special exception.
1. The home occupation must be accessory to the use of the dwelling unit as a residence.
 2. Only members of the family residing in the dwelling shall participate in the home occupation.
 3. Signs or displays, including signs exceeding two square feet on a vehicle, advertising the home occupation on the premises, which are visible from outside the lot are prohibited.
 4. The home occupation shall be conducted entirely within an enclosed principal residential structure or customary accessory building.
 5. Mechanical equipment which creates noise, dust, odor or electrical disturbance is prohibited.
 6. Exterior alterations of the structure which would detract from the residential character of the structure are prohibited.
 7. Outside storage or display of materials or items associated with the home occupation is prohibited.
 8. A maximum of 500 square feet of floor area may be used in the home occupation.
 9. Vehicles used in conjunction with the home occupation shall be parked off the street, on the lot containing the home occupation, and shall be of a type customarily found in a residential area.
- C.** In the RS-3 and RS-4 Districts, duplex use shall comply with the height and yard requirements for single-family use and in addition shall comply with the following requirements:
1. Minimum lot area of 9,000 square feet,
 2. Minimum land area per dwelling unit of 5,000 square feet,
 3. Minimum frontage of 75 feet, and
 4. Minimum livability space per dwelling unit of 2,500 square feet.
- D.** In RMH District, a single-family dwelling shall comply with the bulk and area requirements set out in Paragraph 403.B.2.

E. In the R Districts, excepting RMH, manufactured home dwelling use shall comply with the lot area requirement for a single-family dwelling located within the district, and in addition shall comply with the following requirements:

1. The manufactured home dwelling use shall not exceed a period of one year from the date of granting the special exception; however, the Board of Adjustment may, as a special exception, extend the one year limit if properly advertised for said relief.
2. Not more than one manufactured home dwelling may be located on a lot.
3. The application for a special exception must be accompanied by a written signed agreement of the applicant to remove the manufactured home within one (1) year from the date of granting of the special exception.
4. The applicant shall, within ten (10) days from the granting of the special exception, post with the City Clerk of the City of Tulsa, a cash bond or surety bond payable to the order of the City of Tulsa in the amount of \$500.00 to defray removal cost in the event the applicant fails to remove the manufactured home at the end of one (1) year from the date of granting of the special exception.

F. Except as provided in B, C, D, E, and I of this Section, and Section 209, Special Exception uses shall comply with the least restrictive yard and height requirements of the district in which located and, in addition, shall comply with the following requirements:

1. Maximum floor area ratio of .5,
2. Minimum lot size of 12,000 square feet,
3. Minimum frontage of 100 feet, and
4. A minimum building setback of 25 feet from abutting properties located within an R District.

Provided that if the use unit requirements are greater the use unit requirements shall control.

G. Office use in the RM-1 District shall comply with the bulk and area requirements of the OL District. Office use in the RM-2 District shall comply with the bulk and area requirements of the OM District, except no structure shall exceed two stories in height. Office use in the RM-3 District shall comply with the bulk and area requirements of the OMH District.

H. Parking lots may be permitted in RM-2 and RM-3 Districts only, provided:

SECTION 404.

1. It is not a commercial lot; and
 2. It is not abutting the side lot line of two existing single-family dwellings.
- I. Mini-storage facilities located in RM-1, RM-2 and RM-3 Districts shall comply with the following requirements:
1. The building height is limited to 12 feet, provided however, if the facilities contain an accessory dwelling to be used for management and security purposes, the height of the dwelling shall not exceed 35 feet.
 2. The minimum building setback from an adjacent arterial street or freeway service road shall be 50 feet, plus 1/2 the right-of-way designated on the Major Street Plan. The minimum building setback from an adjacent nonarterial street shall be 35 feet. The minimum building setback from a freeway and all other boundaries shall be 10 feet, provided however, the Board of Adjustment may allow less building setback in these two instances if the wall of the building is also to be used to meet the screening requirement, but in no event shall such setback be less than 5 feet.
 3. Building walls on the exterior of the development shall consist of masonry construction using brick, stone, stucco or concrete tilt-up panels. Metal or standard (smooth) concrete block exterior walls are not permitted on such exterior.
 4. The floor area ratio (FAR) shall not exceed .5.
 5. Access doors to storage units shall not be visible at ground level from an abutting O or R District and shall not be visible from an abutting public street.
 6. No hazardous, toxic or explosive materials are permitted to be stored in such facilities.
 7. Open air storage is prohibited in the RM-1 District. Open air storage is prohibited on the perimeter of the lot in an RM-2 or RM-3 District, but is permitted on the interior of the lot if the storage is not visible at ground level from an abutting O or R District or any public street.
 8. The development site shall have frontage on and access to an arterial street unless provided otherwise by the Board of Adjustment.
 9. Only one ground sign shall be permitted. Location, size and height of such sign shall be determined by the Board of Adjustment, provided however, the sign shall not exceed 20 feet in height and 32 square feet of display surface area or 2/10 of a square foot of display surface area per lineal foot of street frontage (whichever is greater) and illumination of the sign, if any, shall be by constant light.

SECTION 404.

10. A screening fence or masonry wall (to be determined by the Board of Adjustment) a minimum of 8 feet in height is required along the lot line or lot lines in common within an R District. The wall of the buildings may be used to comply with this screening requirement with the Board of Adjustment approval and in such case open spaces between perimeter buildings shall be screened with an 8 foot masonry wall.

CHAPTER 5

PARKING DISTRICT PROVISIONS

- 500. Purposes
- 501. Principal Uses
- 502. Accessory Uses
- 503. Bulk and Area Requirements
- 504. General Use Conditions

SECTION 500. PURPOSES OF THE PARKING DISTRICTS

The purpose of the Parking District is:

- A. To permit the established off-street parking areas (passenger vehicles) to reduce congestion of the public streets and to enhance the efficiency and convenience of institutional, multifamily, office, commercial, and industrial uses which would be served by the off-street parking areas.
- B. To promote a compatible relationship between off-street parking facilities and other land uses by establishing bulk and area, design, screening and sign requirements and limitations.

SECTION 501. PRINCIPAL USES PERMITTED IN THE PARKING DISTRICTS

The principal uses permitted in the Parking District are designated by use units. The use units are groupings of individual uses and are fully described, including their respective requirements and other use conditions in Chapter 12. The use units permitted in the Parking District are set forth below in Table 1.

Table 1
Use Units Permitted in the Parking Districts*

Use Unit		Parking District
1.	Area-Wide Uses	X
2.	Area-Wide Special Exception Uses	E
10.	Off-Street Parking Areas	X

*X = Use by Right

E = Special Exception

SECTION 502. ACCESSORY USES IN THE PARKING DISTRICT

- A. Accessory Uses Permitted.** Accessory uses customarily incident to a principal use permitted in a Parking District shall be permitted in such district. In addition, the uses set forth in Table 2 are permitted as accessory uses.

Table 2
Accessory Uses Permitted in The Off-Street Parking District

Uses		District
1.	Identification Signs	PK
2.	Real Estate Signs	PK
3.	Attendants Building	PK

B. Accessory Use Conditions

1. One (1) identification sign may be erected on each street frontage of a permitted use. The sign shall not exceed two-tenths (2/10) of a square foot of display surface area per lineal foot of street frontage; provided, that in no event shall the sign be restricted to less than thirty-two (32) square feet nor be permitted to exceed exceed one hundred fifty (150) square feet of display surface area. The sign shall not exceed twenty (20) feet in height, and illumination, if any, shall be by constant light.
2. The use of an attendant building shall be limited to the customary activities incidental to the management and operation of a parking facility. The building shall not exceed one-story in height nor five percent (5%) lot coverage.

SECTION 503. BULK AND AREA REQUIREMENTS IN THE PARKING DISTRICT

Table 3
Bulk and Area Requirements in the Off-Street Parking District

Lot Frontage (Minimum)	20 feet
Maximum percent of lot coverage of buildings and parking surface area	90%
Building setback from abutting RE, RS or RD District boundary lines (Minimum) *	10 feet
Building setback from CENTERLINE OF ABUTTING STREET, add to the distance designated in the column to the right, 1/2 of right-of-way designated on the Major Street Plan or 25 feet if not designated on the Major Street Plan. (Minimum)	
Arterial or Freeway Service Road	15 feet
Not an Arterial or Freeway Service Road	10 feet

*Plus 2 feet of setback for each 1-foot building height exceeding 15 feet.

SECTION 504. GENERAL USE CONDITIONS IN THE PARKING DISTRICT

- A.** A minimum of ten percent (10%) of the lot shall remain pervious and be landscaped.
- B.** Unenclosed parking areas which are contiguous to an R District shall be screened by the erection of a six (6) foot screening wall or fence on the lot line or lines in common with an R District. Unenclosed parking areas that are separated from an R District only by a nonarterial street shall be screened by the erection and maintenance of a screening wall, fence or landscaped berm or combination thereof three (3) feet in height along the property line opposite the adjacent R District.
- C.** Additional design standards shall apply as set forth in Section 1303 of this Code.

CHAPTER 6

OFFICE DISTRICT PROVISIONS

- 600. Purposes
- 601. Principal Uses
- 602. Accessory Uses
- 603. Bulk and Area Requirements
- 604. Special Exception Uses, Requirements

SECTION 600. PURPOSES OF THE OFFICE DISTRICTS

- A. General Purposes.** The Office Districts are designed to preserve and promote the development of efficient office facilities and to maximize the compatibility with other land uses by:
- 1. Establishing bulk and area controls.
 - 2. Requiring off-street parking and loading facilities.
 - 3. Establishing the several districts necessary to meet the need of a variety of office types.
 - 4. Controlling the number, area, location, and types of signs.
- B. Purposes of the OL Office Low Intensity District.** The OL District is designed to facilitate the development and preservation of low intensity office development.
- C. Purposes of the OM Office Medium Intensity District.** The OM District is designed to provide areas for offices, together with certain community facilities normally compatible with primary office uses. It is designed to preserve existing medium intensity office development and to facilitate the development of new medium intensity office areas.
- D. Purposes of the OMH Office Medium-High Intensity District.** The OMH District is designed to provide for multi-story office development in areas that have been designated as High Intensity Office or Special District by the Comprehensive Plan.
- E. Purposes of the OH Office High Intensity District.** The OH District is designed to provide areas for high intensity office use, together with community facilities, and certain limited commercial uses normally compatible with high intensity office uses.

SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 12. The use units permitted in Office Districts are set forth below in Table 1.

Table 1
Use Units Permitted in Office Districts*

Use Unit		Districts			
No.	Name	OL	OM	OMH	OH
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E [#]	E [#]	E [#]
4.	Public Protection & Utility Facilities	E	E	E	E
5.	Community Services & Similar Uses	E	X	X	X
6.	Single-Family Dwelling	X	X [†]	X [†]	X [†]
7.	Duplex Dwelling	X	X [†]	X [†]	X [†]
7a.	Townhouse Dwelling	X	X	X	X
8.	Multifamily Dwelling and Similar Uses	E	X	X	X
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices, Studios & Support Services	X ^{**}	X	X	X
12.	Eating Establishments Other than Drive-Ins				X
13.	Convenience Goods and Services	E ^{****}	E ^{****}	E ^{****}	E ^{****}
16.	Mini-Storage	E	E	E	E
19.	Hotel, Motel and Recreational Facilities			E ^{***}	E ^{***}

*X = Use by Right

E = Special Exception

† = Must be within a mixed use building

** = Drive-in bank facilities, whether a principal or accessory use, require Board of Adjustment approval of special exception in OL Districts.

*** = Limited to Hotel and motel.

= Residential Treatment and Transitional Living Centers are allowed by right in OM, OMH, and OH districts.

**** = Limited to barber and beauty shops.

Ord. Nos. 17515, 17880, 18225, 18499, 18605, 19217, 19500, 20171

SECTION 602. ACCESSORY USES PERMITTED IN OFFICE DISTRICTS

- A. Accessory Uses Permitted.** Accessory uses customarily incident to a principal use permitted in an Office District are permitted in such district. In addition, the uses set forth in Table 2 are permitted as accessory uses.

Table 2
Accessory Uses Permitted in Office Districts

Uses	Districts
Construction Sign	All Districts
Convenience Goods and Services & Shopping Goods & Services	OM*, OMH*, OH
Eating Establishments, Other Than Drive-Ins	OL, OM, OMH
Private Clubs**	OM*, OMH*, OH
Real Estate Sign	All Districts

* By Special Exception requiring Board of Adjustment approval, subject to the requirements set forth in Section 604.

** Private Club as used in this chapter is defined as provided in Title 21, Chapter 21, Section 401 of the Tulsa Revised Ordinances.

B. Accessory Use Conditions

1. General Conditions

- Accessory buildings shall meet the minimum building setback lines of the applicable district.
- An accessory building erected as an integral part of the principal building shall be made structurally a part of the principal building, shall have a common wall with the principal building and shall comply with the requirements applicable to the principal building.

2. Convenience Goods & Services and Shopping Goods & Services

- Permitted convenience goods and services and shopping goods and services in an OH District or any Office District with a PUD Supplemental District are limited to the uses included in Use Unit 13 and 14.
- The convenience goods and services and shopping goods and services in an OH District or any Office District with a PUD Supplemental District shall be located entirely within the principal building

- c. The convenience goods and services and shopping goods and services in an OH District or any Office District with a PUD Supplemental District shall not occupy more than fifteen percent (15%) of the gross floor area of the building in which located.

3. Eating Establishments Other Than Drive-Ins

- a. Permitted accessory eating establishments are limited to the uses included in Use Unit 12, designed and located for the convenience of the occupants of the principal building.
- b. The eating establishments shall be located entirely within the principal building.
- c. The eating establishments shall not occupy more than five percent (5%) of the gross floor area of the building in which located.

4. Business Signs

- a. Business signs in the office zoning districts shall comply with the requirements of this section and, in addition, shall comply with the general use conditions for business signs as provided in 1221.C.3, 9, 10, 11, 12, 13, 14 and 15. Where the requirements of this section are greater or more restrictive than the requirements in 1221.C, the requirements of this section shall apply.
- b. Not more than one (1) sign may be erected per each street frontage of a lot.
- c. The sign shall not exceed two-tenths (2/10) of a square foot of display surface area per lineal foot of street frontage; provided that in no event shall the sign be restricted to less than thirty-two (32) square feet nor be permitted to exceed one hundred fifty (150) square feet of display surface area.
- d. Signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance of fifty (50) feet.
- e. Ground signs in the OL, OM, OMH districts shall not exceed the height of the building in which the principal use is located or twenty (20) feet, whichever is lower. Ground signs in the OH district shall not exceed thirty (30) feet in height.
- f. Illumination, if any, shall be by constant light.
- g. Roof signs shall be prohibited.

5. Private Clubs - OH Districts

- i. Within the OH District a private club shall be located entirely within the principal building and shall not occupy more than five percent (5%) of the gross floor area of the building in which located.
- ii. Within the OH District the principal office structure may include an eating place occupying a maximum of five percent (5%) of the gross floor area, a private club occupying a maximum of five percent (5%) of the gross floor area and facilities for convenience goods and services and shopping goods and services occupying a maximum of fifteen percent (15%) of the gross floor area with a total of not more than twenty-five percent (25%) of the principal structure being devoted to uses other than offices and studios.

SECTION 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS

Table 3
Bulk and Area Requirements in the Office Districts

	DISTRICTS			
	OL†	OM††	OMH†	OH*
LOT AREA (Minimum SF)	NA	NA	NA	10,000
FRONTAGE (Minimum Feet)				
Arterial or Freeway Service Road	75	100	100	NA
Not an Arterial or Freeway Service Road	50	50	50	NA
FLOOR AREA RATIO (Maximum)	.30***	.50	2.0	8.0
BUILDING SETBACK FROM CENTERLINE OF ABUTTING STREET (Minimum Feet) Measured From Centerline of abutting street; add, to the distance designated in the column to the right, ½ of the right-of-way designated on the Major Street Plan or 25 feet if the street is not designated on the Major Street Plan.				
Arterial or Freeway Service Road	50	50	50	10
Not an Arterial or Freeway Service Road	25	25	25	10
BUILDING SETBACK FROM ABUTTING AG OR R DISTRICT BOUNDARY LINES (Minimum Feet)	10	10**	10**	10
BUILDING HEIGHT (Maximum Feet)	1-Story	NA	NA	NA

† Residential use in the OL District shall comply with the bulk and area requirements of an RT District.

†† In the OM and OMH Districts, residential buildings and the residential portions of mixed buildings shall be subject to the minimum land area per dwelling unit requirement of the RM-2 District.

* In the OH District, residential buildings and the residential portions of mixed buildings shall be subject to the minimum land area per dwelling unit requirement of the RM-3 District.

** Plus 2 feet of setback for each 1-foot of building height exceeding 15 feet, if the abutting property is within an RE, RS or RD District.

*** The Board of Adjustment may allow by special exception a floor area ratio (maximum) of .40.

SECTION 604. SPECIAL EXCEPTION USES IN OFFICE DISTRICTS, REQUIREMENTS

The Special Exception Uses, permitted in the Office Districts, as designated in Table 1 and Table 2, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- A.** The accessory use provisions of the Office Districts pertaining to signs apply to signs which are accessory to uses permitted by special exception; provided that each sign permitted shall primarily identify the principal building; permitted accessory goods and services shall be secondary.
- B.** Multifamily use in the OL District shall comply with the bulk and area requirements of the RM-1 District.
- C.** Accessory convenience goods and services and accessory shopping goods and services in the OM and OMH Districts shall comply with the following requirements:
 - 1. No convenience goods and services and shopping goods and services shall be permitted unless the principal building shall contain a minimum of 50,000 square feet.
 - 2. The permitted convenience goods and services and shopping goods and services listed below shall be located entirely within the principal building and shall have no exterior pedestrian access except through the general building entrances.
 - 3. Permitted convenience goods and services and shopping goods and services are limited to the following uses and use groupings:
 - a. Book, stationery and office supply store
 - b. Gift, novelty and florist shop
 - c. Medical, dental, optical and orthopedic supply (prescription service only)
 - d. Tobacco and candy store

4. The permitted convenience goods and services and shopping goods and services listed above shall not occupy more than ten percent (10%) of the gross floor area of the building in which located, and each goods and services use or use grouping shall be limited to a maximum of 2,000 square feet of floor area; provided that if a restaurant and/or private club is requested or existing that the total amount for all accessory uses, including restaurants and private clubs, shall not exceed 12.5% of the gross floor area of the principal building.
- D.** Private clubs in the OM and OMH Districts, shall comply with the following requirements:
1. The private club shall be located entirely within the principal building.
 2. The private club shall not occupy more than five percent (5%) of the gross floor area of the building in which located.
 3. Exterior business signs identifying the private club are prohibited.
- E.** Except as provided in Section 209 for public protection and utility facilities, a minimum frontage of 100 feet is a requirement of the Special Exception uses unless the use unit requirements are more restrictive, in which case the more restrictive shall control.
- F.** Special housing facilities in Use Unit 2 (Area Wide Special Exception Uses), Use Unit 6 (Single-Family), and Use Unit 8 (Multifamily) shall meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 12.
- G.** Mini-storage facilities located in the Office Districts shall comply with the following requirements:
1. The building height is limited to 12 feet, provided however, if the facilities contain an accessory dwelling to be used for management and security purposes, the height of the dwelling shall not exceed 35 feet.
 2. The minimum building setback from an adjacent arterial street or freeway service road shall be 50 feet, plus 1/2 the right-of-way designated on the Major Street Plan. The minimum building setback from an adjacent nonarterial street shall be 35 feet. The minimum building setback from a freeway and all other boundaries shall be 10 feet, provided however, the Board of Adjustment may allow less building setback in these two instances if the wall of the building is also to be used to meet the screening requirement, but in no event shall such setback be less than 5 feet.

3. Building walls on the exterior of the development shall consist of masonry construction using brick, stone, stucco or concrete tilt-up panels. Metal or standard (smooth) concrete block exterior walls are not permitted on such exterior.
4. The floor area ratio (FAR) shall not exceed .5.
5. Access doors to storage units shall not be visible at ground level from an abutting O or R District and shall not be visible from an abutting public street.
6. No hazardous, toxic or explosive materials are permitted to be stored in such facilities.
7. Open air storage is prohibited in the OL District. Open air storage is prohibited on the perimeter of the lot in an OM or OMH or OH District, but is permitted on the interior of the lot if the storage is not visible at ground level from an abutting O or R District or any public street.
8. The development site shall have frontage on and access to an arterial street unless provided otherwise by the Board of Adjustment.
9. Only one ground sign shall be permitted. Location, size and height of such sign shall be determined by the Board of Adjustment, provided however, the sign shall not exceed 20 feet in height and 32 square feet of display surface area or 2/10 of a square foot of display surface area per lineal foot of street frontage (whichever is greater) and illumination of the sign, if any, shall be by constant light.
10. A screening fence or masonry wall (to be determined by the Board of Adjustment) a minimum of 8 feet in height is required along the lot line or lot lines in common within an R District. The wall of the buildings may be used to comply with this screening requirement with the Board of Adjustment approval and in such case open spaces between perimeter buildings shall be screened with an eight-foot (8) masonry wall.

CHAPTER 7

COMMERCIAL DISTRICT PROVISIONS

- 700. Purposes
- 701. Principal Uses
- 702. Accessory Uses
- 703. Bulk and Area Requirements
- 704. Special Exception Uses, Requirements
- 705. Location of Sexually-Oriented Businesses

SECTION 700. PURPOSES OF COMMERCIAL DISTRICTS

A General Purposes

The Commercial Districts are designed to:

1. Achieve the commercial objectives of the Comprehensive Plan.
2. Meet the needs for commercial services and goods of the metropolitan area and trade area.
3. Preserve and promote the development of efficient, commercial facilities and encourage a compatible relationship between commercial facilities and other land uses and thoroughfares, by:
 - a. Differentiating the types and purposes of commercial activities.
 - b. Establishing bulk and area controls.
 - c. Requiring off -street loading and parking facilities.
 - d. Controlling the number, area, location, and types of signs.
 - e. Protecting the character of commercial districts and their peculiar suitability for commercial uses.

B. Purposes of the CS Shopping Center District. The CS District is designed to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers providing a wide range of retail and personal service uses.

C. Purposes of the CG General Commercial District. The CG District is designed to:

1. Accommodate existing development of mixed commercial uses which are well established, while providing a degree of protection to adjacent residential areas.

2. Accommodate the grouping of certain commercial and light industrial uses which are compatible with one another.

D. Purposes of the CH Commercial High Intensity District. The CH District is designed to accommodate high intensity commercial and related uses in areas designated High Intensity by the Comprehensive Plan.

E. Purposes of the CBD Central Business District. The purposes of the Central Business District are to:

1. Accommodate and encourage the most desirable, most productive, most intense use of land, without regard to the regulation of building height, floor area, land coverage or parking space requirements, within the central core area of the City designated by the Comprehensive Plan.
2. Encourage a diversity of high intensity uses which mutually benefit from close proximity to, and from the available services of, the high transportation carrying capacity afforded by the Inner Dispersal Loop.
3. Preserve and promote the public and private investment of the existing central core area.

SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS

The principal uses permitted in the Commercial Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in Commercial Districts are set forth below in Table 1.

Table 1
Use Units Permitted in Commercial Districts*

Use Units		Districts			
No.	Name	CS	CG	CH	CBD
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E***
4.	Public Protection and Utility Facilities	X	X	X	X
5.	Community Services & Similar Uses	X	X	X	X
6.	Single-Family Dwelling	X#	X#	X#	X#
7.	Duplex Dwelling	X#	X#	X#	X#
7a.	Townhouse Dwelling	X	X	X	X
8.	Multifamily Dwelling and Similar Uses	X	X	X	X
9.	Manufactured Home Dwelling		E	E	
10.	Off-Street Parking Areas	X	X	X	X

11.	Offices, Studios & Support Services	X	X	X	X
12.	Eating Establishments Other than Drive-Ins	X	X	X	X
12a.	Adult Entertainment Establishments	X**	X**	X**	X**
13.	Convenience Goods and Services	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X
15.	Other Trades and Services	E	X	X	X
16.	Mini-Storage	E	X	X	X
17.	Automobile and Allied Activities	E	X**	X**	X**
18.	Drive-In Restaurants	E	X	X	X
19.	Hotel, Motel and Recreational Facilities	X	X	X	X
20.	Commercial Recreation, Intensive	E	E	E	E
21.	Business Signs and Outdoor Advertising	X [†]	X [†]	X [†]	X [†]
22.	Scientific Research and Development		E	X	X
23.	Warehousing and Wholesaling		E	X	X
25.	Light Manufacturing and Industry		E	E	E

*X = Use by Right

**X = Use Unit 12a. and auto body painting within Use Unit 17 uses require Board of Adjustment approval of a special exception if the lot containing either of these uses is within 150 feet of R zoned land, other than streets or freeways which are in R Districts.

[†]X = Use Unit 21 outdoor advertising signs shall only be permitted in a CS, CG, CH, or CBD zoning district when located within a freeway sign corridor.

E = Special Exception

***E = Except that tents used for special events are allowed by right on any non-right-of-way properties zoned CBD

#X = Must be located within a mixed-use building.

Ord. Nos. 17515, 17847, 18225, 18605, 19217, 21637, 21813, 22432

SECTION 702. ACCESSORY USES PERMITTED IN COMMERCIAL DISTRICTS

A. Accessory Uses Permitted. Accessory uses customarily incident to a principal use permitted in a commercial district are permitted in such district.

B. Accessory Use Conditions

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.
3. Signs in the commercial districts shall be subject to the use conditions of Use Unit 21.

SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS

Table 2
Bulk and Area Requirements in the Commercial Districts

	CS†	Districts CG†	CH	CBD
FRONTAGE (Minimum Feet)				
Arterial or Freeway Service Road	150	100	NA	NA
Not an Arterial or Freeway Service Road	50	50	NA	NA
FLOOR AREA RATIO (Maximum)	.50	.75	NA	NA
BUILDING SETBACK FROM CENTERLINE OF ABUTTING STREET (Minimum Feet) MEASURED FROM CENTERLINE of abutting street; add to the distance designated in the column to the right, 1/2 of the right-of-way width designated on the Major Street Plan, or 25 feet if the street is not designated on the Major Street Plan:				
Arterial or Freeway Service Road	50	50	0	0
Not an Arterial or Freeway Service Road	25	25	0	0
BUILDING SETBACK FROM ABUTTING R DISTRICT BOUNDARY LINES (Min. Ft.)	10*	10*	0	0
BUILDING HEIGHT (Maximum Feet)	NA	NA	NA	NA

* Plus 2 feet of setback for each 1-foot building height exceeding 15 feet, if the abutting property is within an RE, RS or RD District.

† In the CS and CG Districts residential buildings and the residential portions of mixed buildings shall be subject to the minimum land area per dwelling unit requirements of the RM-2 District.

Ord. No. 21542

SECTION 704. SPECIAL EXCEPTION USES IN COMMERCIAL DISTRICTS, REQUIREMENTS

The special exception uses permitted in commercial districts, as designated in Table 1, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- A.** Except as provided above, all special exception uses shall comply with the bulk and area requirements of the use district in which located.
- B.** Drive-in restaurants where permitted by special exception are subject to the following requirements and conditions:
 - 1. Eating establishments which encourage or permit substantial in-car on-premise consumption of food shall be permitted within commercial shopping districts only in such

locations as will not interfere with or detrimentally affect any adjoining or nearby residential properties;

2. All lighting shall be directed toward the proposed drive-in facility and away from any neighboring Residential Districts; area-wide loudspeakers or paging systems will not be allowed;
3. Traffic circulation shall be reviewed and approved by the Traffic Engineering Department, including the location of ingress and egress points;
4. The subject tract of land (proposed development site) shall have a minimum of 150 feet of frontage on a designated major arterial street.

C. Uses included within Use Units 15 and 20 where permitted by special exception are subject to the following requirements:

1. The permitted uses will not interfere with or detrimentally affect any adjoining or nearby residential properties;
2. Traffic circulation shall be reviewed and approved by the Traffic Engineering Department, including the location of ingress and egress points;
3. The subject tract of land (proposed development site) shall have either a minimum of 150 feet of frontage on a designated major arterial street or a minimum of 50 feet of frontage on a nonarterial street.

D. Special housing facilities in Use Unit 8 (Multifamily) shall meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 12.

E. Manufactured Home Development where permitted by special exception shall comply with the following bulk and area requirements:

1. The Manufactured Home Development:

Tract Area (Min.)	2 acres
Tract Width (Min.)	150 feet
Livability Space per Dwelling Unit (Min.)	200 sq. ft.
Livability Space shall be provided in common areas of not less than 4,000 square feet, located so as to be conveniently accessible to the manufactured homes it is intended to serve.	
Setback Abutting a Public Street: (Min.)	
Measured from the centerline; add to the distance designated in the column to the right, 1/2 of right-of-way width designated on Major Street Plan, or 25 feet, if not designated on Major Street Plan:	

Abutting an Arterial or Freeway Service Road	35 feet
Not Abutting an Arterial or Freeway Service Road	25 feet
Setback from Perimeter Boundary, except where abutting a public street	10 feet
Height (Max.)	One-Story
6' screening fence (Min.) along entire boundary abutting an R District	

2. Internal Requirements:

Minimum Private Street Surfacing Width	20 feet
Minimum Off-Street Paved Parking Spaces Per Unit	2
Manufactured Home Setback From Internal Private Street (Min.)	10 feet
Separation Between Manufactured Homes (Min.)	10 feet"

Section 9. That Title 42, Chapter 9, Section 902, Tulsa Revised Ordinances, be and the same is hereby amended to read as follows:

SECTION 705. LOCATION OF SEXUALLY-ORIENTED BUSINESSES

A. Definitions

1. As used in this section, the terms sexual conduct and specified anatomical areas shall mean as follows:
 - a. Sexual Conduct includes the following:
 - (1) The fondling or other touching of human genitals, pubic region, buttocks, or female breasts;
 - (2) Ultimate sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, sodomy;
 - (3) Masturbation; and
 - (4) Excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.
 - b. Specified Anatomical Areas includes the following:
 - (1) Human genitals, pubic region, buttocks, and female breasts below a point immediately above the top of the areola;
 - (2) Human male genitals in a discernible turgid state, even if completely and opaquely covered.
2. For purposes of this Ordinance, the sexually-oriented businesses are defined as follows:

- a. **Adult Amusement or Entertainment:** Amusement or entertainment which is distinguished or characterized by an emphasis on acts or material depicting, describing or relating to Sexual Conduct or Specified Anatomical Areas, as defined in this section, including but not limited to topless or bottomless dancers, exotic dancers, strippers, male or female impersonators or similar entertainment.
- b. **Adult Bookstore:** An establishment wherein 10% or more of its display area consists of books, films, videos, magazines, periodicals, games, novelties or other materials which are distinguished or characterized by an emphasis on depicting or describing Sexual Conduct or Specified Anatomical Areas (referred to in this section as "sexually oriented materials").

Display Area as used in this section shall be measured as follows:

For bookshelves, magazine racks and similar display devices, display area shall be calculated by multiplying the length times the width of such devices. If sexually oriented materials are mixed with non-sexually oriented materials in or on such devices, the entire device shall be considered as consisting of sexually oriented materials.

For table tops, counters, display cases and similar display devices, display area shall be calculated by multiplying the length times the width of each surface on which merchandise is displayed. If sexually oriented materials are mixed with non-sexually oriented materials on such surfaces, the entire surface shall be considered as consisting of sexually oriented materials.

For walls, display area shall be the area of the wall enclosed by the smallest imaginary rectangle which contains each item.

The display area of merchandise hanging or suspended from the ceiling shall be calculated by multiplying the item's length or width, whichever is longer, times the item's height.

- c. **Adult Mini Motion Picture Theater:** An enclosed building with a capacity of less than 50 persons used for presenting material distinguished or characterized by an emphasis on depicting or describing Sexual Conduct or Specified Anatomical Areas.
- d. **Adult Motel:** A motel wherein material is presented, as part of the motel services, via closed circuit T.V. or otherwise, which is distinguished or characterized by an emphasis on depicting or describing Sexual Conduct or Specified Anatomical Areas.
- e. **Adult Motion Picture Arcade:** Any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled, still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing Sexual Conduct or Specified Anatomical Areas.

- f. Adult Motion Picture Theater: An enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on depicting or describing Sexual Conduct or Specified Anatomical Areas.
- g. Massage Parlor: Any place where for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with Sexual Conduct or where any person providing such treatment, manipulation or service related thereto exposes Specified Anatomical Areas.
- h. Model Studio: Any place other than university or college art classes where, for any form of consideration or gratuity, figure models who display Specific Anatomical Areas are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.
- i. Sexual Encounter Center: Any building or structure which contains, or is used for commercial entertainment where the patron directly or indirectly is charged a fee to engage in personal contact with or to allow personal contact by, employees, devices or equipment or by personnel provided by the establishment which appeals to the prurient interest of the patron, to include, but not to be limited to bath houses, massage parlors, and related or similar activities.

B. Prohibition. No person shall exercise supervisory control, manage, operate, cause the establishment or permit the establishment of any of the sexually-oriented businesses as defined in Section 705.A, in an area zoned other than CS, CG, CH, and/or CBD. In addition, no person shall exercise supervisory control, manage, operate, cause the establishment or permit the establishment of any of the sexually-oriented businesses, as defined in Section 705.A, within:

- 1. **1,000 feet from any other sexually-oriented business.** The 1,000 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which a sexually-oriented business is conducted, to the nearest point of the wall of the portion of the building in which another sexually-oriented business is conducted.
- 2. **1,000 feet from a church.** Church as used herein shall mean all contiguous property owned or leased by a church upon which is located the principal church building or structure, irrespective of any interior lot lines. The 1,000 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which a sexually-oriented business is conducted to the nearest point of the church. However, for a church use located in a building principally used for commercial or office purposes (as in a shopping center), the 1,000 feet shall be measured to the nearest building wall of the portion of the building used for church purposes.

3. **1,000 feet from a school** of the type which offers a compulsory education curriculum. School as used herein shall mean all contiguous property owned or leased by a school upon which is located the principal school building(s) irrespective of any interior lot lines. The 1,000 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which a sexually-oriented business is conducted to the nearest point of the school.
4. **1,000 feet from a public park or private park.** The 1,000 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which a sexually-oriented business is conducted to the nearest point on the property of the park.
5. **1,000 feet from areas zoned residential or from a habitable dwelling in an area zoned AG.** The 1,000 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which a sexually-oriented business is conducted, to the nearest point on a Residential Zoning District boundary line (not including residentially zoned expressway right-of-way) or to the nearest point of a wall of a habitable dwelling in an area zoned AG.
6. **1,000 feet from Use Unit 2 - Area-Wide Special Exception Uses and 5 - Community Services and Similar Uses caring for or often frequented by persons under 18 years of age.** These uses include, but are not limited to, children's preschools, children's nurseries, children's day camps, juvenile delinquency centers, children's camp grounds, children's group homes, children's day care centers, libraries, museums, planetariums, and aquariums. The 1000 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which a sexually-oriented business is conducted to the nearest point on the property containing the use primarily caring for or predominately frequented by persons under 18 years of age.

Provided further that the Board of Adjustment may permit by Special Exception sexually-oriented businesses, as defined in Subsection 705.A. in an IL, IM or IH District, subject to the distance limitations established in this section.

The establishment of a sexually-oriented business shall include the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area, or the conversion of an existing business location to any of the uses described in Section 705.A.

If a new church, school, park or protected Use Unit 2 or 5 use is established less than 1,000 feet from an existing lawful sexually oriented business, the spacing requirements of this section shall not apply as they relate to the new church, school, park or protected Use Unit 2 or 5 uses.

- C. Periodic Review.** Beginning March 15, 2008 and every four years thereafter, the administration shall cause a review to be conducted on the spacing requirements of sexually oriented businesses from other uses and propose any amendments necessary to preserve the interests protected by this section.

CHAPTER 7a

MIXED-USE INSTITUTIONAL (MX-I) DISTRICT PROVISIONS

750.	Purposes, Minimum Requirements and Definitions
751.	Principal Uses
752.	Accessory Uses
753.	Bulk and Area Requirements
754.	Special Exception Uses, Requirements
755.	Other Requirements

SECTION 750. PURPOSES OF THE MIXED-USE INSTITUTIONAL DISTRICT, MINIMUM REQUIREMENTS AND DEFINITIONS

A. General Purpose. The Mixed-Use Institutional District (MX-I) is designed to:

1. Achieve the economic objectives of the Comprehensive Plan by encouraging sustainable growth of regional job centers anchored by institutions.
2. Meet the need for medical and educational services in the metropolitan area and trade area.
3. Provide an environment conducive to the development and conservation of medical and educational institutions.
4. Permit the establishment of uses which are customarily located in proximity to such institutions.
5. Accommodate a mix of uses and encourage a compatible relationship with adjoining land uses and thoroughfares by:
 - a. Establishing bulk and area requirements, including transitional heights that provide adequate buffers between uses and intensities.
 - b. Requiring off-street loading and parking facilities to mitigate vehicular impacts in surrounding residential areas.
 - c. Controlling the number, size, height, display surface area, location and types of signs.
 - d. Preserving, enhancing and creating open space.

B. Minimum Requirements

Properties proposed for Mixed-Use Institutional zoning shall include one or more hospitals, colleges, or universities. The minimum land area required for a Mixed-Use Institutional district shall be 5 acres, provided that the properties of less than 5 acres in size which are contiguous with areas zoned Mixed-Use Institutional or which are separated therefrom only by a non-arterial street, alley or railroad right-of-way, may be approved for Mixed-Use Institutional zoning.

C. Definitions

The following terms shall have the meanings indicated when used in this Chapter 7a:

1. "Business establishment" shall mean a space within a building occupied for a use permitted by right or special exception in this District, except for residential uses.
2. "Ground-floor level" shall mean the first level of a building at or above grade.
3. "Planned right-of-way" shall mean the right-of-way designated in the Tulsa Metropolitan Area Major Street and Highway Plan. If the particular street is not designated on the Tulsa Metropolitan Area Major Street and Highway Plan, the planned right-of-way shall be deemed to extend twenty-five feet (25') on both sides of the centerline of the right-of-way of the particular street.
4. "Liner building" shall mean a building specifically designed to mask a parking garage or structure from frontage on a public street.
5. "Buffer yard" shall mean the area where landscaping and screening is required as set forth in Table 3.
6. "Frontage yard" shall mean an area 10 feet in depth between the planned right-of-way and the closest edge of the build-to zone within the lot, extending the full width of the lot.

SECTION 751. PRINCIPAL USES PERMITTED IN THE MIXED-USE INSTITUTIONAL DISTRICT

The principal uses permitted in the Mixed-Use Institutional District are designated by use unit. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. Additional requirements are contained in this Chapter 7a. The use units permitted in the Mixed-Use Institutional District are set forth below in Table 1.

Table 1
Use Units Permitted in the Mixed-Use Institutional District

Use Units		District
No.	Name	MX-I
1	Area-Wide Uses By Right	X
2	Area-Wide Special Exception Uses	E
4	Public Protection & Utility Facilities	X
5	Community Services and Similar Uses	X
6	Single-Family Dwelling	X
7	Duplex Dwelling	X
7a	Townhouse Dwelling	X
8	Multifamily Dwelling and Similar Uses	X
10	Off-Street Parking Areas	X*
11	Offices, Studios, and Support Services	X
12	Eating Establishments, Other Than Drive-Ins	X
12a	Adult Entertainment Establishments	X**
13	Convenience Goods and Services	X
14	Shopping Goods and Services	X***
15	Other Trades and Services	E
19	Hotel, Motel and Recreational Facilities	E
22	Scientific Research and Development	X
X	Use by Right	
E	Special Exception	
*	No surface parking lot, whether principal use or accessory use, shall be permitted within 100 ft. of any Historic Preservation District.	
**	Use Unit 12a uses require Board of Adjustment approval of a special exception if the lot containing the use is within 150 ft. of an RS District other than streets or freeways which are in RS Districts.	
***	Liquor stores, pawn shops, all Retail Building Material Establishments, and all Service Establishments require Board of Adjustment approval of a special exception.	

SECTION 752. ACCESSORY USES PERMITTED IN THE MIXED-USE INSTITUTIONAL DISTRICT

A. Accessory Uses Permitted.

Accessory uses customarily incident to a principal use permitted in the Mixed-Use Institutional District are permitted in such District. In addition, the following uses set forth in Table 2, are permitted as accessory uses.

Table 2
Accessory Uses Permitted in the Mixed-Use Institutional District

Name
Heliport
Loading Dock and Storage Facilities
Repair and Service Facilities, including Vehicle Repair
Laundry Facilities
Physical Plant
Disaster Shelters
Antennas and Supporting Structures
Business Signs (as permitted in this Chapter)
Building Signature Signs (as defined in this Chapter)
Directional and Wayfinding Signs (as defined in this Chapter)

B. Accessory Use Conditions.

1. General Conditions

- (1) Accessory buildings shall meet the minimum building setback requirements of this district.
- (2) An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.

2. Signage

a. General Conditions

- (1) Signs that have not been issued a sign permit shall not be located in the Mixed-Use Institutional District.

(2) Type:

- [a] Signs within the Mixed-Use Institutional District shall be limited to building signature signs as herein defined, directional and wayfinding signs as herein defined, and to business signs of the following types: wall signs, projecting signs, canopy signs, marquee signs, and monument-style ground signs.
- [b] Signs shall not be permitted to exceed an illumination of seventy foot candles (70fc) measured at two foot (2') distance.
- [c] Signs shall comply with the sign setback requirements set forth in Section 1221.C.1

b. Business Signs

(1) Wall signs, projecting signs, canopy signs, and marquee signs.

- [a] Uses for which permitted: wall, projecting, canopy, and marquee signs shall be permitted only for business establishments located within the ground-floor level, second-floor level, and third-floor level of a building.
- [b] Number:
 - [1] Ground-floor level business establishments: A maximum of three such signs shall be permitted for each business establishment located within the ground-floor level of a building and having a façade that faces a street.
 - [2] Second-floor level and third-floor level business establishments: A maximum of two such signs shall be permitted for each business establishment located within the second-floor level or third-floor level of a building and having a façade that faces a street.
 - [3] Corner business establishments:
 - i. One additional such sign shall be permitted for each business establishment located within the ground-floor level, second-floor level or third-floor level of a building and occupying a corner space that faces two streets.

- ii. Such sign shall be oriented toward the additional street.

- [4] Only one of such signs may be projecting along each street-facing façade of the particular business establishment.
- [5] If the particular business establishment is identified on a ground sign that is permitted for the building in which the business establishment is located, the number of wall, projecting, canopy and marquee signs otherwise permitted for the business establishment shall be reduced by one for each ground sign in which the business establishment is identified.

[c] Display Surface Area:

- [1] Only one (1) side of a double-faced sign shall be included in the computation of display surface area.
- [2] No individual projecting sign shall exceed twelve square feet (12 SF) in display surface area, and no other individual sign shall exceed sixty square feet (60 SF) in display surface area, provided that the total display surface area of all wall, projecting, canopy and marquee signs permitted for a business establishment shall not exceed ten percent (10%) of the area of the street-facing façade of the particular business establishment.

[d] Location and Height

Permitted signs shall be located directly above the independent entrance to the business establishment identified on the sign or directly above or adjacent to windows in the street-facing façade of the business establishment and within the area of the street-facing façade of the building establishment, provided, however:

- [1] No portion of a sign permitted for a ground-floor level business establishment shall be located more than thirty-five feet (35') in height above the elevation of the nearest curb.

SECTION 752.

- [2] No portion of a sign permitted for a second-level or third-level business establishment shall be located more than fifty feet (50') in height above the elevation of the nearest curb.
- [3] No portion of any sign shall extend above the top of a parapet or building wall upon which it is located.

(2) Ground signs:

- [a] Uses for which permitted: Ground signs shall be permitted only for business establishments within a building containing more than twenty-five thousand square feet (25,000 SF) of gross floor area.
- [b] Number: If the building for which a ground sign is permitted faces only one street, a maximum of one ground sign shall be permitted. If the building faces two or more streets, a maximum of two ground signs shall be permitted, provided that each shall be oriented toward a different street.
- [c] Location: Ground signs shall only be located on private property provided that under no circumstance shall a ground sign encroach into a sidewalk or obstruct traffic visibility.
- [d] Size and height: Ground signs shall not exceed eighteen feet (18') in length and two feet (2') in depth measured from the outer edges of the ground sign, and five feet (5') in height measured from the lowest point of the elevation of the nearest curb to the highest point of the ground sign.

c. Building Signature Signs:

- (1) A building signature sign is a sign that identifies the owner of the building or a business establishment located in the building and occupying more than fifty percent (50%) of the gross floor area of the building.
- (2) Building signature signs shall be permitted only on buildings four (4) or more stories in height, provided no part of such sign shall extend above the top of the parapet or building wall upon which it is located.
- (3) Only one building signature sign shall be permitted per exterior building wall.

(4) The display surface area of a building signature sign shall not exceed five percent (5%) of the area of the wall to which it is affixed or three hundred square feet (300 SF), whichever is less.

(5) All sides of the building which display a building signature sign shall display the exact copy which is displayed on any other side which displays a building signature sign.

d. Directional and wayfinding signs:

Directional and wayfinding signs for business establishments within the Mixed-Use Institutional District may be permitted by special exception within the lot containing the use and shall be subject to the conditions (including but not limited to regulation of the location, number, display surface area and height of such signs) established by the Board of Adjustment in granting the special exception. Signs described in Section 225 B.3. shall not require a special exception.

e. Prohibited signs:

The following signs are prohibited in the Mixed-Use Institutional District:

- (1) Outdoor advertising signs.
- (2) Animated, flashing, revolving or rotating, and changeable copy signs, and signs with movement.
- (3) Inflatable signs.
- (4) Digital displays.
- (5) Roof signs.

f. Sign exceptions:

Sign exceptions are permitted in accordance with Section 225, and the terms within Section 225 applicable to a C district shall apply to the Mixed-Use Institutional District; provided however that the sign exceptions listed in Section 225.B.2. shall not be applicable in the Mixed-Use Institutional District.

SECTION 753. BULK AND AREA REQUIREMENTS FOR THE MIXED-USE INSTITUTIONAL DISTRICT

Table 3

Bulk and Area Requirements for the Mixed-Use Institutional District

MINIMUM DISTRICT AREA (acres)	5 acres
LOT AREA MINIMUM (SF)	
Single family	5,500
Duplex	6,900
Townhouse	1,600
Multi-family	7,500
Other uses / buildings	3,500
LOT FRONTAGE (Min. Ft.)	
Arterial or Freeway Service Road	50 FT
All other streets	20 FT
BUILDING SETBACK	See "Build-to Zone" Requirements
BUILD-TO ZONE or BTZ (Min./Max. Ft)* Measured from the planned right-of-way	
Arterial or Freeway Service Road	10/20 FT
All other streets	20/30 FT
MINIMUM PERCENTAGE OF BUILD-TO ZONE OCCUPIED- See Section 753 A.2.:	
Arterial or Freeway Service Road	70%
All other streets	50%
MAXIMUM FLOOR AREA RATIO	None
SIDE YARD (Min.)	None**
REAR YARD (Min.)	5 ft.***
FRONTAGE YARD	10 ft. See Section 750 C. 6. and 755 C.2.
PARKING SETBACK (Min. Ft) Measured from the planned right-of-way	30 ft.****
SURFACE PARKING SEPARATION	100 ft. from HP
BUILDING HEIGHT (Max. Ft.)	NA*****
STREET-FACING BUILDING ENTRANCES	A functional entrance is required on each street-facing building façade, and each multi-family unit on the ground-floor level shall have a functional pedestrian entrance facing the street. The length of street-facing facade without an intervening entrance shall not exceed 150 ft. An angled or curved entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements of the two streets.

TRANSPARENCY	
Arterial or Freeway Service Road	A minimum transparency of 50% is required along the length of the street-facing building façade measured between 3 and 8 ft. above the nearest curb.
All other streets	A minimum transparency of 40% is required along the length of the street-facing building façade measured between 3 and 8 ft. above the nearest curb.
* A minimum distance of 12 ft. is required between the edge of curb and the face of the building.	
** A side yard of 10 ft. shall be provided where this District abuts an R District, a Historic Preservation District, or a lot occupied by a single-family dwelling, duplex or townhouse without an intervening right-of-way. Such side yards shall not be used for the purpose of parking, paving, loading, servicing or any other activity, and shall comply with the buffer yard landscaping and screening requirements in Section 755.C.	
*** A rear yard of 20 ft. shall be provided where this District abuts an R District, a Historic Preservation District, or a lot occupied by a single-family dwelling, duplex or townhouse without an intervening right-of-way. Such rear yards shall not be used for the purpose of parking, paving, loading, servicing or any other activity, and shall comply with the buffer yard landscaping and screening requirements in Section 755.C.	
**** A 10 ft. wide buffer yard compliant with the landscaping requirements in Section 755.C. shall be provided to separate parking from the sidewalk, provided that no buffer yard is required where the ground-floor level of a parking garage or structure is masked by a liner building.	
<p>*****Exceptions:</p> <ol style="list-style-type: none"> When this District abuts a Historic Preservation District with an intervening right-of-way that is not an alley, a maximum height requirement of 3 stories or 35 ft., whichever is less, applies within 100 ft. of the right-of-way centerline. When this District abuts an R District with an intervening right-of-way that is not an alley, a maximum height requirement of 4 stories or 48 ft., whichever is less, applies within 100 ft. of the right-of-way centerline. When this District abuts an R District or a Historic Preservation District with an intervening alley, a maximum height requirement of 24 ft. applies within 40 ft. of the alley centerline AND a maximum height requirement of 4 stories or 48 ft., whichever is less, applies at a distance between 40 ft. and 90 ft. of the alley centerline. When this District abuts an R District or a Historic Preservation District without an intervening right-of-way, a maximum height requirement of 24 ft. applies within 50 ft. of the lot boundary AND a maximum height requirement of 4 stories or 48 ft., whichever is less, applies at a distance between 50 and 100 ft. of the lot boundary. A maximum height requirement of 8 stories or 96 ft., whichever is less, applies for a distance of 100 ft. from the 4 story / 48 ft. zone where the District abuts a Historic Preservation District. 	

A. Build-to Zone

1. The build-to zone is the area on the lot where all or a portion of the street-facing building façade must be located, measured as a minimum and maximum yard (setback) range from the planned right-of-way.
2. The street-facing façade of a building within a lot shall be located within and shall extend along the length of the build-to zone for a minimum distance equal to a particular percentage of the width of the lot. The applicable percentage is set forth in Table 3 and shall be calculated by dividing the width of the building façade located within the building-to zone by the width of the lot. For purposes of this calculation, the width of the lot shall be the most narrow width of the lot within the build-to zone.

B. Transparency

1. Transparency regulations govern the percentage of a street-facing building façade that must be covered by glazing (e.g., transparent windows and/or doors).
2. The transparency of a street-facing building façade is measured between three (3) and eight (8) feet above the elevation of the nearest curb.
3. Glazed elements must be clear and non-reflective and not be painted or tinted (transparent, low-emissivity glass is permitted).

SECTION 754. SPECIAL EXCEPTION USES IN THE MIXED-USE INSTITUTIONAL DISTRICT, REQUIREMENTS

A. Requirements.

The special exception uses permitted in the Mixed-Use Institutional District, as designated in Table 1, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment. Except as provided above, all special exception uses shall comply with the bulk and area requirements of this District.

B. Additional Requirements for Use Unit 14, 15 and 19 Uses.

Uses included within Use Units 14, 15, and 19 where permitted by special exception are subject to the following additional requirements:

1. The permitted uses will not interfere with or detrimentally affect any adjoining or nearby residential properties.

2. Vehicular and pedestrian circulation shall be reviewed by Traffic Engineering, including the location of ingress and egress points.

SECTION 755. OTHER REQUIREMENTS

A. Structured Parking Facilities

1. Shall conceal cars housed at ground-floor level through the second story from street view with architectural detailing and/or liner buildings.
2. Shall provide a 10 foot buffer yard compliant with the landscaping requirements in Section 755.C when the ground-floor level use is parking.

B. Loading Areas and Dumpsters

1. Loading dock entrances along the street shall be screened with masonry from public view at ground level from the long on which such loading docks are located.
2. Dumpsters shall be placed at the side or the rear of the building and shall be screened with masonry from public view at ground level from the lot on which such dumpsters are located.

C. Additional Landscaping and Screening Requirements

Landscaping and screening in the Mixed Use Institutional District shall meet or exceed the minimum standards set forth as follows and shall meet or exceed the standards set forth in Section 1002.B. and 1002.D. Landscaping and screening in the Mixed-Use Institutional District shall not be required to meet the standards set forth in Section 1002.A. or 1002.C.

1. Buffer Yards

- a. Trees meeting the following standards shall be provided in all buffer yards:

- (1) A minimum of one large or medium tree as defined in Section 1003 shall be provided per twenty-five linear feet (25 LF) of lot frontage and within a buffer yard. A professional landscape architect licensed in Oklahoma may submit plans substituting tree species not included in Section 1003.

- (2) In the event that large or medium trees are not appropriate due to overhead utilities or other obstructions one small tree shall be provided per twenty linear feet (20 LF) of lot frontage

- (3) Trees shall generally be evenly spaced.
 - (4) Large and medium trees shall be a minimum of two and one-half inches (2.5") in caliper and twelve feet (12') in height at time of planting. Small trees shall be a minimum of two inches (2") in caliper and eight feet (8') in height at time of planting.
- b. Understory plantings meeting the following standards shall be provided in all required buffer yards:
- (1) Ground covers and/or shrubs shall be provided at a size and density in order to protect tree roots and to prevent erosion within a three (3) year growth cycle.
 - (2) Sod shall not be permitted in required landscape areas.
 - (3) Where used to meet the landscape requirement, shrubs shall be maintained at a minimum height of three (3) feet and a maximum height of eight (8) feet with no more than fifty percent (50%) opacity.
- c. Screening shall be provided as follows:
- (1) Opaque walls or fences a minimum of six feet (6') in height shall be provided if the buffer yard is a required side or rear yard and shall be maintained in good condition. Screening shall not be required if the lot is a lot occupied by a single-family dwelling, duplex or townhouse.
 - (2) Opaque walls with a minimum height of thirty-six inches (36") shall be provided within ten feet (10') of a surface parking edge where surface parking is located within one hundred feet (100') of any Mixed-Use Institutional district boundary except when a building is located between the Mixed-Use Institutional district boundary and the surface parking lot. Walls shall be maintained in good condition.

2. Frontage Yards

Trees meeting the following standards shall be provided in all frontage yards:

- a. A minimum of one large or medium tree as defined in Section 1003 shall be provided per twenty-five linear feet (25 LF) of lot frontage and within a frontage yard. A professional landscape architect licensed in Oklahoma may submit plans substituting tree species not included in Section 1003.

- b. In the event that large or medium trees are not appropriate due to overhead utilities or other obstructions one small tree shall be provided per twenty linear feet (20 LF) of lot frontage.
- c. Trees shall generally be evenly spaced.
- d. Large and medium trees shall be a minimum of two and one-half inches (2.5") in caliper and twelve feet (12') in height at time of planting. Small trees shall be a minimum of two inches (2") in caliper and eight feet (8') in height at time of planting.

D. Walls and Fences

- 1. Except as otherwise required in this chapter, the maximum height of fences or walls within a frontage yard shall be thirty-six inches (36").
- 2. The maximum height of other fences or walls shall be eight feet (8').

E. Mechanical Equipment

- 1. Mechanical equipment is not permitted between the building and the street.
- 2. An opaque wall or fence exceeding the height of the equipment shall be required if the equipment is visible from a public street or from adjacent properties at the level where such equipment is located.
- 3. Rain barrels, cisterns, and similar equipment shall be designed as part of the building and shall not require screening.
- 4. Chiller Plants and similar utility structures:
 - a. Shall provide a minimum 15 foot landscape strip that meets the landscaping requirements of a buffer yard.
 - b. Opaque walls or fences a minimum of six feet (6') in height shall be provided between the chiller and the public right-of-way and between the chiller and an abutting R district, Historic Preservation District, or lot occupied by a single-family dwelling, duplex or townhouse, without an intervening right-of-way.
- 5. There is no obligation that equipment belonging to a public utility be screened.

CHAPTER 8

CORRIDOR DISTRICT PROVISIONS

- 800. Purposes
- 801. Principal Uses
- 802. Accessory Uses
- 803. Bulk and Area Requirements
- 804. Corridor Development Plan
- 805. Site Plan Review
- 806. Corridor District Administration

SECTION 800. PURPOSES

The Corridor District is established to allow and encourage high intensity multi-use development, in compliance with an approved development plan, within appropriate freeway corridors, in order to:

- A.** Allow for the development of a diversity of intense uses which benefit from mutual proximity and from the immediate service of high capacity thoroughfares;
- B.** Allow for a wide range of lifestyles and housing types close to employment, recreational, shopping, and cultural facilities;
- C.** Maximize the interrelationship between land use and transportation and in particular encourage development patterns compatible with the evolution of transit systems;
- D.** Maximize the utilization of the higher capacity segments of the transportation systems; and
- E.** Encourage a more productive use of land consistent with the public objectives and standards of accessibility and land use compatibility.

SECTION 801. PRINCIPAL USES PERMITTED IN CORRIDOR DISTRICTS

The principal uses permitted in the Corridor District are designated by use units as set forth in Table 1. The use units are groupings of individual uses and are fully described, including their respective off-street parking and loading requirements in Chapter 12; provided that off street parking and loading requirements and minimum building setbacks may be modified when part of an approved Corridor Development Plan. Selection of specific uses and their locations are subject to the requirements as set forth in Section 804 of this chapter.

Table 1
Use Units Permitted in Corridor Districts

No.	Name
1.	Area-Wide Uses
2.	Area-Wide Special Exception Uses
4.	Public Protection and Utility Facilities
5.	Community Services & Similar Uses
6.	Single-Family Dwelling
7.	Duplex Dwelling
7a.	Townhouse Dwelling
8.	Multifamily Dwelling and Similar Uses
9.	Manufactured Home Dwelling
10.	Off-Street Parking Areas
11.	Offices, Studios, and Support Services
12.	Eating Establishments Other than Drive-Ins
12a.	Adult Entertainment Establishments
13.	Convenience Goods and Services
14.	Shopping Goods and Services
15.	Other Trades and Services
16.	Mini-Storage
17.	Automotive and Allied Activities
18.	Drive-In Restaurants
19.	Hotel, Motel and Recreation Facilities
20.	Commercial Recreation: Intensive
21.	Business Signs and Outdoor Advertising
22.	Scientific Research and Development
23.	Warehousing and Wholesaling
25.	Light Manufacturing and Industry

SECTION 802. ACCESSORY USES PERMITTED IN CORRIDOR DISTRICT

A. Accessory Uses Permitted. Accessory uses customarily incidental to a principal use permitted in a Corridor District are permitted in such district.

B. Accessory Use Conditions

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.

2. Accessory buildings erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.
3. Signs in the Corridor District, which are accessory to permitted principal uses, are subject to the use conditions as set forth in 1221.C and 1221.D of this Code. In addition, signs are also subject to Section 804 of this chapter, and conditions imposed by the approving authority.

Outdoor advertising signs in the Corridor District are subject to the use conditions for outdoor advertising signs in 1221.F. In addition, outdoor advertising signs are subject to Section 804 of this chapter, and conditions imposed by the approving authority. *Ord. No. 17830*

SECTION 803. BULK AND AREA REQUIREMENTS IN THE CORRIDOR DISTRICT

Table 2
Bulk and Area Requirements in the Corridor District

Floor Area Ratio (Nonresidential Uses)(Maximum)	1.25
Density (Residential Uses)	
Land Area Per Dwelling Unit (Minimum)	1,000 SF
Livability Space Per Dwelling Unit (Minimum)	200 SF
Maximum Land Coverage of Buildings*	30%
Minimum Building Setback from Centerline of Abutting Arterial Street & Freeway Service Road (Min.) **	
Residential Buildings (3 stories or less)	85 feet
Residential Buildings (4 stories or more)	100 feet
Office and Research Buildings	100 feet
Hotels and Motels	100 feet
All Other Commercial Buildings***	200 feet
Warehouse Buildings****	100 feet

* Land Coverage is defined in Chapter 18.

** Add to the distance designated in the column to the right 10 feet if adjacent to a Primary Arterial Street.

*** Except, a 100-foot building setback shall apply to commercial buildings located within 550 feet of an arterial street intersection.

**** Add to the distance designated in the column to the right 1-foot of setback for each 1-foot of building height exceeding 20 feet.

SECTION 804. CORRIDOR DEVELOPMENT PLAN

Chapter 17 Amendments, sets forth the procedure for processing a zoning map amendment. An application for the approval of a corridor development plan may be processed simultaneously with and contingent upon an application for an amendment to the zoning maps which, if successful, would result in the tract being placed in a CO Corridor District.

A. General. By reason of potential adverse effects on public services or to neighboring land uses, a Corridor Development Plan is required for any development within a Corridor District for the purposes of assuring proper accessibility, circulation, functional relationships of uses, and compatibility with adjoining and nearby development. No building permit shall be issued nor use commenced within a Corridor District except in accordance with a subdivision plat incorporating the provisions of the Development Plan, submitted to and approved by the Planning Commission, and filed of record in the Office of the County Clerk of the county in which the property is located. A CO (Corridor District) zoning classification is required to file and process a corridor site plan. Following the approval of a corridor development plan a detailed site plan shall be filed and approved for any portion of the approved development plan.

B. Corridor Development Plan Application. An Application for a Corridor Development Plan shall be filed with the Planning Commission. The applicant shall pay an application fee in accordance with the established fee schedule and additionally shall pay the newspaper publishing cost and the cost of posting appropriate signs on the subject property which fee and costs shall accompany the application and shall consist of maps and texts which contain:

1. Proposed development areas and requested land uses;
2. Proposed number of off street parking and loading spaces, amount of open space and number and size of signs;
3. Proposed maximum building heights and minimum building setbacks;
4. Proposed public and private vehicular and pedestrian circulation systems. In order that the traffic carrying capacity of the external transportation system may be maintained, principal vehicular access for the development should be to an internal collector system, whether private or public;

5. Proposed landscaping areas and screening;
6. Proposed intensity of residential uses expressed in number of dwelling units and proposed intensity of nonresidential uses expressed in floor area, allocated to the proposed development areas;
7. Sufficient surrounding area to demonstrate the relationship of the proposed development to adjoining uses, both existing and proposed;
8. Existing topographic character of the land including identification of any floodplain areas and treed areas. In instances of probable development constraints due to slope and/or soil conditions, the planning staff may require the submittal of slope and /or soil analysis;
9. An explanation of the character of development; and
10. The Expected schedule of development.

C. Public Hearing and Planning Commission Action. The Planning Commission, upon the filing of an application for a corridor development plan review, shall set the matter for public hearing and give twenty (20) days' notice thereof by publication in a newspaper of general circulation, twenty (20) days' notice of a public hearing by mailing written notice to all owners of property within a three hundred (300) foot radius of the exterior of the boundary of the property and twenty (20) days' notice of public hearing by posting a sign or signs on the property. (See Subsection 1703.C for contents of notice.) within sixty (60) days after filing the application, the Planning Commission shall conduct the public hearing and shall determine:

1. Whether the proposed corridor development is consistent with the Comprehensive Plan;
2. Whether the proposed corridor development harmonizes with the existing and expected development of surrounding areas;
3. Whether the proposed corridor development is a unified treatment of the development possibilities of the project site;
4. Whether provision has been made for proper accessibility, circulation, and functional relationships of uses;

5. Whether the proposed corridor development is consistent with the stated purposes and standards of this chapter.

The Planning Commission shall forward its recommendations, the application, and the site plan to the City Council for further hearings as provided in Subsection 804.D.

- D. The City Council action on Corridor Development Plan.** Upon receipt of an application for a corridor development plan and Planning Commission recommendation, the City Council shall hold a hearing, review the corridor development plan, approve, disapprove, modify, or return the application to the Planning Commission for further consideration. Approval of a corridor development plan by the City Council shall be authorization for the processing of a subdivision plat and site plan incorporating the provisions of the corridor development plan. The City Council, as a condition of approval of a corridor development plan, may require that Site Plans be submitted to the City Council for approval; otherwise, the Planning Commission shall be authorized to approve site plans.

SECTION 805. SITE PLAN REVIEW

- A. Purposes.** Site Plan review and approval is required for any development within a Corridor District for the purposes of assuring compliance with the approved corridor development plan.
- B. Application for Site Plan Review.** An application for site plan review and approval shall be filed with the Planning Commission with three (3) copies of the site plan. The application shall be in such format and content as the Planning Commission may by resolution establish. A site plan shall consist of maps and text and shall be in such detail as to assure compliance with the Corridor Development Plan. The site plan shall include:
1. Location of uses, including off-street parking, open spaces and public uses.
 2. Development standards for location, height, and size of buildings and other structures.
 3. Location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.
 4. Public and private vehicular and pedestrian circulation.
 5. Location and development of buffer areas, screening and landscaping.

6. The density of residential uses expressed in number of dwelling units and the approximate intensity of nonresidential uses expressed in floor area, allocated to each identifiable segment of the development.
7. A computation of lot area, building floor area, and building coverage for each type of proposed use.
8. Location, height, and size of any ground sign.

SECTION 806. CORRIDOR DISTRICT ADMINISTRATION

A. Subdivision Plat. A Corridor subdivision plat shall be filed with the Planning Commission and shall be processed in accordance with Subdivision Regulations. In addition to the requirements of the Subdivision Regulations, a corridor subdivision plat shall include:

1. Details as to the location of uses and street arrangements;
2. Provisions for the ownership and maintenance of the common open space as will reasonably ensure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council;
3. Such covenants as will reasonably insure the continued compliance with the approved corridor Development Plan. In order that the public interest may be protected, the City of Tulsa shall be made beneficiary of the covenants pertaining to such matters as location of uses, height of structure, setbacks, screening, and access. Such covenants shall provide that the City of Tulsa may enforce compliance therewith, and shall further provide that amendment of the covenants shall require approval by both of the Planning Commission and the City of Tulsa and the filing of record of a written amendment to covenants, endorsed by the Planning Commission and the City of Tulsa.

B. Issuance of Building Permits. After the filing of an approved corridor subdivision plat and notice thereof to the Building Inspector/ Code Official, building permits shall be issued in accordance with the approved plat incorporating the provisions of the Corridor Development Plan.

- C. Amendments.** Minor changes in the proposed corridor development plan may be authorized by the Planning Commission, which shall direct the processing of an amended site plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved site plan and the purposes and standards of this chapter. Changes which would represent a significant departure from the site plan shall require compliance with the notice and procedural requirements of an initial site plan review and approval.
- D. Abandonment.** Abandonment of an approved corridor development plan shall require the City Council's approval, after recommendation by the Planning Commission. Upon final action authorizing abandonment, no building permit shall be issued until a subsequent corridor development plan has been approved, and the platting completed as hereinbefore provided or until the property has been rezoned to another district and permits sought in accordance with the restrictions of the applicable district.

CHAPTER 8a

SCIENTIFIC RESEARCH AND DEVELOPMENT DISTRICT PROVISIONS

- 850. Purposes
- 851. Principal Uses
- 852. Accessory Uses
- 853. Bulk and Area Requirements
- 854. Special Exception Uses, Requirements

SECTION 850. PURPOSES OF SCIENTIFIC RESEARCH DISTRICT

The SR District is designed to provide an environment conducive to the development and conservation of modern, scientific research facilities and institutions.

SECTION 851. PRINCIPAL USES PERMITTED IN THE SCIENTIFIC RESEARCH DISTRICT

The principal uses permitted in the Scientific Research District are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the Scientific Research District are set forth below in Table 1.

Table 1
Use Units Permitted in Scientific Research District*

Use Units		District
No.	Name	SR
1.	Area-Wide Uses	X
2.	Area-Wide Special Exception Uses	E
4.	Public Protection and Utility Facilities	X
5.	Community Services & Similar Uses	E
10.	Off-Street Parking Areas	X
11.	Offices, Studios & Support Services	X
22.	Scientific Research and Development	X

*X = Use by Right

E = Special Exception

SECTION 852. ACCESSORY USES PERMITTED IN THE SCIENTIFIC RESEARCH DISTRICT

A. Accessory Uses Permitted. Accessory uses customarily incident to a principal use permitted in a Scientific Research District shall be permitted in such district.

B. Accessory Use Conditions

1. Accessory buildings shall meet the minimum building setback lines of the district.
2. An accessory building erected as an integral part of the principal building shall be structurally a part of the principal building, shall have a common wall with the principal building, and shall comply with the requirements applicable to the principal building.
3. Business signs
 - a. Business signs in the Scientific Research Districts shall comply with the requirements of this section and, in addition, shall comply with the general use conditions for business signs as provided in 1221.C.3, 9, 10, 11, 12, 13, 14 and 15. Where the requirements of this section are greater or more restrictive than the requirements in 1221.C, the requirements of this section shall apply.
 - b. Ground and projecting signs shall not exceed one-half (1/2) of one (1) square foot of display surface area per lineal foot of street frontage; provided that in no event shall the sign be permitted to exceed three hundred (300) square feet in display surface area.
 - c. Signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance of fifty (50) feet.
 - d. Ground signs shall not exceed thirty (30) feet in height.
 - e. Illumination, if any, shall be by constant light.
 - f. Any ground sign shall maintain a minimum separation of one hundred (100) feet from any other ground sign.
 - g. Wall signs shall not exceed an aggregate display surface area of one (1) square foot per lineal foot of the building wall to which the sign or signs are affixed.
 - h. Roof signs shall be prohibited.
4. During the period of construction, a temporary sign advertising the construction of improvements on the premises may be located on each arterial street frontage of the development. The sign shall not exceed one-half of a square foot for each lineal foot of arterial street frontage; provided, however, that in no event shall the sign be restricted to less than 32 square feet nor be permitted to exceed 400 square feet of display surface area. The sign shall not exceed 15 feet in height, and illumination, if any, shall be by constant light.

SECTION 852.

5. A temporary real estate sign advertising the sale, rental or lease of the premises may be erected on each street frontage of a lot. The sign shall not exceed 32 square feet in display surface area, nor 15 feet in height, and illumination, if any, shall be by constant light.

SECTION 853. BULK AND AREA REQUIREMENTS IN THE SCIENTIFIC RESEARCH DISTRICT

Table 2
Bulk and Area Requirements in the Scientific Research District

	SR District
FRONTAGE (Minimum)	200 feet
FLOOR AREA RATIO (Maximum)	.50
SETBACK FROM CENTERLINE OF ABUTTING STREET (Minimum)	
MEASURED FROM CENTERLINE of abutting street; and to the distance designated in the column to the right, ½ of the right-of-way width designated on the Major Street Plan or 25 feet if the street is not designated on the Major Street Plan:	
Arterial or Freeway Service Road	50 feet
Not an Arterial or Freeway Service Road	50 feet
SETBACK FROM ABUTTING AG, R, OR O DISTRICT BOUNDARY LINES (Minimum)*	50 feet
BUILDING HEIGHT (Maximum)	NA

* Buildings which abut an RE or RS District shall be setback an additional two feet for every foot of building height exceeding 35 feet. Does not apply when SR District abuts a freeway zoned AG, R or O; however, in those instances a 10 foot minimum setback shall be required.

SECTION 854. SPECIAL EXCEPTION USES, REQUIREMENTS

- A. Special Exception Uses shall conform to the bulk and area requirements of the use district.
- B. Special housing facilities in Use Unit 2 (Area-Wide Special Exception Uses), shall meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 12.

CHAPTER 9

INDUSTRIAL DISTRICT PROVISIONS

- 900. Purposes
- 901. Principal Uses
- 902. Accessory Uses
- 903. Bulk and Area Requirements
- 904. Special Exception Uses, Requirements

SECTION 900. PURPOSES OF INDUSTRIAL DISTRICTS

A. General Purposes. The Industrial Districts are designed to:

1. Achieve the industrial objectives of the Comprehensive Plan.
2. Meet the needs for industrial services and goods of the metropolitan area and trade area,
3. Preserve and promote the development of efficient industrial areas and to minimize the adverse affects of industrial uses on other land uses and thoroughfares by:
 - a. Differentiating the types and purposes of industrial activities.
 - b. Establishing bulk and area controls.
 - c. Requiring off-street loading and parking facilities.
 - d. Controlling the number, area, location, and types of signs.
 - e. Protecting the character of industrial districts and their peculiar suitability for industrial uses.

B. Purposes of the IL Industrial Light District. The IL District is designed to provide areas suitable for manufacturing, wholesaling, warehousing, and other industrial activities which have no objectionable environmental influences.

C. Purposes of the IM Industrial Moderate District. The IM District is designed to group together a wide range of industrial uses, which may produce moderately objectionable environmental influences in their operation and appearance.

D. Purposes of the IH Industrial Heavy District. The IH District is designed to provide areas for manufacturing and other industrial activities which may constitute substantial environmental influences or hazards.

SECTION 901. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS

The principal uses permitted in the Industrial Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their

respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the Industrial Districts are set forth below in Table 1.

Table 1
Use Units Permitted in Industrial Districts*

Use Units		Districts		
No.	Name	IL	IM	IH
1.	Area-Wide Uses	X	X	X
2.	Area-Wide Special Exception Uses	E#	E	E
3.	Agriculture	X	X	X
4.	Public Protection and Utility Facilities	X	X	X
5.	Community Services & Similar Uses	E	E	E
9.	Manufactured Home Dwelling	E	E	E
10.	Off-Street Parking Areas	X	X	X
11.	Offices, Studios, and Support Services	X	X	X
12.	Eating Establishments, Other than Drive-Ins	X	X	X
12a.	Adult Entertainment Establishments	E	E	E
13.	Convenience Goods and Services	X	X	X
14.	Shopping Goods and Services	X	X	X
15.	Other Trades and Services	X	X	X
16.	Mini-Storage	X	X	X
17.	Automotive and Allied Activities	X	X	X
18.	Drive-In Restaurants	X	X	X
19.	Hotel, Motel, and Recreational Facilities	E	E	E
20.	Commercial Recreation: Intensive	E	X	X
21.	Business Signs, Outdoor Advertising	X [†]	X [†]	X [†]
22.	Scientific Research and Development	X	X	X
23.	Warehousing and Wholesaling	X	X	X
24.	Mining and Mineral Processing		E	E
25.	Light Manufacturing and Industry	X	X	X
26.	Moderate Manufacturing and Industry	E	X	X
27.	Heavy Manufacturing and Industry		E	X
28.	Junk and Salvage Yards		E	X

*X = Use by Right

[†]X = Use Unit 21 outdoor advertising signs shall only be permitted in an IL, IM, or IH zoning district when located within a freeway sign corridor.

E = Special Exception

= Residential Treatment and Transitional Living Centers are allowed by right in IL Districts.

SECTION 902. ACCESSORY USES PERMITTED IN INDUSTRIAL DISTRICTS

A. Accessory Uses Permitted.

1. Accessory uses customarily incident to a principal use permitted in an Industrial District are permitted in such district.
2. An accessory dwelling for the purposes of security or owner/management is permitted in all Industrial Districts.

B. Accessory Use Conditions

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. An accessory building erected as an integral part of the principal building shall be structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.
3. Accessory storage of materials, equipment, or products, within 200 feet of an abutting R District, shall be screened by the erection of a screening wall or fence along the lot line or lines in common with the abutting R District.
4. Accessory Signs in the IL, IM and IH District are subject to the use conditions of Use Unit 21.

SECTION 903. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS

Table 2
Bulk and Area Requirements in the Industrial Districts

Districts	IL	IM	IH
FRONTAGE (Min. Ft.)			
Arterial or Freeway Service Road	150	200	200
Not an Arterial or Freeway Service Road	50	50	50
FLOOR AREA RATIO (Maximum)	NA	NA	NA
BUILDING SETBACK FROM CENTERLINE OF ABUTTING STREET (Minimum Feet) MEASURED FROM CENTERLINE of abutting street; add to the distance designated in the column to the right, 1/2 of the right-of-way width designated on the Major Street Plan, or 25 feet if the street is not designated on the Major Street Plan:			
Arterial or Freeway Service Road	50	50	50
Not an Arterial or Freeway Service Road	25	25	25
BUILDING SETBACK FROM ABUTTING AG, R, OR O DISTRICT BOUNDARY LINES* (Minimum Feet)	75	75	75
BUILDING HEIGHT (Maximum Feet)	NA	NA	NA

* Does not apply when lot abuts a Freeway zoned AG, R, or O; however, in those instances a 10-foot setback shall be required.

SECTION 904. SPECIAL EXCEPTION USES, REQUIREMENTS

- A.** Special exception uses shall conform to the bulk and area requirements of the use district in which located.
- B.** Special housing facilities in Use Unit 2 (Area-Wide Special Exception Uses), shall meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 12.
- C.** Manufactured home development where permitted by special exception shall comply with the following bulk and area requirements:

1. The Manufactured Home Development:

Tract Area (Minimum)	2 acres
Tract Width (Minimum)	150 feet
Land Area per Dwelling Unit (Minimum.)	4,300 sq. ft
Livability Space per Dwelling Unit (Minimum)	200 sq. ft

Livability Space shall be provided in common areas of not less than 4,000 square feet, located so as to be conveniently accessible to the manufactured homes it is intended to serve.

Setback Abutting a Public Street: (Minimum)

MEASURED FROM THE CENTERLINE; add to the distance designated in the column to the right, 1/2 of right-of-way width designated on the Major Street Plan, or 25 feet, if not designated on the Major Street Plan:

Abutting an Arterial or Freeway Service Road	35 feet
Not Abutting an Arterial or Freeway Service Road	25 feet

Setback from perimeter boundaries, except where abutting a public street	10 feet
--	---------

Height (Maximum)	One-Story
------------------	-----------

6' screening fence (Minimum) along entire boundary abutting an R District

2. Internal Requirements:

Minimum Private Street Surfacing Width	20 feet
Minimum Off-Street Paved Parking Spaces Per Unit	2
Manufactured Home Setback from Internal Private Street (Minimum)	10 feet
Separation Between Manufactured Homes (Minimum)	10 feet

CHAPTER 10

LANDSCAPE REQUIREMENTS

- 1000. Purpose.
- 1001. Applicability and Exceptions.
- 1002. Landscape Requirements.
- 1003. Administration.

SECTION 1000. PURPOSES

The purposes of the landscape requirements are:

- A.** To promote the beautification of the City of Tulsa and to enhance its aesthetic quality;
- B.** To promote reasonable preservation and replenishment of valued trees and vegetation;
- C.** To aid in establishing the ecological balance by contributing to air purification, oxygen regeneration, ground water recharge and storm water runoff retardation; and
- D.** To achieve a meaningful urban forest while permitting economically feasible urban development to occur.

SECTION 1001. APPLICABILITY AND EXEMPTIONS

The landscape requirements herein established shall be effective January 1, 1994, and shall be applicable to all land for which a building permit is sought; provided, however, the landscape requirements shall not be applicable to the following;

- A.** Land used for single family or duplex dwellings where only one such structure is to be constructed on the lot;
- B.** Restoration of building, constructed prior to January 1, 1994, which is damaged by fire, explosion, flood or other catastrophe;
- C.** Interior remodeling; and
- D.** Land for which detailed landscape plan has been approved by the Planning Commission prior to January 1, 1994, pursuant to its review of a planned unit development or corridor development; provided, however, that landscaping is installed in accordance with the approved detailed landscape plan prior to January 1, 1995.

SECTION 1002.

- E. Construction of a structure, other than a building, which does not increase the developed area of a lot more than 30 square feet.
- F. Developed area of a lot if all proposed new buildings and/or additions to buildings contain less floor area than the floor area of existing buildings which remain on the lot after completion of the new construction.

For the purposes of this section, "*developed area*" shall mean the area of a lot which on January 1, 1994, is covered by a structure, off-street parking or loading areas, or other areas paved with an all-weather material, and "existing buildings" shall mean buildings completed and existing prior to January 1, 1994.

SECTION 1002. LANDSCAPE REQUIREMENTS

A. Frontage and Perimeter Requirements.

1. Not less than 15% of the street yard shall be established and maintained as landscaped area.
2. Within the lot, a landscaped area shall be established and maintained which is not less than five feet in width and which extends along the entirety of abutting street right-of-way, except at points of vehicular access.
3. Within the lot, off-street parking areas shall be separated from an abutting residential district or residential development area in a PUD, by a landscaped area which is not less than five feet in width.
4. In computing the landscaped area required in Subsection 1002.A.1, landscaped areas established as required by Subsections 1002.A.2 and 1002.A.3, if located within the street yard, shall be included in the computation.
5. The requirements set forth in Section 1002.A. shall not be applicable to properties where no street yard exists.

B. Parking Area Requirements. Within surface off-street parking areas which are not zoned Central Business District (CBD), landscaped areas shall be established and maintained as follows:

1. For lots 2.5 acres or less in size, no parking space shall be located more than 50 feet from a landscaped area containing at least 30 square feet, with a minimum width or diameter of three feet;
2. For lots greater than 2.5 acres in size, no parking space shall be located more than 75 feet from a landscaped area containing at least 100 square feet, with a minimum width or diameter of seven feet.

C. Tree Requirements.

1. Within the street yard, trees shall be preserved or planted and maintained or replaced as follows:

One tree for each 1500 square feet, or fraction thereof, of street yard.

2. For surface parking areas located outside the street yard, which are in zoning districts other than CBD, one tree for each 12 parking spaces, with at least one tree in each required landscaped area, shall be preserved or planted and maintained or replaced.
3. For surface parking areas located in the CBD zoning district which are designed for 20 or more spaces and which parking areas are within 25 feet of a public street right-of-way, trees shall be preserved or planted and maintained or replaced as follows:
 - a. One tree for each 35 lineal feet of parking area located along and parallel to the street boundary which is within 25 feet of public street right-of-way; and
 - b. Required trees shall be located within 10 feet of a public street right-of-way.
4. An existing or planted tree which is at least six inches in caliper shall be considered as two trees for the purpose of determining compliance with the requirement of Subsection 1002.C., provided there is no alteration of the soil grade under an existing tree's dripline.
5. Planted trees shall be planted in a pervious area not less than three feet in diameter.
6. Minimum tree sizes at time of planting shall be as follows:
 - a. Ornamental trees shall be not less than six feet in height and one inch in caliper;
 - b. Conifers/Evergreen trees, such as pine, spruce or cedar, shall be not less than five feet in height; and
 - c. Canopy trees shall not be less than eight feet in height and 1-1/2 inch in caliper.

D. Miscellaneous Requirements.

1. Required landscaping shall not include artificial plants trees or other artificial vegetation.
2. Required landscaping shall be irrigated by one of the following methods:
 - a. An underground sprinkling system;
 - b. A drip system; or

SECTION 1002.

- c. A hose attachment within 100 feet of all landscaped areas. No landscape plan submitted after June 30, 1996 shall use this method to irrigate required landscape area without the prior approval of TMAPC.
 3. All landscaped areas which are adjacent to pavement shall be protected with curbs or equivalent barriers.
 4. Landscaping shall not obstruct traffic visibility at street intersections or at access points to streets.
 5. Required landscaping shall be maintained in a live and healthy condition and shall be replaced as necessary to comply therewith.
 6. Required landscaped areas shall be maintained free of debris and litter.
 7. Required landscaping shall be installed in accordance with an approved landscape plan as set forth in Section 1003.
- E. Incentive Credits.** To encourage preservation of existing mature trees and/or the planting of larger trees, each square foot of landscaped area which is permeable and within the dripline of a tree at least six inches in caliper, shall constitute 1.5 square feet of landscaped area for the purpose of meeting the requirement of 15% street yard landscaping and/or parking area landscaping, provided, however:
1. Overlapping dripline areas shall only be counted once;
 2. At least one-half of the dripline area shall be permeable;
 3. The original grade of the dripline area shall not be changed; and
 4. The 1.5 square foot incentive credit shall not constitute more than 25% of the landscape requirement.
- F. Parking Credits.** For all nonresidential development on lots of record as of December 31, 1993, which are one acre or less in size, the following parking credit shall apply:

For each 300 square feet of street yard which is required to be landscaped by Subsection 1002.A.1, the required number of off-street parking spaces shall be reduced by one space.

SECTION 1003. ADMINISTRATION

- A. Landscape Plan.** All applications for a building permit for uses requiring landscaping, as set forth in Section 1001, shall include a landscape plan which provides the following:

SECTION 1003.

1. The date, scale, north arrow, project name and name of the owner;
2. The location of property lines and dimensions of the tract;
3. The approximate center line of existing water courses, the approximate location of significant drainage features, the location and size of existing and proposed streets and alleys, existing and proposed utility easements and overhead utility lines on or adjacent to the lot, and existing and proposed sidewalks on or adjacent to the lot;
4. The location, size and type (tree, shrub, ground cover, or grass) of proposed landscaping and the location and size of the proposed landscaped areas;
5. Planting details and/or specifications;
6. The method of protecting the existing trees which are to be retained from damage during construction;
7. The proposed irrigation system, including a description of the type of irrigation system used for each required landscape area; and
8. The schedule of installation of required landscaping and appurtenances, which shall specify installation of all required landscaping and appurtenances, except trees, prior to the issuance of a certificate of occupancy and further specify installation of required trees within the landscape plan within 120 days after issuance of the occupancy permit; (Planned Unit Developments may require that all landscaping and appurtenances be installed prior to issuance of a certificate of occupancy);
9. For developments which are not part of a Planned Unit Development (PUD), written certification by an architect, landscape architect or engineer licensed to do business in the State of Oklahoma, that the landscape plan is in conformance with the requirements of Section 1002, or an Alternative Compliance Plan approved by the Planning Commission. For developments which are within a PUD, evidence that the landscape plan has been approved by the Planning Commission or its designated staff.

B. Certification of Installation. Within a Planned Unit Development (PUD), certification of the installation of required landscaping shall be provided as required by the special provisions of that PUD, if any exist. In all other cases, within 120 days of the issuance of the occupancy permit, written certification by the owner of the property, an architect, landscape architect or engineer licensed to do business in the State of Oklahoma shall be submitted to the City stating that all landscaping and appurtenances have been installed in accordance with the approved landscape plan.

C. Administrative Review. After receipt of a landscape plan, the designated administrative official shall:

1. Approve the landscape plan as complying with the requirements of this chapter;
2. Approve the landscape plan with conditions which bring it into compliance with the requirement of this chapter; or
3. Reject the landscape plan as failing to comply with the requirements of this

D. Alternative Compliance. If the administrative official rejects the landscape plan, the applicant may request, after payment of a fee, that the Planning Commission review the plan and determine that, although not meeting the technical requirements of this chapter, it is equivalent to or better than the requirements of this chapter.

The Planning Commission shall submit its determination in writing to the Development Services Division of the City of Tulsa and the applicant.

E. Appeal from Planning Commission Action. In accordance with the provisions of Section 1605, an appeal to the Board of Adjustment may be taken by any person aggrieved by a determination of the Planning Commission as set forth in Subsection 1003.D above.

URBAN FORESTER'S CERTIFIED LIST OF TREE SPECIES WHICH ARE APPROPRIATE FOR USE IN MEETING THE REQUIREMENTS OF THE LANDSCAPE CHAPTER OF THE CITY OF TULSA ZONING CODE.

DEFINITIONS AND LOCATION REQUIREMENTS:

Large trees – trees that will attain a mature height of over 60 feet and at least 35 feet wide. These trees should be spaced at least 35 feet apart.

Medium trees – trees that will attain a mature height of 30 – 60 feet and at least 25 feet wide. These trees should be spaced at least 25 feet apart.

Small trees – trees that will attain a mature height of less than 30 feet and at least 15 feet wide. These trees should be spaced at least 15 feet apart. Only small trees may be planted under or within 20 feet of an overhead utility.

LARGE TREES:

(Shall not be used under or within 20' of an overhead utility)

<u>Botanical name</u>	<u>Common name</u>
Celtis occidentalis	Hackberry
Fraxinus americana	+ White Ash *
Fraxinus pennsylvanica	+ Green ash*
Ginkgo biloba	+ Ginkgo **
Liriodendron tulipifera	Tulip tree
Pinus echinata	Shortleaf pine #
Pinus taeda	Loblolly pine #
Plantanus x acerifolia	London planetree
Plantanus occidentalis	Sycamore
Quercus alba	White Oak
Quercus bicolor	Swamp white oak
Quercus coccinea	Scarlet oak
Quercus nigra	Water Oak
Quercus palustris	Pin oak
Quercus phellos	Willow oak
Quercus rubra	Northern red oak
Quercus shumardi	+ Shumard oak
Taxodium disticum	+ Bald cypress

* only use improved grafted trees

** male trees only

+ best trees recommended for parking lot applications

evergreens

MEDIUM TREE:

(Shall not be used under or within 10' of an overhead utility)

Botanical name

Acer platanoides
Acer rubrum
Acer saccharum
Betula nigra
Bumelia nigra
Carpinus betulus
Celtis laevigata
Gleditsia triacanthos
Gymnocladus dioicus
Ilex opaca
Juniperus scopulorum
Koelreuteria paniculata
Magnolia virginiana
Morus alba
Ostrya virginiana
Pinus nigra
Pinus thunbergiana
Pinus sylvestris
Pistacia chinensis
Pyrus calleryana
Quercus acutissima
Quercus muehlenbergi
Quercus robur
Quercus stellata
Quercus virginiana
Sapindus drummondi
Sophora japonica
Tilia americana
Tilia cordata
Ulmus parvifolia
Zelkova carpinifolia

Common name

Norway maple *
Red maple *
Sugar maple*
River birch
Chittimwood
European hornbeam
Sugar hackberry
+ Thornless honeylocust*
Kentucky coffee tree **
American holly #
Rocky mountain juniper #
+ Goldenrain tree
Sweetbay magnolia
White mulberry *
Eastern hophornbeam
Austrian pine #
Japanese black pine #
Scotch pine #
+ Chinese pistache
+ Callery pear * (Bradford pear)
+ Sawtooth Oak
= Chinquapin oak
+ English oak
Post oak
Live oak #
Western soapberry
Japanese pagoda tree
American linden
+ Littleleaf linden
+ Lacebark elm
Japanese zelkova

* only use improved grafted trees

** male trees only

+ best trees recommended for parking lot applications

evergreens

SMALL TREES:

(Shall be used if under or within 10' of an overhead utility)

Botanical name

Common name

Acer ginnala	+ Amur maple
Amelanchier arborea	Downy serviceberry
Carpinus caroliniana	American hornbeam
Cercis canadensis	Eastern redbud *
Cercis reniformis	+ Oklahoma redbud *
Continus coggygria	+ Smoketree
Crataegus spp.	+ Hawthorn *
Elaeagnus angustifolia	Russian olive
Ilex attenuata	Foster Holly #
Magnolia soulangiana	+ Saucer magnolia
Malus spp.	Flowering crabapple *
Philadelphus coronarius	+ Sweet Mockorange
Prunus cerasifera	Purpleleaf plum *
Prunus serrulata	Japanese cherry
Prunus virginiana	Chokecherry
Syringa reticulata	Japanese tree lilac

* only use improved grafted trees

** male trees only

+ best trees recommended for parking lot applications

evergreens

CHAPTER 10a

HISTORIC PRESERVATION

- 1050. Purposes
- 1051. Definitions
- 1052. Tulsa Preservation Commission
- 1053. Historic Preservation District Provisions
- 1054. Historic Preservation District - Zoning Map Amendments
- 1055. Certificate of Appropriateness

SECTION 1050. PURPOSES

The purposes of this Chapter are:

- A. To promote the educational, cultural, economic and general welfare of the public through the conservation, preservation, protection and regulation of historic resources within the City of Tulsa.
- B. To safeguard the cultural, social, political and architectural heritage of the City by conserving, preserving and regulating historic preservation districts.
- C. To conserve, preserve and enhance the environmental quality and economic value of historic preservation districts.
- D. To strengthen the City's economic base by promotion of conservation and reuse of the City's historic resources.
- E. To promote the development of the community in accordance with the Comprehensive Plan and Historic Preservation Plan.

SECTION 1051. DEFINITIONS

The following terms shall, for the purpose of this Chapter, have the meanings indicated in this section:

- A. **Arts Commission:** The Arts Commission of the City of Tulsa.
- B. **Certificate of Appropriateness:** The official document issued by the Preservation Commission authorizing work within a Historic Preservation District.
- C. **Design Guidelines:** The criteria which shall be used to guide the Preservation Commission in review of an application for a Certificate of Appropriateness.

- D. Historic Preservation District:** A supplemental zoning district consisting of a building, structure, or site, or an area containing buildings, structures, or sites that is a historic resource.
- E. Historic Resource:** A building, structure, or site, or, an area containing a concentration, linkage, or continuity of buildings, structures, or sites which are generally 50 years or older and which contain one or more of the following attributes:
1. That it has significant character, interest, or value as part of the historical development, history, or cultural heritage of the city, state, or nation; or,
 2. That it has significance as the site of a historic event in the past of the city, state, or nation; or,
 3. That it is associated with a person, or group of persons, who played a significant role in the historical development, history, and cultural heritage of the city, state, or nation; or,
 4. That it is the embodiment of distinguishing characteristics, design, details, materials or craftsmanship which represent a historically significant architectural or engineering innovation, type, style or specimen; or
 5. That it portrays the environment in an era of history characterized by a distinctive architectural, engineering, or construction style; or
 6. That it represents a significant and distinguishable entity of historical importance whose components may lack individual distinction; or
 7. That it has yielded and is likely to yield, information important in prehistory or history; or
 8. That it meets the criteria for listing on the National Register of Historic Places.
- F. Planning Commission:** The Tulsa Metropolitan Area Planning Commission (TMAPC).
- G. Preservation:** The adaptive use, conservation, protection, reconstruction, rehabilitation, restoration, or stabilization of a historic resource.
1. **Adaptive Use.** The restrained alteration of a historic resource to accommodate uses for which the resource was not originally constructed, but in such a way so as to maintain the general historical and architectural character.
 2. **Conservation.** The sustained appearance of a resource essentially in its existing state.

3. **Protection.** The security of a historic resource as it exists through the establishment of the mechanisms of this Chapter.
 4. **Reconstruction.** The process of recreating or reproducing by new construction all or part of the form and detail of a vanished historic resource as it appeared at a specific period in time.
 5. **Rehabilitation.** The process of recreating a historical resource to a state of efficiency or soundness by repair or alteration designed to encourage its continued use, but without noticeably changing the exterior appearance of the historic resource.
 6. **Restoration.** The process of accurately recovering all or part of the form and detail of a historic resource and its setting as it appeared at a particular period of time by means of the removal of later work and the replacement of missing earlier work.
 7. **Stabilization.** The process of applying measures designated to halt deterioration and to establish the structural stability of an unsafe or deteriorated resource while maintaining the essential form as it presently exists without noticeably changing the exterior appearance of the historic resource.
- H. **Significant Characteristics of a Historic Resource:** Those characteristics which are important to the historic resource by design or location, and include, but are not limited to materials, detail, height, orientation, proportion, rhythm, scale, setback, setting, shape, and workmanship.
1. **Materials.** The physical elements of a building, structure, site, or area which creates an aesthetic and structural appearance of the resource, including characteristics such as texture, form, composition, and style.
 2. **Detail.** Aspects of a building, structure, site or area which, due to particular treatment, draw attention to certain parts or features of the building, structure, site, or area.
 3. **Orientation.** The position of a building, structure, site, or area relative to a particular point in which it is viewed or in relation to other fixed elements in the environment.
 4. **Proportion.** The visible relationship and order established between buildings, structures, sites or areas, their individual parts to one another, as well as between the parts and the whole.
 5. **Rhythm.** The regular pattern or harmonious recurrence of lines, shapes, or forms, such elements occurring within or between buildings, structures, sites or

SECTION 1051.

areas; including, but not limited to, windows, doors, roofs, porches, driveways, sidewalks, setbacks and heights

6. **Scale.** The size of the parts of a building, structure, site or area in relationship to one another and to the human figure.
 7. **Setback.** The location of a building or structure as it relates to the street and other buildings and structures around it.
 8. **Setting.** The surrounding buildings, structures, landscaping and familiar features which provide a visual aesthetic or perceptual quality to historic resources.
 9. **Shape.** The physical configuration of a building, structure, site or area, established by its form, surfaces, edges, height, width, and depth.
 10. **Workmanship.** A level of quality exhibited in the construction, detailing, or design of a historic resource.
- I. **Work:** Any changes to an existing building, structure, or lot, or any portion thereof, including but not limited to, the erection, construction, reconstruction, renovation, alteration, painting, removal, or demolition of a building, structure, or lot, irrespective of whether or not a building permit is required.

SECTION 1052. TULSA PRESERVATION COMMISSION

- A. **Creation.** There is hereby created a Tulsa Preservation Commission, hereinafter referred to as "Preservation Commission".
- B. **Composition.** Members of the Preservation Commission shall 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 shall be composed of nine (9) voting members and two (2) non-voting, *ex officio* members appointed to positions within the following three (3) classifications: Professional members, Historic Property Owner members, and Ex Officio members. The composition and qualifications of each class shall be as follows:
1. The Professional membership shall be composed of five (5) voting members as follows: One (1) member shall be a Licensed Architect, one (1) member shall be a Licensed Landscape Architect, one (1) member shall be a Developer or Builder, one (1) shall be a Licensed Real Estate Broker, one (1) member shall be an Architectural Historian or Historian.
 2. The Historic Property Owner membership shall be composed of four (4) members as follows: Historic Property Owner members shall own an individually 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 *2010 Tulsa Historic Preservation Resource Guide*, as amended from time to time, and agreed upon by the Oklahoma State Historic Preservation Office. At least three (3) of the four (4) Historic Property Owner members shall reside in their historic property, or within their listed or eligible historic district and at least one (1) of the four (4) Historic Property Owner members shall reside within a Historic preservation (HP) Zoning District.

3. The non-voting Ex Officio membership shall be composed of two (2) members as follows: A member of the Arts Commission and a member of the Planning Commission.

C. Appointments. Professional members and Historic Property Owner members of the Preservation Commission shall be appointed by the Mayor, subject to confirmation by the City Council. Ex Officio members shall be appointed by their respective commissions to serve on the Preservation Commission.

D. Terms.

1. **Length of Terms.** Effective October 1, 2011, the terms of office of all members of the Preservation Commission, except Ex Officio members, shall expire and the terms of office of all subsequently appointed members shall be three (3) years, except that effective October 1, 2011 the terms of office of the members shall be staggered as follows: two (2) Professional members and one (1) Historic Property Owner member shall serve a one (1) year term of office, two (2) Professional Group members and one (1) Historic Property Owner member shall serve a two (2) year term of office, and one (1) Professional member and two (2) Historic Property Owner members shall serve a three (3) year term of office. Ex Officio members shall serve terms on the Preservation Commission commensurate with their terms of office served on their respective commissions, without any limitation 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 shall continue to serve until their successor is duly appointed, qualified and confirmed by the City Council.
2. **Limitation of Terms.** No member of the Preservation Commission shall serve more than three (3) consecutive terms of office on the Preservation Commission. Partial terms of office served by a member shall not be included in this limitation. After any member has served three (3) consecutive terms of office, that member shall not be 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 (1) calendar year. The limitation provided in this paragraph shall not be applicable to Ex Officio members and terms served by a member prior to October 1, 2011.

- E. Vacancies.** In the event of a vacancy occurring in the membership of the Preservation Commission for any reason, an appointment for the remainder of the vacant term of office shall be made in the same manner as regular appointments.
- F. Compensation.** Members of the Preservation Commission shall serve without compensation.
- G. Chairman, Vice-Chairman, and Secretary.** The Preservation Commission shall annually elect from its appointed members a Chairman, Vice-Chairman and Secretary. Vacancies shall be filled in similar manner as regular election.
- H. Rules of Procedure.** The Preservation Commission shall make and adopt regulations for the conduct of its business.
- I. Meetings.** The Preservation Commission shall meet at least once a month for the purpose of transacting its business and duties as set forth in this chapter. All meetings of the Preservation Commission shall be conducted in compliance with the Oklahoma Open Meeting Act. The Preservation Commission shall keep records of its examinations and other official actions, all of which shall be open to the public in compliance with the Oklahoma Open Records Act.
- J. Quorum.** A simple majority of the entire voting membership of the Preservation Commission, as provided in this section, regardless of vacancies, shall constitute a quorum for the transaction of business.
- K. Minimum Vote.** Issues shall be decided by a simple majority of votes by those members present.
- L. Conflict of Interest.** Members of the Preservation Commission to whom some private benefit, directly or indirectly, may come as a result of a public action taken by the Preservation Commission, should not be a participant in that action. The possibility, not actuality, of a conflict should govern. The individual experiencing a conflict of interest shall declare his interest, and abstain from voting on the matter. The individual should not discuss the matter with a fellow member or a member of the City Council or Planning Commission for the purpose of influencing a decision on the action.
- M. Staff.** The Planning Department, or such other department, division or section as directed by the Mayor, shall provide staff to the Preservation Commission to assist in the performance of its duties.
- N. Powers and Duties.** Unless otherwise specified in this Chapter, the duties of the Preservation Commission shall be to:

 - 1. Prepare, or cause to be prepared, a comprehensive inventory of historic resources within the City of Tulsa and update said inventory as deemed necessary.

SECTION 1052.

2. Prepare, or cause to be prepared, proposed Historic Preservation Zoning Map Amendments or other amendments to the Tulsa Historic Preservation Plan to be recommended to the Planning Commission for public hearing and adoption as part of the Comprehensive Plan for the City of Tulsa.
3. Prepare findings relating to, and make recommendations on, Zoning Map Amendments as set forth in Section 1054 of this Chapter.
4. Promulgate Design Guidelines as are necessary for the review and approval of applications for Certificate of Appropriateness and to inform residents, property owners, and the general public of those Guidelines. Design Guidelines shall relate to the significant characteristics of the historic resource(s) being proposed for "HP" designation. Design Guidelines shall be developed by the Preservation Commission and shall include review and input of the property owner(s) or agents, and other parties directly affected by the proposed designation. Design Guidelines shall be subject to approval and adoption by the City Council, upon the holding of a public hearing by the Planning Commission, and the recommendation of the Preservation Commission and Planning Commission.
5. Act upon applications for Certificates of Appropriateness and perform other duties as set forth in Section 1055 of this chapter.
6. Make recommendations to the Mayor and the City Council concerning grants and programs from federal and state agencies, private groups and individuals and the utilization of budgetary appropriations to promote the preservation of historic resources in the City of Tulsa. Coordinate and oversee such programs and projects as may be directed by the Mayor or the City Council.
7. Recommend to the Mayor the need for employing staff and making contracts with professional and technical experts as may be required for the furtherance of Preservation Commission work.
8. Increase public awareness of the historic resources in the City of Tulsa and disseminate information to the public concerning historic resources in the City of Tulsa deemed worthy of preservation. Provide notification, as effectively as possible, to property owners within HP Zoning Districts of designation and requirements of such designation. Advise and disseminate information to property owners on the preservation, conservation, protection, enhancement, perpetuation, and use of historic resources.
9. Place, or cause to be placed, monuments, markers, or other identifying elements at locations of historic resources as funds are available.
10. Coordinate, comment on and make recommendations to the appropriate body concerning actions undertaken by other City, State, and Federal agencies with

respect to the effect of such actions upon the historic resources in the City of Tulsa.

11. Consider methods other than those provided for in this Chapter for encouraging and achieving preservation of historic resources in the City of Tulsa and make appropriate recommendations to the Mayor, the City Council and to other bodies and agencies, both public and private.
12. Prepare, or cause to be prepared, studies and reports, and undertake other preservation related tasks as may be deemed appropriate.
13. Prepare, or cause to be prepared, in accordance with the goals and objectives set forth for neighborhood conservation in the Comprehensive Plan of the Tulsa Metropolitan Area, programs and plans designed to implement neighborhood stabilization, revitalization, and conservation in those neighborhoods of the City of Tulsa that are fifty (50) years or older which may lack significance according to the criteria in Section 1054, yet represent valuable resources to the City of Tulsa.
14. Perform any other duties and functions imposed by this Chapter or which may be specified by both the City Council and the Mayor.

SECTION 1053. HISTORIC PRESERVATION DISTRICT PROVISIONS

- A. General Provisions.** The Historic Preservation District is a supplemental zoning district having the designation HP.
- B. Permitted Uses.** Property located within a Historic Preservation District may be used for the purposes permitted within the general zoning district in which located.
- C. Historic Preservation District Regulations and Exemptions.** Within a Historic Preservation District, work, as defined in this Chapter, shall not commence unless a Certificate of Appropriateness has been first issued; provided however; that work related to the following shall not require a Certificate of Appropriateness:
 1. Ordinary maintenance and repair which shall include the removal, installation, or replacement of guttering; the removal or replacement of roof covering with like material; and the application of any paint color to non-masonry surfaces.
 2. Interior of buildings and structures.
 3. Portions or parts of buildings, structures, or sites not visible from adjoining streets.
 4. Accessory structures or buildings, such as storage sheds, garages, decks, patios, fencing, swimming pools and pool houses that are not part of the primary

SECTION 1053.

structure, provided however, such structures and buildings are not located in front yards.

5. Installation of radio or television antenna.
6. General landscape maintenance and planting of new organic materials.
7. Work required for temporary stabilization of a building or structure due to damage.

SECTION 1054 HISTORIC PRESERVATION DISTRICT - ZONING MAP AMENDMENTS

A. General. The City of Tulsa may establish, amend, or repeal a "HP" Historic Preservation Zoning District according to the following criteria and procedures, provided however, Design Guidelines for a proposed "HP" Zoning District shall be adopted prior to or concurrent with the mapping of an "HP" Zoning District.

B. Criteria for Historic Preservation District - Zoning Map Amendments. A building, structure, site or area containing buildings, structures or sites which are generally fifty (50) years or older, may be zoned HP if it meets one or more of the following criteria:

1. That it has significant character, interest, or value as part of the historical development, history or cultural heritage of the city, state, or nation; or
2. That it has significance as the site of a historic event in the past of the city, state or nation; or
3. That it is associated with a person, or group of persons, who played a significant role in the historical development, history or cultural heritage of the city, state, or nation; or
4. That it is the embodiment of distinguishing characteristics, design, details, materials or craftsmanship which represent a historically significant architectural or engineering innovation, type, style or specimen; or
5. That it portrays the environment in an era of history characterized by a distinctive architectural, engineering, or construction style; or
6. That it represents a significant and distinguishable entity of historical importance whose components may lack individual distinction; or
7. That it has yielded, or is likely to yield, information important in prehistory or history; or
8. That it meets the criteria for listing on the National Register of Historic Places.

C. HP Zoning Map Amendments Initiated by Application. Amendments by application may be initiated in the following manner:

1. Any person, corporation, partnership, association, or any combination thereof having a legal and equitable interest in or to real property may file an application for an HP zoning classification on such property in accordance with the provisions of section 1703.A.
2. An application shall, include in addition to those items contained in Section 1703.A, information descriptive of the building, structure, site or area and its relationship to the historical development, history, or cultural heritage of the City of Tulsa, a statement of the criteria felt to have been met as set forth in this Chapter, and may include photographs, publications about the subject building, structure, site, or area, and any information deemed worthy for proper consideration. Such information and application shall be upon forms established by the Preservation Commission and the Planning Commission.

D. HP Amendments Initiated by Planning Commission. In any instance, the Planning Commission, upon its own motion may, or on the written request of any person or the Preservation Commission may, or at the direction of the City Council shall, hold a public hearing, giving notice thereof, of a proposed map amendment. After holding the public hearing, the Planning Commission shall within fifteen (15) days transmit its report and recommendation to the City Council.

E. Preservation Commission Action on HP Zoning Map Amendments. The Preservation Commission shall prepare, or cause to be prepared, a report and recommendation concerning a proposed HP zoning map amendment. The report and recommendation shall include specific findings as to whether the proposed amendment is consistent with the criteria for designation as set forth in this Chapter. A map shall be prepared showing the boundaries of the proposed map amendment, including all lots therein, and identifying those properties whose owners may have indicated support or opposition to such amendment. Property owners may indicate their support or opposition at informal informational meetings, at public hearings, or in writing to the Preservation Commission or Planning Commission. The report, recommendation, map, and other pertinent information shall be forwarded to the Planning Commission prior to the public hearing.

F. Notice Required on HP Zoning Map Amendments. The Planning Commission shall give notice of public hearing on any proposed HP zoning changes as follows:

1. At least twenty (20) days notice of the date, time, and place of the hearing by publication in a newspaper of general circulation in the City of Tulsa. Said notice shall include a map of the area to be affected which indicates street names or numbers, streams, or other significant landmarks in said area.
2. At least twenty (20) days notice by posting on designated properties within the area affected by the proposed zoning reclassification. The sign and the lettering

thereon shall be of sufficient size so as to be clearly visible and legible from a public street or streets toward which it faces and shall state:

- a. The date, time and place of the public hearing; and
 - b. Who will conduct the public hearing; and
 - c. The present zoning of the property and the supplemental HP zoning sought by the applicant; and
 - d. The proposed HP designation of the property; and
 - e. Other information as may be necessary to provide adequate and timely public notice.
3. At least twenty (20) days notice by mailing written notice to all property owners included in the proposed change. The notice shall contain:
 - a. A map of the area proposed for HP amendment; and
 - b. The present zoning of the property and the supplemental HP zoning sought by the applicant; and
 - c. The date, time and place of the public hearing.
 - d. A statement that "work" generally requires a Certificate of Appropriateness.

G. Planning Commission Action on HP Zoning Map Amendments. After notice and public hearing, the Planning Commission shall vote to:

1. Recommend to the City Council that the application be approved as submitted, or as amended, or be approved subject to modification; or
2. Recommend to the City Council that the application be denied.

An application recommended for approval, or approval subject to modification shall be transmitted with the report and recommendation of the Planning Commission and the Preservation Commission to the City Council within fifteen (15) days from the date of Planning Commission action.

An application recommended for denial shall not be considered further, unless the applicant within fifteen (15) days from the date of the Planning Council action, files a written request with the City Clerk for a hearing by the City Council. The request for hearing shall be accompanied by the payment of a \$15.00 fee. Upon notice of such request, the Planning Commission shall forthwith transmit the application and its report and recommendation, including all material and minutes received from the Preservation Commission, to the City Council.

In the event the Planning Commission arrives at a tie vote, the application shall be transmitted with a report and notation of the tie vote, to the City Council within fifteen (15) days from the date of the Planning Commission action.

- H. Appeal by Preservation Commission.** The Preservation Commission may appeal the denial of an amendment by the Planning Commission by following the procedures set forth in Section 1054.G.
- I. City Council Action on HP Zoning Map Amendments.** The City Council shall hold a hearing on each application transmitted from the Planning Commission and on any proposed Zoning Map amendment initiated pursuant to Section 1054.D. The City Council shall approve the application as submitted, or approve the application subject to modification, or deny the application. Prior to the hearing on the proposed rezoning ordinance before the City Council, the applicant shall remit to the office of the City Clerk a \$50.00 publication fee. In case of a protest against such zoning change filed at least three days prior to said public hearing by the owners of 20% or more of the area of the lots included in such proposed change, such amendment shall not become effective except by the favorable vote of three-fifths of all the members of the City Council.
- J. Recording of HP Zoning Map Amendments.** The Secretary of the Preservation Commission should file or cause to be filed, a copy of the HP zoning map Amendment ordinance and map in the office of the County Clerk.

SECTION 1055. CERTIFICATE OF APPROPRIATENESS (COA)

- A. General Provisions.** The Preservation Commission shall review applications for a Certificate of Appropriateness (hereinafter designated as "COA") and may approve, approve with conditions, or deny the same in accordance with the provisions of this Chapter and the Design Guidelines.

The Preservation Commission shall transmit a copy of the COA along with a set of approved plans to the Preservation Commission staff. The Preservation Commission staff shall not issue any permit in violation of this Chapter or inconsistent with a COA.

- B. Application and Documents Required.** An application for a COA shall be filed with the Preservation Commission staff upon forms established by the Preservation Commission. An application shall contain a general description of the proposed work, its location, its relationship to the structure and other additional information as required by the Preservation Commission.

An application for a COA shall be accompanied by at least two sets of plans of sufficient clarity and detail to show the nature of the work to be performed and the materials to be used. Such plans shall include:

1. A site plan, if applicable, showing the location of new and existing structures on the site and their location with respect to the building line, property lines and in the case of new construction, the location of the new building or structure with respect to the front of those buildings or structures immediately adjacent to each side of the lot to be built upon.

2. A floor plan, if applicable, identifying the location and limits of the proposed work.
3. Facade elevation(s), if applicable, of the proposed work in sufficient detail to identify the limits and location of the proposed work, and the existing and proposed materials to be used.
4. Any other drawings, photographs, material brochures or samples, specifications, or information that may be necessary to determine and provide for compliance with this Chapter.

C. Preservation Commission Action. The Preservation Commission in its review of COA applications shall utilize the Design Guidelines to measure the appropriateness or inappropriateness of the proposed work and shall, to the highest extent possible, strive to affect a fair balance between the purposes and intent of this Chapter and the desires and needs of the property owner.

In addition, the Preservation Commission shall review the application and shall consider:

1. The degree to which the proposed work is consistent with the Design Guidelines which have been approved and adopted by the City Council.
2. The degree to which the proposed work would destroy or alter all or part of the historic resource.
3. The degree to which the proposed work would serve to isolate the historic resource from its surroundings, or introduce visual elements that are out of character with the historic resource and its setting, or that would adversely affect the physical integrity of the resource.
4. The degree to which the proposed work is compatible with the significant characteristics of the historic resource.
5. The purposes and intent of this Chapter.

D. Applications Involving Demolition – Stay. An application for demolition, if not approved, shall automatically be stayed for a period of sixty (60) days, unless the Preservation Commission determines that the building or structure is:

1. Imminently dangerous to life and property; or,
2. That the building or structure does not contribute significantly to the district; or,
3. That the building or structure cannot be preserved.

During this period the Preservation Commission shall consult with the property owner and other interested parties to find alternatives to demolition. Should alternatives suitable to the property owner not be found, the COA for demolition shall automatically be approved and issued upon termination of the stay period.

Prior to the expiration of the sixty (60) day period, the Preservation Commission may request the City Council to extend the stay for a period not to exceed an additional sixty (60) days. The Preservation Commission shall, by mail, notify the property owner of such request and the date for public hearing. The City Council shall consider whether:

1. The Preservation Commission has presented reasonable alternatives that would preserve the structure; or,
2. Suitable alternatives have been found and further time is required to finalize arrangements for achieving such alternatives; or,
3. The property owner desires further time to search for or continue action on available alternatives.

After notice and public hearing, the City Council shall vote to approve, approve with conditions, or deny such request to extend the stay period for an additional sixty (60) days. Denial shall constitute automatic approval and issuance of a COA for Demolition.

During any period of the stay of demolition the property owner may use the property in question in any legal manner, except that no action shall be taken that would place the property in danger of damage or destruction.

- E. Action on COA - Time Limits.** If no action has been taken, due to lack of quorum or otherwise, on an application within thirty (30) days of application receipt, the COA shall be deemed approved, except in those cases where a continuance has been requested by the applicant.
- F. Appeal of Preservation Commission Action.** Appeal from any decision of the Preservation Commission concerning a COA, except in the case of demolitions, may be taken to the Board of Adjustment, in accordance with the procedures and provisions of Section 1605 of this title.
- G. COA Use - Time Limitation.** A COA which has not been utilized within two (2) years from the date issued, shall thereafter be void, provided that the Preservation Commission has not extended the time for utilization. For the purpose of this provision, utilization shall mean that the work authorized under a COA is being diligently carried to completion.

H. Additional COA Provisions

- 1. Nonconforming Work.** Work initiated and being diligently carried to completion or work completed on any building, structure, site, or area prior to the designation as HP shall be deemed non-conforming and may continue or remain without the necessity of complying with this Chapter.

Nonconforming work completed subsequent to designation of a building, structure, site, or area as HP by a previous owner of the property shall be permitted to remain without the necessity of complying with the provisions of this Chapter.

- 2. Preliminary Design or Conceptual Plan Review.** The Preservation Commission may approve, approve with conditions, or deny a preliminary design or conceptual plan of the proposed work, provided however, that any such approval or approval with conditions shall be subject to the approval of the COA application.
- 3. Approval of COA by Preservation Commission Staff.** Preservation Commission staff may issue a COA when the proposed work is of a rehabilitative nature on an existing structure involving the replacement of existing materials with like materials, and such work complies with the design guidelines for the district. In addition, Preservation Commission staff may issue a COA for minor exterior alterations as authorized by the Preservation Commission, provided such work complies with design guidelines for the district. Minor exterior alterations shall include:
 - a. Installation of storm windows and doors;
 - b. Removal of non-historic materials, including but not limited to siding, storm windows and doors, awnings, shutters, retaining walls and fences; and removal of paint from historic masonry surfaces.

CHAPTER 11

PLANNED UNIT DEVELOPMENT

- 1100. Description
- 1101. Purposes
- 1102. General Provisions
- 1103. Uses Permitted in Planned Unit Developments
- 1104. Bulk and Area Requirements
- 1105. Perimeter Requirements
- 1106. Off-Street Parking and Loading
- 1107. Administration of Planned Unit Development

SECTION 1100. DESCRIPTION

Planned Unit Development (PUD) is an alternative to conventional development where the particular tract is under common ownership or control, and a development plan for the development of the tract as a unit is proposed and submitted for public review. The supplemental zoning district PUD must be approved by the City Council as a prerequisite to the Planned Unit Development.

SECTION 1101. PURPOSES

The purposes of the Planned Unit Development are to:

- A. Permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- B. Permit greater flexibility within the development to best utilize the unique physical features of the particular site;
- C. Permit creative land use design;
- D. Provide and preserve meaningful open space;
- E. Achieve a continuity of function and design within the development;

SECTION 1102. GENERAL PROVISIONS

Planned Unit Development is permitted on tracts having the supplemental zoning district designation PUD. In every instance, the PUD is to be reviewed as to the proposed

location and character of the uses and the unified treatment of the development of the tract. The regulations of the general zoning district or districts remain applicable except as specifically modified pursuant to the provisions of this chapter. The City Council in approving or amending a PUD and the Planning Commission in approving a minor amendment, may impose restrictions as conditions of approval in addition to those imposed by the underlying zoning and the PUD chapter. No modification of use or bulk and area requirements of the applicable general use district or districts shall be permitted unless a subdivision plat incorporating the provisions and requirements of this chapter is submitted to and approved by the Planning Commission and the City Council and filed of record in the office of the County Clerk of the county in which the property is located. The TMAPC may waive the platting requirements if the property is already platted and if the PUD conditions for approval are included in the form of restrictive covenants and filed of record with the County Clerk making the City of Tulsa beneficiary to said covenants as provided in Subsection 1107.F.

SECTION 1103. USES PERMITTED IN A PLANNED UNIT DEVELOPMENT

A. Principal Uses. The development may consist of one (1) or more of the uses permitted by right or exception within the general zoning district or districts within which the Planned Unit Development is located, provided:

1. That if any part of the Planned Unit Development is located within a residential district, the permitted uses may additionally include one (1) or more of the dwelling types contained in Use Unit 6, Single-Family Dwelling, Use Unit 7, Duplex Dwelling, Use Unit 7a, Townhouse Dwelling, Use Unit 8, Multifamily Dwelling;
2. That Use Unit 9, Manufactured Home Dwelling, shall be a permitted use only within Planned Unit Developments which are located in whole or in part in an RMH District;
3. That the permitted uses, whether principal or accessory uses, may be reallocated within the development irrespective of the general zoning district boundaries;
4. Outdoor advertising signs shall meet the use conditions set forth in Subsection 1221.F.

B. Accessory Uses. Accessory uses customarily incidental to the principal uses within the PUD shall be permitted.

1. Accessory Commercial.

In addition to accessory uses customarily incidental to a permitted principal residential use, accessory commercial uses may be permitted within a multifamily development area, subject to the conditions enumerated in paragraph 402.B.2. Accessory commercial uses may be permitted within an office development area,

irrespective of the specific office zoning classification, subject to the conditions enumerated in paragraphs 602.B.2 and 602.B.3.

2. Signs:

- a. Signs accessory to residential uses or uses permitted by exception in residential districts shall comply with the provisions of the residential district.

Signs accessory to principal office and/or scientific research uses shall comply with the restrictions in the OL or SR zoning districts, respectively. Provided signs accessory to principal office and/or scientific research uses if located in areas with C or I underlying zoning may be permitted signage based on the standards set out in the paragraph immediately below.

Business signs, except wall signs, which are accessory to principal commercial or industrial uses shall comply with the regulations for signs in a CS District as set forth in paragraphs 1221.D.1, 1221.D.3 and 1221.D.4 and, in addition, shall comply with the provisions of paragraph 1103.B.2.b, herein. Wall signs shall not exceed an aggregate display surface area of two (2) square feet per each lineal foot of the building wall to which the sign or signs are affixed.

The approving authority may impose such additional restrictions as are necessary to maximize compatibility with other neighboring uses.

- b. General Use Conditions for Business Signs:

- (1) No roof signs shall be permitted. Projecting signs, signs with movement or flashing illumination, revolving or rotating signs, signs with animation or changeable copy signs may be permitted as limited by paragraph 1221.C.2.
- (2) Signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within fifty (50) feet of said district or area. However, signs larger than three hundred (300) square feet visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within two hundred (200) feet of said district or area.
- (3) Any ground sign shall maintain a minimum separation of one hundred (100) feet from any other ground sign.
- (4) Ground signs and promotional business signs shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected, unless, in addition to the minimum setback prescribed in paragraph 1221.C.5, the sign is set back one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed a height of forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum

permitted sign height shall be fifty (50) feet. No portion of the ground sign shall be within ten (10) feet of the freeway right-of-way.

- (5) Only one (1) side of a double-faced sign shall be included in the computation of display surface area.
- (6) Promotional business signs may be utilized in accordance with paragraph 1221.C.7.

c. General Use Conditions for Outdoor Advertising Signs

Outdoor advertising signs shall comply with paragraph 1221.F, provided that the approving authority may impose such additional restrictions as are necessary to maximize compatibility with neighboring uses.

SECTION 1104. BULK AND AREA REQUIREMENTS

A. Intensity of Use. Within the development, the intensity may be reallocated irrespective of the general zoning district boundaries.

- 1. Residential Intensity.** The residential intensity shall not exceed a maximum number of dwelling units computed as follows:

Maximum number of Permitted Dwelling Units =

Gross area* of property located within a residential district ` divided by

Minimum land area per dwelling unit permitted in the applicable use district.

The minimum land area per dwelling unit, for the purpose of the above-described computation, shall be the least restrictive minimum land area per dwelling unit permitted in the applicable district as set forth in Subsections 403.A, 403.B, and 404.C. Each 600 square feet of a quasi-dwelling, such as a care home, shall constitute a dwelling unit. If the PUD is within two or more residential districts, the permitted density shall be the sum of the permitted dwelling units computed separately for the gross area within each district. For a PUD located totally within a residential district or districts, the gross area for the purposes of the above-described computation shall be reduced by the area or areas designated for any principal use other than dwelling, quasi-dwellings, residential open space and recreation areas.

- 2. Nonresidential Intensity.** The nonresidential intensity shall not exceed a maximum permitted floor area computed as follows:

Maximum Permitted Floor Area =

Gross area* of property located within a nonresidential district multiplied (X) by the floor area ratio permitted either by right or exception within the bulk and area requirements of the applicable use district, except where a floor area ratio is not specified, a floor area ratio of .75 shall apply.

SECTION 1104.

The intensity of use of a PUD located within two or more zoning districts of the following differing general classifications:

Residential, Office, Commercial, and Industrial

shall be separately calculated and allocated within the Planned Unit Development by said general classification.

* For the purpose of intensity computations, gross area shall mean the lot area plus 1/2 of the right-of-way of any abutting street to which the lot has access.

- B. Lot Width, Frontage and Area.** Within a PUD, minimum requirements for lot width, frontage and area shall be prescribed.
- C. Livability Space.** Within a PUD, livability space for a residential development area shall be provided in an aggregate amount of not less than the amount of livability space required by the applicable zoning district (Subsection 403.A) for conventional development of a comparable number of dwelling units. Required livability space shall be provided on the lot containing the dwelling unit or units on which computed, or in common areas. Common livability space shall be designed and located so as to be accessible to the dwelling units it is intended to serve. Provisions for the ownership and maintenance of common livability space as will insure its continuity and conservation shall be incorporated in the subdivision plat, in compliance with the provisions of Subsection 1107.F.
- D. Building Height, Setbacks and Yards.** Within a PUD, the building height limitations, building setback requirements and minimum yards shall be prescribed and incorporated within the subdivision plat in compliance with the provisions of Subsection 1107.F. Every structure shall be set back from the centerline of an abutting public street designated on the Major Street and Highway Plan a horizontal distance of not less than 1/2 of the right-of-way designated on the Major Street and Highway Plan.
- E. Landscaped Area.** Within a PUD, minimum landscaped open space is required for each type of nonresidential development area as follows:
 - 1. Office Use 15% of lot area
 - 2. Commercial use 10% of lot area
 - 3. Industrial Use 5% of lot area

SECTION 1105. PERIMETER REQUIREMENTS

Within a PUD, perimeter requirements for screening, landscaping, and setbacks, as are necessary to assure compatibility with adjoining and proximate properties, shall be

SECTION 1107.

prescribed and shall be incorporated within the subdivision plat in compliance with the provisions of Subsection 1107.F.

SECTION 1106. OFF-STREET PARKING AND LOADING

Within a PUD, no modification of off-street parking and loading requirements of any applicable use units and Chapter 13 of this title shall be permitted unless a subdivision plat incorporating the provisions and requirements is submitted to and approved by the Planning Commission and the City Council and filed of record in the office of the County Clerk of the county in which the property is located, except that Subsection 1301.B and Section 1302 shall not apply. Required spaces may be provided on the lot containing the uses for which it is intended to serve or in common areas. Common parking area shall be designed and located so as to be accessible to the uses it is intended to serve. Provisions for the ownership and maintenance of common parking space as will ensure its continuity and conservation shall be incorporated in the subdivision plat, in compliance with the provisions of Subsection 1107.F."

Ord. No. 17922

SECTION 1107. ADMINISTRATION OF PLANNED UNIT DEVELOPMENT

- A. General.** Any person, corporation, partnership, association, or combination thereof, owning or possessing a property right or interest in or to a tract of land may make application for the supplemental district designation PUD. Such application shall be accompanied by a development plan processed in the manner set forth in Subsections 1107.B, 1107.C, 1107.D and 1107.E.

An application for the supplemental district designation PUD may be processed simultaneously with an application for an amendment to the general zoning district and made contingent upon approval of said application.

- B. Application and Development Plan.** An application for a Planned Unit Development shall be filed with the Planning Commission. The applicant shall pay an application fee in accordance with the established fee schedule, and additionally shall pay the newspaper publishing cost and the cost of posting appropriate signs on the subject property which fee and costs shall accompany the application. The application shall be in such form and content as the Planning Commission may establish. Three (3) copies of the development plan shall accompany the filing of the application.

The development plan shall consist of maps and text which contain:

1. Proposed development areas and requested land uses;
2. Proposed number of off-street parking and loading spaces, amount of open space and number and size of business signs;

3. Proposed maximum building heights and minimum building setbacks;
4. Proposed public and private vehicular and pedestrian circulation systems;
5. Proposed landscaping areas and screening;
6. Proposed intensity of residential uses expressed in number of dwelling units and proposed intensity of nonresidential uses expressed in floor area, allocated to proposed development areas of the Planned Unit Development;
7. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed;
8. Existing topographic character of the land including identification of any floodplain areas and treed areas. In instances of probable development constraints due to slope and/or soil conditions, the TMAPC staff may require the submittal of slope and/or soil analysis;
9. An explanation of the character of the PUD; and
10. The expected schedule of development.

C. Detail Plans. The City Council, as a condition of approval of a Development Plan, may require the following detail plans to be submitted to the City Council and/or the Planning Commission for approval.

1. Detail site plans for specific development areas within the PUD that comply with all approved development standards and which include:
 - a. uses of land;
 - b. location, size, height and setbacks for all buildings;
 - c. location and number of off-street parking spaces; and
 - d. private and public vehicular and pedestrian circulation.

If a detail site plan is required, approval shall be secured prior to the issuance of a building permit.

2. Detail sign plans that comply with all approved development standards and which include location, size, height and setbacks for all signs. If a detail sign plan is required, approval shall be secured prior to the issuance of a sign permit.
3. Detail landscape and/or fence plans that comply with all approved development standards and which include location, type and size of plant materials, and location and design of required screening fences or walls. If a detail landscape and/or fence plan is required, approval shall be secured and installation shall

occur in accordance with approved plans prior to the issuance of an occupancy permit.

4. Exterior building detail plans which may include elevations and perspective drawings of the buildings to be constructed. This requirement shall not apply to platted single-family lots. If an exterior building detail plan is required, approval shall be secured prior to the issuance of a building permit.

When the Planning Commission is authorized by the City Council to approve detail plans, the Commission may delegate to members of its Staff, review and approval of Detail Sign and Landscape Plans and minor revisions to previously approved Detail Site Plans to determine if said plans comply with approved development standards of the PUD. Appeals to the Planning Commission from a decision of the Staff, with regard to detail plan, may be taken by any person or persons aggrieved by the filing of a notice of appeal with the Secretary of the Planning Commission within ten (10 days from the date of such Staff decision.

D. Public Hearing and Planning Commission Action. The Planning Commission, upon the filing of an application for the supplemental district designation PUD shall set the matter for public hearing and give 20 days notice thereof by publication in a newspaper of general circulation, 20 days notice of a public hearing by mailing written notice to all owners of property within a 300 foot radius of the exterior of the boundary of the property and 20 days notice of public hearing by posting of a sign or signs on the property sought to be rezoned. (See Subsection 1703.C for contents of notice.) Within 60 days after the filing of an application, the Planning Commission shall conduct the public hearing and shall determine:

1. Whether the PUD is consistent with the Comprehensive Plan;
2. Whether the PUD harmonizes with the existing and expected development of surrounding areas;
3. Whether the PUD is a unified treatment of the development possibilities of the project site; and
4. Whether the PUD is consistent with the stated purposes and standards of this Chapter.

The Planning Commission shall forward its recommendation, the application, and the development plan to the City Council for further hearing as provided in Subsection 1107.E.

E. City Council Action. Upon receipt of the application, development plan, and Planning Commission recommendation, the City Council shall hold a hearing, review the development plan and approve, disapprove, modify, or return the development plan to the Planning Commission for further consideration. Upon approval, the Zoning Map

shall be amended to reflect the supplemental designation PUD, and the applicant shall be authorized to process a subdivision plat incorporating the provisions of the development plan.

F. Planned Unit Development Subdivision Plat. A Planned Unit Development subdivision plat shall be filed with the Planning Commission and shall be processed in accordance with the Subdivision Regulations, and, in addition to the requirements of the Subdivision Regulations, shall include:

1. Details as to the location of uses and street arrangement;
2. Provisions for the ownership and maintenance of the common open space as will reasonably insure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council;
3. Such covenants as will reasonably insure the continued compliance with the approved development plan. In order that the public interest may be protected, the City of Tulsa shall be made beneficiary of covenants pertaining to such matters as the requirement of approval of detail plans prior to the issuance of any permits, location of uses, height of structures, setbacks, screening, open space, signage and access. Such covenants shall provide that the City of Tulsa may enforce compliance therewith, and shall further provide that amendment of such covenants shall require the approval of the Planning Commission and the filing of record of a written amendment to the covenants, endorsed by the Planning Commission.

G. Issuance of Building Permits. After the filing of an approved PUD subdivision plat and notice thereof to the Building Inspector, no building permits shall be issued on lands within the PUD except in accordance with the approved plat and restrictive covenants.

H. Amendments. Major amendments which would represent a significant departure from the approved development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development. Minor amendments to the PUD, however, may be authorized by the Planning Commission, which may direct the processing of an amended subdivision plat, incorporating such changes, so long as a substantial compliance is maintained with the approved Development Plan and the purposes and standards of the PUD provisions hereof.

The following may be considered minor amendments.

1. Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered.

2. Limitation or elimination of previously approved uses, provided the character of the development is not substantially altered.
3. Increases in dwelling units, provided the approved number of dwelling units is permitted by the underlying zoning and the density of a development area is not increased more than 15%.
4. Increases in permitted non-residential floor area, provided the increased floor area is permitted by the underlying zoning and the floor area of a development area is not increased more than 15%.
5. Modification of the internal circulation system, provided the system is not substantially altered in design, configuration or location.
6. Changes in points of access, provided the traffic design and capacity are not substantially altered.
7. Addition of customary accessory buildings and uses within the delineated common open space of a residential PUD, including but not limited to swimming pools, cabanas, security buildings, club houses and tennis courts.
8. Location of customary residential accessory buildings and uses on an adjoining single-family residential lot within the PUD, including but not limited to swimming pools, cabanas, garages, and tennis courts, provided an agreement has been recorded by the owner prohibiting the conveyance of the lot containing the accessory use separate from the conveyance of the lot containing the principal use.
9. Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered.
10. Lot splits which modify a recorded plat and which have been reviewed and approved by the Technical Advisory Committee (TAC).
11. Home occupations which meet the requirements of Subsection 404.B Home Occupations, of the Zoning Code.
12. Modifications to approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered.
13. Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan.
14. Changes reducing the number of permitted dwelling units.

15.Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use by right and the proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties.

Ten (10) days notice of public hearing shall be given for minor amendments by mailing written notice to all owners of property within a three hundred foot (300') radius of the exterior boundary of the subject property.

In instances where the municipal legislative body has specifically imposed a PUD condition more restrictive than originally recommended by the Planning Commission, any minor amendment of that specific condition must be approved by the City Council.

If the Planning Commission determines that the proposed amendment, if approved, will result in a significant departure from the approved Development Plan or otherwise change the character of the PUD significantly or that the cumulative effect of a number of minor amendments substantially alters the approved Development Plan, then the amendment shall be deemed a major amendment to the Development Plan. Major amendments shall comply with the notice and procedural requirements of Section 1703, Zoning Map Amendments.

- I. **Appeal From Minor Amendment Determination.** An appeal from any minor amendment decision by the TMAPC may be taken by any person or persons aggrieved, or any taxpayer or any officer, department, board or bureau of the City, to the City Council by filing notice of appeal with the City Clerk and with the Secretary of the TMAPC within ten days from the date of such action. Such notice of appeal shall specify the grounds of the appeal. No bond or deposit for costs shall be required for such appeal. Upon filing of the notice of appeal, the TMAPC shall forthwith transmit to the City Council, the original or certified copies of all the papers constituting the record in the case, together with the decision of the TMAPC. The City Council shall notify the applicant and all interested parties, as recorded in the minutes of TMAPC, of the appeal hearing date.
- J. **Abandonment.** Abandonment of a Planned Unit Development shall require the City Council's approval, after recommendation by the Planning Commission, of an application for amendment to the Zoning Map repealing the supplemental designation of PUD. The City Council may amend the underlying zoning upon abandonment of the PUD. Upon final action authorizing the abandonment of the Planned Unit Development, no building permit shall be issued except in accordance with the restrictions and limitations of the general zoning district or districts.

CHAPTER 12

USE UNITS

1200.	Introduction of Use Units
1201.	Use Unit 1. Area-Wide Uses By Right
1202.	Use Unit 2. Area-Wide Special Exception Uses
1203.	Use Unit 3. Agriculture
1204.	Use Unit 4. Public Protection & Utility Facilities
1205.	Use Unit 5. Community Services and Similar Uses
1206.	Use Unit 6. Single-Family Dwelling
1207.	Use Unit 7. Duplex Dwelling
1207a.	Use Unit 7a. Townhouse Dwelling
1208.	Use Unit 8. Multifamily Dwelling and Similar Uses
1209.	Use Unit 9. Manufactured Home Dwelling
1210.	Use Unit 10. Off-Street Parking Areas
1211.	Use Unit 11. Offices, Studios, and Support Services
1212.	Use Unit 12. Eating Establishments, Other Than Drive-Ins
1212a.	Use Unit 12a. Adult Entertainment Establishments
1213.	Use Unit 13. Convenience Goods and Services
1214.	Use Unit 14. Shopping Goods and Services
1215.	Use Unit 15. Other Trades and Services
1216.	Use Unit 16. Mini-Storage
1217.	Use Unit 17. Automotive and Allied Activities
1218.	Use Unit 18. Drive-in Restaurants
1219.	Use Unit 19. Hotel, Motel and Recreation Facilities
1220.	Use Unit 20. Commercial Recreation: Intensive
1221.	Use Unit 21. Business Signs and Outdoor Advertising
1222.	Use Unit 22. Scientific Research and Development
1223.	Use Unit 23. Warehousing and Wholesaling
1224.	Use Unit 24. Mining and Mineral Processing
1225.	Use Unit 25. Light Manufacturing and Industry
1226.	Use Unit 26. Moderate Manufacturing and Industry
1227.	Use Unit 27. Heavy Manufacturing and Industry
1228.	Use Unit 28. Junk and Salvage Yards

SECTION 1200. INTRODUCTION OF THE USE UNITS

- A. General.** The Use Unit is a grouping of individual uses having similarities in characteristics of function and/or performance which enable systematic consideration of location and other regulation. Within each zoning district, the permitted uses are the included uses of the designated use unit. The use units, herein established, are identified by number and name. Set forth in each use unit is a descriptive statement,

SECTION 1200.

and alphabetical listing of the included uses, use conditions, and off-street parking and loading requirements.

- B. Interpretation.** Questions of the inclusion or exclusion of a particular principal use within a use unit, shall be decided by the Board of Adjustment. A use if specifically listed in a use unit shall not by interpretation be included as a principal use within any other use unit.
- C. Applicability of Use Conditions.** A use shall be subject to the provisions of the district in which located and in addition, shall be subject to the use conditions specified in the applicable use unit. Where the requirements of the use unit are greater than the requirements of the use district, the use unit requirements shall govern.
- D. Off-Street Parking and Loading Requirements.** The off-street parking and loading requirements shall not apply to uses located within the CBD Central Business District.

SECTION 1201. USE UNIT 1. AREA-WIDE USES BY RIGHT

- A. Description.** Certain public uses, agricultural uses, open land uses, and similar uses which are either subject to other public controls or which do not have adverse effects on other land uses.
- B. Included Uses:**
 - 1. Passive Agricultural Uses such as:
 - Cultivation
 - Community Garden
 - Forestry
 - Grazing
 - Planting
 - 2. Open Land Uses such as:
 - Arboretum
 - Flood Management Project
 - Reservoir
 - Wildlife Preserve
 - 3. Public Uses such as:
 - Bus Shelter*
 - Existing Schools**
 - Fire Alarm
 - Historical Marker
 - Political Campaign Sign

Sidewalk
Street Sign
Thoroughfare
Utility Line

* Commercial advertising permitted only on shelters located in a C or I District.

** Schools legally operating on January 1, 1998, which offer a compulsory education curriculum but excluding the following accessory uses; outdoor stadiums, lighted athletic fields, unlighted athletic fields which have bleaches for non-student spectators and all buildings and structures (such as scoreboards) accessory to such stadium or field.

C. Use Conditions

1. Political Campaign Signs: No political campaign sign shall be erected more than 45 days prior to any election, nor shall any sign be permitted to remain on any property more than seven days following an election; no political campaign signs shall be permitted on public property and they shall be permitted on private property only with the consent of the property owner; the display surface area of each political campaign sign located in R or O Zoning Districts shall not exceed 16 square feet in surface area; only one side of a double-faced sign shall be computed in the computation of display surface area.
2. Existing Schools:
 - a. Buildings and grounds may also be used for a children's nursery, preschool, community center or day camp.
 - b. Maximum floor area ratio of 0.5.
 - c. Minimum building setback of 25 feet from abutting properties in an R District, plus one (1) foot of setback for each one (1) foot of building height exceeding 15 feet, if the abutting property is within an RE or RS District and is not a freeway or expressway.
 - d. Minimum setback for parking lots and their access drives from an RE or RS District which is not a freeway or expressway is 25 feet
3. Community Garden:
 - a. Unless permitted by the underlying zoning district or the grant of a special exception, on-site sale of community garden products shall be prohibited.
 - b. Mechanical equipment, other than the type customarily identified as lawn and garden equipment, creating offensive noise, dust, odor or electrical disturbance shall be prohibited. Within a residential zoned district, the use of motorized equipment shall be restricted to hours beginning at 8:00 a.m. and ending at 8:00 p.m.
 - c. The site shall be designed and maintained to prevent any chemical pesticide, fertilizer or other garden waste from draining on to adjacent properties.

- d. An on-site trash storage container shall be provided and located as close as practicable to the rear lot line. Compost bins or piles shall also be located as close as practicable to the rear lot line. Trash shall be removed from the site at least once a week.
- e. Accessory structures including buildings or signs shall comply with requirements of the underlying zoning district.
- f. Only individuals, or organizations authorized by the property owner shall participate in the community garden.
- g. A sign, legible from the public right of way, no greater than eight (8) square feet in display surface area, giving notice of the property owner's or the owner's agent's name, address, and telephone number shall be posted on any lot containing a community garden, beginning no less than thirty (30) days prior to the start of any community garden use.
- h. The owner of any lot used for a community garden shall give each abutting property owner or occupant written notice of the owner's or the owner's agent's name, address, and telephone number and the use conditions provided in this Code for community gardens, no less than thirty (30) days prior to the start of any community garden use.
- i. Cultivated areas shall be prevented from encroaching onto adjacent properties.
- j. The property shall be maintained free of high grass, weeds or other debris. Dead garden plants shall be regularly removed and, in any instance, no later than October 31 of each year.
- k. Within a residential zoned district, operating hours for community garden activities shall be restricted to between 5:00 a.m. and 11:00 p.m. daily.
- l. Any use condition for a Community Garden may be modified by Special Exception.

D. Off-Street Parking and Loading Requirements.

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Existing Schools		
Elementary and Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
All other uses	None	None

SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES

A. Description. Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

B. Included Uses:

Adult Detention Center
Airport, Heliport
Bed and Breakfast Inn
Bus Station
Cemetery (see Section 1202.C.9)
Children's Home
City/County Health Department
Construction Facilities (off site)
Convict Pre-release Center
Correctional Community Treatment Center
Crematory
Day Camp
Emergency and Protective Shelter
Governmental Services, NEC
Homeless Center
Hydroelectric Generation Plant
Jail
Juvenile Delinquency Center
Marina
Mausoleum
Nursing Home
Oil and Gas Drilling[†]
Post Office
Power Plant
Prison
Private Club or Lodge*
Residential Treatment Center
Rifle and Skeet Range, Gun Club
Sanatorium
Sanitary Landfill
Sewage Disposal Facility
Transitional Living Center
Uses which utilize tents, canopies or open air activities** such as:***
 Carnival
 Christmas tree sales
 Circus
 Fruit and vegetable sales

Other sales of merchandise
Plant sales
Tent Revival
Water Treatment Plant

* Chief activity is a service not carried on as a business.

** Open air activities shall include sales from trucks, trailers, pickups and other vehicles.

*** Tents for such uses for special events are allowed by right on properties zoned CBD and not in the right-of-way.

† Also subject to regulations codified in Title 42-A, Tulsa Revised ordinance.

Ord. Nos. 17907, 18225, 18428, 18750, 19217, 19500, 19822, 21637, 22149, 22516)

C. Use Conditions

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 179 days per calendar year. The Board of Adjustment may, by special exception, permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.
4. Construction Facilities:
 - a. The use may continue for a period not to exceed two years in the same location.
 - b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
 - c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.
5. Nursing Home: The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.
6. Day camp and private club or lodge, when located within an AG, RE or RS District, shall have a minimum lot area of one acre.
7. Spacing Requirement: To avoid clustering, detention/correctional, emergency and protective shelter, homeless center, residential treatment center and transitional living center use shall not be located on a lot within one-half (1/2) mile (2,640 ft.) from any other lot containing any such use, provided that reductions in this spacing may be allowed by special exception. The spacing between these uses shall be measured in a straight line from the nearest point on a lot line of the

property containing a use to the nearest point on a lot line of the other property containing a use.

8. Bed and Breakfast Inn:

- a. The owner/operator shall maintain a register of bed and breakfast guests and special events for each calendar year and shall make such register available to City Code Enforcement upon request. The maximum length of stay for any guest shall be limited to thirty (30) days per calendar year.
- b. The Board of Adjustment shall establish the number of guest rooms permitted (per lot of record); provided, however, the Board shall not approve more than twelve (12) guest rooms.
- c. Cooking facilities shall not be permitted in any of the guest rooms.
- d. A public restaurant is not permitted. Meals may only be served to overnight guests and for special events as permitted by the Board of Adjustment.
- e. The Board of Adjustment shall approve the size, type and location of the sign; provided, however, in no instance shall the sign exceed thirty-two (32) sq. ft. in display surface area or twenty (20) feet in height and illumination, if any, shall be by constant light. Provided further, that in no instance shall the sign exceed two (2) sq. ft. in display surface area when located in an RS or an RE zoning district.
- f. The Board of Adjustment may permit the Bed and Breakfast structure(s) to be rented for special events, such as weddings, receptions, anniversaries, private dinner parties, business seminars, etc. The Board shall establish the maximum number of special events per year and shall establish the maximum number of guests per any single event based on the availability of off-street parking and the compatibility with the surrounding land use. Provided, however, that the rental or use of said structure(s) for special events, when located in an RS or RE zoning district is prohibited.

9. Funeral homes are permitted within a cemetery which is ten (10) acres or more in size and has been approved by the Board of Adjustment, provided the parking requirements set forth in Use Unit 11 and the building setback requirements of an office district as set forth in Section 603 of this code are met.

D. Off-Street Parking and Loading Requirements.

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 sq. ft. of enclosed passenger terminal area	1 per 2,000 to 40,000 sq. ft. of floor area plus 1 per 40,000 to 100,000 sq. ft., plus 1 per each additional 100,000 sq. ft.

SECTION 1202.

Bed & Breakfast Inn	2 plus 1 per guest room plus 1 for every 40 sq. ft. of reception area for special events	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area
Emergency and Protective Shelter	1 per 1,000 sq. ft. of floor area	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area
Juvenile Delinquency Center	1 per 1,000 sq. ft. of floor area	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area
Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area
Private Club or Lodge	1 per 40 sq. ft. of assembly room floor area or 1 per 300 sq. ft. of total floor area whichever is greater	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area
Residential Treatment Center, and Transitional Living Center and other such residential facilities, NEC	1 per 1,000 sq. ft. of floor area	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area
All other uses	As may be required by the Board of Adjustment	

E. Factors to be Considered in Granting a Special Exception. In addition to any other requirements of this section, the following factors shall be considered in the determination to grant or deny a special exception for a special residential facility:

1. Size of the facility;
2. Number of staff and staff-to-client ratio;
3. Levels of treatment;
4. Location of site in relation to needed services;
5. City infrastructure in the area;

SECTION 1202.

6. Compliance with state licensure and certification requirements;
7. Proximity to similar uses;
8. Distance from sensitive uses (single-family residential districts, schools, parks, child day care centers).

SECTION 1203. USE UNIT 3. AGRICULTURE

- A. Description.** Agricultural uses and services and certain other uses suitable for location in an agricultural environment.
- B. Included Uses:**
- Animal and Poultry Raising
 - Chick Hatchery
 - Farming
 - Fishery
 - Guest or Dude Ranch
 - Horticultural Nursery
 - Ranching
 - Riding Stable or Academy
- C. Use Conditions.** Horticultural nursery permits the growing of plants and trees only, and permits no retail sales on site.
- D. Off-Street Parking and Loading Requirement.** None

SECTION 1204. USE UNIT 4. PUBLIC PROTECTION AND UTILITY FACILITIES

- A. Description.** Public protection and utility facilities which may have technical locational requirements necessitating specific locations in or around areas serviced and certain temporary open air land uses which can be objectionable to certain other uses and are therefore permitted in certain districts by special exception and in the remaining districts by right.
- B. Included Uses:**
- Ambulance Service
 - Antenna and Supporting Structure
 - Electrical Regulating Station, excluding storage or service garages and yards
 - Fire Protection Facility

Police Substation
Pressure Control Station; gas or liquid, excluding
storage or service garages and yards
Shelter, civil defense or storm
Water Storage Facility, NEC

C. Use Conditions. Antennas and their supporting structures shall meet the following requirements:

Purpose: The purpose of this section is to establish requirements for the location of wireless communications towers and antennas. The goals of this ordinance are to: (1) protect residential areas and land uses from potentially adverse impacts of towers and antennas; (2) encourage the location of towers in non-residential areas; (3) minimize the total number of towers throughout the community; (4) strongly encourage the joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers; (5) encourage users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact on the community is minimal; (6) encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening, and innovative camouflaging techniques; (7) enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently; (8) consider the public health and safety of communication towers; and (9) avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures. In furtherance of these goals, City of Tulsa shall give due consideration to the City of Tulsa's master plan, zoning map, existing land uses, and environmentally sensitive areas in approving sites for the location of towers and antennas.

1. Exclusions. The following activities shall be exempt from these regulations:
 - a. Amateur radio operators;
 - b. Microwave reflectors and parabolic antennas;
 - c. Antennas and equipment completely located inside of buildings; and
 - d. Minor modifications of existing wireless communications facilities and attached wireless communications facilities, whether emergency or routine, provided there is little or no change in the visual appearance. Minor modifications are those modifications, including the addition of antennas, to conforming wireless and attached wireless communications facilities that meet the performance standards set forth in this document.
2. Definitions. As used in this ordinance, the following terms shall have the meanings set forth below:

- a. Antenna means any exterior transmitting or receiving device used in communications to radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies, wireless telecommunications signals or other communication signals.
- b. FAA means the Federal Aviation Administration.
- c. FCC means the Federal Communications Commission.
- d. Height means, when referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad.
- e. Preexisting towers and preexisting antennas means any tower or antenna which lawfully existed or before April 18, 1997, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired.
- f. Tower means any structure more than twenty (20) feet tall that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers and the like. The term includes the structure and any support thereto.

3. General Requirements for Antennas and Towers

- a. Principal or Accessory Use. Towers may be considered either principal or accessory uses. A different existing use on the same lot shall not preclude the installation of a tower on such lot.
- b. Towers and antennas shall meet the following requirements:
 - (1) Towers and antennas shall be designed to blend into the surrounding environment through the use of color, galvanizing, or camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration.
 - (2) Other than in Moderate Industrial or Heavy Industrial zoning districts, communication towers shall be of a monopole design unless the Board of Adjustment determines by special exception that an alternative design would adequately blend into the surrounding environment, or that the required antennas cannot be supported by a monopole.
 - (3) If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

- c. Not Essential Services. Towers and antennas shall be regulated and permitted pursuant to this ordinance and shall not be regulated or permitted as essential services, public utilities, or private utilities.
 - d. Tower Lighting. Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.
 - e. Signs and Advertising. The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.
 - f. Accessory Utility Buildings. All utility buildings and structures accessory to a tower shall meet all the requirements of the underlying zoning district. Exterior ground mounted equipment occupying more than 50 square feet, if visible from ground level, shall be screened from view from property within 300 feet used for residential purposes.
 - g. The following setback requirements shall apply to all towers; provided, however, that the Board of Adjustment may modify the requirements by special exception;
 - (1) Towers must be set back a distance equal to at least one hundred ten percent (110%) of the height of the tower from any adjoining lot line of a residential, office or agricultural zoned lot, excluding expressway rights of way zoned residential.
 - (2) Guys and accessory buildings must satisfy the minimum zoning district setback requirements.
 - h. Security fencing. Towers shall be enclosed by security fencing not less than six (6) feet in height or shall be equipped with an appropriate anti-climbing device; provided, however, that the Board of Adjustment may modify or waive such requirements by special exception.
4. Antennas and Towers Permitted by Administrative Approval. Antennas or towers, except those approved or requiring approval by the Board of Adjustment (Section 1204.C.5.), shall be permitted by right, provided a permit is obtained from the City prior to construction and provided that the towers shall comply with the following standards.
- a. When located in C, I, or SR zoning districts, provided that towers shall be set back from an R District boundary line one-hundred ten percent (110%) of the height of the tower measured at grade. The setback may be modified by special exception by the Board of Adjustment pursuant to Section 1608 of this code; or,
 - b. When antennas are to be attached to a roof or wall of buildings in commercial or industrial zones, or to office or multi-family buildings of two or more stories, or to institutional buildings such as schools, churches and

hospitals with existing architectural elements more than thirty-five (35) feet tall, provided that:

- (1) An antenna does not extend more than twenty (20) feet above the highest point of the building, or, if located on an architectural feature such as a steeple or bell tower, does not protrude above that structure; provided, however, that the Board of Adjustment may modify such requirements by special exception; and
 - (2) The antennas comply with all applicable FCC and FAA regulations; and
 - (3) The antennas comply with all applicable building codes.
 - c. When antennas are to be attached to an existing tower, and/or city owned buildings or structures;
 - d. When the tower is to be modified or reconstructed to accommodate the collocation of antennas; and
 - (1) The tower is of the same type as the existing tower or is to be constructed as a monopole; and
 - (2) The modification or reconstruction does not exceed thirty (30) feet over the height of the existing tower and all requirements of Section 1204.C. are met.
5. Antenna and Towers Requiring Special Exceptions. If a tower or antenna is not permitted pursuant to Section 1204.C.4. of this chapter, a special exception shall be required for the construction of a tower in all zoning districts.
 - a. Factors to be considered in granting a special exception. In addition to any other requirement of this section, the following factors shall be considered in the determination to grant or deny a special exception for an antenna or tower:
 - (1) Height of the proposed tower;
 - (2) Proximity of the tower to residential structures, residential district boundaries and existing towers;
 - (3) Nature of uses on adjacent and nearby properties;
 - (4) Surrounding topography;
 - (5) Surrounding tree coverage and foliage;
 - (6) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
 - (7) The total number and size of antennas proposed and the ability of the proposed tower to accommodate collocation;
 - (8) Architectural design of utility buildings and accessory structures to blend with the surrounding environment;
 - (9) Proposed ingress and egress;

- (10) The need of the applicant for a communications tower within the immediate geographic area to provide an acceptable level of communications service to the area;
 - (11) The size of the tract and the most likely future development as indicated by the Comprehensive Plan, planned infrastructure, topography and other physical facts.
 - b. Collocation. Collocation of facilities should be encouraged wherever practical by allowing reasonable extra height or tower diameter necessary to support multiple antennas.
 - c. Landscaping. The following requirements shall govern the landscaping surrounding towers for which a special exception is required; provided, however, that the Board of Adjustment may modify or waive such requirements by special exception.
 - (1) Tower facilities shall be landscaped with a continuously maintained buffer of plant materials that effectively screens the view of the tower compound from property within 300 feet used for residential purposes. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the compound.
 - (2) Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be sufficient buffer.
 - d. The findings of the Board of Adjustment as to each of these factors shall be made on the record and contained in the written minutes of the meeting.
- 6. Removal of Abandoned Antenna and Towers. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna or tower shall remove the same within ninety (90) days of receipt of notice from the City of Tulsa notifying the owner of such abandonment. Failure to remove the abandoned antenna or tower within said ninety (90) days shall be grounds for the City of Tulsa to remove the antenna or tower at the owner's expense. Any abandoned tower that is not current in the structural safety inspection required by Tulsa's Building Code may be subject to the nuisance abatement procedures set forth in Chapter 2 of Title 24 of these ordinances.
- 7. Existing Towers and Antennas. Antennas and towers lawfully existing on or before April 18, 1997, at the time this provision was adopted, shall be allowed to continue their usage as they presently exist. Routine maintenance, including antenna replacement, shall be permitted on such existing towers. New construction other than routine maintenance shall require compliance with the requirements of this ordinance.

D. Off-Street Parking and Loading Requirements. None

SECTION 1205. USE UNIT 5. COMMUNITY SERVICES & SIMILAR USES

A. Description. Community services, cultural, educational, recreational, and religious facilities, which may be objectionable to nearby residential uses.

B. Included Uses:

Adult Day care
Aquarium
Art Gallery, not operated for profit
Children's Nursery
College
Community Center
Cultural Facility, NEC
Golf Course
Hospital
Library
Museum
Park, Public/Private
Place of Worship
Planetarium
Schools*, Public or Private
Tennis Court, Public
University

* Schools which offer a compulsory education curriculum and which were not in operation on January 1, 1998. Also included are construction of new or alteration of existing accessory school facilities excluded from Existing School Use in Use Unit 1.

1. Places of Worship when located within an AG or R District:
 - a. Minimum lot area of 1-acre and minimum lot width of 100 feet.
 - b. No parking shall be permitted within a required front yard.
2. Schools:
 - a. High Schools shall have their principal vehicular entrance and exit on an arterial street.
 - b. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 5 school use may also be used for a children's nursery, preschool, community center or day camp.
 - c. Minimum lot area of one acre.
3. College, university, hospital: A minimum site area of one acre shall apply.
4. Aquarium, museum, and planetarium when located within an AG, RE or RS District shall have a minimum lot area of one acre.

5. Sponsor's Signs: Up to 15 square feet or fifteen percent (15%) or the allowable sign, whichever is less, of the total display surface area of signage permitted for a school, college, university or public park may be used to display the name and/or logo of the sponsor of facilities at the school, college, university or public park.

C. Off-Street Parking and Loading Requirements.

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Adult Day Care	1 per 500 SF of floor area	NA
Aquarium, Art Gallery, Museum, Planetarium, Cultural Facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Children's Nursery	1 per 500 SF of floor area	NA
Place of Worship	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) whichever is greater	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Community Center	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of club house floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Hospital	1 per bed plus 1 space for each 250 SF of emergency/outpatient care	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area

SECTION 1205.

Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Schools:		
Elementary and Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium* seats	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
All other uses	As may be required by the Board of Adjustment	

* Includes closed and/or open stadium facilities.

SECTION 1206. USE UNIT 6. SINGLE-FAMILY DWELLING

A. Description. Single-family detached dwelling and similar uses.

B. Included Uses. Single-family detached dwelling and Foster Home

C. Use Conditions.

1. A single-family detached dwelling shall:
 - a. Be affixed to a permanent foundation as defined herein.
 - b. Utilize customary residential exterior finishing materials as defined herein.
 - c. Have a core area of living space at least 20 feet by 20 feet in size; exclusive of an attached garage.
 - d. Meet all other City Codes and Ordinances.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Single-family detached dwelling unit	2 per dwelling unit	NA
Foster home	2 per dwelling unit	NA

SECTION 1207. USE UNIT 7. DUPLEX DWELLING

A. Description. Duplex dwelling.

SECTION 1207.

B. Included Uses. Duplex dwelling.

C. Use Conditions

1. A duplex dwelling shall:
 - a. Be attached to a permanent foundation as defined herein.
 - b. Utilize customary residential exterior finishing materials as defined herein.
 - c. Meet all other City Codes and Ordinances.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Duplex dwelling	2 per dwelling unit	NA

SECTION 1207a. USE UNIT 7a. TOWNHOUSE DWELLING

A. Description. Single-family attached townhouse dwelling.

B. Included Uses. Single-family attached townhouse dwelling.

C. Use Conditions

1. A single-family attached townhouse dwelling shall:
 - a. Be affixed to a permanent foundation as defined herein.
 - b. Utilize customary residential exterior finishing materials as defined herein.
 - c. Meet all other City Codes and Ordinances.
 - d. Be located on a separate lot within a townhouse development containing at least three lots, a subdivision plat for the same having been duly recorded in the office of the County Clerk.
 - e. Be attached by a common party wall or walls to another townhouse dwelling unit.
 - f. Not be located above another dwelling unit.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Single-family attached dwelling	2 per dwelling unit	NA

SECTION 1208. USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES

A. Description. Multifamily dwellings and similar uses.

B. Included Uses:

Apartment
Assisted Living Facility
Community Group Home
Convent, Monastery, Novitiate
Elderly/Retirement Housing
Fraternity or Sorority House
Life Care Retirement Center
Multifamily Dwelling
Rooming/Boarding House

C. Use Conditions

1. Intensity of Use:
 - a. Fraternity, sorority, rooming/boarding house:

In the determination of the applicable bulk and area requirements, a fraternity, sorority, or rooming/boarding house, shall be considered a multifamily dwelling, with each 600 square feet of floor area constituting a one-bedroom dwelling unit.
 - b. Assisted living facility and life care retirement center:

The maximum floor area ratio shall be .5.
2. Life Care Retirement Center: The nursing facility or medical facility shall meet applicable licensing requirements of the State of Oklahoma, Oklahoma State Health Department as an intermediate care facility or as a skilled nursing home.
3. Elderly/Retirement Housing: Design requirements for elderly/retirement housing include as a minimum:
 - a. Elevators for multifamily structures over one story in height;
 - b. Emergency alarm systems in every dwelling unit; and
 - c. Safety "grab bars" in bathrooms.
4. Community Group Home, Convent, Monastery and Novitiate: The maximum floor area ratio shall be .5.
5. Community Group Home: In order to provide reasonable accommodations to unrelated persons with disabilities or who are elderly, so they may inhabit residential single-family dwellings in numbers greater than those permitted for

unrelated individuals without disabilities or are not elderly, community group home uses shall be permitted by special exception within an AG, RE, RS or RD district, subject to prescribed use conditions. Community group home use conditions:

- a. Must have all licenses required by the State of Oklahoma, or its agencies. A special exception granted for such use shall be automatically void upon a final revocation of any required State license.
- b. Signs advertising a community group home shall be prohibited.
- c. To avoid clustering and problems created when numerous unrelated individuals live together in single-family dwellings, community group homes within an RE, RS or RD district shall not be located on a lot within one thousand three hundred feet (1,300 ft.) from any other lot containing any such use. This spacing regulation is established, not on the basis of any handicap status, but on the basis of the non-family status of the groups. The spacing between these uses shall be measured in a straight line from the nearest point on a lot line of the property containing a use to the nearest point on the lot line of the other property containing a use. To further accommodations to inhabitants of community group homes, the Board of Adjustment shall, by special exception, reduce or eliminate this spacing requirement upon a finding that the federal Fair Housing Act, as amended, requires it, or that the grant of this special exception shall not be injurious to the neighborhood or detrimental to the public welfare and will be in harmony with the spirit and intent of the Code. In consideration of granting this special exception, the Board shall specially consider: traffic and parking congestion given the capacity of nearby streets, the likelihood that any other applicable group home use will impact traffic and parking congestion, traffic hazards, the availability of off-street parking, the availability of public transit and the likelihood of its use, the feasibility of traffic mitigation measures and the impact on public utilities, including water and sanitary sewer capacities.
- d. A community group home, which does not otherwise meet the definition of a "family" as defined by this Code, may be allowed by special exception within an RE, RS or RD district, provided the number of inhabitants shall not exceed fifteen (15). Consideration of the special exception shall, at least in part, be based upon a showing that, but for the economic need associated with the number of inhabitants requested to be permitted in the proposed group home, (1) the dwelling would otherwise be available to the applicant and (2) the requested number of inhabitants is reasonably calculated to offset the increased economic costs associated with the group home use.
- e. The Board of Adjustment shall not charge any fee for the grant of any special exception for a community group home sought to be located within an AG, RE, RS or RD district, including but not limited to fees for providing notices by posting, mailing and publication, or for review of compliance with spacing requirements.

- f. For any special exception granted for the location of a community group home in an AG, RE, RS or RD district, the Board of Adjustment shall limit the grant of the special exception to a specified period of time, giving particular consideration to accommodations for financial constraints which may make the establishment of the group home impractical and the review of compliance with any conditions the Board may attach. Regardless of the time limitation established, an applicant may apply for subsequent grants of the special exception, extending the group home use, which shall not be unreasonably denied.
6. The uses included in Use Unit 8 when located on a lot which is abutting an RE or RS district shall be screened by the erection and maintenance of a screening wall or fence along the lot lines in common with the RE or RS district.

D. Off-Street Parking and Loading Requirements.

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Community Group Home	As may be required by the Board of Adjustment	None
Convent, Monastery, & Novitiate	1 per 1,000 sq. ft. of floor area	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area
Elderly/Retirement Housing	.75 per dwelling unit	None
Fraternity or Sorority House	1 per 2 beds	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area
Life Care Retirement Center	.75 per dwelling unit and .35 per nursing center bed	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area
Multifamily Dwelling	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling units	None
Rooming/Boarding House	1 per 2 beds	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area
Assisted Living Facility	.50 per dwelling unit	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area

SECTION 1208.

All other uses

As may be required by the
Board of Adjustment

SECTION 1209. USE UNIT 9. MANUFACTURED HOME DWELLING

- A. Description.** A manufactured home dwelling, excluding any type or form of recreational vehicle (RV).
- B. Included Uses.** Manufactured Home Dwelling, not including recreational vehicle (RV).
- C. Use Conditions.** The manufactured home dwelling when located within an RMH District and located on a lot which is abutting an RE, RS or RD District shall be screened from the abutting RE, RS or RD District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the RE, RS or RD District.
- D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Manufactured Home Dwelling	2 per each dwelling unit	None

SECTION 1210. USE UNIT 10. OFF-STREET PARKING AREAS

- A. Description.** Off-street parking areas which are principal uses.
- B. Included Uses.** Off-street parking areas.
- C. Use Conditions.** Off-street parking areas shall conform to the design, lighting, and improvement requirements for off-street parking contained in Chapter 13.
- D. Off-Street Parking and Loading Requirements** Not applicable.

SECTION 1211. USE UNIT 11. OFFICES, STUDIOS, AND SUPPORT SERVICES

- A. Description.** Offices, studios, medical and dental laboratories, and certain other compatible or supporting services.

B. Included Uses:

Abstract Company
Advertising Agency
Artificial Limb and Corrective Shoe Sales (by prescription only)
Artist's Studio
Broadcasting or Recording Studio
Computing Service
Data Processing Service
Drafting Service
Dental Offices, Clinics, Laboratories and related Research Facilities
Employment Agency
Financial Institution, other than pawn shop and bail bonds offices
Funeral Home
General Business Offices, excluding on premise sale of Merchandise
Insurance (claims adjustment - limit two bays - no repair)
Interior Design Consultant (no retail sales)
Loan Office
Massage Therapy
Medical Offices, Clinics, Laboratories and related Research Facilities
Optician or Optical Laboratories
Photography Studio
Prescription Pharmacy, provided that no sundry or other merchandise is sold or offered for sale
Studio or School for teaching ballet, dance, drama, fine arts, music, language, business or modeling
Transportation Ticket Office
Travel Agency
Union Hall (meetings only, no trade school)

C. Use Conditions

1. The uses included in Use Unit 11, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Funeral Homes which provide a chapel or assembly area shall have a minimum lot area of one acre.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Funeral Home and Union Hall	1 per 40 SF of assembly floor area plus 1 per 300 SF of nonassembly floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Medical & Dental Offices, Clinics & Laboratories	1 per 250 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Studio or School	1 per 150 SF of floor area	NA
Other Uses	1 per 300 SF of floor area for the first 30,000 SF of floor area in a building and if the building exceeds 30,000 SF, 1 per 350 SF of floor area for the floor area exceeding 30,000 SF	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

SECTION 1212. USE UNIT 12. EATING ESTABLISHMENTS OTHER THAN DRIVE-INS

A. Description. Eating establishments, including carry out eating establishments, except drive-in restaurants permitting in car consumption of food or drink.

B. Included Uses:

Cafeteria
Coffee shop
Delicatessen

Restaurant, and other similar eating establishments*

* An accessory use bar which is customarily incidental and subordinate to a principal use restaurant is included in this use unit.

C. Use Conditions

1. The uses included in Use Unit 12 shall take place within a completely enclosed building, except outdoor customer seating (includes rooftop seating) is permitted, whether uncovered or covered by a tent or canopy, provided:
 - a. The outdoor customer seating area shall abut the building wall of the business, except for rooftop seating, but extend no closer to the street than the building setback requirements;
 - b. the outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
 - c. the outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and
 - d. noise from any outdoor entertainment activity shall not be audible from any abutting R District.
2. The uses included in Use Unit 12, when located within a district other than an R District and located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Eating Establishment	1 per 100 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the

SECTION 1212.

street than the nearest building wall unless granted a special exception from the Board of Adjustment.

Ord. Nos. 17830, 17847, 17907

SECTION 1212a. USE UNIT 12A. ADULT ENTERTAINMENT ESTABLISHMENTS

A. Description. Businesses which cater primarily to adults 21 years of age and above and which sell and serve intoxicating beverages and/or low-point beer (as defined by Oklahoma Statutes) on the premises and all sexually oriented businesses.

B. Included Uses:

Bar/Tavern
Beer Bar
Billiard Parlor/Pool Hall
Night Club
Private Club
Sexually Oriented Business

C. Use Conditions:

1. The uses included in Use Unit 12a, when located on a lot which is abutting an R District shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Sexually Oriented Businesses shall meet the conditions set forth in Section 705 of this Code.
3. Adult Entertainment Establishments, other than Sexually Oriented Businesses, shall meet the following spacing standards: provided, however, that the spacing standards shall not apply to accessory use bars as defined in this Code:
 - a. Public entrance doors shall be located at least 50 feet from an R District, which shall be measured in a straight line from the nearest point on a residential zoning district boundary line (not including residentially zoned expressway right-of-way) to the nearest public entrance door of the Adult Entertainment Establishment; and
 - b. Shall be located a minimum of 300 feet from a public park, school or church, which shall be measured from the nearest point on the property line of a park, school or church to the nearest public entrance door of the Adult Entertainment Establishment measured along the street right-of-way line providing the nearest direct route usually traveled by pedestrians between such points; for purposes of determining measured distance, property situated on the opposite side of the street from such park, school or church

shall be considered as if it were located on the same side of the street with the park, school or church; and

- c. Shall be spaced 300 feet from any other Adult Entertainment Establishment listed in Use Unit 1212a., except in the Central Business District (CBD), which 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said business is conducted, to the nearest point of the wall of the portion of the building in which another adult entertainment business is conducted.

Church, as used herein, shall mean all contiguous property owned or leased by a church upon which is located the principal church building or structure, irrespective of any interior lot lines.

School, of the type which offers a compulsory education curriculum, as used herein, shall mean all contiguous property owned or leased by a school upon which is located the principal school buildings(s) irrespective of any interior lot lines.

- 4. The uses included in Use Unit 12a. shall take place within a completely enclosed building, except outdoor customer seating (includes rooftop seating) is permitted, whether uncovered or covered by a tent or canopy, provided:
 - a. The outdoor customer seating area shall abut the building wall of the business, except for rooftop seating, but extend no closer to the street than the building setback requirements;
 - b. The outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
 - c. The outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and
 - d. Noise from any outdoor entertainment activity shall not be audible from any abutting R. District.
- 5. All uses included within Use Unit 1212a shall be reviewed by the Board of Adjustment at a public hearing to determine if they comply with all applicable spacing requirements. Notice of the public hearing shall be given as provided in Section 1603 of this code.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Bar, Beer Bar, Tavern, Billiard Parlor, Night Club, Pool Hall, Private Club	1 per 75 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area

Sexually Oriented Business:

Adult Amusement or Entertainment	1 per 75 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area
Motel	1 per room plus 1 per manager	1 per 5,000 to 10,000 SF plus 1 for each add'l 15,000 SF of floor area
Theater	1 per 4 seats or 1 per booth plus 1 per manager	1 per 5,000 to 10,000 SF plus 1 for each add'l 15,000 SF of floor area
All other such uses	1 per 225 SF of floor area	1 per 5,000 to 10,000 SF plus 1 for each add'l 15,000 SF of floor area

SECTION 1213. USE UNIT 13. CONVENIENCE GOODS AND SERVICES

A. Description. Retail trade and service establishments which are desirable conveniences in certain residential and office districts. Use Unit 13 is established to permit the location of convenience goods and services in certain environments in which commercial facilities of a higher use intensity would be objectionable.

B. Included Uses:

1. Retail Trade Establishments:

Drug Store
 Florist
 Food:
 Bakery
 Candy & Confection and/or Nut Store
 Food Specialty Store
 Grocery
 Health Food Store
 Ice Cream Store
 Gift, Novelty, Souvenir Shop
 Newsstand
 Tobacco Store

2. Service Establishments:

Animal Grooming
 Barber Shop
 Beauty Shop

Dry Cleaning, pick up
Laundry, pick up
Tanning Salon

C. Use Conditions

1. The uses included in Use Unit 13 shall take place within a completely enclosed building, except that accessory outdoor customer seating and accessory outdoor display of merchandise is permitted, whether uncovered or covered by a tent or canopy, provided:
 - a. The outdoor customer seating area shall abut the building wall of the business, but extend no closer to the street than the building setback requirements;
 - b. The outdoor display area shall extend no closer to the street than the building setback requirement;
 - c. The outdoor display area or outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
 - d. That outdoor display area shall be considered floor area for the purposes of determining off-street parking and loading requirements as set forth herein;
 - e. The outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and
 - f. In the CS District there shall be no open air storage or display of merchandise offered for sale within 300 feet of an abutting R District.
2. The uses included in Use Unit 13, when located within a district other than an R District and located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Retail Trade and Service Establishments	1 per 225 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area
Tanning Salon	1 per 150 SF of floor area plus 1 per each add'l 15,000 SF of floor area	1 per 5,000 to 10,000 SF

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

SECTION 1214. USE UNIT 14. SHOPPING GOODS AND SERVICES

A. Description. Retail establishments engaged in the merchandising of shopping goods and services.

B. Included Uses:

1. Retail Trade Establishments:
 - Antique Shop
 - Art Gallery, commercial
 - Artist Supply Store
 - Automobile Parts and Accessories Store
 - Bicycle Shop
 - Book Store
 - Business and Office Machine Sales Establishment
 - Camera and Photographic Supply Store
 - Clothing and Accessories Store
 - Cosmetic Shop
 - Department Store
 - Dressmaking Shop
 - Dry Goods Store
 - Fur Storage
 - Furriers
 - Garden Supply Store
 - Hardware Store
 - Hobby Shop
 - Home Furnishings Establishment selling such items as:
 - Appliances,
 - China, Glassware and Metalware,
 - Draperies, Curtains, Upholstery,
 - Floor Coverings, and

SECTION 1214.

Furniture

Jewelry Store

Leather Goods and Luggage Store

Liquor Store

Medical, Dental and Orthopedic Appliances and Supply Store

Musical Instrument and Supply Store

Office Furnishing Establishment

Office Machine Sales

Office Supplies Store

Paint Store

Pawn Shop

Pet Shop

Picture Framing

Radio and TV Sales

Record, Tape and Compact DISC Sales

Reducing Salon

Secondhand Store

Shoe Repair Shop

Shoe Store

Sporting Goods Store

Stationery Store

Tailor Shop

Toy Shop

Variety Store

Video Rentals

Wall Paper Store

Wig Shop

2. Retail Building Material Establishments, exclusive of fabrication or repair:

Building Materials

Electrical Supply

Plumbing Fixtures

3. Service Establishments:

Auto Alarms Installation

Auto Radio and Stereo Systems Installation

Auto Window Tinting

Bail Bonds Office

Blood Bank and Plasma Center

Caterer

Copying Service

Costume Rental Service

Day Labor Hiring Center

Gasoline Service Station (one bay car wash)

Gunsmith

Household Minor Appliance Repair
Interior Decorating, with retail sales
Laundromat Self Service, coin operated
Locksmith
Oil and Lubrication Service (three bay maximum)
Photo Finishing
Radio and Television Repair
Tag Agency, Automotive
Tune-up Service (three bay maximum)
Veterinarian Clinic, excluding outside animal runs
Watch and Jewelry Repair

C. Use Conditions

1. The uses included in Use Unit 14 shall take place within a completely enclosed building, except that accessory outdoor display of merchandise is permitted, whether uncovered or covered by a tent or canopy, provided:
 - a. The outdoor display area shall extend no closer to the street than the building setback requirement;
 - b. The outdoor display area or outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
 - c. That such outdoor display area shall be considered floor area for the purposes of determining off-street parking and loading requirements as set forth herein; and
 - d. In the CS District there shall be no open air storage or display of merchandise offered for sale within 300 feet of an abutting R District.
2. The uses included in Use Unit 14, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
3. Blood banks, plasma centers, day labor hiring centers, liquor stores, bail bond offices (except when located within a CBD zoned district), and pawn shops shall be spaced a minimum of 300 feet from each other. After July 1, 2001, the distance between these uses shall be measured in a straight line from the nearest perimeter wall of the portion of the building of one applicable use to the nearest perimeter wall of the portion of the building of any other applicable use. However, for any such use which has been in operation or has been issued a building permit for such use on or before July 1, 2001, the distance between these uses shall be measured in a straight line from the nearest public entrance door of one applicable use to the nearest public entrance door of any other applicable use.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Antique and Furniture Stores	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Gasoline Service Station, Oil and Lubrication Service and Tune-up Service	1 per 500 SF of floor area - minimum of 5 spaces	NA
All Other Uses	1 per 225 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Outdoor display or storage of lawn, garden and construction materials	1 per 600 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
All other outdoor display or storage of merchandise	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

SECTION 1215. USE UNIT 15. OTHER TRADES AND SERVICES

- A. Description.** Trade establishments primarily providing business and household maintenance goods and services ordinarily not found in the primary retail districts because of differing market and site requirements.

B. Included Uses:

1. Trade establishments, including incidental fabricating, processing, installation and repair:

Air Conditioning and Heating
Bait Shops
Bottled Gas
Carpeting
Decorating
Fence
Flea Market
Fuel Oil
General Merchandising Establishment, NEC
Glass
Greenhouse
Heating Equipment
Ice Distribution Center
Jewelry Fabrication
Lumber Yard
Model Homes (for display only)
Monument, excluding shaping
Offset Printing and Engraving
Plastic Materials
Plumbing Shop
Portable Storage Building, sales
Reproduction Services
Trades and Services, NEC
Vending Machines, sales and services

2. Service Establishments:

Building Services:
 disinfecting and exterminating services
 janitorial service
 window cleaning

3. Other Services:

Dry Cleaning/Laundry (5,000 SF maximum floor area)

4. Contract Construction Service:

Air Conditioning
Carpentry
Decorating (interior remodel)
Electrical
Furnace Cleaning and Repair
Heating Contractor

Irrigation Equipment Contractor
Landscaping
Overhead Doors Service
Painting
Paper Hanging
Plastering
Plumbing
Sign Painting
Tent Rentals
Tile Setting

5. Business Service:

Armored Car Service
Mail Service

6. Personal Services:

Auctioneer
Bindery
Cabinet Maker
Drapery Service
Frozen Food Locker
Kennel
Linen Supply (5,000 SF maximum)
Packaging of Manufactured Products
Recycling Drop-off Depot (all materials must be inside containers)
Rug Cleaning
Taxidermist
Tool and Equipment Rental Center
Woodworking Shop

7. Repair Services:

Armature Rewinding Service
Blade Sharpening Service
Business Machine Repair
Computer Repair
Data Processing Machine Repair
Electrical Repair Service
Furniture Repair
Household Major Appliances Repair
Lawnmower Repair
Mattresses and Pillows
Reupholstery
Rug Repair

SECTION 1215.

8. Schools:

Barber
Beauty
Trade School, NEC

- C. Use Conditions.** The uses included in Use Unit 15, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Trade Establishments	1 per 400 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Service Establishments	1 per 400 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Trade Schools	1 per 40 SF of classroom or 1 per 3 seats, whichever is greater	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area

SECTION 1216. USE UNIT 16. MINI-STORAGE

- A. Description.** A structure(s) which contains separate, small size, self-service storage facilities leased or rented to individuals or small businesses. These facilities are designated to accommodate access only from regular size passenger vehicles and two-axle trucks.

B. Included Uses. Mini-Storage

C. Use Conditions

1. The uses included in Use Unit 16, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Within the CS District, there shall be no open air storage of any kind that is visible at ground level from an R District, O district or from a public street.
3. The development site shall have frontage on and access to an arterial street.

SECTION 1216.

4. Within the RM-1, RM-2, and RM-3 Districts the development conditions contained in Section 404.I shall apply as well as the conditions contained herein.

D. Off-Street Parking and Loading Requirements.

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Mini-Storage	1 per 5,000 SF of mini-storage floor area plus 2 for an accessory dwelling	NA

SECTION 1217. USE UNIT 17. AUTOMOTIVE AND ALLIED ACTIVITIES

A. Description. Automotive and allied activities

B. Included Uses:

1. Sales:
 - Agricultural Implement Sales
 - Aircraft Sales
 - Automobile Sales, new and used
 - Boat Sales
 - Camper Sales
 - Manufactured Home Sales
 - Motorcycle Sales
 - Recreational Vehicle (RV) Sales
 - Trailer Sales
 - Truck Sales
2. Services:
 - Agricultural Implement Rental
 - Auto Body Repair and Painting
 - Auto Wash
 - Automobile Rental
 - Moving Truck and Trailer Rental (maximum 20 feet in length)
 - Overnight Campgrounds for Recreational Vehicles
 - Taxi/Limousine Service
 - Vehicle Repair and Service

C. Use Conditions

1. The uses included in Use Unit 17, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

2. Within the CS District, there shall be no open air storage or display of merchandise offered for sale within 300 feet of an adjoining R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Agriculture Implements, Automotive, Boat, Camper, Motorcycle Recreational Vehicles & Truck Sales	1 per 600 SF of floor area plus 1 per 1,500 SF of open air display or storage area up to 4,500 SF plus 1 per each add'l 5,000 SF of open display or storage area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area
Manufactured Home Sales	1 per 600 SF of floor area, plus 1 per each 5,000 SF of open display or storage area up to 50,000 SF plus 1 per each add'l 10,000 SF of open display or storage area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area
Agricultural Implement Equipment, Automobile and Truck Rentals	1 per 600 SF of floor area	NA
Vehicle Repair	1 per 500 SF of floor area - minimum of 5 spaces	NA
Auto Wash	NA	NA
Overnight Campgrounds	1 per each recreational vehicle space plus 1 per 300 SF of floor area	NA

SECTION 1218. USE UNIT 18. DRIVE-IN RESTAURANT

- A. Description.** Eating establishments providing curb service or offering food or drink for on-premise consumption within parked motor vehicles, or permitting the on-premise consumption of food or drink within parked motor vehicle or outside the principal structure.
- B. Included Uses:** Drive-In Restaurants
- C. Use Conditions.** The uses included in Use Unit 18, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and

SECTION 1218.

maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Drive-in Restaurants	NA	1 per 5,000 to 25,000 SF of floor area, plus 1 per each add'l 25,000 of floor area

SECTION 1219. USE UNIT 19. HOTEL, MOTEL AND RECREATION FACILITIES

A. Description. Commercial amusement establishments ordinarily not requiring large sites and which have use characteristics permitting their location in or near developed commercial trade areas.

B. Included Uses:

Billiard Center, Family
Bingo Facility
Bowling Alley
Dance Hall
Enclosed Commercial Recreation Establishments, NEC
Gymnasium
Health Club/Spa
Hotel*
Motel*
Motion Picture Theater (enclosed)
Racquetball Club
Rifle Range (enclosed)
Skating Rink (enclosed)
Slot Car Track
Swimming Pool (enclosed)
Tennis Club
Video Games

* An accessory use bar which is customarily incidental and subordinate to a principal use hotel or motel is included in this use unit.

C. Use Conditions

1. The uses included in Use Unit 19, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lot lines in common with the R District.

2. Dance halls shall be located a minimum of 300 feet from an R District; provided, however, that dance facilities which are accessory to not for profit, bona fide lodges, posts, clubs, fraternal, benevolent or charitable organizations shall be exempt from this setback requirement. The 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said business is conducted to the nearest point on a residential zoning district boundary line (not including residentially zoned expressway right-of-way).

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Dance Hall,	1 per 75 SF of floor area	1 per 5,000 to 10,000 SF floor area plus 1 for each add'l 15,000 SF of floor area
Video Games, Bingo Facility, Family Billiard Center	1 per 100 SF of floor area	1 per 5,000 to 10,000 SF floor area plus 1 for each add'l 15,000 SF of floor area
Health Club	1 per 150 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Hotel, Motel	1 per sleeping room plus 1 per 225 SF of accessory facilities such as card shop, flower shop, barber and beauty shops, etc., and 1 per 100 SF for accessory facilities such as restaurants and taverns.	1 per 40,000 to 150,000 SF, plus 1 per each add'l 150,000 SF of floor area, plus 1 per 5,000 to 25,000 SF, plus 1 per each add'l 25,000 SF of accessory facilities.
Motion Picture Theater, Gymnasium	1 per 4 seats	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area
All Other Uses	1 per 225 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area

SECTION 1220. USE UNIT 20. COMMERCIAL RECREATION: INTENSIVE

- A. Description.** Commercial recreation facilities, the principal activities of which are usually open-air, located in undeveloped, outlying sections of the City.

SECTION 1220.

B. Included Uses:

Amusement Activities, NEC
Arena
Drag Strip
Drive-In Theater
Fairground
Frisbee Golf Course
Go-Cart Track
Golf Driving Range
Miniature Auto Track
Outdoor Recreation, NEC
Pony Rides
Race Tracks, auto, dog, horse
Rodeo Grounds
Skateboard Track
Stadiums, NEC
Tennis Courts
Water Slide

- C. Use Conditions.** The uses included in Use Unit 20, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Golf Driving Range	1 per tee	NA
Drive-In Theater	NA	NA
Uses providing spectator seating such as stadiums, arenas, rodeo grounds	1 per 4 seats	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Other Uses	1 per 800 SF of site area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area

SECTION 1221. USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING

- A. Description.** Business signs and outdoor advertising.

B. Included Uses:

Business Signs
Digital Signs
Digital Outdoor Advertising Signs
Outdoor Advertising Signs

C. General Use Conditions for Business Signs

1. Sign Setbacks

- a. Signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within fifty (50) feet from such a district or area.
- b. Signs with a display surface area larger than three hundred (300) square feet which are visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within two hundred (200) feet from such a district or area.
- c. Signs shall be setback a minimum distance of ten (10) feet from a freeway right-of-way.
- d. The sign setbacks prescribed in this paragraph 1221.C.1. shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district, residential development area, or freeway right-of-way boundary line.

2. Flashing signs, digital signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be subject to the following limitations.

- a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection. The fifty (50) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the signalized intersection.
- b. No such sign shall be located within twenty (20) feet of the driving surface of a street. The twenty (20) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the street curb, or edge of the traveled roadway marked or understood as such.
- c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.

SECTION 1221.

- d. No such sign shall exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.
 - e. No such digital sign shall display an illuminative brightness exceeding five hundred (500) NITs at any time between one-half (1/2) hour after sunset until one-half (1/2) hour before sunrise or six thousand five hundred (6,500) NITs between one-half (1/2) hour before sunrise until one-half (1/2) hour after sunset.
 - f. No such digital sign shall display an illuminative brightness of such intensity or brilliance that it impairs the vision or endangers the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.
 - g. No such digital sign shall resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal or light.
 - h. No such digital sign shall be permitted to operate unless it is equipped with:
 - (1) a default mechanism that shall freeze the sign in one position or static message if a malfunction occurs; and
 - (2) notwithstanding paragraph 1221.C.2.e., a mechanism able to automatically adjust the display's illuminative brightness according to natural ambient light conditions by means of a light detector/photo cell by which the sign's brightness shall be dimmed.
3. Only one (1) side of a double-faced sign shall be included in the computation of display surface area.
4. In the computation of permitted display surface area for business signs and outdoor advertising, the lineal footage of an abutting minor street shall not be combined with the lineal footage of any abutting major street which is included in the computation of permitted display surface area.
5. Signs and all parts of signs shall be set back from the centerline of an abutting street one-half (½) the right-of-way width designated on the Major Street and Highway Plan, except as provided in Section 1221.C.14.
6. Signs that have not been issued a sign permit shall not be located in any district.
7. Promotional business signs shall be permitted only as provided in this paragraph. Promotional business sign permits shall be limited to four (4) per year for each business. Such permits shall authorize the use of the sign for a period of ten (10) days. Any or all of the four (4) permitted time periods may run consecutively. Promotional business signs shall be further regulated as follows:
- a. The maximum height of a promotional business sign shall not exceed the height of any ground sign permitted by the Zoning Code on the lot. Further, inflatable promotional business signs shall be set back from the property

line(s) one (1) foot for every foot of height as measured from the base of the sign; and

- b. Promotional business signs, except inflatable or other non-rigid promotional business signs, shall not be permitted to be installed on the roof.
8. Except for wall and promotional business signs, the maximum number of business and outdoor advertising signs per lot of record shall be as follows:
 - a. Permitted Number of Business and Outdoor Advertising Signs (if permitted in the district and by Section 1221.F.):

CS & IL	CG, CH & CBD	SR, IM & IH
1 per 150 feet of major street frontage or fraction thereof	1 per 100 feet of major street frontage or fraction thereof	1 per 200 feet of major street frontage or fraction thereof

- b. If a lot of record in a CS, CG, CH, CBD, IL, IM or IH district has no frontage on a major street, then one (1) ground or projection business sign per street frontage is permitted which shall not exceed two-tenths (2/10) of a square foot of display surface area per lineal foot of street frontage; provided that in no event shall the sign be restricted to less than thirty-two (32) square feet nor be permitted to exceed one hundred fifty (150) square feet of display surface area. If the sign is a ground sign, it shall not exceed the height of the building in which the principal use is located, or twenty (20) feet, whichever is lower. Wall signs shall be permitted in accordance with paragraph 1221.E.2
9. Projecting or ground signs, shall maintain a minimum separation of thirty (30) feet from any roof, projecting, ground, or outdoor advertising sign. The thirty (30) feet shall be measured in a straight line from the nearest point on the structure of the outdoor advertising sign to the nearest point of any roof, or the structure of any projecting sign or ground sign.
 10. Roof signs shall be prohibited, except for one (1) business sign per business address within the Downtown Entertainment District or as otherwise permitted in paragraph 1221.C.7.b. Roof signs within the Downtown Entertainment District that are or include an electronic message center sign shall not be permitted. Roof signs within the Downtown Entertainment District shall not extend more than twenty (20) feet above the point where the sign is affixed to the roof, measured in a vertical line from the horizontal plane of the lowest location where the sign is affixed to the roof to the horizontal plane of the highest location on the sign's structure. For purposes of determining display surface area for roof signs within the Downtown Entertainment District, major street frontage shall only include that portion of the lot boundary abutting the street, occupied by the business displaying the sign. Prohibited roof signs lawfully existing prior to the effective date of this code, or amendments to this code, shall be regulated by Chapter 14 of this code.

11. A wall or projecting sign shall not extend above the top of the parapet or building wall on which it is located; provided that in instances where the height of the parapet or building wall, or where construction or architectural features will not permit a wall sign three (3) feet in height, the sign may extend above the parapet or building wall a distance which will permit a sign of three (3) feet in height.
12. No sign shall be permitted to be located upon or constructed within a required parking space or loading berth, or to otherwise obstruct vehicular or pedestrian access or circulation, or to pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.
13. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.
14. No sign shall be permitted in the right-of-way or planned right-of-way as designated on the Major Street and Highway Plan of a public street, unless a license and removal agreement has been entered into by the sign owner and the City, and approval is given by the Board of Adjustment.
15. Signs shall not be permitted to exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.

D. CS District Use Conditions for Business Signs

1. A ground sign, projecting sign or a promotional business sign abutting a major street shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in 1221.C.5, the sign is setback one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted height shall be fifty (50) feet. The maximum height of ground and projecting signs where permitted abutting a minor street shall be as prescribed in Section 1221.C.8.b.
2. Wall signs shall not exceed an aggregate display surface area of three (3) square feet per lineal foot of the building wall to which the sign or signs are affixed.
3. Roof, projecting, ground, and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of two (2) square feet per lineal foot of major street frontage if only one (1) such sign is erected and shall not exceed one (1) square foot per lineal foot of major street frontage if more than one (1) such sign is erected. When a lot

has no frontage on a major street, no roof or outdoor advertising signs shall be permitted. Projecting and ground signs shall comply with the provisions of Section 1221.C.8.b.

4. No roof, projecting or ground sign shall contain more than two (2) sides, nor shall the total display surface area for each side exceed five hundred (500) square feet. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).

E. CG, CH, CBD, IL, IM, and IH Use Conditions for Business Signs.

1. A ground sign, projecting sign or a promotional business sign abutting a major street shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in 1221.C.5, the sign is set back one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted height shall be fifty (50) feet. The maximum height of ground and projecting signs where permitted abutting a minor street shall be as prescribed in Section 1221.C.8.b.
2. Wall signs shall not exceed an aggregate display surface area of three (3) square feet per each lineal foot of the building wall to which the sign or signs are affixed.
3. Aggregate display surface area of roof, projecting, ground and outdoor advertising signs shall be regulated as follows:
 - a. Within a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of three (3) square feet per lineal foot of major street frontage if only one (1) such sign is erected, and shall not exceed two (2) square feet per lineal foot of major street frontage, if more than one (1) such sign is erected; or
 - b. Outside a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of two (2) square feet per lineal foot of major street frontage if only one (1) such sign is erected and shall not exceed one (1) square foot per lineal foot of major street frontage, if more than one (1) such sign is erected.
 - c. Within or outside a freeway sign corridor, when a lot has no frontage on a major street, no roof or outdoor advertising signs shall be permitted. Projecting and ground signs shall comply with the provisions of Section 1221.C.8.b.

4. No roof, projecting or ground sign shall contain more than two (2) sides nor shall the total display surface area for each side exceed five hundred (500) square feet. The two (2) sides shall face in opposite directions. "Opposite" shall in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).

F. Use Conditions for Outdoor Advertising Signs.

1. Outdoor advertising signs shall be permitted in CS, CG, CH, CBD, IL, IM and IH zoning districts only when located within a freeway sign corridor. Outdoor advertising signs may be permitted in the CO zoning district, subject to the site plan review as provided in Chapter 8 of this code and provided it is located within a freeway sign corridor. Outdoor advertising signs may be permitted in Planned Unit Developments, in accordance with Chapter 11 of this code, so long as the same is zoned CS, CG, CH, CBD, IL, IM or IH and is within a freeway sign corridor.
2. An outdoor advertising sign shall be separated a minimum distance of one thousand two hundred (1,200) feet from any other outdoor advertising sign. Spacing limitations shall not apply between signs separated by the freeway. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of an outdoor advertising sign's structure, as located on the ground, to the center of any other outdoor advertising sign's structure, as located on the ground.
3. No outdoor advertising sign shall be located within one hundred fifty (150) feet of a public park. The one hundred fifty (150) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point on the property of the park.
4. Outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance as follows:
 - a. One hundred fifty (150) feet if the display surface area is three hundred (300) square feet or less; or
 - b. Two hundred (200) feet if the display surface area is greater than three hundred (300) square feet.
 - c. The setback requirement imposed by this paragraph 1221.F.4. shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.
5. No portion of an outdoor advertising sign shall be located within ten (10) feet of a freeway right-of-way. The ten (10) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the freeway right-of-way boundary line.

6. No outdoor advertising sign shall contain more than two (2) sides, and only one (1) side shall be included in the computation of display surface area. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).
7. An outdoor advertising sign shall be oriented to be primarily visible from the freeway.
8. No outdoor advertising sign shall contain flashing, blinking or traveling lights or reflective glitter.
9. Cutouts or extensions shall be permitted, in addition to the display surface area permitted in this section, so long as the cutouts or extensions do not exceed fifteen percent (15%) of the display surface area.
10. No outdoor advertising sign shall be supported by more than one (1) post or column unless required by site engineering considerations and is certified as such by a registered professional engineer.
11. Outdoor advertising signs which have animation, revolving or rotating components or movement shall be subject to the following limitations:
 - a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection. The fifty (50) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the signalized intersection;
 - b. No such sign shall be located within twenty (20) feet of the driving surface of a street. The twenty (20) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the street curb, or edge of the traveled roadway marked or understood as such; and
 - c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.
12. Illumination on the face of outdoor advertising signs shall not be permitted to exceed seventy (70) foot candles measured at a two (2) foot distance.
13. Outdoor advertising signs shall maintain a minimum separation of thirty (30) feet from any roof, projecting or ground sign. The thirty (30) feet shall be measured in a straight line from the nearest point on the structure of the outdoor advertising

SECTION 1221.

sign to the nearest point of any roof, or the structure of any projecting sign or ground sign.

14. Any illumination shall be by constant light.
15. No outdoor advertising sign shall exceed fifty (50) feet in height; except when the freeway is elevated ten (10) feet or more above grade where the sign is to be located, then in that event no outdoor advertising sign height shall exceed sixty (60) feet.
16. The maximum number of signs on a lot of record, including outdoor advertising signs but exclusive of business wall signs and promotional business signs, shall be as provided in 1221.C.8.
17. The aggregate display surface area for all ground, roof or projecting signs, whether business or outdoor advertising, shall comply with the provisions of paragraphs 1221.C.4, 1221.D.3 and 1221.E.3, as applicable; provided that in no event shall an outdoor advertising sign exceed six hundred seventy-two (672) square feet of display surface area.
18. No outdoor advertising sign shall be permitted to be located upon or constructed within a required parking space or loading berth, nor to otherwise obstruct vehicular or pedestrian access or circulation, or pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.
19. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.
20. Signs that have not been issued a sign permit shall not be located in any district.

G. Additional Use Conditions for Digital Outdoor Advertising Signs. In addition to the use conditions prescribed for outdoor advertising signs in subsection 1221.F., digital outdoor advertising signs shall also comply with the following use conditions:

1. Digital outdoor advertising signs shall only display a static message or messages.
2. Digital outdoor advertising signs which display more than one static message shall do so sequentially, with each static message having a dwell time of no less than eight (8) seconds and a transition time between static messages of no more than one (1) second.
3. Digital outdoor advertising signs shall not display an illuminative brightness exceeding five hundred (500) NITs at any time between one half (1/2) hour after

sunset until one half (1/2) hour before sunrise or six thousand five hundred (6,500) NITs between one-half (1/2) hour before sunrise until one-half (1/2) hour after sunset.

4. Use conditions establishing the minimum dwell time and maximum illuminative brightness levels for digital outdoor advertising signs codified in subsection 1221.G. shall be subject to future modification and regulation in the exercise of the City's police powers and no vested right shall ever be created in these use conditions.
5. Digital outdoor advertising signs shall not display an illuminative brightness of such intensity or brilliance that they impair the vision or endanger the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.
6. Digital outdoor advertising signs shall not resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal or light.
7. Digital outdoor advertising signs shall not be permitted to operate unless they are equipped with:
 - a. a default mechanism that shall freeze the sign in one position or static message if a malfunction occurs; and
 - b. notwithstanding paragraph 1221.G.3., a mechanism able to automatically adjust the display's illuminative brightness according to natural ambient light conditions by means of a light detector/photo cell by which the sign's brightness shall be dimmed.
8. Digital outdoor advertising signs shall not display consecutive messages facing the same traveled way, which constitute a substantially similar theme or story and is a continuation of any immediately preceding message, thereby creating a storyboarding effect when viewed by persons operating a motor vehicle. Nothing contained in this paragraph shall prohibit the display of identical consecutive messages.
9. Any digital outdoor advertising sign for which a permit has been applied for prior to January 1, 2009, and the sign has been permitted and completed constructed prior to January 1, 2010, shall be separated by a minimum distance of one thousand two (1,200) feet from any other digital outdoor advertising sign. This spacing limitation shall not apply between signs separated by the freeway. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of an outdoor advertising sign's structure, as located on the ground, to the center of any other outdoor advertising sign's structure, as located on the ground.
10. Except as provided in paragraph 1221.G.9., any digital outdoor advertising sign having a permit issued on or after January 1, 2009, shall be separated by a minimum distance of one thousand two hundred (1,200) feet from any other digital

SECTION 1221.

outdoor advertising sign facing the same traveled way. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of a digital outdoor advertising sign's structure, as located on the ground, to the center of any other digital outdoor advertising sign's structure, as located on the ground.

11. Digital outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance of two hundred (200) feet. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.
12. Prior to the issuance of any permit for the installation, testing, maintenance or use of any digital outdoor advertising sign, the operator shall provide written certification that the illuminative brightness of the display shall not exceed five hundred (500) NITs at any time between one-half (1/2) hour after sunset until one-half (1/2) hour before sunrise.
13. No lawfully existing outdoor advertising sign, whether conforming or lawfully nonconforming, which incorporates any digital sign, electronically generated display or light emitting diode (LED) on its display surface, or attached to the sign structure, shall be deemed a lawfully existing digital outdoor advertising sign pursuant to this subsection 1221.G. and no such sign shall be modified, extended, or enlarged unless and until its installation or use has been permitted as a digital outdoor advertising sign on or after May 1, 2008, in compliance with this Section 1221.
14. No outdoor advertising sign which is lawfully nonconforming as to any requirement imposed by this Zoning Code shall be modified, changed or converted into a digital outdoor advertising sign unless it shall conform to all requirements imposed by this Code and all spacing requirements have been verified as required by this Code. For purposes of this Code, no digital outdoor advertising sign shall be considered lawfully nonconforming and the conversion of an outdoor advertising sign into a digital outdoor advertising sign shall be considered a change of use.

SECTION 1222. USE UNIT 22. SCIENTIFIC RESEARCH AND DEVELOPMENT

- A. **Description.** Facilities for scientific research, development and testing, which are customarily located on large, landscaped sites and the operation of which does not produce objectionable environmental effects.
- B. **Included Uses:** Enclosed scientific research, testing and development.

C. Use Conditions

1. The uses included in Use Unit 22, when located in an SR District shall be conducted within enclosed buildings.
2. The uses included in Use Unit 22, when located on a lot which is abutting an R District, shall be screened from the abutting R District, by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 800 SF of floor area	1 per 5,000 to 40,000 SF of floor area, plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area.

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

SECTION 1223. USE UNIT 23. WAREHOUSING AND WHOLESALING

A. Description. Warehousing, wholesaling, and trucking often located adjacent to the central business district, in industrial parks served by rail and highway transportation, and port areas.

B. Included Uses:

Automobile/Truck Storage (off-site)
 Garbage Truck(s) Storage
 Moving and Storage facility
 Storage, NEC
 Truck Rentals
 Truck Stop, Gasoline

SECTION 1223.

Truck Wash

Trucking Establishment

Warehousing, NEC

Wholesale Distributors:

Beer, Wine and Distilled Alcoholic Beverages

Drugs, Chemicals and Allied products

Dry Goods and Apparel

Eggs

Electrical Goods

Furniture and Home Furnishing

Groceries and Related Products

Hardware, Plumbing, Heating Equipment and Supplies

Machinery, Equipment and Supplies

Paper and Paper Products

Tobacco and Tobacco products

Wholesale Establishments, NEC

- C. Use Conditions.** The uses included in Use Unit 23, when located on a lot which is abutting the boundary of an R District, shall be screened from the abutting R District, by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 5,000 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area.

SECTION 1224. USE UNIT 24. MINING AND MINERAL PROCESSING

- A. Description.** Extractive operations, certain mineral processing operations, and manufacturing operations which directly utilize minerals, at or near the source.

B. Included Uses

1. Mining and Quarrying: Mining, quarrying or extraction of coal, ores, stone, sand, gravel or top soil.

Mining, quarrying or extraction of coal, ores, stone, sand, gravel or top soil.

2. Processing of Mineral Products, as follows: Crushing, washing, and grading of coal, ore, stone, sand or gravel; manufacture of Portland cement, concrete or asphaltic concrete, at the source of supply of crushed rock, sand, or gravel, for utilization off the premises.

SECTION 1224.

C. Use Conditions. The Board of Adjustment, in granting a mining and mineral processing use by Special Exception, shall consider potential environmental influences, such as dust and vibration, and shall establish in the particular instance, appropriate protective conditions such as setbacks, screening, and method of operation, as will mitigate the adverse affect on proximate land uses.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 1,000 SF of floor area	NA

SECTION 1225. USE UNIT 25. LIGHT MANUFACTURING AND INDUSTRY

A. Description. Light manufacturing and industrial uses having slight or no objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration.

B. Included Uses:

Apparel and Other Finished Products Made From: fabrics, leather, similar materials

Bakery Products - Manufacturing

Blacksmithing

Bottling Plant

Brooms and Brushes - Manufacturing

Building Contract Construction Service and Storage:

Cesspool Cleaning

Concrete Construction Service

Heavy Construction, Equipment Storage/Parking

Industrial Spray Painting and Other Solvent Use

Insulation Contractor

Masonry

Oil Well Drilling and Cleaning

Prestressed and pretensioned concrete products contractor

Roofing

Sheet Metal

Spray Painting

Stonework

Water Well Drilling and Cleaning

Bus Maintenance Shop

Candle manufacturing

Candling or Processing Plant

Carpet Cleaning

Clothes Manufacturing

Cold Storage Plants

Communication Equipment, Including Radio Television Receiving Sets - Manufacturing

Costume Jewelry, Costume Novelties, Buttons and Miscellaneous Notions (except precious materials) - Manufacturing
Diesel Engine Repairs
Drug - Manufacturing
Dry Cleaning/Laundry - Industrial
Electrical Lighting and Wiring Equipment - Manufacturing
Electronic Components and Accessories - Manufacturing
Fabricated Metal Products, NEC - Manufacturing
Freight Terminals
Fur Goods - Manufacturing
Furniture and Fixtures - Manufacturing
Furniture Packing and Crating
Garment Manufacturing
Grain Elevators
Household Minor Appliances - Manufacturing
Ice Manufacturing
Industry NEC, Light
Jewelry, Silverware and Plated Ware - Manufacturing
Lamp shades - Manufacturing
Laundry Service (Non-personal goods)
Leather and Leather Products - Manufacturing
Machine Shop
Manufacturing NEC, light
Mattress and Bedding Renovator
Mattress Manufacturing
Monument Manufacture
Mortician Goods - Manufacturing
Motor Freight Depot/Terminal
Motion Picture Production
Musical Instruments and Parts - Manufacturing
Office, Computing and Accounting Machines - Manufacturing
Pens, Pencils, and Other Office and Artist Materials - Manufacturing
Pharmaceutical Manufacturing
Pottery and Figurines or Other Similar Ceramic products, Using only previously pulverized clay and kilns fired only by electricity or gas
Printing, Publishing and Allied Industries
Professional, Scientific and Controlling Instruments, Photographic and Optical Goods, Watches and Clocks - Manufacturing
Pharmaceutical Manufacturing
Produce Markets Wholesale
Roasting Coffee and Coffee Products - Manufacturing
Sash and Door Manufacturing
Sighting and Fire Control Equipment - Manufacturing
Signs and Advertising Displays - Manufacturing
Store Fixture Manufacturing
Toy, Amusement, Sporting and Athletic Goods - Manufacturing

SECTION 1225.

Truck Freight Terminal (repair and storage of commercial contract carriers)
Umbrellas, Parasols and Canes - Manufacturing
Welding Equipment and Supply Manufacturing
Welding Shop

C. Use Conditions

1. The uses included in Use Unit 25, which are located within 300 feet of an R District, shall be conducted within enclosed buildings.
2. The uses included in Use Unit 25, when located on a lot which is abutting an R District, shall be screened from the abutting R District, by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area, plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area

SECTION 1226. USE UNIT 26. MODERATE MANUFACTURING AND INDUSTRY

A. Description. Manufacturing and industrial uses having moderately objectionable environmental influences by reason of the emission of odor, heat, smoke, noise, or vibration.

B. Included Uses

Alcohol Manufacturing
Aluminum, Brass, Copper, Iron or Steel Foundry Works
Batch Plant
Beverage Manufacturing
Boiler or Forage Works
Brewery
Canning and Preserving of Fruits/Vegetables
Cellophane Manufacturing
Celluloid Manufacturing
Cheese Manufacturing
Chrome Plating
Concrete Brick and Block - Manufacturing
Concrete Ready-Mix Plant
Confectionery and Related Products - Manufacturing
Cooperage Works

Corrugated Metal Manufacturing
Cotton Baling, Compressing and Ginning
Cotton Storage, Open
Cottonseed Oil Milling
Cutlery, Hand Tools, General Hardware - Manufacturing
Dairy Products Manufacturing
Die Casting Manufacturing
Dyestuff Manufacturing
Electrical Machinery, Equipment and Supplies - Manufacturing
Electroplating
Feed Grinding and Processing
Fiberglass Products Manufacturing
Flat Glass - Manufacturing
Flavor Extracts and Flavoring Syrups Manufacturing, NEC
Flour Mills
Food Products, Manufacturing
Foundry, Nonferrous Metals
Galvanizing
Gas (heating or illuminating) Manufacturing or Storage, except where such gas is to be entirely consumed on the same premises
Glass and Glassware (pressed and blown) Manufacturing
Grain Mill Products - Manufacturing
Guns, Howitzers, Mortars, and Related Equipment - Manufacturing
Heat Exchangers, Fabrication
Household Major Appliance Manufacturing
Ice Cream Manufacturing
Indoor Recycling Center for Metal, paper, Glass and Plastic Products
Iron and Steel Foundries
Lamp Black Manufacturing
Liquefied Petroleum Gas Sales and Service, Wholesale
Livestock Auction Sales
Lumber and Wood Products (except furniture) Manufacturing, NEC
Machinery (except electrical) Manufacturing
Manufacturing NEC, Moderate
Meat Products - Manufacturing
Milling, Custom
Nonferrous Foundries
Noodle Manufacturing
Oilcloth Manufacturing
Oil Compounding and Barreling
Oil Well Equipment Storage
Other Fabricated Metals Products - Manufacturing
Paint Manufacturing
Paper Products - Manufacturing
Pickle, Sausage, Sauerkraut or Vinegar Manufacturing
Pickling, Fruits and Vegetables; Salad Dressings - Manufacturing

Planing Mill
 Pottery and Related Products - Manufacturing
 Prefabricated House Manufacturing
 Printing Ink Manufacturing
 Radioactive Service Company
 Rayon or Cellophane Manufacturing
 Ready Built House Manufacturing
 Refrigerator Manufacturing
 Sandblasting (indoor)
 Sausage Manufacturing
 Shoddy Manufacturing (low grade wool)
 Shoe Polish Manufacturing
 Small Arms Manufacturing
 Soybean Oil Milling
 Space Vehicle Manufacturing
 Starch, Glucose, Dextrin Manufacturing
 Steel Fabrication Plant
 Storage of Abandoned or Inoperative Vehicles reclaimed from Highway/Streets for sixty (60) days or less (excludes salvaged or dismantled vehicles)
 Structural Clay products - Manufacturing
 Tank and Tank Components - Manufacturing
 Textile Mill - Manufacturing
 Tire Recapping
 Tobacco - Manufacturing
 Transportation Equipment Manufacturing
 Vegetable Oil Milling
 Vinegar Manufacturing
 Wool Scouring, Hair Manufacturing
 Yeast Manufacturing for Wholesale

C. Use Conditions

1. The uses included in Use Unit 26, which are located within 300 feet of an R District, shall be conducted within enclosed buildings.
2. The uses included in Use Unit 26, when located on a lot which is abutting an R District, shall be screened from the abutting R District, by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area.

SECTION 1227. USE UNIT 27. HEAVY MANUFACTURING AND INDUSTRY

A. Description. Manufacturing and industrial uses having substantial objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration.

B. Included Uses:

Abattoir (slaughter house)
Acetylene Gas Manufacturing in Excess of 15 Pounds Pressure Per Square Inch
Acid Manufacturing
Agricultural Chemicals - Manufacturing
Ammonia, Bleaching Powder or Chlorine Manufacturing
Animal Rendering
Arsenals
Asphalt Manufacturing or Refining
Blast Furnace, except as a minor and incidental part of another permitted industrial use
Bleaching Powder Manufacturing
Brick, Tile or Terra Cotta Manufacturing
Butane and Propane Manufacturing/Storage
Cement, Lime, Gypsum, Plaster of Paris or Asphalt Manufacturing
Chipping of Trees and Shrubs
Chlorine or Hydrochloric, Nitric, Picric, Sulphurous, Sulfuric Acid or Ammonia Manufacturing
Coal Yard
Coke Manufacturing
Compost Yard
Creosote Manufacturing or Treatment
Disinfectant or Insecticide Manufacturing
Distillation of Bones, Coal or Wood
Emery Cloth and Sandpaper Manufacturing
Explosive Manufacturing or Storage
Fat Rendering
Fertilizer Manufacturing From Mineral or Organic Materials
Fireworks Manufacturing
Glue, Gelatin or Size Manufacturing
Gravel Crushing, Screening, Washing
Guided Missile Manufacturing
Gum and Wood Chemicals - Manufacturing
Insecticide Manufacturing
Lime, Cement, Plaster of Paris Manufacturing
Linoleum, Asphalted-felt Base, and Other Hard Surface Floor Cover - Manufacturing
Lubricating Oils and Grease Manufacturing
Manufacturing NEC, Heavy
Match Manufacturing

SECTION 1227.

Metal Foundry, Ferrous Metals
Oil Reclamation Plants
Oil Refinery
Paper or Pulp Manufacturing by Sulfide Processes Emitting Noxious Gases or Odors
Paving Plants
Petroleum Bulk Storage for Wholesale
Plastics/Rubber Manufacturing
Primary Metal Industries, NEC
Railroad Freight Terminal
Railroad Roundhouse or Shop
Railroad Yard
Refining of Petroleum or Other Crude Materials
Rendering Plant
Resource Recovery Facility (all storage and processing within building)
Rock Crushers
Rolling/Steel Mill
Rubber Manufacturing from Crude Materials
Salt Works
Sandblasting (outdoor)
Sawmill
Slaughtering of Animals
Smelting
Soap Manufacturing
Soda Ash, Caustic Soda and Washing Compound Manufacturing
Steel Mill
Stockyard
Stone Cutting and Stone products manufacturing
Structural Steel Plants
Sugar Refining
Tallow, Grease or Lard Manufacturing or Refining
Tank Farm, petroleum
Tanning, Curing or Storing of Leather and Rawhides or Skins
Tar Roofing or Tar Waterproofing Manufacturing
Tar Distillation or Manufacturing
Tile Roofing Manufacturing
Trades, Industries, or Uses that have Heavily Objectionable Environmental Influences
by Reason of the Emission of Odor, Heat, Smoke, Noise, or Vibration
Trash Transfer Station (all processing and storage within building or containers)
Turpentine Manufacturing
Varnish Manufacturing
Washing Compound Manufacturing
Wood Preserving

C. Use Conditions. None

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area.

SECTION 1228. USE UNIT 28. JUNK AND SALVAGE YARDS

A. Description. Establishments primarily providing an open area where wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials shall include but are not limited to scrap iron and other metals, paper, plastic, rags, rubber tires, salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

B. Included Uses. Junk and Salvage Yards

C. Use Conditions

1. The uses included in use unit 28, when located on a lot abutting an AG, R, PK, O, C, CO, CBD, SR or IL District shall be screened by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the district to be screened.
2. The uses included in Use Unit 28, when located on a lot abutting a street, highway or thoroughfare, shall be screened by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the district to be screened.
3. The piling of junk or salvage materials shall not exceed the height of the required screening wall or fence within 150 feet of the boundary required to be screened, except as provided in Section 1228.C.4
4. Storage racks which are designed for the stacking of automotive front-ends, hoods, doors, quarter panels, etc., which exceed the height of the screening fence, shall be setback a minimum of 25 feet from an abutting R District and from a street, highway or thoroughfare along the lot line or lines in common with the R District, street, highway or thoroughfare, plus two (2) additional feet of setback for every one (1) foot of rack height above 15 feet.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 1000 SF of floor area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area.

E. Screening Requirements. For the purpose of maintaining a compatible relationship between certain land uses and for the purpose of protecting the public investment in streets, highways and thoroughfares and to promote the safety and recreational value of public travel and to preserve the natural beauty, a screening requirement is hereby established for the initiation and continuance of all uses included in Use Unit 28.

1. Specifications. The required screening wall or fence:
 - a. Shall be a minimum of eight (8) feet in height;
 - b. Shall be constructed with customarily used fencing materials, shall be designed and arranged to provide substantial visual separation from other land uses required to be screened and from the general public traveling along the streets, highways and thoroughfares;
 - c. Shall be uniform in height, except for significant changes in topography, have a consistency of design, and if painted, walls or fences shall be earth-tone in color when abutting an R District boundary;
 - d. Shall be constructed with all braces and supports on the interior, except when both sides are of the same design and appearance; and
 - e. Shall be erected prior to the occupancy of the building or initiation of the use required to be screened.
2. Maintenance. The screening wall or fence shall be maintained by the owner of the lot containing the use requiring the screening. Failure to maintain after notice by the Neighborhood Inspector shall constitute an offense hereunder.
3. Modification of the Screening Wall or Fence Requirements. The Board of Adjustment, as a Special Exception, may:
 - a. Modify or remove the screening requirement where existing physical features, such as trees and other plant materials, buildings, earthen berms or hills, provide substantial visual separation from uses and for the general public traveling along the streets, highways and thoroughfares;
 - b. Modify the screening requirement where an alternative screening will provide substantial visual separation of uses and for the general public traveling the streets, highways and thoroughfares such as:
 - (1) a chain link fence which utilizes inserts of metal or other materials,

SECTION 1228.

- (2) a landscape plan specifying number, types and location of proposed plant materials to be installed and maintained, or
 - (3) a 6-foot privacy wall or fence;
- c. Grant an extension of time to erect a screen where properties, other than public streets, highways and thoroughfares, which are to benefit by the screen, are undeveloped and no immediate development plan is known or anticipated; or
- d. Remove the screening requirement where the purpose of the screening requirement cannot be achieved, such as where a road or street is elevated, or where the screening is prohibited by other ordinances and/or regulations, such as in floodplains.

CHAPTER 13

OFF-STREET PARKING AND OFF-STREET LOADING

- 1300. Applicability of Requirements
- 1301. General Requirements
- 1302. Setbacks
- 1303. Design Standards for Off-Street Parking
- 1304. Design Standards for Off-Street Loading
- 1305. Shared Parking

SECTION 1300. APPLICABILITY OF REQUIREMENTS

The off-street parking and off-street loading facilities whether they are principal uses, accessory uses, or a minimum requirement of the initiation, enlargement, or change of use, shall meet the requirements of this Chapter as follows, unless modified by Section 1305:

- A.** For all buildings and structures erected and all uses of land established after the effective date of this Code, parking and loading facilities shall be provided as required by the applicable use unit.
- B.** When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use.
- C.** Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking and loading facilities shall be provided as required for such new use. However, if the existing use is nonconforming as to parking requirements, then parking requirements for a change in use shall be governed by Section 1407, Parking and Loading Nonconformities.
- D.** Accessory off-street parking and loading facilities in existence on the effective date of this Code and located on the same lot as the building or use served shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new building or use under the provisions of this Code.

SECTION 1301. GENERAL REQUIREMENTS

- A.** Required off-street parking areas shall not be within existing street rights-of-way or planned street rights-of-way as designated on the Major Street Plan. A public alley may be used as an access drive to an off-street parking space.

SECTION 1301.

- B.** Required off-street parking spaces and required off-street loading berths shall not be used for the storage, sale, dismantling, or servicing of any vehicle, equipment, materials, or supplies.
- C.** In all RS and RE zoning districts, two or more separate, unconnected parking areas, accessory to Use Unit 6 uses, are not permitted in the front yard.
- D.** Required off-street parking spaces and required off-street loading berths shall be located on the lot containing the use for which the required spaces or berths are to be provided. Required off-street parking spaces may be allowed on a lot other than the lot containing the use with Board of Adjustment approval as a Special Exception.
- E.** Required enclosed off-street parking and loading areas shall meet the bulk and area requirements of the use district in which located, except that enclosed off-street parking and loading areas which are required, shall not be included in the computation of permitted floor area.
- F.** The capacity of an off-street parking area shall be the number of parking spaces, having minimum required dimensions for both the parking spaces and maneuvering areas, which are positioned so that each parking space can be entered without passing through another parking space; provided that parking spaces accessory to a Use Unit 6 or 7 dwelling may be accessed through another parking space when the spaces are accessory to the same dwelling.
- G.** Required off-street parking area surfacing shall be completed prior to the initiation of the use.

SECTION 1302. SETBACKS

- A.** Off-street loading areas shall not be located within 50 feet of any abutting property which is within an R District unless it is wholly within an enclosed building or screened on all sides abutting the R District by a screening wall or fence.
- B.** Unenclosed off-street parking and loading areas shall be set back from abutting streets as set forth in Table 1 below.

Table 1
Off-Street Parking and Loading Area Setbacks From
Centerline of Abutting Streets*

	Parking Area 1 to 5 Spaces	Parking Area 6 or More Spaces	Loading Area
In an R District			
accessory to a dwelling	28 ft.	40 ft.	NA
accessory to another use	40 ft.	50 ft.	50 ft.
Not in an R District, but within 50 feet of an R District	40 ft.	50 ft.	50 ft.

* If the right-of-way width designated on the Major Street Plan exceeds 50 feet, add 1/2 of the amount by which the designated right-of-way exceeds 50 feet.

- C.** Unenclosed off-street parking areas (including parking lot aisles) which are accessory to any Use Unit 8 use shall be setback at least 25 feet from any abutting RE or RS district.

SECTION 1303. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS

A. The design standards for off-street parking areas are as follows.

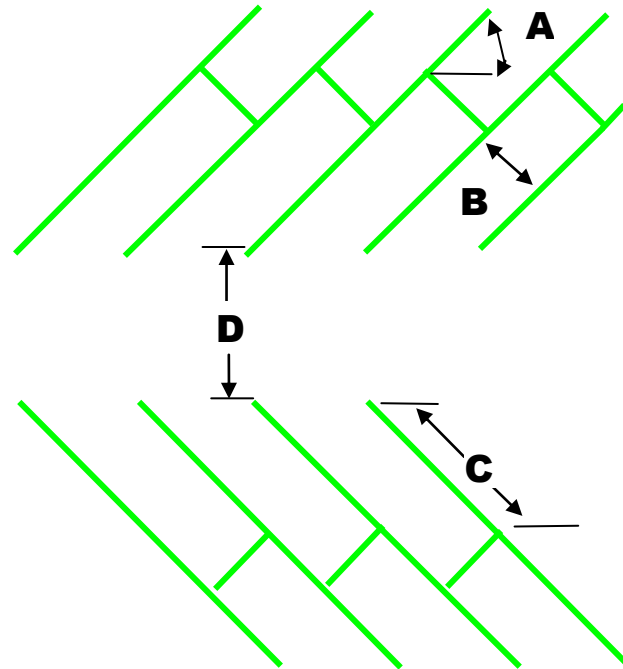
1. All required off-street parking spaces shall have a vertical clearance of at least 6 feet 6 inches;
2. Handicapped off-street parking spaces shall be provided in size and number as specified in the City of Tulsa Building Code;
3. Required off-street parking spaces shall be at least 8.5 feet in width and 18 feet in length exclusive of access drives and aisles. In parking areas where permanent wheel stops have been installed, 2.5 feet of the parking space(s) beyond the wheel stop(s) may be considered part of the required stall length if that area is unobstructed and not part of another parking space or access drive; and
4. Parking layout dimensions for required off-street parking spaces and aisles shall be in accordance with or in proportion to the standards set forth in Figures 1-4 below.

(Figure 1)

PARKING LAYOUT DIMENSIONS
FOR 8.5' AND 9.0' STALL WIDTHS
AT VARIOUS ANGLE WITH ONE - WAY AISLES
(MINIMUM STANDARDS)

A	B	C	D
45°	8.5	18.0	12.0
	9.0	18.0	11.0
60°	8.5	18.0	16.0
	9.0	18.0	15.0
75°	8.5	18.0	21.0
	9.0	18.0	20.0

A = Stall Angle
B = Stall Width
C = Stall Length
D = Aisle Width

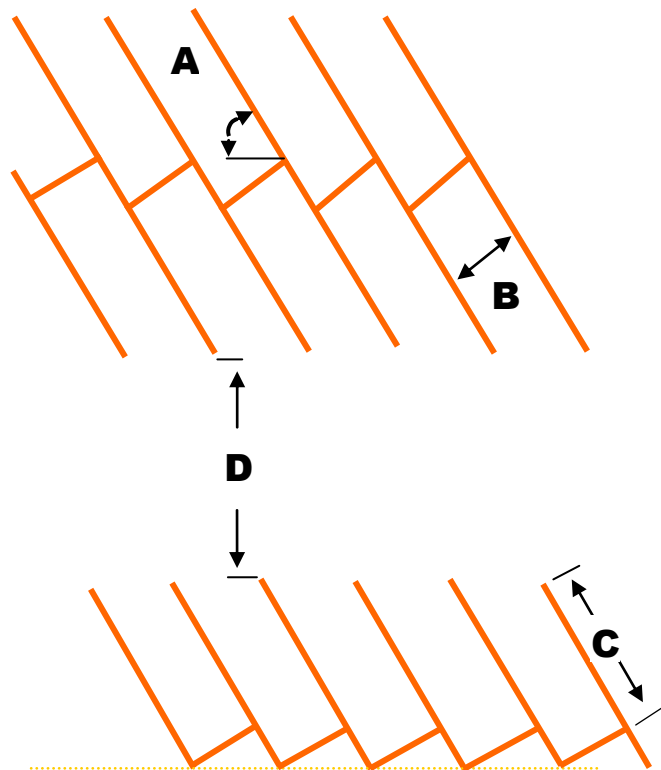


(Figure 2)

PARKING LAYOUT DIMENSIONS
FOR 8.5' AND 9.0' STALL WIDTHS
AT VARIOUS ANGLES WITH TWO - WAY AISLES
(MINIMUM STANDARDS)

A	B	C	D
45°	8.5	18.0	20.0
	9.0	18.0	19.0
60°	8.5	18.0	21.0
	9.0	18.0	20.0
75°	8.5	18.0	22.0
	9.0	18.0	21.0

A = Stall Angle
 B = Stall Width
 C = Stall Length
 D = Aisle Width



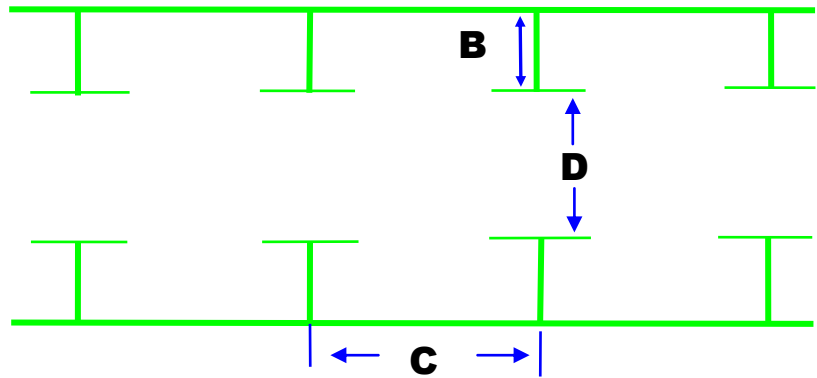
(Figure 3)

PARKING LAYOUT DIMENSIONS
AT 0 AND 90 DEGREE ANGLES
(MINIMUM STANDARDS)

A	B	C	D
0°	8.5	24.0	12.0 (20.0)*
	9.0	24.0	12.0 (20.0)*

A = Stall Angle
B = Stall Width
C = Stall Length
D = Aisle Width

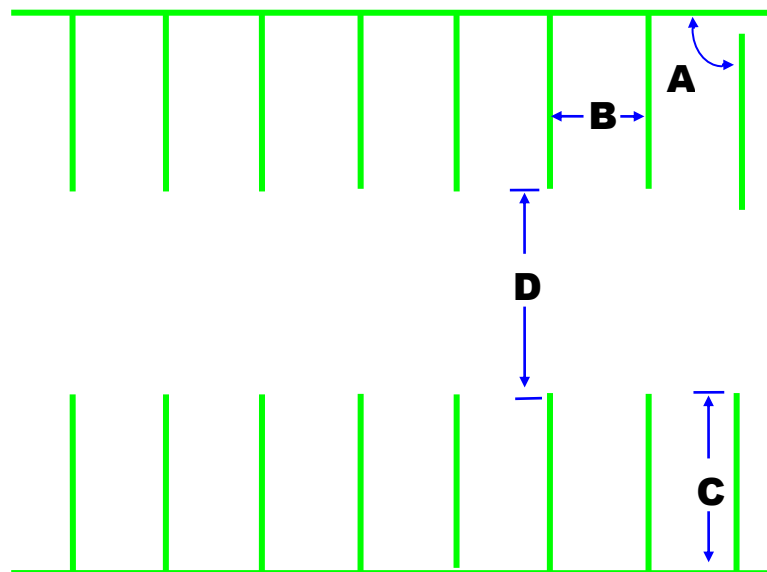
*For aisles with two-way traffic



(Figure 4)

A	B	C	D
90°	8.5	18.0	24.0
	9.0	18.0	22.0
	10.0	18.0	20.0

A = Stall Angle
B = Stall Width
C = Stall Length
D = Aisle Width



SECTION 1303.

- B.** Each required parking space shall be accessible from a public street without passing through another required space, except in the RE or RS Districts.
- C.** Lighting used to illuminate an off-street parking area shall be so arranged as to shield and direct the light away from properties within an R District which do not contain uses for which the parking is being provided. Shielding of such light shall be designed so as to prevent the light-producing element of the light fixture from being visible to a person standing in an R District.
- D.** Unenclosed off-street parking areas shall be surfaced with an all-weather material except non-required special event parking areas meeting the requirements of Subsection F., below. In all RE and RS zoning districts, such parking areas surfaced with an all-weather material shall not cover more than the following portion of the required front yard:

District	Maximum Coverage
RE	17%
RS-1	25%
RS-2	32%
RS-3	34%
RS-4	36%

- E.** Unenclosed off-street parking areas which are principal uses shall be screened by the erection of a screening wall or fence on the lot line or lines in common with an R District. Unenclosed off-street parking areas, containing 6 or more spaces, which are accessory to uses not required to provide screening shall be screened by the erection of a screening wall or fence on the lot line or lines in common with an RE or RS District, provided that if the parking area is located more than 50 feet from the RE or RS lot line or lines, the screening requirement shall not apply.
- F.** Special event-parking areas are permitted accessory only to Use Unit 2 uses and shall comply with the following conditions:
 - 1. Special event parking shall not be used for more than twenty (20) days in any calendar year;
 - 2. Special event parking cannot occur for more than ten (10) days in any 30-day period;
 - 3. Special event parking shall be setback at least fifty feet (50') from any off-site residentially zoned lot or residential development area in a PUD; and
 - 4. All Special event-parking areas shall be on the same lot or lots approved for principal Use Unit 2 use to which they are accessory

SECTION 1303.

The number of days per year and the number of days within a 30-day period that Special event parking is permitted may be increased with Board of Adjustment approval as a special exception

SECTION 1304. DESIGN STANDARDS FOR OFF-STREET LOADING AREAS

- A. Unless otherwise specified, a required off-street loading berth shall be at least 10 feet in width, 30 feet in length, exclusive of aisles, and shall have a vertical clearance of at least 14 feet.
- B. Required off-street loading berths shall be provided access to and from a public street or alley by an access drive of at least 10 feet in width designed to permit convenient access by semi-trailer trucks.
- C. Unenclosed off-street loading areas shall be surfaced with an all-weather material.
- D. Unenclosed off-street loading berths shall not be located within 50 feet of any property in an R District unless it is screened on all sides abutting the R District by a screening wall or fence.
- E. Lighting used to illuminate an off-street loading area shall be so arranged as to direct the light away from the properties within an R District which do not contain uses for which the loading area is being provided.

SECTION 1305. SHARED PARKING

Commercial mixed-use developments with more than 400,000 square feet of total gross floor area which share a common parking area not reserved or assigned to particular individual businesses shall be entitled to a 10% reduction in the required number of off-street parking spaces. The required number of off-street parking spaces for commercial mixed use developments with 100,000 square feet of total gross floor area or more which share a common parking area not reserved or assigned to particular individual businesses may be reduced by 10% with Board of Adjustment approval as a Special Exception or City Council approval in a Planned Unit Development.

CHAPTER 14

NONCONFORMITIES

- 1400. General
- 1401. Nonconforming Uses of Unimproved Land
- 1402. Nonconforming Uses of Buildings
- 1403. Nonconforming Signs
- 1404. Nonconforming Lots
- 1405. Structural Nonconformities
- 1406. Repairs
- 1407. Parking, Loading and Screening Nonconformities
- 1408. Adult Entertainment Establishments
- 1409. Dance Hall Establishment
- 1410. Strobe and Beacon Lights

SECTION 1400 GENERAL

Within the districts established by this Code or amendments that may later be adopted there exists uses, structures, and lots which were lawful before this Code was adopted or amended, but which would be prohibited under the terms of this Code or future amendment to this Code. These uses, structures, and lots, herein referred to as "nonconformities" may continue as regulated by this Chapter. A use lawfully existing prior to the effective date of this Code, or amendment thereto, which does not comply with a parking, loading, screening, bulk and area, sign, or enclosure requirement or requirements, but which is otherwise lawful shall be deemed nonconforming and may continue as regulated by Sections 1403, 1404, 1405, 1406, and 1407 of this Chapter.

SECTION 1401. NONCONFORMING USES OF UNIMPROVED LAND

- A.** When at the effective date of this Code or amendment thereto a lawful use of land exists, which would not be permitted by the terms of this Code or amendments thereto, and the only structures employed in connection with such uses are all accessory or incidental to such use and in the aggregate do not cover more than 10% of the lot area devoted to the nonconforming use, such use shall be deemed a nonconforming use of unimproved land and shall terminate as follows:
 - 1. If the replacement cost of the accessory structures (other than fences) is less than \$1,000.00, the nonconforming use shall terminate within five years from the effective date of this Code or from the date the use became nonconforming, whichever is later.

SECTION 1401.

2. If the replacement cost of the structures (other than fences) is \$1,000.00 or more, the nonconforming use shall be terminated on the basis of amortization of the replacement cost of the accessory structures at a rate of \$200.00 per year from the effective date of this Code or from the date the use became nonconforming, whichever is later.

B. Pending termination, the nonconforming use of land may be continued provided:

1. No such nonconforming use shall be changed to another nonconforming use, nor enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of this Code or amendment thereof.
2. No such nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of this Code or amendment thereof.
3. No additional structure (other than fences) shall be erected in connection with such nonconforming use of land.
4. If any such nonconforming use of land ceases for any reason for a period of more than 90 days, (except when government action impedes access to or use of the premises) any subsequent use of such land shall conform in all respects to the regulations of the district in which it is located.

SECTION 1402. NONCONFORMING USE OF BUILDINGS, OR BUILDINGS AND LAND IN COMBINATION

When at the effective date of this Code or amendment thereto, there exists a lawful use of a building, or use of a principal building and land, or use of land and accessory structures, such structures covering more than 10% of the lot area, and such use would not be permitted by the terms of this Code or amendment thereto, such use shall be deemed nonconforming and may continue subject to the following provisions:

- A.** No building devoted to a nonconforming use shall be enlarged or extended, except in changing the use of the building to a use permitted in the district in which it is located.
- B.** A nonconforming use of a portion of a building may be extended to the remaining portions of the building if such portions were manifestly arranged and designed for such use, but such use shall not be extended to occupy any land outside the building.
- C.** A nonconforming use of a building, or building and land in combination, if superseded by a permitted use, shall not thereafter be resumed.
- D.** A nonconforming use of a building, or building and land in combination, if discontinued for 36 consecutive months or for 36 months during any four year period, (except when

SECTION 1402.

governmental action impedes access to or the use of the premises) shall not thereafter be resumed.

- E. Where nonconforming use status applies to a building and land in combination, termination of use of the building within the meaning of 1402.D shall eliminate the nonconforming status of the use of the land.
- F. A nonconforming use of a building or of a building and land in combination when located within a residential district shall not be changed unless changed to a use permitted in the district in which located. A nonconforming use of a building or of a building and land in combination when located within a district other than a Residential District, may, as a Special Exception, be changed upon approval of the Board of Adjustment after a finding that the proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties. The change of a use to another use contained within the same use unit, except for uses within Use Unit 2, shall not constitute a "change of use" within the meaning of this section.
- G. Should the structure containing a nonconforming use be damaged or partially destroyed to the extent of more than 50%, but less than 75% of its current replacement cost at time of damage, the restoration of the structure shall be subject to the Board of Adjustment's finding after adherence to the procedural requirements for a Special Exception, that the contemplated restoration is necessary for the continuance of the nonconforming use, and will not result in any increase of incompatibility with the present or future use of proximate properties. Should the structure containing a nonconforming use be damaged or destroyed to the extent of more than 75% of its replacement cost at time of damage, the nonconforming use shall not thereafter continue or be resumed.

SECTION 1403. NONCONFORMING SIGNS

- A. Outdoor advertising signs lawfully existing at the effective date of this Code or amendment thereto, but which would be prohibited by the terms of this Code or amendment thereto, shall be deemed nonconforming and may continue subject to the following provisions:
 - 1. If the sign is nonconforming by reason of restrictions other than on its setback from R districts or from designated residential development areas, said sign shall be removed or made to conform on or before January 1, 1995;
 - 2. The sign shall be maintained in good repair and visual appearance;
 - 3. Should the sign be damaged or partially destroyed to the extent of more than 50% of its current replacement cost at the time of damage, the sign shall be removed, or made to conform; and

SECTION 1403.

4. If the sign is not used for advertising purposes for a period of 180 consecutive days, the sign shall be deemed abandoned and shall be removed. Any outdoor advertising sign which directs attention to the owner's outdoor advertising business, commodity, or service shall be considered a use of the outdoor advertising sign as a business sign and shall not be considered a use for advertising purposes in the application of this paragraph.
- B.** Other signs lawfully existing at the effective date of this Code or amendment thereto, but which would be prohibited by the terms of this Code or amendment thereto, shall be deemed nonconforming and may continue subject to the following requirements:
1. If the sign is nonconforming by reason of restrictions on its level of illumination, said sign shall be removed or made to conform within 90 days from the date the sign became nonconforming;
 2. A promotional business sign which is nonconforming by reason of restrictions on its height or setback, shall be removed or made to conform within 40 days from the date the sign became nonconforming;
 3. A window sign(s) which is nonconforming by reason of restrictions on its display surface area shall be removed or made to conform within 60 days from the date the sign became nonconforming;
 4. A sign which is nonconforming by reason of restrictions on the use of strobe or beacon lights incident thereto may continue so long as the strobe or beacon lights are removed immediately;
 5. If the sign is nonconforming by reason of restrictions other than on its display surface area, height or setback from R districts or its setback from designated residential development areas, said sign shall be removed or made to conform on or before January 1, 1996 unless otherwise provided herein:
 6. The sign shall be maintained in good repair and visual appearance;
 7. Should the sign be damaged or partially destroyed to the extent of more than 50% of its current replacement cost at the time of damage, the sign shall be removed or made to conform; and
 8. If the sign is not used for advertising purposes for a period of 180 consecutive days, the sign shall be deemed abandoned and shall be removed.

SECTION 1404. NONCONFORMING LOTS

- A.** In residential districts, on any lot filed of record on or before July 1, 1970, or on any lot within a subdivision approved by the Planning Commission or on any lot of record for

which a recorded instrument of conveyance bears the endorsement of the Planning Commission and such lot is nonconforming by reason of failure to meet lot area requirements, a single-family detached dwelling may be erected without complying with the required lot area, land area per dwelling unit, or livability space per dwelling unit; provided however, livability space per dwelling unit shall not be less than 50% of the lot area. If an existing lot as described above is nonconforming as to lot width and is a corner lot, a single-family detached dwelling may be erected without complying with the required side yard which abuts a public street, provided however, such side yard abutting a public street is at least five (5) feet wide and provided that garages which are accessed through this side yard abutting a street are set back a minimum of twenty (20) feet.

- B.** In nonresidential districts, on any lot filed of record on or before July 1, 1970, or on any lot within a subdivision having received approval of the Planning Commission, or any lot of record for which a recorded instrument of conveyance bears the endorsement of the Planning Commission the permitted use may be located on such lot irrespective of its street frontage provided that other requirements of the district and applicable Use Unit conditions are complied with.

SECTION 1405. STRUCTURAL NONCONFORMITIES

A structure, lawfully existing at the effective date of the adoption or amendment of this Code, but which would be prohibited by the terms of this Code by reason of restriction on floor area, density, intensity, height, yards, its location on the lot, or other requirements concerning the structure, shall be deemed nonconforming and may continue, subject to the following provisions:

- A.** No such nonconforming structure may be enlarged or altered in any manner which increases its nonconformity, provided that the addition of a mezzanine or similar alteration which does not increase the cubic content of the structure shall not constitute an "increase in nonconformity".
- B.** Should such structure be damaged or partially destroyed by any means to the extent of more than 50% of its current replacement cost at time of damage, the restoration as a nonconforming structure shall be subject to the Board of Adjustment's finding, after adherence to the procedural requirements for a Special Exception, that its restoration to a conforming structure cannot reasonably be made in view of the nature and extent of the nonconformity and the nature and extent of the damages. Antenna supporting structures, if damaged or destroyed by any means, may be reconstructed by obtaining a building permit; provided the supporting structure is placed in the same location and has less than or equivalent height and mass;
- C.** Should such structure be moved for any distance whatever, it shall thereafter conform to the provisions of the district in which located.

SECTION 1406. REPAIRS

- A.** On any building containing a nonconforming use or any nonconforming structure, ordinary repairs and maintenance may be made provided that the cubic content of the building is not increased, and structural nonconformity is not increased.
- B.** If a nonconforming structure or a structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and a final order of vacation or demolition is entered by any duly authorized official by reason of physical condition, it shall not thereafter be used, restored, or repaired, or rebuilt except in conformity with the provisions of the district in which located.

SECTION 1407. PARKING, LOADING AND SCREENING NONCONFORMITIES

A use lawfully existing at the effective date of this Code, or amendment thereto, except for an Adult Entertainment Establishment, as listed in Use Unit 1212a. and a dance hall as set forth in Use Unit 1219, (See Sections 1408 and 1409), but which does not comply with a parking, loading or screening requirement or requirements of this Code, shall be deemed nonconforming and may continue, subject to the following provisions:

- A.** No such use may be enlarged or extended unless parking and loading is provided as required for the enlargement or extension.
- B.** No such use may be enlarged or extended unless screening is provided as required for the use.
- C.** No such use may be changed unless parking, loading and screening is provided as required for such use; provided however, that the Board of Adjustment may modify such parking and loading requirements as a special exception after finding that the proposed use meets the standards contained in Subsection 1608.C and the proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties. The change of use to another use contained within the same use unit shall not constitute a "change of use" within the meaning of this section.
- D.** A Use Unit 28 use shall be screened in accordance with the provisions of Section 1228 of this Code on or before the expiration of twelve (12) months from the date this provision first became effective, provided, however, that existing storage racks that do not meet minimum setback requirements shall be permitted to remain.
- E.** The provisions of Title 42, requiring vehicles to be parked, stored or displayed for sale, on an all-weather material, shall not apply to any nonconforming parking, storage or display surface area constructed of a material other than an all-weather material prior to July 1, 1970, provided that such nonconforming use of the surface area has not been

discontinued for a period of thirty-six (36) consecutive months, or for thirty-six (36) months during any four (4) year period (except when governmental action impedes access to or the use of the premises).

SECTION 1408. ADULT ENTERTAINMENT ESTABLISHMENTS

An Adult Entertainment Establishment, as listed in Use Unit 12a, lawfully existing at the effective date of this code, or any subsequent amendment, but which does not comply with a parking, loading, spacing or screening requirement or requirements of this code, shall be deemed nonconforming and may continue subject to the following provisions:

- A.** No such use may be enlarged or extended;
- B.** No such use may be changed to another use which would not meet parking, loading, screening and spacing requirements, unless changed to a use within Use Units 11, 13 or 14; provided that the Board of Adjustment may permit by special exception other uses otherwise permitted by right or exception within the zoning district, even though such use may be nonconforming as to parking, loading, screening or spacing;
- C.** No such use which contains a public entrance door that is within 50 feet of an R District, as set forth in Section 1212a.C, shall continue more than one year from the date this provision first became effective; and
- D.** No such use that is less than 300 feet from an R District and is nonconforming as to off-street parking or loading requirements as set forth in Section 1212a.D shall continue for more than one year from the date this provision first became effective. The 300 feet shall be measured in a straight line from the nearest building wall of the Adult Entertainment Establishment to the nearest point on a residential zoning district boundary line (not including residentially zoned expressway right-of-way).

The Board of Adjustment may, as a special exception, reduce the number of required off-street parking spaces on a lot, or may allow the required off-street parking on a lot other than the lot which contains the business, so long as the off-site parking is within the owner's control, accessible, convenient and safe for patrons, and provided the Board finds that the use is not injurious to the neighborhood or otherwise detrimental to the public welfare.

- E.** The change of a nonconforming Adult Entertainment Establishment from a Non-Sexually-Oriented Business to a Sexually-Oriented Business is considered a change of use and the new Sexually-Oriented Business shall comply with all the requirements of this code.
- F.** If the use of a nonconforming Sexually-Oriented Business is discontinued for any reason whatsoever for a period of 180 days or more, such use shall not be reestablished unless it complies with all of the requirements of this code.

SECTION 1408.

- G.** In the event that two or more Adult Entertainment Establishments are separated by a lesser distance than required by this code, the first such Adult Entertainment Establishment licensed and continually operating at a particular location shall be a conforming use as to spacing and the later establishment(s) shall be nonconforming.

SECTION 1409. DANCE HALL ESTABLISHMENT

A Dance Hall lawfully existing at the effective date of this Code, or amendment thereto, but which does not comply with a parking, loading, spacing or screening requirement or requirements of this Code, shall be deemed nonconforming and may continue subject to the following provisions:

- A.** No such use may be enlarged or extended; and
- B.** No such use may be changed to another use which would not meet parking, loading screening and spacing requirements, unless changed to a use within use Units 11, 13 or 14; provided, however, the Board of Adjustment may permit by special exception other uses otherwise permitted by right or exception within the zoning district, even though such use may be nonconforming as to parking, loading, screening or spacing;
- C.** Such use which is nonconforming as to off-street parking and loading requirements, as set forth in Section 1219.D. and/or setback (spacing) standards from R districts as set forth in Section 1219.C., shall terminate within one year from the date this provision first became effective.
- D.** The Board of Adjustment may, as a special exception, reduce the 300 foot spacing requirement from an R District, and may reduce the number of off-street parking spaces on a lot or may allow the required off-street parking on a lot other than the lot which contains the business, so long as the off-site parking is within the owner's control, accessible, convenient and safe for patrons, and provided the Board finds that the use is not injurious to the neighborhood or otherwise detrimental to the public welfare.

SECTION 1410. STROBE AND BEACON LIGHTS

Strobe and beacon lights, if visible from a public street, shall be removed immediately, unless otherwise required by law.

CHAPTER 15

ENFORCEMENT

- 1500. Duty of Inspection Services, Neighborhood Inspections and Other Officials
- 1501. Zoning Clearance Permit
- 1502. Penalties for Violation
- 1503. Construction and Use to be as Provided in Applications, Plans & Permits

SECTION 1500. DUTY OF INSPECTION SERVICES, NEIGHBORHOOD INSPECTIONS AND OTHER OFFICIALS

It shall be the duty of Inspection Services in the Economic Development Department and Neighborhood Inspections in the Working in Neighborhoods Department, or their successor agencies as designated by the Mayor, to enforce this Code. If Inspection Services or Neighborhood Inspections shall find that any of the provisions of this Code are being violated, they shall notify in writing the persons responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it, and shall take such action to ensure compliance with or to prevent violation of its provisions as is authorized by law. All departments, officials, and employees of the City of Tulsa vested with the duty or authority to issue permits or licenses shall comply with the provisions of this Code, and shall issue no permit or licenses for any use, purpose, excavation, construction, structure, building, or sign in conflict with the provisions of this Code.

SECTION 1501. ZONING CLEARANCE PERMIT

- A. Zoning Clearance Permit Required.** It shall be unlawful for any person, firm or corporation to erect, move, add to or structurally alter any building or structure, or to use or change the use of any building or land or to permit the aforementioned actions, until a Zoning Clearance Permit has been issued by the Building Inspector/Code Official.
- B. Application for Zoning Clearance Permit.** Application for a Zoning Clearance Permit shall be accompanied by a legal description of the lot and plans in duplicate, drawn to scale in black line or blueprint, showing the actual shape and dimension of the lot; the location and dimensions of all easements; the location, size and height of any existing buildings or structures to be erected or altered; the existing and intended use of each building or structure and portion of the lot; the number of dwellings and buildings it intended to accommodate, if any; and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Code.

SECTION 1501.

- C. Response to Application for Zoning Clearance Permit.** After an application for a Zoning Clearance Permit is filed in compliance with the provisions herein, the Building Inspector/Code Official shall issue a Zoning Clearance Permit, and return one copy of submitted plans or shall notify the applicant, in writing, of his refusal to issue a permit setting forth the reasons therefore.
- D. Fees for Zoning Clearance Permits.** No Zoning Clearance Permit shall be issued until a fee shall have been paid in accordance with the schedule of fees adopted by resolution of the City of Tulsa. A group Zoning Clearance Permit may be issued covering five or more residential lots in the same subdivision upon payment of a fee in accordance with the schedule of fees adopted by resolution of the City of Tulsa.

SECTION 1502. PENALTIES FOR VIOLATION

Any person, firm or corporation violating any provisions of this Code or failing to comply with any of its requirements, including violations of conditions and safeguards established in connection with grants of variance or special exceptions, shall be deemed guilty of a misdemeanor punishable by a fine of not more than \$500.00 or by imprisonment not exceeding 90 days, or by both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

Nothing herein contained shall prevent the City of Tulsa or its authorized officials from taking other action, authorized by law, to remedy violation.

SECTION 1503. CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATIONS, PLANS AND PERMITS

Zoning permits, Variance, or Special Exception uses issued on the basis of approved plans and applications authorize only the uses, arrangement and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance, and punishable as provided by Section 1502.

CHAPTER 16

BOARD OF ADJUSTMENT

- 1600. Establishment of the Board
- 1601. Powers of the Board
- 1602. Proceedings of the Board
- 1603. Notice of Public Hearing
- 1604. Fees
- 1605. Appeals from an Administrative Official
- 1606. Interpretation
- 1607. Variances
- 1608. Special Exception
- 1609. Appeals to the District Court

SECTION 1600. ESTABLISHMENT OF THE BOARD OF ADJUSTMENT

There is hereby established a Board of Adjustment of the City of Tulsa with the powers and duties hereinafter set forth. The Board of Adjustment shall consist of five members, who shall be nominated by the Mayor and confirmed by the City Council, and shall serve without pay for a term of three years. Vacancies shall be filled for an unexpired term of any member in the manner set forth for appointments to a full term. A Board member may be removed for cause, by the appointing authority after notice, written charges and public hearing. The Board shall organize, elect its chairperson, vice chairperson, and secretary and adopt rules necessary to the conduct of its affairs.

SECTION 1601. POWERS OF THE BOARD

The Board shall have the power to hear appeals from the determinations of an administrative official in enforcing this Code, to grant variances, to grant special exceptions, and to make interpretations of the zoning map and text, in accordance with the substantive and procedural standards hereinafter set forth.

SECTION 1602. PROCEEDINGS OF THE BOARD

Meetings shall be held at the call of the Chairman and at such other times as the Board may determine. The Chairman, or in his absence, the acting Chairman, may administer oaths and compel attendance of witnesses. All meetings, deliberations, and voting of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. In all matters, the Board shall decide within 90 days after the filing of an application for relief. The quorum,

notice, filing and substantive requirements of the Board shall be set forth in the following sections concerning the Board's exercise of a particular power.

SECTION 1603. NOTICE OF PUBLIC HEARINGS

- A.** The Board of Adjustment shall give notice and conduct a public hearing before acting on any appeal from an administrative official enforcing this Code, or before granting any special exception, or variance, or minor variance, or exception, or before determining if any spacing requirements between uses have been met. The Board shall set forth in an adopted statement of policy a list of variances and exceptions which constitute minor variances or exceptions and such statement of policy shall be approved by the Board of City Council of the City of Tulsa.
- B.** Ten days' notice of public hearing shall be given as follows:
1. For special exception, variance or appeal from a determination an administrative official enforcing this code, or for determining spacing requirements:
 - a. By publication in a newspaper of general circulation; and
 - b. By mailing written notice to all owners of property within a three hundred (300) foot radius of the exterior boundary of the subject property; provided, written notice mailed to determine if spacing requirements have been met for all uses included in Use Unit 1212a shall be mailed to all owners of property within a radius of the exterior boundary of the subject property equal to the spacing requirement established.
 2. For minor variance or exception by mailing written notice to all owners of abutting property of the subject property. Nothing herein shall preclude the Board of Adjustment from requiring the giving of public notice of hearings to all owners of property within a three hundred (300) foot radius of the exterior boundary of the subject property for consideration of a minor variance or exception.
 3. For uses allowed by special exceptions, ten (10) days' notice of public hearing by posting a sign or signs on the property.
- C.** The notice shall contain:
1. The legal description of the property and the street address or approximate location of the property.
 2. The present zoning classification of the property and the nature of the relief sought.
 3. The date, time and place of the hearing.

SECTION 1603.

- D.** The applicant shall furnish the names and mailing addresses of all owners of property:
1. Within a three hundred (300) foot radius of the exterior boundary of the subject property; or
 2. In the case of a minor variance or exception, the owners of abutting property of the subject property; or
 3. In the case of determining if spacing requirements have been met for all uses included within Use Unit 1212a, all the owners of property within a radius of the exterior boundary of the subject property equal to the spacing requirement established.

Costs of publication shall be billed to the applicant.

SECTION 1604. FEES

An application for an appeal from an administrative official enforcing this Code, or any variance or special exception shall be accompanied by the payment of a fee in accordance with the schedule of fees adopted by resolution of City Council of the City of Tulsa. Additionally, the applicant shall pay a fee to cover the costs of publishing notice and posting signs on the property.

SECTION 1605. APPEALS FROM AN ADMINISTRATIVE OFFICIAL

- A. General.** An appeal to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureaus of the city affected, where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this Code.
- B. Notice of Appeal.** An appeal shall be taken within 10 days from the determination complained of by filing with the appropriate administrative official and with the Clerk of the Board, a notice of appeal, specifying the grounds thereof. The administrative official, upon receipt of notice, shall forthwith transmit to the Clerk of the Board certified copies of all the papers constituting the record of said matter. Upon receipt of the record the Clerk shall set the matter for public hearing.
- C. Board of Adjustment Action.** The Board shall hold the public hearing. The Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken. The concurring vote of three members of the Board shall be necessary to reverse any order, requirement, decision or determination of an administrative official enforcing this Code.

SECTION 1605.

- D. Stay of Proceedings.** An appeal stays all proceedings in furtherance of the action appealed from, unless the administrative official from whom the appeal is taken certifies to the Board of Adjustment, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would in his opinion cause imminent peril to life or property. In such case, proceedings shall not be stayed other than by a restraining order granted by the Board on due and sufficient cause shown.

SECTION 1606. INTERPRETATION

- A.** The Board shall interpret the text of this Code or the Official Zoning Map upon an appeal from a determination of an administrative official after compliance with the procedural standards of Section 1605.
- B.** Where a question arises as to the zoning district classification of a particular use, the Board of Adjustment, upon written request of an administrative official may find and determine the classification of the use in question and may, prior to such determination, order the giving of notice and hold a public hearing.
- C.** Any use established by this code that is limited by a spacing requirement requiring it to be a minimum distance from another use shall be reviewed by the Board of Adjustment at a public hearing to determine if the spacing requirements have been met.

SECTION 1607. VARIANCES

- A. General.** The Board of Adjustment upon application, and after hearing, and subject to the procedural and substantive standards hereinafter set forth, may grant such variance from the terms of this Code as will not cause substantial detriment to the public good or impair the spirit, purposes and intent of this Code, or the Comprehensive Plan, where by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation, condition, or circumstance peculiar to a particular property, the literal enforcement of the Code will result in unnecessary hardship. The Board shall not vary any jurisdictional requirement, such as notice. The Board shall not permit by variance a principal use not otherwise permitted in the applicable district, it being the expressed spirit and intent of this Code that a change of the permitted principal use shall be made by ordinance amendment of the Zoning Code or official Zoning Map.
- B. Application.** A request for a variance shall be initiated by the filing of an application with the Board and shall be set for public hearing by the Clerk in accordance with the rules established by the Board.
- C. Board of Adjustment Action.** The Board shall hold the hearing and upon the concurring vote of three members may grant a variance after finding:

SECTION 1607.

1. That by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship.
2. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.
3. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.

Provided that the Board in granting a variance shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

- D. Time Limitation on Variances.** A variance which has not been utilized within three years from date of the order granting the variance shall thereafter be void, provided that the Board has not extended the time for utilization. For the purpose of this provision, utilization shall mean actual use or the issuance of a building permit, when applicable, provided construction is diligently carried to completion.

SECTION 1608. SPECIAL EXCEPTION

- A. General.** The Board of Adjustment upon application and after hearing subject to the procedural and substantive standards hereinafter set forth, may grant the following special exceptions:

1. Special exception uses as designated and regulated within the permitted principal or accessory use provisions of the zoning districts;
2. Modification of restrictions as provided within Section 208;
3. The change of a nonconforming use as provided in Section 1402.F, Chapter 14, Nonconformities;
4. The restoration of a partially destroyed structure, containing a nonconforming use as provided in Section 1402.G, Chapter 14, Nonconformities;
5. The restoration of a partially destroyed nonconforming structure as provided in Section 1405, Chapter 14, Nonconformities;
6. The modification of a screening requirement, as provided in Chapter 2, Section 212.C;

SECTION 1608.

7. The modification of a screening requirement, as provided in Chapter 12, Section 1228.E.3;
8. The modification of the parking and loading requirements as provided in Section 1407.C, Chapter 14, Nonconformities;
9. The modification of the requirements and conditions of Section 1204.C regarding antennas and towers,
10. The modification of permitted yard obstructions as provided in Chapter 2, Section 210.B.3;
11. Permit residential accessory uses and structures on abutting residentially zoned lots which are under common ownership,
12. The modification of the requirements in Sections 1211.E, 1212.E, 1213.E, 1214.E, 1216.E and 1222.E.,
13. Reduction of the number of required off-street parking spaces on a lot or may allow the required off-street parking on a lot other than the lot which contains the adult business as provided in Sections 1408 and 1409;
14. Reduction of the three hundred (300) foot spacing requirement between a dance hall and a residential district as provided in Section 1409;
15. The modification of front yard requirements as provided in Chapter 4, Section 403.A.7;
16. Increases in the number of days per year and the number of days within a 30-day period that special event parking is permitted;
17. Increase in height of a structure as provided in Chapter 2, Section 208;
18. Permit required off-street parking spaces to be located on a lot other than the lot containing the use.
19. Within an R district, detached accessory carports or accessory carports not erected as an integral part of the principal building occupying the front yard or any type of carport occupying a portion of the required front yard, subject to the requirements of Section 210.B.10. When evaluating the requested special exception the Board shall consider the following factors:
 - a. The existence, location and design of other carports in the immediate vicinity of the request;
 - b. Any possible sight obstruction to motorists on or entering the abutting neighborhood;

SECTION 1608.

- c. The visual impact of the proposed carport on the streetscape of the neighborhood;
 - d. The uniqueness of the request and whether granting the special exception will set a precedent for justifying other carports throughout the neighborhood; and
 - e. The compatibility of the carport with the architectural style of the dwelling and the predominant architectural style of the neighborhood.
- B. Application.** A request for a Special Exception shall be initiated by the filing of an application with the Board, and shall be set for public hearing by the Clerk in accordance with the rules established by the Board.
- C. Board of Adjustment Action.** The Board of Adjustment shall hold the hearing, and upon the concurring vote of three members may grant the special exception after finding that the special exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. Provided that the Board in granting special exception shall prescribe appropriate conditions and safeguards, may limit the grant of the special exception to a specified period of time, and may require such evidence and guarantee or bond, as it may deem necessary to enforce compliance with the conditions attached.
- D. Time Limitation on Special Exceptions.** A special exception which has not been utilized within three years from date of the order granting same shall thereafter be void, provided that the Board has not extended the time for utilization. For the purposes of this provision, utilization shall mean actual use or the issuance of a building permit, when applicable, provided construction is diligently carried to completion.

SECTION 1609. APPEALS TO THE DISTRICT COURT

- A. Procedure.** An appeal from any action, decision, ruling, judgment, or order of the Board of Adjustment may be taken by any person or persons aggrieved, or any taxpayer or any officer, department, board or bureau of the City to the District Court by filing with the City Clerk and with the Clerk of the Board within ten days from the date of such action, a notice of appeal, which notice shall specify the grounds of such appeal. No bond or deposit for costs shall be required for such appeal. Upon filing of the notice of appeal, the Board shall forthwith transmit to the Court Clerk of the County, the original or certified copies of all the papers constituting the record in the case, together with the order, decision or ruling of the Board. Said case shall be heard and tried de novo in the District Court of Tulsa County, Oklahoma. An appeal shall be from the action of the District Court as in all other civil actions. All issues in any proceedings under this Section shall have preference over all other civil actions and proceedings. Costs shall not be allowed against the Board unless it shall appear to the Court that it acted with gross negligence or in bad faith, or with malice in making the decision appealed from.

- B. Stay of Proceedings.** An appeal to the District Court stays all proceedings in furtherance of the action appealed from unless the Chairman of the Board certifies to the Court Clerk, after notice of appeal shall have been filed, that by reason of facts stated in the certificate, a stay would cause imminent peril of life or property. In such case, proceedings shall not be stayed other than by a restraining order granted by the District Court.

CHAPTER 17

AMENDMENTS

- 1700. General
- 1701. Policy on Zoning Map Amendments
- 1702. Zoning Text Amendments
- 1703. Zoning Map Amendments

SECTION 1700. GENERAL

The regulations, restrictions, prohibitions and limitations imposed, and the districts created may from time to time be amended, supplemented, changed, modified or repealed by ordinance, but no change shall be made until the Planning Commission, after notice and public hearing, files with the City a report and recommendation on the proposed change. In addition to the procedural provisions hereinafter set out, the Planning Commission shall adopt procedural rules for the conduct of zoning public hearings.

SECTION 1701. POLICY ON ZONING MAP AMENDMENTS

It is the policy of the City of Tulsa that in the consideration of proposed amendments to this Code that:

Amendments will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally.

SECTION 1702. ZONING TEXT AMENDMENTS

The Planning Commission upon its own motion may, or at the direction of the City Council shall hold a public hearing, giving notice thereof, of a proposed text amendment. After holding the public hearing, the Planning Commission shall within 30 days transmit its report and recommendation to the City Council.

SECTION 1703. ZONING MAP AMENDMENTS

A. Initiated by Application

1. Any person, corporation, partnership, association, or combination thereof, having a legal or equitable interest in or to real property, may file an application for a change in

the zoning classification of such property by amendment of the Zoning Map. An application shall be filed with the Planning Commission and shall be in such form and content as the Planning Commission may by resolution establish. The applicant shall pay an application fee in accordance with the fee schedule established by resolution adopted by the Planning Commission and approved by the City Council. Additionally, the applicant shall pay a fee to cover the costs of publishing notice and posting of signs.

2. An application shall be filed with the Planning Commission at least 30 days prior to the date of public hearing and shall be set for public hearing, provided the Planning Commission upon written request may set the matter for an early public hearing for cause shown.

B. Initiated by Planning Commission. In any instance, the Planning Commission, upon its own motion may, or on the written request of any person may, or at the direction of the City Council shall, hold a public hearing, giving notice thereof, of a proposed map amendment. After holding the public hearing, the Planning Commission shall within 15 days transmit its report and recommendation to the City Council.

C. Notice Required

1. The Planning Commission shall give notice of public hearing on any proposed zoning changes as follows:
 - a. At least 20 days notice of the date, time, and place of the hearing by publication in a newspaper of general circulation in the City of Tulsa. Said notice shall include a map of the area to be affected which indicates street names or numbers, streams, or other significant landmarks in said area.
 - b. By posting of the affected property at least 20 days before the date of the hearing. The notice shall state:
 - (1) The date, time, and place of public hearing; and
 - (2) Who will conduct the public hearing; and
 - (3) The present and desired zoning classifications; and
 - (4) The proposed use of the property; and
 - (5) Other information as may be necessary to provide adequate and timely public notice.
 - c. Twenty days notice by mailing written notice to all owners of real property included in the proposed change and all owners of real property within a 300 foot radius of the exterior boundary of the property included in the proposed change. The notice shall contain:
 - (1) The legal description of the property and the street address or approximate location in the City of Tulsa; and

- (2) The present zoning of the property and the zoning sought by the applicant; and
 - (3) The date, time and place of the public hearing.
 - d. Provided that, if the City of Tulsa proposes zoning reclassifications in order to revise its comprehensive plan or official map or to identify areas which require specific land use development due to topography, geography or other distinguishing features, including but not limited to floodplain, drainage, historic preservation and blighted areas, mailing of notice as above provided shall not be required and notice shall be given at least 20 days before the date of the hearing by publication as above provided and by posting on designated properties within the area affected by the proposed zoning reclassification. The sign and the lettering thereon shall be of sufficient size so as to be clearly visible and legible from the public street or streets toward which it faces and shall state:
 - (1) The date, time and place of the public hearing; and
 - (2) Who will conduct the public hearing; and
 - (3) The desired zoning classification; and
 - (4) The proposed use of the property; and
 - (5) Other information as may be necessary to provide adequate and timely public notice.
- 2. Notice of rezoning shall confer jurisdiction:
 - a. Notice of the proposed RM-3 rezoning shall confer jurisdiction on the Planning Commission and City Council to consider and act upon RM-3, RM-2, RM-1, RM-O, RT, RD, RS-4, RS-3, RS-2, RS-1 and RE or combination thereof in the disposition of the application, and in like manner, notice of any R District, including RMH, shall confer jurisdiction to consider any less dense R District, except RMH.
 - b. Notice of a proposed CBD rezoning shall confer jurisdiction on the Planning Commission and City Council to consider and act upon CBD, CH, CG, CS, OH, OMH, OM, OL and PK, or combination thereof in the disposition of the application, and in like manner, notice of any C District, (except the CO District), shall confer jurisdiction to consider any less intense C District, any O District or PK District and notice of any O District shall confer jurisdiction to consider any less intense O District or PK District.
 - c. Notice of a proposed IH rezoning shall confer jurisdiction on the Planning Commission and City Council to consider and act upon IH, IM, IL, and combinations thereof in the disposition of the application, and in like manner, notice of any I District shall confer jurisdiction to consider any less intense I District.

- d. Specific notice of a proposed AG, CO, PUD, HP, RMH or SR District shall be required to confer jurisdiction on the Planning Commission and City Council to consider such AG, CO, PUD, HP, RMH or SR District.

D. Planning Commission Action on Zoning Map Amendments. After notice and public hearing, the Planning Commission shall vote to:

1. Recommend to the City Council that the application be approved as submitted, or as amended, or be approved subject to modification or;
2. Recommend to the City Council that the application be denied.

An application recommended for approval, or approval subject to modification shall be transmitted, with the report and recommendation of the Planning Commission, to the City Council within 15 days from the date of Planning Commission action.

An application recommended for denial, shall not be considered further unless the applicant within 15 days from the date of the Planning Commission action, files a written request with the City Clerk for a hearing by the City Council. The request for hearing shall be accompanied by the payment of a \$15.00 fee. Upon notice of such request, the Planning Commission shall forthwith transmit the application and its report and recommendations to the City Council.

In the event the Planning Commission arrives at a tie vote, the application shall be transmitted with a report and notation of the tie vote, to the City Council within 15 days from the date of Planning Commission action.

E. City Council Action on Zoning Map Amendments. The City Council shall hold a hearing on each application transmitted from the Planning Commission and on any proposed Zoning Map amendment initiated pursuant to Section 1703.B. The City Council shall approve the application as submitted, or as amended, or approve the application subject to modification, or deny the application. Prior to the hearing on the proposed rezoning ordinance before the City Council, the applicant shall remit to the office of the City Clerk a publication fee, said fee to be in accordance with the schedule of fees adopted by resolution of the City Council of the City of Tulsa. In case of a protest against such zoning change filed at least three days prior to said public hearing by the owners of 20% or more of the area of the lots included in such proposed change, or by the owners of 50% or more of the area of the lots within a 300 foot radius of the exterior boundary of the territory included in a proposed change, such amendment shall not become effective except by the favorable vote of three-fourths of all the members of the City Council.

CHAPTER 18

DEFINITIONS

SECTION 1800. DEFINITIONS

Abutting: In the context of notice and a screening or enclosure requirement, abutting shall mean contiguous or separated therefrom only by a nonarterial street, alley or railroad right-of-way. In other instances, abutting shall mean contiguous.

Accessory Use Bar: A commercial establishment open to the public which sells and serves intoxicating or low-point beer, (as defined herein) for consumption on the premises, but which is incidental and subordinate to a principal use restaurant, hotel or motel, and bars which are accessory to not for profit, bona fide lodges, posts, clubs, fraternal, benevolent or charitable organizations which are included in Use Unit 2.

Accessory Use or Structure: A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

All-Weather Material: A hard surface, dust-free material capable, during ordinary use, of withstanding without substantial deterioration, normal weather conditions. Gravel, rock, or screenings alone, without use of a petroleum or cement binder, does not meet the definition of an all-weather, dust-free material.

Anchoring Systems: A combination of ties, anchoring equipment and/or anchoring devices that are designed to resist overturning, uplift and lateral movement of the manufactured home from wind and water forces.

Animation: The presentation of pictorials and graphics on signs displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes.

Anticipated Development: Full potential urbanization of the contributing watershed, considering the Comprehensive Plan and the reasonable assumption that in considering the effects of a proposed development in a floodplain area that there will be an equal degree of encroachment extending for a significant reach on both sides of the stream or water course.

Arterial: A street designated on the Major Street and Highway Plan as an arterial, parkway or special trafficway.

Assisted Living Center: A residential facility designed to meet housing and care needs of older persons and individuals with disabilities in a residential rather than institutional environment, while maximizing independence, choice, and privacy. Assisted living programs

provide personal care for persons with needs for assistance in the activities of daily living, and can respond to unscheduled needs for assistance. Services typically provided include: meals, housekeeping, laundry and linen service, medication monitoring, transportation, and activities. Assisted living settings also typically provide features that enhance resident autonomy, such as lockable doors, full bathrooms, temperature control, and single occupancy, and may provide limited cooking facilities in individual units. Assisted Living Centers exclude nursing homes and other special housing facilities as elsewhere defined.

Average Ground Elevation: The mid point between the highest and lowest ground elevations at the building wall.

Bar/Tavern: A commercial establishment open to the general public which sells and serves intoxicating beverages (as defined herein) for consumption on the premises.

Bed and Breakfast Inn. A residential structure that provides twelve or fewer guest rooms and meals for overnight guests who pay a fee for such services. Said structure may also be rented for special events, such as weddings, receptions, anniversaries, private dinner parties, business seminars, etc., as may be approved by the Board of Adjustment.

Beer Bar: A commercial establishment open to the general public which sells and serves low-point beer (as defined herein) for consumption on the premises.

Billiard Center, Family: A principal use billiard facility which caters to families and which excludes the sale and consumption of intoxicating and low-point beer (as defined herein) on the premises.

Billiard Hall/Pool Hall: A principal use billiard facility, open to the general public, and which sells and serves intoxicating and/or low-point beer (as defined herein) on the premises.

Board of Adjustment (BOA): The Board of Adjustment of the City of Tulsa.

Building: A structure which is permanently affixed to the land, and has one or more floors and a roof, and is bounded by either another building with a common party wall, open air, or the lot lines of a lot.

Building Setback: The horizontal distance, from the point of measurement, such as the centerline of an abutting street or the boundary line of an abutting zoning district to the nearest building wall.

Caliper: The diameter of the tree trunk measured at 6" above ground level for a tree trunk having a diameter of 4" or less and the diameter of the tree trunk measured at 12" above ground level for a tree trunk having a diameter exceeding 4".

Carport: Any parking space or spaces having a roof, but not enclosed by walls, and accessory to a dwelling or dwellings. The term "Carport" shall not include any parking structure.

Changeable Copy: Copy or other images that physically change or give the appearance of change at intervals of less than 10 minutes.

Character: Any letter of the alphabet or numeral.

Church: See Place of Worship

City Council: The City Council of the City Tulsa.

Commercial Mixed Use Development: shall mean any development containing a combination of uses permitted by right or special exception in a CS zoning district.

Community Garden: One or more lots or parcels of land, less than one (1) acre in size, which are not located within an Agriculture (AG) District, used to produce vegetables, fruits, flowers, or other plant material for personal use by the property owner or individuals authorized by the property owner.

Community Group Home: A community-based residential use for the elderly or persons with disabilities, allowing independent living that provides communal room and board, personal care, and habilitation services in a family environment as a single-housekeeping unit, provided such use does not otherwise meet the definition of a "family" as defined in this Code.

Core Area: Core Area shall mean a contiguous habitable floor area, under roof, irrespective of interior walls, at least 20 feet by 20 feet in size.

Curb Level: The mean level of the established curb at the frontage of a lot. Where no curb has been established, the City Engineer shall establish such curb level or its equivalent for the purposes of this Code.

Customary Residential Exterior Finishing Materials: Roof and siding materials traditionally used to provide the finished exterior of single-family dwellings. Customary roofing materials include composition shingles, fiberglass shingles, wood shingles (shakes), and clay tile applied according to the manufacturer's specifications. Customary siding materials include aluminum lap or vinyl lap siding, cedar or other wood siding, masonry (stucco, brick, stone, block, tilt-up panel) and woodgrain weather resistant pressboard siding.

Dance Hall: A commercial establishment open to the general public which provides a dance area of 1,000 square feet or more.

Designated Residential Development Area: An area specifically designated for residential development by conditions imposed in a Planned Unit Development (PUD) or Corridor District (CO).

Detention/Correctional Facility: A facility for the detention, confinement, treatment and/or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an adult detention center, juvenile delinquency center, pre-release center, correctional community treatment center, jail and prison.

Development: Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Disability or Disabilities: With respect to a person is a "handicap" as that term is defined in the federal Fair Housing Act ("FHA"), Title VIII of the Civil Rights Act of 1968 and the Fair Housing Amendments Act ("FHAA"), codified in Title 42 United States Code, Section 3602(h) and as it may be amended from time to time.

Display Surface: The surface of a sign upon, against, or through which the message is displayed or illustrated.

Display Surface Area: For *ground* signs shall mean the area enclosed by the minimum imaginary rectangles which fully contains all extremities of the sign, exclusive of its supports. This rectangle is to be calculated from an orthographic projection of the sign viewed horizontally. A viewpoint for this projection is to be taken which gives the largest rectangle of that kind as the viewpoint is rotated horizontally around the sign. If elements of the sign are movable or flexible, the measurement shall be taken when the elements are fully extended and parallel to the plane of view.

The display surface area for *wall* signs shall mean the sum of the areas of the minimum imaginary rectangles enclosing each word attached to any particular facade.

The display surface area for *window* signs shall mean the sum of the areas of the minimum imaginary rectangles enclosing each word, figure, design and symbol if the window or other transparent material forms the background, or the entire area of the background material when such material is translucent or opaque.

Downtown Entertainment District: That area of land zoned with a Central Business District (CBD) classification, 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 one hundred fifty (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.

Dripline: The periphery of the area underneath a tree which would be encompassed by perpendicular lines extending from the exterior edges of the crown of the tree.

Dwell Time: The duration or interval of time during which each individual advertisement or message is displayed on any sign which is capable of sequentially displaying more than one advertisement or message on its display surface.

Dwelling: A building or structure used in whole or in part for human habitation.

Dwelling, Duplex: A building containing two dwelling units, designed for occupancy by not more than two families.

Dwelling, Manufactured Home: A manufactured home or a mobile home used as a detached dwelling.

Dwelling, Multifamily: A building containing three or more dwelling units.

Dwelling, Townhouse: A building containing two or more attached dwelling units with no unit above another unit and each unit located on a separate lot within a townhouse development.

Dwelling, Single-Family Detached: A modular home, building or structure, other than a manufactured home or mobile home, containing one dwelling unit designed for occupancy by not more than one family.

Dwelling Unit: A room or group of rooms arranged, intended, or designed as a habitable unit, containing kitchen, bath and sleeping facilities, for not more than one family living independently of any other family.

Elderly/Retirement Housing: A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care and are distinguished from life care retirement centers as elsewhere defined.

Emergency and Protective Shelter: A residential facility which provides room and board for a temporary (30 days or less) period, protection, counseling, and pre-placement screening for abused, displaced, or transient children or adults.

Family: One (1) or more persons who inhabit a single dwelling unit, as a single housekeeping unit, which is: (A) traditionally characterized by matrimonial or parent-child relationships, provided that all such persons are related by blood, marriage, adoption, fosterage, or guardianship and no more than two (2) unrelated inhabitants are included in the housekeeping unit; or (B) predominantly characterized by voluntary associational communal relationships, provided no more than eight (8) inhabitants are included in the housekeeping unit.

Family Day Care Home: A dwelling used to house and provide supervision and care for seven children, said total to include those preschool children under five years of age who reside in the residence.

Flashing Illumination: A light source or other image which in whole or in part physically changes in light intensity or gives the appearance of such change.

Floor Area: The sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Provided that for the purpose of determining compliance with the permitted floor area, the floor area of enclosed required off-street parking areas shall not be included. Provided further that floor area for outdoor display of merchandise or customer seating, whether uncovered or covered by a tent or canopy, under the provisions of Sections 1212, 1212a, 1213, and 1214 shall mean the smallest rectangular area encompassing the display or customer seating area.

Floor Area Ratio (FAR): The floor area of a building or buildings on a lot divided by the lot area.

Foster Home: A dwelling used in whole or in part as living quarters for a household including one or more minor children placed by a licensed child placement agency who are not members of the family occupying said dwelling but, are under their supervision. Further, provided that a maximum of five children are allowed to reside in the home including any natural children living in the home, if any children in the home are age two or younger. If no children are under two years, the maximum number of children residing in the home is six.

Freeway: A street designated as a freeway on the Major Street Plan.

Freeway Sign Corridor: An area 400 feet in width on each side of and adjacent to the publicly acquired right-of-way of a freeway.

Frontage: The lineal measurement of a lot boundary which abuts an open public street. For the purpose of determining compliance with Section 206 of this code, entitled "Street Frontage Required", frontage may also be the lineal measurement of the building setback line when the boundary of the lot abuts a curved nonarterial open public street or cul-de-sac. Lot boundaries which abut a limited access freeway shall not be considered lot frontage for the purpose of complying with Section 206.

Habitable Floor: Any floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation, or a combination thereof. A floor used for storage purposes only is not a "habitable floor".

Height, Building: The vertical distance measured from the average ground elevation at the building wall to the highest horizontal point of the structure, provided that Height Exceptions listed under Section 208.B. shall apply.

Height, Sign: The vertical distance measured from the curb level to the highest point of the sign.

Home Occupation: That accessory use of a dwelling which constitutes some or all of the livelihood of a person living in the dwelling.

Intersection, Signalized: The area where motor vehicle traffic is regulated by an official traffic control signal or light, which is also embraced within the prolongation or connection of the lateral curb lines, or if none, then the lateral boundary lines of the roadways of two (2) streets which join one another at, or approximately at, right angles, or the area within which vehicles travel upon different streets joining at any other angle which may conflict, whether or not one such street or roadway crosses the other.

Intoxicating Beverages: All beverages containing more than three and two-tenths percent (3.2%) alcohol by weight and all mixed beverage coolers, as defined in Section 506 of Title 37, Oklahoma Statutes, regardless of percent of alcohol content.

Junk and Salvage Yard: An open area where wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials shall include, but are not limited to, scrap iron and other metals, paper, plastic, rags, rubber tires, salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

Kennel: The use of land or buildings for the purpose of selling, breeding, boarding or training cats or dogs, or both.

Land Area: The area of a lot plus one-half or 30 feet, whichever is less, of the right-of-way of any abutting street to which the lot has access.

Land Coverage: The land area of a lot covered by building or buildings, except structural parking.

Landscaped Area: The unpaved area within a lot which contains grass, shrubs, flowers, ground cover, trees or native plant materials and which may include decorative fixtures such as rock, pools and planters.

Life Care Retirement Center: A residential facility containing dwellings designed for and principally occupied by senior citizens in a planned retirement community which includes a residential complex, an activity or community center, and a medical or nursing facility which is licensed by the State of Oklahoma as an Intermediate Care Facility or a Skilled Nursing Center.

Livability Space: The open space of a lot which is not allocated to or used for off-street parking areas or for paved access to off-street parking areas. However, unenclosed parking areas or paved access to parking areas within the rear yard accessory to a single-family or duplex dwelling shall be considered livability space.

Loading Berth, Off-Street: A space of at least 10 feet in width and 30 feet in length and having a vertical clearance of at least 14 feet, designed and located on a lot for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

Lot: A lot of record.

Lot of Record: A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of the County in which the lot is located or a parcel of land, the deed of which is recorded in the office of the County Clerk of the County in which the parcel is located.

Lot Line: Any boundary of a lot.

Lot Line, Front: The boundary of a lot which abuts a public street. Where the lot abuts more than one street, the owner may select the front lot line.

Lot Line, Rear: The boundary of a lot which is most distant from and most nearly parallel to the front lot line.

Lot Line, Side: Any boundary of a lot which is not a front lot line or a rear lot line.

Lot Width: The average horizontal distance between the side lot lines.

Low-Point Beer: Includes beverages containing more than one-half of one percent (1/2 of 1%) alcohol by volume, and not more than three and two-tenths percent (3.2% alcohol by weight, including but not limited to beer or cereal malt beverages obtained by the alcoholic fermentation of an infusion of barley or other grain, malt or similar products.

Major Appliance: Includes, but is not limited to, washers, dryers, refrigerators, ovens/ranges, dishwashers, and other appliances not easily carried without assistance.

Major Street Plan: The Tulsa City-County Major Street and Highway Plan, as adopted by the Mayor and Board of Commissioners of the City of Tulsa, on April 29, 1969, Ordinance No. 11435, or as amended by ordinance of the City of Tulsa.

Manufactured Home: A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. This definition shall include any structure that meets all the requirements of the *National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §§5401, et seq.)*. For mobile homes built prior to June 15, 1976, a label certifying compliance to the *Standard for Mobile Homes, National Fire Protection Association (NFPA) 501*, American National Standards Institute (ANSI) 119.1, in effect at the time of manufacture, is required. For purposes of these provisions, a mobile home shall be considered a manufactured home. It does not include recreational vehicles.

Massage Therapy: The manipulation of soft or connective tissues of the human body to alleviate pain, enhance circulation, improve joint mobilization, relieve stress and muscle tension. This definition shall not include any manipulation of the human body regulated in Title 42 Tulsa Revised Ordinances, Section 705, governing sexually oriented businesses.

Mini-Storage: A building containing small partitioned storage spaces which are separately and individually rented or leased for the storage of personal goods or merchandise, but excluding commercial warehousing as described in Use Unit 23.

Mixed-Use Building: A building that includes both residential and non-residential uses, provided that when only one or two dwellings are within a building, the total residential use shall not exceed fifty percent (50%) of the building's total square footage.

Mobile Home: A manufactured home designed and constructed in accordance with the *National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §§5401, et seq.)*. For mobile homes built prior to June 15, 1976, a label certifying compliance to the *Standard for Mobile Homes, National Fire Protection Association (NFPA) 501*, American National Standards Institute (ANSI) 119.1, in effect at the time of manufacture, is required.

Modular Home: An off-frame structure, transportable in one or more sections, which after transportation is erected on a permanent foundation and is built in compliance with the laws of the state of Oklahoma, Title 51 Tulsa Revised Ordinances, Chapter 2, which adopted the ICC International Residential Code for One and Two-Family Dwellings, as amended, and all other ordinances of the City of Tulsa governing the design, construction, quality of materials, erection, installation, use and maintenance of the structure, including but not limited to building, mechanical, plumbing, electrical and fire code ordinances.

Movement: Physical movement or revolution of a sign or portion of a sign up or down, around or sideways.

NA: Not applicable.

Nameplate: A sign, attached flush against a building identifying the name of the building or the name of an occupant thereof.

NEC: Not elsewhere classified.

Night Club: A commercial establishment open at night to the general public, usually serving intoxicating and/or low-point beer, having a floorshow, and providing music and a space for dancing.

NIT: A unit of illuminative brightness equal to one candela per square meter, measured perpendicular to the rays of the source.

Nonintoxicating Beverages: [Deleted]

Nursing Home: A residential health care facility which provides institutional lodging, nursing care, personal care and supervision to aged, chronically ill, physically infirm, or convalescent patients who are not related to the owner or administrator of the facility.

Parking Area: The area which includes the parking spaces, the maneuvering areas necessary to enter and exit the spaces and the drives providing access to the parking spaces and maneuvering areas from a public or private street or other parking areas.

Parking Space, Off-Street: A space on a lot intended and reserved for the parking of an automobile.

Parking Space, Required Off-Street: A space on a lot reserved for parking required by this Code.

Permanent Foundation: A foundation which meets the requirements established in Title 51 Tulsa Revised Ordinances.

Personal Care: Assistance with meals, dressing, movement, bathing or other personal needs or maintenance, or general supervision of the physical and mental well-being of a person, who is incapable of maintaining a private, independent residence, or who is incapable of managing his person, whether or not a guardian has been appointed for such person.

Place of Worship: A facility or facilities used by persons to regularly assemble, attend, observe, participate in or hold religious services, meetings, rituals, and other related activities in reverence or veneration to a supernatural power, including but not limited to a church, chapel, mosque, synagogue, temple and similar facilities.

Planning Commission: The Tulsa Metropolitan Area Planning Commission (TMAPC).

Planned Unit Development (PUD): A discretionary type of development for a tract of land under single ownership or control, based upon an approved development plan permitting flexibility of principal land uses, lot sizes, and accessory uses not otherwise available under conventional development standards.

Principal Use Restaurant: An eating establishment which employs at least one full-time cook, has a menu, a fully equipped kitchen for cooking and preparation of meals and which eating establishment, including the kitchen area but excluding the bar area, occupies at least 75% of the total floor area of the business.

Private Club: A private commercial establishment, not open to the general public, but which is operated for profit and which sells and serves intoxicating and/or low-point beer (as defined herein) for consumption on the premises.

Recreational Vehicle (RV): A trailer, boat trailer, travel trailer, camping trailer, truck camper, camper shell, motor home, tent trailer, boat, houseboat, or similar vehicle or unit. Camper shells which are attached to a pickup truck are not considered a recreational vehicle.

Residential Treatment Center: A community-based residential facility providing diagnostic or therapeutic services, counseling, or treatment and long-term room and board in a highly structured environment for its residents for alcoholism, drug abuse, or behavioral disorders.

Rooming and Boarding House: A facility wherein congregate meals and lodging are provided for its residents exclusive of a supervised living or residential care facility as elsewhere defined (e.g. Nursing Homes, Group Homes, Transitional Living Center, Residential Treatment Center, etc.), and exclusive of a hotel or motel.

Setback: A horizontal distance determining the location of a building with respect to a street, use district boundary line, or another use. Where the term "setback" is used in conjunction with a modifying word or words such as "parking area", the setback shall in its application include, but not be limited to, buildings.

Sign: Any object, device, structure or part thereof used to advertise, identify, display or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

Signs as defined herein do not include the flag or emblem of any nation, organization of nations, state, city or any fraternal, religious or civic organizations; one corporate flag; works of art which in no way identify a product; temporary holiday decorations; or landscape features which display no words or symbols.

Sign, Business: Any sign which directs attention to a business, commodity, service, or entertainment conducted on the premises.

Sign, Canopy: See Sign, Wall.

Sign, Construction: A temporary sign erected during the period of construction advertising the construction of improvements on the property.

Sign, Digital: A sign which displays an advertisement or message which is generated electronically and commonly utilizes computerized or electronic digital technology, including but not limited to digital display boards, electronic variable message signs, electronic billboards, and light emitting diode (LED) signs.

Sign, Digital Outdoor Advertising: An outdoor advertising sign which is also a digital sign.

Sign, Electronic Message Center or Board: A digital sign which displays a static or scrolling message, or a series of messages, by emitting light to form numbers, letters, symbols or other characters. Such signs are characterized by predominantly displaying words and numbers, without displaying images or pictures.

Sign, Ground: A sign which is part of a self-supporting structure, other than a building or portion of a building.

Sign Illuminated: Any sign which is directly lighted by any electrical light source, internal or external, except light sources specifically and clearly operated for the purpose of lighting the general area in which the sign is located rather than the sign itself.

Sign, Outdoor Advertising: A sign which directs attention to a business, commodity, service, or entertainment, sold or offered elsewhere than the lot on which it is located.

Sign, Projecting: A sign which is affixed to a building wall and which extends horizontally more than 15 inches from said wall. It shall also mean a sign which is affixed to a canopy, awning or marquee and which extends horizontally more than 15 inches from said canopy, awning or marquee.

Sign, Promotional Business: A sign, temporary in nature, consisting of tinsel, advertising flags, searchlights, balloons, banners, wind devices, or similar advertising devices, whether or not the same contain any words or characters.

Sign, Real Estate: A temporary sign advertising the sale, rental, or lease of the lot or portion thereof on which the sign is located.

Sign, Revolving or Rotating: A sign or sign part which rotates or revolves.

Sign, Roof: A sign which is affixed to a roof, extended roof, pitched roof, or canopy, and which extends above the building wall or parapet wall.

Sign, Wall: A sign affixed to a building wall, canopy, awning, marquee or parapet wall, or a sign displayed in or on a window or door which does not extend horizontally more than 15 inches from the wall, canopy, awning, marquee, parapet wall, window or door, nor extend above the parapet wall.

Special Exception: A use or a design element of a use which is not permitted by right in a particular district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted by the Board of Adjustment, where specifically authorized by the Code, and in accordance with the substantive and procedural standards of the Code.

Static Message: An advertisement or message which, when displayed, contains no motion, flashing, changeable copy, running lights, variations in brightness, or animation.

Story: A room or set of rooms on one floor level of a building.

Storyboarding: The consecutive display of advertisements or messages on a sign, used to provide a continuing or evolving message, theme or story.

Street Frontage: See Frontage.

Street, Minor: All classifications of public streets not defined as major streets.

Street, Major: Includes all classifications of streets shown and defined by the Major Street Plan, except residential collector streets. It also includes freeways and freeway service roads.

Street, Perimeter: A public street, which abuts the exterior boundary of a residential or non-residential development.

Street Wall: The wall or part of the building nearest to the street line.

Street Yard: The minimum required yard (residential) abutting a public street or the area of a lot contained between the minimum required building setback line (nonresidential) and an abutting public street.

Structure: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, and includes buildings, parking areas, walks, fences, and signs.

Substantial Improvement: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with the existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Supplemental District: A zoning district to be mapped as an overlay to a use district and which modifies or supplements the regulations of the general district in recognition of distinguishing circumstances such as historic preservation or unit development while maintaining the character and purposes of the general use district area over which it is superimposed.

Tent: Any structure, enclosure, or shelter constructed of fabric or other pliable material supported by any manner except by air or the contents protected by the material. The horizontal area covered by the fabric or other pliable material shall be considered building floor area. In residential district a tent shall be considered a detached accessory building.

Top Plate: The horizontal timber directly carrying the trusses of a roof or the rafters.

Townhouse Development: A subdivision containing at least three townhouse lots.

Transition Time: The duration or interval of time between which each individual advertisement or message is displayed on any sign which is capable of sequentially displaying more than one advertisement or message on its display surface.

Transitional Living Center: A community-based residential facility that provides short-term (120 days or less) room and board in a supervised living environment utilizing counseling and rehabilitation services for persons with a history of juvenile delinquency, behavioral disorders, alcoholism or drug abuse.

Tree: A woody plant having one or more defined stems or trunks and as set forth within a list of trees certified by the Urban Forester of the City and adopted by resolution of the Planning Commission.

Variance: A relaxation of a restriction of the Code, granted by the Board of Adjustment, where by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation, condition or circumstance of a particular property, the literal enforcement of the Code restriction, would result in unnecessary hardship.

Veterinarian Clinic: A building used exclusively for the care and treatment of animals, including incidental overnight boarding of animals within the enclosed building, but excluding outside animal runs or boarding services.

Wind Device: Any flag, banner, pennant, streamer or similar device that moves freely in the wind.

Word: For the purpose of this Code, one word shall be deemed to be any of the following.

- A. Any word in any language found in any standard unabridged dictionary or dictionary of slang.
- B. Any proper noun or any initial.
- C. Any separate symbol or abbreviation, such as "&", "S", "%" and "INC".
- D. Any telephone number, street number or commonly used combination of numerals and/or symbols such as "\$5.00" or "50%".
- E. Any symbol or logo which is a registered trademark, but which itself contains no word or character.

F. Otherwise, each separate character is considered to be a word.

Yard: An open unoccupied space on a lot between a building and a lot line.

Yard, Front: A yard extending along the full length of the front lot lines between the side lot lines.

Yard, Required: The minimum permitted distance of open unoccupied space between a building and a lot line.

Yard, Rear: A yard extending along the full length of the rear lot line between the side lot lines.

Yard, Side: A yard extending along a side lot line between the front yard and the rear yard.

A P P E N D I X A

USE UNIT -- SUMMARY ZONING DISTRICTS

Use Units	AG	RE	RS1	RS2	RS3	RS4	RD	RT	RMH	RMO	RM1	RM2	RM3	PK	OL	OM	OMH	OH	CS	CG	CH	CBD	CO	MX-I	SR	IL	IM	IH		
1. Area-Wide Uses By Right	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X		
2. Area-Wide Exception Uses	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E#	E#	E#	E	E	E	E	S	E	E	E#	E	E		
3. Agriculture	X																									X	X	X		
4. Protection & Utilities	X	E	E	E	E	E	E	E	E	E	E	E	E	E		E	E	E	E	X	X	X	X	S	X	X	X	X		
5. Community Services & Similar Uses	E	E	E	E	E	E	E	E	E	E	E	E	E	E		E	X	X	X	X	X	X	S	X	E	E	E	E		
6. Single-Family Dwelling	X	X	X	X	X	X	X	X	E	X	X	X	X	X		X	X†	X†	X†	X*	X*	X*	X*	S	X					
7. Duplex Dwelling		E					E	X	X		X	X	X	X		X	X	E	E	X*	X*	X*	X*	S	X					
7a. Townhouse Dwelling									X		X	X	X	X		X	X	X	X	X	X	X	X	S	X					
8. Multifamily & Similar Uses	E*	E*	E*	E*	E*	E*	E*				X	X	X	X		E	X	X	X	X	X	X	X	S	X					
9. Manufactured Home Dwelling	E	E	E	E	E	E	E		X	E	E	E	E	E						E			E	S			E	E	E	
10. Off-Street Parking													E	E	X	X	X	X	X	X	X	X	X	S	X**	X	X	X	X	
11. Offices, Studios & Support Services	E*											E	E	E			X*	X	X	X	X	X	X	X	S	X	X	X	X	
12. Eating Establ. Other Than Drive-Ins																X				X	X	X	X	S	X		X	X	X	
12a. Adult Entertainment Establishments																				X*	X*	X*	X*	S	X**		E	E	E	
13. Convenience Goods and Services																E*	E*	E*	E*	X	X	X	X	S	X		X	X	X	
14. Shopping Goods and Services																				X	X	X	X	S	X**		X	X	X	
15. Other Trades & Services																				E	X	X	X	S	E		X	X	X	
16. Mini-Storage												E	E	E			E	E	E	E	E	X	X	X	S			X	X	X
17. Automotive & Allied Activities																				E	X*	X*	X*	S			X	X	X	
18. Drive-In Restaurants																				E	X	X	X	S			X	X	X	
19. Hotel, Motel & Recreation																E*			E*	X	X	X	X	S	E		E	E	E	
20. Commercial Recreation, Intensive	E																			E	E	E	E	S			E	X	X	
21. Signs & Outdoor Advertising																				X†	X†	X†	X†	S			X†	X†	X†	
22. Scientific Research & Development																					E	X	X	S	X	X	X	X	X	
23. Warehousing & Wholesaling																					E	X	X	S			X	X	X	
24. Mining & Mineral Processing	E																										E	E		
25. Light Manufacturing																					E	E	E				X	X	X	
26. Moderate Manufacturing																											E	X	X	
27. Heavy Manufacturing																											E	X		
28. Junk & Salvage Yards																											E	X		

X = USE BY RIGHT

E = USE BY EXCEPTION

S = SITE PLAN APPROVAL REQUIRED

* ONLY SELECTED USES †Must be within a mixed use building

= Residential Treatment and Transitional Living Centers are allowed by right in IL, OM, OMH, and OH Districts

**See Chapter 7a – Section 751 Table 1 for conditions

† = Use Unit 21 outdoor advertising signs shall only be permitted in a CS, CG, CH, CBD, IL, IM, or IH zoning district when located within a freeway sign corridor

APPENDIX B

INDEX OF LAND USES

Use Unit	Land Use
----------	----------

(A)

27	Abattoir (slaughter house)
11	Abstract Company
27	Acetylene Gas Manufacturing
27	Acid Manufacturing
5	Adult Day Care
2	Adult Detention Center
11	Advertising Agency
21	Advertising Signs
27	Agricultural Chemicals Manufacturing
3	Agriculture
17	Agriculture Implement Rental
17	Agriculture Implement Sales
15	Air Conditioning Service
17	Aircraft Sales
2	Airport
26	Alcohol Manufacturing
26	Aluminum Works or Foundry (brass, copper, Iron or steel)
4	Ambulance Service
27	Ammonia Manufacturing
20	Amusement Activities, NEC
13	Animal Grooming
3	Animal Raising
27	Animal Rendering
4	Antenna and Supporting Structure
14	Antique Shop
8	Apartments
25	Apparel Manufacturing
26	Appliance Manufacturing, Major Household Appliances
25	Appliance Manufacturing, Minor Household Appliances
15	Appliance Repair, Major Household Appliances (see definition)
14	Appliance Repair, Minor Household Appliances
14	Appliance Store
5	Aquarium
1	Arboretum
2	Area-Wide Uses by Exception
1	Area-Wide Uses by Right
20	Arena
15	Armature Rewinding Repair

Use Unit**Land Use**

15	Armored Car Service
27	Arsenals
5	Art Gallery (not operated for profit)
14	Art Gallery, Commercial
11	Art School
11	Artificial Limb and Corrective Shoe Sales (by prescription only)
11	Artist's Studio
14	Artist's Supply Store
27	Asphalt Manufacturing, Refining
8	Assisted Living Facility
15	Auctioneer
14	Auto Alarms Installation
17	Auto Body Repair and Painting
14	Auto Radio and Stereo Systems Installation
14	Auto Window Tinting
17	Automobile Rental
17	Automobile Sales, New, Used
28	Automobile Salvage Yards
23	Automobile/Truck Storage (off-site)
17	Automobile Wash
17	Automotive and Allied Activities
17	Automotive Painting
14	Automotive Parts and Accessories Store

(B)

14	Bail Bonds Office
15	Bait Shop
13	Bakery, Retail
25	Bakery Products Manufacturing
11	Ballet School
11	Bank
12a	Bar
15	Barber School
13	Barber Shop
26	Batch Plant
15	Beauty School
13	Beauty Shop
2	Bed and Breakfast Inn
12a	Beer Bar
23	Beer, Wine and Distilled Beverage Distributor
1	Benches and Bus Shelters
26	Beverage Manufacturing
14	Bicycle Shop
21	Billboard
19	Billiard Center, Family

Use Unit**Land Use**

12a	Billiard Parlor
15	Bindery
19	Bingo Facility, Commercial
25	Blacksmithing
15	Blade Sharpening Service
27	Blast Furnace
27	Bleaching Powder Manufacturing
14	Blood Bank and Plasma Center
8	Boarding House
17	Boat Sales
26	Boiler or Forge Works
14	Book Store
15	Bottle Gas
28	Bottles and Cans, Outdoor Salvage
25	Bottling Plant
19	Bowling Alley
26	Brewery
27	Brick, Tile or Terra Cotta Manufacturing
11	Broadcasting Studio
25	Brooms and Brushes Manufacturing
25	Building Contract Construction Service and Storage
14	Building Materials Store
25	Bus Maintenance Shop
1	Bus Shelter
2	Bus Station
15	Business Machine Repair
14	Business Machine Sale
11	Business School
21	Business Signs
27	Butane and Propane Manufacturing and Storage

(C)

15	Cabinet Maker
12	Cafe
12	Cafeteria
25	Candle Manufacturing
25	Candling or Processing Plant
14	Camera & Photography Supply
2	Camp, Day
17	Camper Sales
13	Candy Store
26	Canning and Preserving of Fruits and Vegetables
2	Carnival
15	Carpentry
25	Carpet Cleaning

Use Unit**Land Use**

15	Carpet Installation & Repair
14	Carpet Store
14	Caterer
26	Cellophane Manufacturing
26	Celluloid Manufacturing
27	Cement, Portland Manufacturing
2	Cemetery (see Section 1202.C.9)
25	Cesspool Cleaning
26	Cheese Manufacturing
3	Chick Hatchery
2	Children's Home
5	Children's Nursery
14	China, Glassware & Metalware Store
27	Chipping of Trees and Shrubs
27	Chlorine or Hydrochloric, Nitric, Picric, Sulphurous, Sulfuric Acid or Ammonia Manufacturing
2	Christmas Tree Sales
26	Chrome Plating
5	Church
2	Circus
2	City/County Health Department
25	Clothes Manufacturing
14	Clothing and Accessories Store
12a	Club, Night
2	Club, Social and Fraternal
27	Coal Yard
25	Coffee (Roasting) and Coffee Products Manufacturing
12	Coffee Shop
27	Coke Manufacturing
25	Cold Storage Plants
5	College, University
13	Commercial, Convenience
19	Commercial Recreation, Enclosed
20	Commercial Recreation, Intensive
13	Commercial Shopping
25	Communication Equipment, Including Radio Television Receiving Sets - Manufacturing
5	Community Center
1	Community Garden
8	Community Group Home
27	Compost Yard
15	Computer Repair
11	Computing Service
25	Concrete Construction Service
26	Concrete Brick and Block Manufacturing
26	Concrete Ready-Mix Plant

Use Unit**Land Use**

26	Confectionery and Related Products Manufacturing
13	Confectionery Store
2	Construction Facility (off-site)
25	Construction, Heavy - equipment storage/parking
2	Convalescent Home
13	Convenience Goods and Services
8	Convent
2	Convict Pre-release Center (also known as half-way house)
26	Cooperage Works
14	Copying Service
2	Correctional Community Treatment Center
26	Corrugated Metal Manufacturing
14	Cosmetic Shop
25	Costume Jewelry, Novelties Buttons - Manufacturing
14	Costume Rental Service
26	Cotton Bailing, Compressing and Ginning
26	Cotton Storage, Open
26	Cottonseed Oil Milling
2	Crematory
27	Creosote Manufacturing, or Treatment
1	Cultivation
5	Cultural Facility, NEC
26	Cutlery, Hand Tools, General Hardware Manufacturing

(D)

26	Dairy Products Manufacturing
13	Dairy Store
19	Dance Hall
11	Dance School
15	Data Processing Machine Repair
11	Data Processing Service
2	Day Camp
	Day Care Home (See "Family Day Care Homes" 402.5)
14	Day Labor Hiring Center
15	Decorating Contractor (interior remodeling)
12	Delicatessen
11	Dental Clinic, Laboratory
11	Dentist Office
14	Department Store
2	Detention Facility
26	Die Casting Manufacturing
25	Diesel Engine Repairs
15	Disinfecting and Exterminating Service
27	Disinfectant or Insecticide Manufacturing
27	Distillation of Bones, Coal or Wood

Use Unit**Land Use**

11	Doctor's Office
11	Drafting Service
20	Drag Strip
11	Drama School
14	Drapery, Curtain, Upholstery Store
15	Drapery Service
14	Dressmaking Shop
18	Drive-In Restaurant
20	Drive-In Theater
20	Driving Range, Golf
25	Drug Manufacturing
13	Drug Store
23	Drugs, Chemicals and Allied Products Distributor
15	Dry Cleaning/Laundry (less than 5,000 SF)
25	Dry Cleaning/Laundry, Industrial (more than 5,000 SF of floor area)
13	Dry Cleaning Pick-Up
23	Dry Goods and Apparel Distributor
14	Dry Goods Store
3	Dude Ranch
7	Duplex Dwelling
26	Dyestuff Manufacturing

(E)

12	Eating Establishment Other Than Drive-In
23	Egg Distributor
8	Elderly Housing
4	Electric Regulating Station (excluding storage yards or service garage)
15	Electrical Contractor
23	Electrical Goods Distributor
25	Electrical Lighting and Wiring Equipment Manufacturing
15	Electrical Repair Service
14	Electrical Supply Store
25	Electronic Components and Accessories Manufacturing
26	Electrical Machinery - Manufacturing
26	Electroplating
2	Emergency Shelter
27	Emery Cloth and Sandpaper Manufacturing
11	Employment Agency
19	Enclosed Commercial Recreation, NEC
27	Explosive Manufacturing or Storage
2	Extended Care Facility (nursing home)
15	Exterminating Service
24	Extraction, Mining

Use Unit**Land Use****(F)**

25	Fabricated Metal Products Manufacturing, NEC
20	Fairgrounds
19	Family Billiard Center
	Family Day Care Home (See 402.5.)
3	Farming
27	Fat Rendering
26	Feed Grinding and Processing
15	Fence, Fabrication, Installation, Repair
27	Fertilizer Manufacturing
26	Fiberglass Products Manufacturing
14	Filling Station, Gasoline
11	Financial Institution, other than pawn shop
11	Fine Arts School
1	Fire Alarm
4	Fire Station
27	Fireworks Manufacturing
3	Fishery
26	Flat Glass Manufacturing
26	Flavor Extracts and Flavoring Syrups Manufacturing
15	Flea Market, Indoors
2	Flea Market, Outdoors
1	Flood Management Project
14	Floor Coverings Store
13	Florist
26	Flour Mills
26	Food Products Manufacturing
13	Food, Specialty Store
1	Forestry
6	Foster Home
26	Foundry, Nonferrous Metal
8	Fraternity House
25	Freight Terminals
20	Frisbee Golf Course
15	Frozen Food Locker
2	Fruit and Vegetable Sales from Tents or Vehicles
15	Fuel Oil
11	Funeral Home
25	Fur Goods Manufacturing
14	Fur Storage
15	Furnace Cleaning and Repair
25	Furniture and Fixtures Manufacturing
23	Furniture and Home Furnishings Distributor
25	Furniture Packing and Crating
15	Furniture Repair

Use Unit	Land Use
----------	----------

14	Furniture Store
14	Furrier & Fur Shop

(G)

26	Galvanizing
27	Garbage Dump
23	Garbage Truck(s) Storage
14	Garden Supply Store
25	Garment Manufacturing
26	Gas (heating or illuminating) Manufacturing or Storage
14	Gasoline Service Station (one bay car wash)
11	General Business Office.
15	General Merchandising NEC
13	Gift Shop.
15	Glass Fabrication, Installation, Repair
26	Glass and Glassware (pressed and blown) Manufacturing
27	Glue, Gelatin or Size Manufacturing
20	Go-Cart Track
5	Golf Course
20	Golf Driving Range
2	Governmental Services, NEC
25	Grain Elevators
26	Grain Mill Products - Manufacturing
24	Gravel Mining
27	Gravel Crushing, Screening Washing
1	Grazing
15	Greenhouse
23	Groceries and Related Products Distributor
13	Grocery Store
27	Guided Missile Manufacturing
3	Guest Ranch
2	Gun Club, Private
14	Gunsmith
26	Guns, Howitzers, Mortars and Related Equipment Manufacturing
27	Gum and Wood Chemicals Manufacturing
19	Gymnasium, Commercial

(H)

23	Hardware, Plumbing, Heating Equipment and Supplies Distributor
14	Hardware Store
25	Hatchery, Fish/Fowl
19	Health Club/Spa
13	Health Food Store

Use Unit**Land Use**

25	Heating Construction Contract Service
15	Heating Equipment, Fabrication, Installation, Repair
26	Heat Exchangers Fabrication
2	Heliport
25	Heavy Construction, Equipment Storage/Parking
1	Historical Marker
14	Hobby Shop
14	Home Furnishing Store
	Home Occupation (see Section 402.A)
2	Homeless Center
3	Horticultural Nursery
5	Hospital
19	Hotel
15	Household Major Appliance Repair (see definition)
26	Household Major Appliance Manufacturing
25	Household Minor Appliance Manufacturing
14	Household Minor Appliance Repair
2	Hydroelectric Generation Plant

(I)

26	Ice Cream Manufacturing
13	Ice Cream Store
15	Ice Distribution Center
25	Ice Manufacturing
19	Ice Skating Rink
27	Incineration, Reduction of Dead Animals, Garbage, Refuse
26	Indoor Recycling Center for Metal, Paper, Glass & Plastic Products
25	Industrial Spray Painting and Other Solvent Use
	Industry
27	Heavy, NEC
25	Light, NEC
26	Moderate, NEC
27	Insecticide Manufacturing
25	Insulation Contractor
11	Insurance (claims adjustment -limit two bays - no repair)
15	Irrigation Equipment Contractor
11	Insurance Office
14	Interior Decorating, Retail Sales
11	Interior Design Consultant, No Retail Sales
26	Iron and Steel Foundries

(J)

2	Jail
---	------

Use Unit**Land Use**

15	Janitorial Service
15	Jewelry Fabrication
14	Jewelry Repair
25	Jewelry, Silverware and Plated Ware Manufacturing
14	Jewelry Store
28	Junk Yard, Outdoor Salvage
2	Juvenile Delinquency Center

(K)

15	Kennel
----	--------

(L)

11	Laboratory, Medical and Dental
26	Lamp Black Manufacturing
25	Lamp Shade Manufacturing
15	Landscape Contractor
11	Language School
14	Laundromat, Self-Service Coin Operated
25	Laundry, Industrial (nonpersonal goods)
13	Laundry, Pick-up
15	Laundry Service (5,000 sq. ft. maximum)
15	Lawnmower Repair
14	Leather Goods Store
25	Leather and Leather Products Manufacturing
5	Library
8	Life Care Retirement Center
27	Lime, Cement, Plaster of Paris Manufacturing
15	Linen Supply
27	Linoleum Manufacturing
26	Liquefied Petroleum Gas Sales and Services, Wholesale
14	Liquor Store
26	Livestock Auction Sales
11	Loan Office
14	Locksmith
2	Lodge, Private - Service
27	Lubricating Oils and Grease Manufacturing
14	Luggage Store
15	Lumber Yard
26	Lumber and Wood Products (except furniture) Manufacturing, NEC

(M)

25	Machine Shop
----	--------------

Use Unit**Land Use**

23	Machinery, Equipment and Supplies Distributor
26	Machinery (except electrical) Manufacturing
15	Mail Service
15	Major Appliance Repair (see definition)
9	Manufactured Home Dwelling
17	Manufactured Home Sales
	Manufacturing
27	Heavy, NEC
25	Light, NEC
26	Moderate, NEC
2	Marina
11	Massage Therapy
25	Masonry Construction Service
27	Match Manufacturing
25	Mattress and Bedding Renovator
25	Mattress Manufacturing
15	Mattress and Pillow Repair
2	Mausoleum
13	Meat Market
26	Meat Products Manufacturing
11	Medical Clinic, Laboratory
14	Medical, Dental, and Orthopedic Appliances and Supply
27	Metal Foundry , Ferrous Metals
26	Milling, Custom
24	Mineral Products Processing
24	Mining of Coal, Ores, Stone, Sand, Gravel or Top Soil
20	Miniature Auto Track
24	Mining
16	Mini-Storage
15	Model Home, Display only
11	Modeling School
8	Monastery
25	Monument Manufacturing
15	Monument Sales, excluding shaping
25	Mortician Goods Manufacturing
19	Motel
25	Motion Picture Production
19	Motion Picture, Theater, Enclosed
25	Motor Freight Depot/Terminal
17	Motorcycle Sales
23	Moving & Storage Facility
17	Moving Truck and Trailer Rental (maximum length 20 ft.)
8	Multifamily Dwelling
5	Museum
20	Music Concert, Outdoor Commercial
11	Music School

Use Unit**Land Use**

- 25 Musical Instruments and Parts Manufacturing
- 14 Musical Instrument Sales

(N)

- 25 Newspaper Publishing
- 13 Newsstand
- 12a Night Club
- 26 Nonferrous Foundries
- 26 Noodle Manufacturing
- 13 Novelty Shop
- 8 Novitiate
- 3 Nursery, Horticultural
- 2 Nursing Home
- 13 Nut Store

(O)

- 10 Off-Street Parking
- 11 Office & Studio
- 25 Office, Computing and Accounting Machines Manufacturing
- 11 Office, General
- 14 Office Furnishing Sales
- 14 Office Machine Sales
- 14 Office Supplies Store
- 15 Offset Printing and Engraving
- 14 Oil and Lubrication Service
- 26 Oil Cloth Manufacturing
- 26 Oil Compounding and Barreling
- 27 Oil Reclamation Plants
- 27 Oil Refinery
- 25 Oil Well Drilling and Cleaning Contracting Service
- 26 Oil Well Equipment Storage
- 2 Open Air Activities, Principal Uses
- 11 Optician or Optical Lab
- 14 Orthopedic Appliances Store
- 26 Other Fabricated Metals Products Manufacturing
- 15 Other Trades and Services, NEC
- 21 Outdoor Advertising
- 20 Outdoor Recreation NEC
- 15 Overhead Door Service
- 17 Overnight Campground for Recreational Vehicles

Use Unit**Land Use****(P)**

15	Packaging of Manufactured Products
25	Paint and Other Solvent Use
26	Paint Manufacturing
14	Paint Store
15	Painting Contractor
23	Paper and Paper Products Distributor
15	Paper Hanging
27	Paper or Pulp Manufacturing by Sulphide Process
28	Paper, Outdoor Salvage
26	Paper Products Manufacturing
5	Park, Public/Private
10	Parking
10	Parking Garage
27	Paving Plants
14	Pawn Shop
25	Pens, Pencils and Other Office/Artist Materials Manufacturing
14	Pet Shop
27	Petroleum Bulk Storage for Wholesale
27	Petroleum Refining
25	Pharmaceutical Manufacturing
14	Phonograph and Record Sales
14	Photo Finishing
11	Photocopying Service
11	Photography Studio
14	Photography Supply Store
11	Pharmacy, Prescription
26	Pickle, Sausage, Sauerkraut, Vinegar Manufacturing
26	Pickling, Fruits and Vegetables; Salad Dressing Manufacturing
14	Picture Framing
5	Planetarium
26	Planing Mill
2	Plant Sales, from Tents or Vehicles
1	Planting
15	Plastering Service
15	Plastic Materials Fabrication
27	Plastics/Rubber Manufacturing
28	Plastics, Outdoor Salvage
15	Plumbing Construction Service
14	Plumbing Fixture Sales
15	Plumbing Shop
4	Police Substation
1	Political Campaign Sign
20	Pony Rides
12a	Pool Hall

Use Unit**Land Use**

15	Portable Storage Buildings, Sales
2	Post Office
25	Pottery and Figurines or Other Similar Ceramic Products (only by electricity or gas)
26	Pottery and Related Products Manufacturing
3	Poultry Raising
2	Power Plant
26	Prefabricated House Manufacturing
11	Prescription Pharmacy, No Sundry
4	Pressure Control Station
25	Prestressed and Pretensioned Concrete Products Contractor
4	Pressure Control station
27	Primary Metal Industries, NEC
26	Printing Ink Manufacturing
25	Printing, Publishing and Allied Industries
2	Prison
12a	Private Club, Business
2	Private Club or Lodge, Service
5	Private School, Offering a Compulsory Education Curriculum
24	Processing of Mineral Products
25	Produce Market, Wholesale
25	Professional, Scientific and Controlling Instruments, Photographic and Optical Goods, Watches and Clocks Manufacturing
4	Protection and Services, Public
2	Protective Shelter
5	Public Park
5	Public Schools
5	Public Tennis Court
4	Public Utility Structures

(Q)

24	Quarrying
----	-----------

(R)

20	Race Track, Auto, Dog, Horse
19	Racquetball Club
26	Radioactive Service Company
14	Radio and Television Repair
14	Radio and Television Sales
11	Radio Station
28	Rags, Outdoor Salvage
27	Railroad Freight Terminal
27	Railroad Roundhouse or Shop
27	Railroad Yard
3	Ranching

Use Unit**Land Use**

26	Rayon or Cellophane Manufacturing.
26	Ready Built Home Manufacturing
14	Record, Tape and Compact Disc Sales
11	Recording Studio
19	Recreation, Indoor Commercial, NEC
17	Recreational Vehicle (RV) Sales
17	Recreational Vehicle Overnight Campgrounds
15	Recycling Drop-off Depot (all materials must be inside containers)
26	Recycling Center, Indoor - Metal, Paper, Glass & Plastic Products
14	Reducing Salon
26	Refrigerator Manufacturing
27	Refining, Petroleum and Other Crude Materials
27	Refuse Dump
27	Rendering Plant
15	Reproduction Services
22	Research, Scientific
1	Reservoir
	Residential
7	Duplex
9	Manufactured Home
8	Multifamily
6	Single-family
2	Residential Treatment Center
27	Resource Recovery Facility
12	Restaurant
18	Restaurant, Drive-In
8	Retirement Housing
15	Reupholstering
3	Riding Stable or Academy
2	Rifle and Skeet Range, Gun Club
19	Rifle Range, Enclosed
25	Roasting Coffee and Coffee Products Manufacturing
27	Rock Crusher
20	Rodeo Grounds
27	Rolling Steel Mill
25	Roofing Contracting Service
8	Rooming House
27	Rubber Manufacturing from Crude Materials
28	Rubber Tires, Outdoor Salvage
15	Rug Cleaners
15	Rug Repair

(S)

27	Salt Works
28	Salvage Yards, NEC

Use Unit**Land Use**

28	Salvaged or Dismantled Vehicles
26	Sandblasting (indoor)
27	Sandblasting (outdoor)
24	Sand and Gravel Extraction Operations
2	Sanatorium
2	Sanitary Landfill
25	Sash and Door Manufacturing
26	Sausage Manufacturing
27	Sawmill
	Schools
11	Art
11	Ballet
15	Barber
15	Beauty
11	Business
11	Dance
11	Drama
11	Fine Arts
11	Language
11	Modeling
11	Music
5	Offering a Compulsory Education Curriculum
5	Public
5	Private
1	Public or Private Offering a Compulsory Education Curriculum (Existing and legally operating on 1/1/98)
15	Trade
22	Scientific Research, Testing, Development
28	Scrap Iron, Outdoor Salvage
14	Secondhand Store
14	Self-Service Laundromat, coin operated
25	Septic Tank Service
14	Service Station, Gasoline
4	Services and Protection , Public
2	Sewage Disposal Facility
12a	Sexually Oriented Business
25	Sheet Metal Contracting Service
4	Shelter, Civil Defense, Storm
26	Shoddy Manufacturing (low grade wool)
26	Shoe Polish Manufacturing
14	Shoe Repair
14	Shoe Store
14	Shopping Goods and Services
1	Sidewalk
25	Sighting and Fire Control Equipment Manufacturing
21	Sign Advertising

Use Unit**Land Use**

25	Signs and Advertising Displays - Manufacturing
15	Sign Painting
	Signs
21	Advertising
21	Business
21	Political Campaign
1	Street
25	Signs and Advertising Displays - Manufacturing
6	Single-Family Dwelling
20	Skateboard Track
19	Skating Rink, Enclosed
27	Slaughtering of Animals
19	Slot Car Track
26	Small Arms Manufacturing
27	Smelting .
27	Soap Manufacturing
27	Soda Ash, Caustic Soda & Washing Compound Manufacturing
8	Sorority House
13	Souvenir Shop
26	Soybean Oil Milling
19	Spa/Health Club
26	Space Vehicles Manufacturing
14	Sporting Goods Store
25	Spray Painting
3	Stable
20	Stadium, NEC
26	Starch, Glucose, Dextrine Manufacturing
14	Stationery Store
26	Steel Fabrication Plant
27	Steel Mill
27	Stock Yard
24	Stone Quarrying
27	Stone Cutting and Stone Products Manufacturing
25	Stonework Contracting Service
26	Storage of Abandoned or Inoperative Vehicles reclaimed from Highway/Streets for sixty (60) days or less (excludes salvaged or dismantled vehicles)
23	Storage, General
16	Storage, Mini
23	Storage, NEC
28	Storage of Dismantled Autos or any Form of Junk
25	Store Fixture Manufacturing
27	Stove Polish Manufacturing
1	Street Sign
26	Structural Clay Products - Manufacturing
27	Structural Steel Plants
11	Studio and Office

Use Unit**Land Use**

- 27 Sugar Refining
- 19 Swimming Pool, Enclosed Commercial

(T)

- 14 Tag Agency, Automotive
- 14 Tailor Shop
- 27 Tallow, Grease, Lard Manufacturing or Refining
- 26 Tank and Tank Components Manufacturing
- 27 Tank Farm, Petroleum
- 27 Tanning, Curing or Storing of Leather and Rawhides or Skins
- 13 Tanning Salon
- 27 Tar Distillation or Manufacturing
- 27 Tar Roofing or Tar Waterproofing Manufacturing
- 12a Tavern
- 17 Taxi/Limousine Service
- 15 Taxidermist
- 14 Television Repair
- 14 Television Sales
- 11 Television Station
- 19 Tennis Club
- 20 Tennis Court, Commercial
- 5 Tennis Court, Public
- 15 Tent Rentals, Contractor
- 2 Tent Revival
- 26 Textile Mill Manufacturing
- 19 Theater, Motion Picture, Enclosed
- 1 Thoroughfare
- 11 Ticket Office
- 27 Tile Roofing Manufacturing
- 15 Tile Setting Service
- 26 Tire Recapping
- 23 Tobacco and Tobacco Products Distributor
- 26 Tobacco Manufacturing
- 13 Tobacco Shop
- 15 Tool and Equipment Rental Center
- 24 Top Soil Mining
- 7a Townhouse Dwelling
- 25 Toy, Amusement, Sporting and Athletic Goods Manufacturing
- 14 Toy Shop
- 15 Trade School, NEC
- 15 Trades and Services, NEC
- 27 Trades Emitting Objectionable Odor, Heat, Smoke, Noise
- 2 Transitional Living Center
- 26 Transportation Equipment Manufacturing
- 11 Transportation Ticket Office

Use Unit**Land Use**

17	Trailer Sales
27	Trash Transfer Station (all processing and storage within building or containers)
11	Travel Agency
25	Truck Freight Terminal (repair and storage of commercial contract carriers)
17	Truck Rentals (20 ft. or less in length)
23	Truck Rentals (more than 20 ft. in length)
17	Truck Sales
23	Truck Stop, Gasoline
23	Truck Wash
23	Trucking Establishment
14	Tune-up Service
27	Turpentine Manufacturing

(U)

25	Umbrella, Parasol and Cane Manufacturing
11	Union Hall (meetings only, no trade school)
5	University, College
15	Upholstery Repair Service
1	Utility Line

(V)

14	Variety Store
27	Varnish Manufacturing
17	Vehicle Repair and Service
28	Vehicular Parts Salvage
15	Vending Machine Sales, Service
26	Vegetable Oil Milling
14	Veterinarian Clinic/Hospital, Excluding Outside Animal Runs
19	Video Games
14	Video Rentals
26	Vinegar Manufacturing

(W)

14	Wall Paper Store
23	Warehouses, NEC
27	Washing Compound Manufacturing
28	Waste Paper Salvage and Reclamation
14	Watch Repair
20	Water Slide
4	Water Storage Facility
2	Water Treatment Plant
25	Water Well Drilling and Cleaning Service

Use Unit**Land Use**

25	Welding Equipment and Supply Manufacturing
25	Welding Shop
23	Wholesale Distributor
23	Wholesale Establishments, NEC
14	Wig Shop
1	Wildlife Preserve
15	Window Cleaning
27	Wood Preserving
15	Woodworking Shop
26	Wool Scouring, Hair Manufacturing
28	Wrecked Vehicles, Outdoor Salvage

(Y)

26	Yeast Manufacturing
----	---------------------

APPENDIX C

TULSA METROPOLITAN AREA PLANNING COMMISSION
MAJOR STREET AND HIGHWAY PLAN

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
1. Original adoption of Zoning Code		11676	7/01/70
2. Regulated non-conforming lot uses and buildings	1240.	11919	8/28/70
3. Amended temporary open air facilities from UU 2 to UU 4	1002. 1004.	11989	12/07/70
4. Amended BOA notice and appeals procedure	980. 1430. 1450. 1470. – 90. 1530.	11990	12/07/70
5. Permitted mobile homes by exception in RS, RD and RM districts	410. 440.	12063	3/02/71
6. Amended sign regulations	1021.	12074	3/18/71
7. Permitted UU 13 and UU 14 by exception in industrial districts	710. Table1	12075	3/18/71
8. Established regulations in floodplain supplemental districts -- repealed	810. – 50. 1800.	12376	2/17/72
9.	520. 540.	12403	4/--/72
10. Amended PUD regulations to permit two dwellings on one lot of record	930.	12523	7/25/72
11. Zoning clearing permit issuance fees and conditions	1310.4.	12670	1/--/73

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
12.		12868	7/03/73
	610. 640.		
13.		12874	7/09/73
Amended purposes, interpretation and jurisdiction text	110.		
14.		13088	2/--/74
Amended who may file for zoning amendment and fees	1440. 1530.		
15.		13176	5/14/75
Established floodplain supplemental district boundaries and PUD fees	201. 800. 970.		
16.		13341	1/14/75
Added parking and corridor chapters and RM-0 district; recoded code	Entire Code		
17.		13413	5/14/75
Limited detached accessory buildings to 750 sq. ft. and amended screening requirement in parking district	240.2.e. 540.2.		
18.		13449	7/21/75
Adopted flood hazard maps and regulations	201.		
19.		13660	7/08/76
Towers and antenna exempt from height limit per conditions	220.		
20.		13733	11/22/76
Permitted campaign signs under certain conditions	1201.2. 1201.3.		
21.		13863	5/23/77
Reduced required land area per dwelling unit in AG to 2.2 acres; added UU 6 and 7 to uses by exception in OL and OM districts; permitted barber and beauty shops by exception in OL and OM; added notice requirement for proposed PUD;	330. 610. 620. 640. 710.		

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
excluded junk yards from UU 26	740. 1226. 1730. Appendix A Appendix B		
22. Established floodway district and deleted floodplain supplemental district	200. 201. Chapter 10	14018	1/12/78
23. Established floodway district and deleted floodplain supplemental district	200. 201. Chapter 10	14083	3/22/78
24. Added conformity requirements with approved plans floodway regulations	1530. 1680. 1800.	14088	3/29/78
25. Computation of non-residential intensities in a PUD	1140.1.b.	14648	1/16/80
26. Amended how property may be used	204.	14777	6/05/80
27. Regulated adult entertainment business locations	750.	14823	8/04/80
28. Re-adopted the Zoning Code	Entire Code	14860	10/03/80
29. Required platting of certain exception uses; permitted UU 11 by exception in RM districts; clarified townhouse livability space permitted locations; added conditions to parking lots in RM-2 and RM-3 districts; amended setback requirements in CO district; increased map amendment publication fee	260. 410. 430. 440.9. 830. 1730.5.	15307	3/30/82

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
30. Permitted hotel/motel by exception in OMH and OH districts Amended definition of townhouse development	610. 1730.5. 1800.	15313	4/14/82
31. Deleted UU 10 as exception in RM-T and RM-O districts; and ???	410.	15314	4/14/82
32. Added off-street parking requirements for some uses in UU 19	1219.4.	15324	4/22/82
33. More than two persons in single-family dwelling sleeping rooms requires exception; clarified setbacks on cul-de-sacs; revised bulk and area requirements in RMH district; amended CO district signs; ??? feet and how measured; amended notice requirement Added definition for average ground elevation, building height and story	420.1. 430.1. 430.2. 820.2. 1730. 1800.	15476	10/05/82
34. Deleted exception for carport in required yard; clarified how maximum intensity of uses is calculated in PUDs; increased required parking for general office uses; deleted dry cleaning from UU 14 uses and added to UU 15 uses if less than 1500 sq. ft. and UU 25 uses if greater than 1500 sq. ft.; deleted vehicle painting from UU 17 uses and added to UU 25 uses; reduced uses included in UU 26	240.2. 850.3. 1120. 1140.1. 1170.3. 1211.4. 1214.2. 1215.2. 1217.2. 1225.2. 1226.2	15893	12/16/83
35. Increased maximum FAR in OL district from 0.25 to 0.30	630.	15972	3/16/84
36. Added special spacing and size requirements for outdoor advertising signs; added definitions for freeway and freeway sign corridor	1221.3. – 5. 1225.2. 1226.2. 1800.	15983	3/28/84

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
37. Created CBD district; required off-street parking in CH district; amended title of and added uses to UU 12; deleted certain UU 12 uses from the OH district and other changes; increased required parking for accessory facilities in hotels; amended parking nonconformity requirements; permitted nonconformities parking requirements to be modified by exception	200. 610. 700.5. 710. 750.2. 810. 910. 1200.4. 1212. 1219. 1310.C. 1400. 1470. 1680.1. 1730.3.b.2.	16076	6/29/84
38. Added regulation to nonconforming MHP and MH subdivisions	1050.3.	16117	8/27/84
39. Amended building inspector to code enforcement supervisor or neighborhood inspector and assigned duties; increased penalties for violations; established appeal process for administrative decisions	1500. 1520. 1610. 1630. – 60.	16147	10/04/84
40. Amended notice requirements for rezoning to require a map also be published	1730.3.a.	16190	11/07/84
41. Regulations for outdoor advertising signs	310. 810. 1130.2.b. 1221. 1430. 1800.	16291	3/13/85
42. Use conditions for outdoor advertising signs	1221.7.	16406	7/17/85
43. Satellite antennas	291. 1680.1.	16417	7/31/85

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
44. Outdoor advertising	1221.7	16406	7/17/85
45. Family day care homes	420.1-2 1800.	16467	10/22/85
46. Business signs	320.2.B 420.2.D 520.2. 620.2.D.-F. 820.2.C. 920.2.D. 1130.2.B. 1121.3. – 6. 1430.2. 1800.	16443	9/30/85
47. Wall/canopy	1221.5.	16519	12/17/85
48. Special housing	260. 310. 340. 410. 440.7. 610. 640.7. 710. 740.5. 810. 910. 940. 1202.2 1205.1. – 4. 1206.1. – 4. 1208.1. – 4. 1800.	16585	4/25/86
49. Clarified exception uses in RM districts	410. Table 1.	16595	5/22/86
50. Appeals to the district court pertaining to clerk of the board	1690.1.	16702	10/10/86

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
Increased dry-cleaning services maximum floor area from 1,500 to 3,000 square feet	1215.2.		
51. Removed spacing requirement between sexually- oriented businesses and non-arterial streets providing access to residentially zoned areas	750.2.	16675	9/19/86
52. Prohibited persons from exercising supervisory control, managing and operating sexually- oriented businesses in regulated areas	750.2.	16709	10/22/86
53. Added drive-in bank facilities uses as exception	601.	16739	12/26/86
54. Established of an RE zoning district	200. 240.2.E. 291.A. 400.1. – 7. 410. 430.1. 440.4 530. 630. 730. 1209.3 1320.F 1340.B. 1340.E. 1730.3.B.1 Appendix A	16918	11/12/87
55. Added zoning matrix	Appendix D	--	11/04/87
56. Established HP zoning district Added HP chapter	200. Chapter 10A. 1610. 1630. 1650. 1650.1. – 4. 1660.	17021	7/18/88

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
57. Prohibitions concerning sexually-oriented businesses	750.2.	17022	7/18/88
58. Added scientific research and development district Added UU 7a., townhouse dwelling Provisions for manufactured homes. Some changes reflect alternations in terminology: RM-T to RT, IR to SR, P to PK and added RS-4	Section 8-A. Section 1207a. 200. 240.3. 291. 310. 400.3. 400.5. – 7. 410. 420.2.D.2. 430. 440.3. 440.6. 520.1. 530. 610. 710. 740.6. 810. 860. – 864. 900. – 940. 1130.1. 1206. – 1209. 1211.2. 1217.2. 1221.3.I. 1222. 1320. 1680.1. – 2. 1730.3.B. 1800.	17104	12/30/88
59. Amended term administrative official	1600. 1610. 1630. 1640. 1650. 1660. 1670.1. – 2.	17071	11/09/88
60. BOA	1680.1.H.	17116	2/22/89

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
61. Added definition of sexually-oriented business	750.1.	17161	4/26/89
62. PUD street setback and parking requirements	1140.5. 1160.	17195	7/05/89
63. Permitted obstructions in required yards and residential accessory uses	210.B. 402.B.	17357	8/15/90
64. Established design off-street parking standards Modified the definition of off-street parking space	1303.A. 1800.	17379	9/27/90
65. Provided use conditions for schools	1205.C.2.	17425	1/08/91
66. Validity of other laws reference to the Federal Fair Housing Act Removed UU 8 from uses permitted by right in AG Removed UU 8 from uses permitted by exception in RE, RS, RD and added UU 5 permitted only in RM-2, RM-3 by exception Added sleeping rooms by exception if number exceeds 'family' size Added exception uses in residential districts Removed reference to children's nursery Removed reference to UU 8 Changed yard and height requirement to least restrictive in district or minimum lot size 12,000 Format change Added UU 8 uses allowed by exception Changed UU 5 uses allowed by exception Added UU 5 uses allowed by exception Added community group home, convent, monastery, novitiate, nursing home to UU 5 Added one acre lot area to school use Removed reference to neighborhood group home Added nursing home, community group home, convent, aquarium, day camp, planetarium private club or lodge Off-street parking and loading	101.B.1. 301. 401. 402.A. 404. 404.D. 404.F. – G. 404.F. 601. Table 1 701. Table 1 851. Table 1 901. Table 1 1205.B. 1205.B.2. 1205.B.4. 1206.B. 1205.B.5 – 7. 1205.D. 1206.D. 1208.D.	17515	6/20/91

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
Deleted	1206.B.2.		
Multifamily dwelling and similar uses	1208.B. 1208.C.1.b. 1208.C.2. 1208.C.3. 1800.		
Revised definitions for community group home, family, nursing home, residential treatment center, rooming and boarding house, transitional living center	1800.		
Added definition for personal care	1800.		
Deleted definition for neighborhood group home	1800.		
<hr/>			
67.		17563	9/04/91
Amended screening wall or fence	212. – 212.C.		
Added UU 28	901.Table 1		
Added junk and salvage yard	1200.		
Added junk and salvage yard as exception use	1225.B. 1226.B. 1227.B.		
Added junk and salvage yard text	1228.D. 1407.D. 1608.A.8. 1800.		
Revised the definition of abutting and added junk and salvage yard			
<hr/>			
68.		17579	9/30/91
Provided for home occupations by right and by exception in RS districts	402.A. 402.B.		
Provided restrictions for home occupations	404.B.		
Added definition for home occupation	1800.		
<hr/>			
69.		17563	3/01/92
Conditions for parking or storage of RVs	210.C.		
Conditions for parking or storage of RVs in AG	302.A. 302.B. 302.B.3.		
Conditions for parking or storage of RVs in RS	402.A. 402.B.7.		
Added definition for all weather surface and recreation vehicle	1800.		
<hr/>			
70.		17689	3/27/92
Deleted Chapter 10, FD District	1000.		
Removed FD supplemental zoning	200. 1608.A.		
Rezoned FD to AG	1703.C.2.d.		
Removed FD references from definitions	1800.		
<hr/>			

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
71.		17710	5/26/92
Deleted	208.C.		
Added antennas and their supporting structures as principal and accessory uses	210.B.9. 217.		
Added antennas as accessory uses and conditions in AG district	302.A. 302.B.c. 302.B.d.		
Added antennas as accessory uses and conditions in RS districts	402.A. 402.B.e. 402.B.f.		
Added public protection and utility facilities	1204.C.		
Structural non-conformities	1405.B.		
Exception uses	1608.A.9.		
72.		17808	11/12/92
One dwelling or manufactured home per lot	207.		
73.		17830	12/21/92
Use of signs and other devises	101.A.1.		
Added purposes of sign regulation	101.A.2. 210.B.3		
Added permitted obstructions	218.		
Added illumination standards	219.		
Added nuisances	220.		
Added strobe and rotating beacons prohibiting non-commercial signs	221.		
Accessory signs in office district	802.B.4.		
Accessory signs in corridor district	802.B.3.		
Accessory sign in scientific research district	852.B.3. – 5.		
Accessory signs in a PUD	1103.B.1.d. 1103.B.2.a. – c.		
Added office and studios	1211.E.		
Added eating establishments	1212.E.		
Added convenience goods	1213.E.		
Added shopping goods	1214.E.		
Added service stations	1216.E.		
Added business and outdoor advertising signs	1221.C.		
Added use conditions for business signs in CS	1221.D.		
Added use conditions for CG, CH, CBD, IL, IM, IH	1221.E.		
Added use conditions outdoor advertising	1221.F. 1221.G.		
Added scientific research	1222.E.		
Nonconforming signs	1403.A.		
Added strobe and beacon lights	1408.		
BOA exceptions	1608.A. 1608.A.13.		
Definitions for animation; arterial; changeable copy; character; display surface area; flashing illumination; movement; parking space, required off-street; sign; sign, business; sign, canopy; sign, ground; sign,	1800.		

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
illuminated; sign, outdoor advertising; sign, portable; sign, projecting; sign, promotional business; sign, real-estate; sign, revolving or rotating; sign, roof; sign, wall; wind device; word			
74.		17847	1/27/93
Added adult entertainment establishment	701. 1212a. 1408.		
Added dance halls	801. 1409.		
Added eating establishments other than drive-in	901.		
Added eating establishments	1212.		
Added hotel/motel and recreation	1219.		
Added parking non-conformities	1407.		
Added exception	1608.13 1609.14		
Definitions for accessory use bar; bar/tavern; beer bar; billiard center, family; billiard hall/pool hall; dance hall; intoxicating beverages, night club, nonintoxicating beverages; principal use restaurant; private club	1800.		
75.		17858	1/29/93
Residential district bulk and area	403.		
Added exception uses	1608.15		
76.		17879	2/25/93
Corrected numeration on strobe lights from 1408.	1410.		
77.		17880	2/22/93
Corrected asterisks for principal uses permitted	601.		
78.		17891	3/22/93
Amended family day care homes from 5 to 7 children	402.B.5.		
Amended definition for family day care from 5 to 7	1800.		
79.		17907	4/2/93
Included uses for tents and open air activities	1202.B.		
Use conditions for tents and open air activities	1202.C. 1212.C. 1213.C. 1214.C.		
Off-street parking for tents and open air activities	1212.D. 1214.D.		
Uses for tents and open air activities	1212a.C.		
Definition for floor area	1800.		

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
80.		---	---
Deleted portable signs	1221.H.		
Deleted non-commercial signs	1221.I.		
Deleted off-street parking and loading requirements	1221.J.		
<hr/>			
81.		17922	5/14/93
Added "or any Office District with a PUD Supplemental District" PUD	602.B.2.		
	1100.		
	1101.		
	1102.		
	1103.A.		
	1103.A.4.		
Deleted	1103.B.1.a. – e.		
PUD signs	1103.B.2.		
Deleted setbacks from abutting public streets	1104.		
Added open space	1104.E.		
Perimeter requirements	1105.		
Off-street parking and loading	1106.		
Administration of PUD	1107.		
Added application and development plan	1107.B.		
Added detail plans	1107.C.		
Added public hearing and planning commission action	1107.D.		
Added city council action	1107.E.		
PUD subdivision plat	1107.F.		
Issuance of building permits	1107.G.		
Amended amendments	1107.H.		
Amended appeal from minor amendment determination	1107.I.		
Abandonment	1107.J.		
<hr/>			
82.		17955	6/25/93
Parking requirements design for required parking areas	1205.D.		
	1211.D.		
	1215.D.		
	1219.D.		
	1225.D.		
	1226.D.		
	1227.D.		
	1300.		
	1303.		
	1305.		
Definitions	1800.		
<hr/>			
83.		18027	9/20/93
Added landscape requirements	1000.		
Added definitions for caliper, dripline, landscaped area, street yard	1800.		
<hr/>			

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
84. Adult bookstore	705.2.b.	18057	10/28/93
85. Method of measuring the height of accessory antennas	302.B.1. 402.B.1.	18107	12/23/93
86. Deleted UU 5	301. 401. 601. 701. 801. 851. 901. 301.	18225	7/24/94
Added community group home, convent, monastery, novitiate, adult day care and children's nursery by exception			
Added community group home, convent, monastery, novitiate by exception in RE, RS, RD districts	401.		
Added most uses in UU 5	1202.B.		
Added community group home, convent, monastery, novitiate from UU 5	1208.B.		
Added adult day care, children's nursery	1211.B.		
Amended Section 1211. title "Support Services"	1211.		
Definition for accessory use bar	1800.		
87. Corrected typographical error	402.B.4.d.	18297	
88. Added vehicle parking, storage on all-weather surface	222. 1407.E.	18328	11/14/94
89. Added staff level approval of some detail plans	1107.C.4	18329	11/14/94
90. Added bed and breakfast inns, parking requirements	1202.C.11 1202.D. 1800.	18428	4/12/95
Added definition			
91. Added "except for uses within Use Unit 2"	1402.F.	18464	5/04/95

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
92. Amended paragraph	1703.E.	18465	5/04/95
93. Adult day care and children's nursery by exception in OL district	601.	18499	6/29/95
94. Added mini-storage in RM-1 – RM-3 Added "and I of this Section" Added mini-storage use conditions in RM districts Mini-storage as exception use in office districts Corrected special housing provision in office Added mini-storage use conditions in office districts Mini-storage as exception in CS Mini-storage in CO Mini-storage in industrial Gas station, oil, lube, tune-up as UU 14 Parking conditions for gas, lube and tune-ups Mini-storage established as UU 16 Deleted mini-storage Deleted mini-storage parking requirements	401. 404.F. 404.I. 601. 604.G. 604.H. 701. 801. 901. 1214.B. 1214.D. 1216. 1217.B. 1217.D.	18605	12/22/95
95. Changed city commission references to city council Removed platting requirement for land rezoned to AG and deleted reference to UU 5 Deleted UU 12A as home occupation Permitted special housing facilities in UU 2 Provided for payment of fees Changed references from city commission to city council and city auditor to city clerk Provided for payment of fees and costs in zoning and BOA matters Nonconforming lots Fees and changed reference from city auditor to city clerk Changed reference from city auditor to city clerk Added definition for city council Amended definition for Major Street and Highway Plan	101.B.3. 213. 402.B.6.b. 402.B.6.c. 604.G. 854.B. 904.B. 805.B. 1054.G. 1054.I. 1107.B. 1703.A.1. 1404.A. 1404.B. 1604. 1609.A. 1703.D. 1800.	18641	3/06/96
96. Sponsor sign up to 15 sq. ft. at school, college, university, or public park	1202.C.12.	18750	7/05/96

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
97. Replaced "non-intoxicating beverages" with "low-point beer"	1212a.A.	18751	7/05/96
98. Deleted hose attachments as acceptable except with TMAPC approval Amended administrative procedures Added certification of code compliance requirement	1002.D.2.c. 1003.A.7. 1003.A.9. 1003.B.	18795	8/20/96
99. Definitions for abutting, accessory use bar, beer bar, billiard center, family, billiard hall/pool hall, night club, private club Added definition for low-point beer Deleted definition for non-intoxicating beverages	1800.	18796	8/20/96
100. Amended bulk and area requirements for multi-family and townhouse development Amend setback requirements for all multifamily dwellings Front yard screening height requirements Revised the intent of the Code to PUD references Added screening wall requirements for Use Unit 8 along RE and RS lot lines Added unenclosed off-street parking requirements for UU 8 be setback 25' from RE and RS	403.A. 212.A.2. 1104.A. 1208.C.5. 1302.C.	18942	2/13/97
101. Added location of wireless communication towers; exclusions; definitions; general requirements for all antennas and towers; administrative approval	1204.C.	18932	4/10/97
102. Unenclosed off-street parking areas with all-weather material except for non-required special events Added special event parking areas	1303.D. 1303.F.	18983	4/10/97
103. Amended antenna and tower requirements by exception uses Increased time period for special event parking by exception	1608.A.9. 1608.A.16.	19005	5/29/97

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
104.		19085	9/16/97
Height exceptions	208.		
Height adjustment by BOA	1608.A.17.		
105.		19217	2/27/98
Added UU 5	213.		
	301.		
	401.		
	601.		
	701.		
	801.		
	851.		
	901.		
	1205.		
Deleted satellite	217.		
Modified paragraph; added BOA approval on antennas; added assisted living term	217.D.		
Added temporary accessory tents	223.		
Added screening fences abutting freeways	224.		
Added extension of time limit on manufactured homes	404.E.1.		
Added auto painting and UU 12a within 150' of R district	701.		
Added uses to public uses	1201.B.3.		
Deleted uses included in UU 5	1202.		
Changed maximum days for tents to 179	1202.C.1.		
Parking private club, lodge, residential treatment Amended	1202.D.		
	1203.C.		
Added police substation	1204.B.		
Added effective date	1204.C.2.e.		
	1204.C.7.		
Amended hospital parking requirements	1205.C.		
Added assisted living	1208.		
Added parking for assisted living facility	1208.D.		
Added union hall, insurance claims, loan office	1211.B.		
Added adult amusement or entertainment parking	1212a.D.		
Added animal grooming, tanning salon	1213.B.2.		
Added uses	1214.B.		
Added 300' spacing requirement on some uses	1214.C.3.		
Added uses	1215.B.1.		
Added auto body painting, moving truck	1217.B.2.		
Amended parking requirements	1217.D.		
Parking requirements	1219.B.		
	1219.D.		
Added pony rides	1220.B.		
Added "where the sign is to be located"	1221.F.15.		
Redescribed included uses	1223.B.		
Added "or top soil"	1224.B.1.		
Delineate included uses	1225.B.		
	1226.B.		
	1227.B.		

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
Changed UU 2 to UU 5	1303.F.		
Changed definition for arterial	1800.		
Added definition for assisted living center, major appliance, tent			
<hr/>			
106.		19220	3/13/98
Added existing schools, UU 1 and use conditions	1201.B. 1201.C.2. 1201.D.		
Added schools as UU 1	1205.B.		
<hr/>			
107.		19500	3/15/99
Detention, emergency shelters, etc. are not allowed in RE, RS districts	401.		
Residential treatment, transition living allowed by right in OM, OMH, OH districts	601.		
Residential treatment and transition living allowed by right in IL	901.		
Spacing of detention, emergency shelters, etc. to ½ mile	1202.C.7.		
Added	1202.E.		
Signs posted on special exceptions	1603.B.3.		
Sign fee	1604.		
<hr/>			
108.		19989	12/22/00
Minor word change	1407.D.		
Exemption for nonconforming surface material, if alternative material existed prior to 7/01/70 for a consecutive period	1407.E.		
<hr/>			
109.		20138	6/15/01
Established 300' spacing distance for blood banks plasma center, day labor hiring centers, liquor stores and pawn shops; established standards of measurement	1214.		
<hr/>			
110.		20171	7/10/01
Permitted obstructions in required yards	210.B.		
Screening and setbacks from R districts	224.		
Home occupation	302.A.		
Accessory use conditions	302.B.1.e.		
Nursing home	304.C.		
Accessory residential provisions	402.B.1.		
Bulk and area requirements in R district	403.A.		
Added side yard in RM, single-family or duplex	403.A.8.		
Provided for barber and beauty shops in office	601.		
Accessory convenience goods and services and shopping goods and services	604.C.		

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
Deleted barber and beauty shop	604.		
Corrected reference to city council	604.		
	805.D.		
	805.E.		
	805.H.		
Provided restaurant and retail uses in industrial	901.		
Landscaped area	1104.E.		
Deleted core area requirements for duplex	1207.C.		
Deleted core area requirements for townhouse	1207a.C.		
Added use conditions for mini-storage	1216.C.4.		
Added off-street parking and loading requirements	1301.		
Added parking design standards	1303.A.3.		
Provided for shared parking	1305.		
Provided for nonconforming lots	1404.		
Provided notice requirements	1603.B.3.		
Provided required off-street parking may be located on lot other than lot containing principal use	1608.A.18.		
Definitions for livability space, parking area, structure	1800.		
<hr/>			
111.		20263	1/04/02
Provided for waiver of platting process and for accelerated release of building permits in certain circumstances	213.		
<hr/>			
112.		20691	10/06/03
Added carports as a permitted obstruction in the required front yard	210.B.10.		
Permitted certain carports within a required front yard by exception subject to Section 210.B.10.	402.B.1.b.		
Added criteria for exception requests to permit a carport in the required front yard	1608.A.19.		
Added definition for carport	1800.		
<hr/>			
113.		20790	2/16/04
Increased sexually oriented businesses spacing requirements from 500 to 1,000 sq. ft., and included UU 2, 5 uses that are frequented by or those caring for persons under 18	705.		
Nonconformities in sexually oriented businesses	1408.		
<hr/>			
114.		20952	10/15/04
Added requirement for BOA to determine spacing requirement compliance	1212a.C.5. 1606.C.		
Amended to specify notification of public hearing process for spacing requirement requests	1603.A. 1603.B.1.b. 1603.D.3.		

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
115. Modified definitions for dwelling, manufactured home; dwelling, single-family detached; manufactured home; mobile home; permanent foundation Added definition for modular home	1800.	21041	4/22/05
116. Added sign exceptions identifying that not all signs are subject to certain limitations Deleted accessory uses in AG district Deleted accessory uses in R districts Deleted accessory uses in the PK district Deleted accessory uses in O districts Modified accessory uses in SR district as related to business signs Deleted temporary signs Deleted non-prohibited signs Deleted promotional signs Amended wall and promotional signs Added clarifying terminology Amended definition for frontage Added definition for street, minor; street, major; street, frontage; street, perimeter	225. 302.B.2.c. – d. 402.B.4.c. – e. 502.B.2. 602.B.5. – 6. 852.B.3. 852.B.4. – 5. 1103.B.2.b.(7) 1221.C.4. 1221.C.9. 1221.E.3.c. 1800.	21100	8/16/05
117. Added "except as provided in Section 1221.C.14 of this title" Replaced term church for places of worship Deleted barber and beauty shops as accessory uses Clarified setbacks as building setback Added massage therapy, financial institution excluding bail bonds offices Added bail bond office as a service establishment Added bail bond office with spacing requirement, except within CBD district Added taxi/limousine service Added "except as provided in Section 1221.C.14." Changed building inspector to code official Deleted reference to board of commissioners Changed board of commissioners to city council Added election of vice chairperson and secretary Added definitions for place of worship, massage therapy Added bail bonds office (UU 14), massage therapy (UU 11), and taxi/limousine service (UU 17)	215. 400. 1205. 602.A.Table 603. 703. 903. 1211.B 1214.B.3. 1214.C.3. 1217.B.2. 1221.C.5. 1501.A. 1501.C. 1501.D. 1600. 1800. Appendix B	21542	6/07/07

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
118. Amended Use Unit 2 for special events permitted by right on non-right-of-way properties in CBD district Amended special events utilizing tents, canopied or open air activities be allowed by right on non-right-of-way properties in CBD district	701.Table 1202.B.	21637	10/15/07
119. Added footnote for outdoor advertising signs in UU 21 Added "shall be" and deleted "whether accessory or principle uses" Added digital signs and digital outdoor advertising signs Added reference to digital signs Added measuring guidelines Added 1221.F.4.C. Added "only" Replaced Added clarification language Changed neighborhood enforcement name Added definitions for dwell time; intersection signalized; NIT; sign, digital; sign, digital outdoor advertising; static message; storyboard; and transition time	701.Table 901.Table 1 702.B.3. 1221.B. 1221.C.1.d. 1221.C.2.a. – c. 1221.C.9. 1221.F.2. 1221.F.3. 1221.F.5. 1221.F.11.a. – c. 1221.C.2.e. – h. 1221.F.20. 1221.F.1. 1221.G. 1403.A.4. 1500. 1800.	21813	5/21/08
120. Added community garden reference Added community garden text Added definition for community garden Added community garden as UU 1	1201.B.1. 1201.C.3. 1800. Appendix B	22029	4/07/09
121. Added measuring guidelines Added consideration guidelines Added community group home text Revised community group home parking requirements Revised definition for community group home Added definitions for disability or disabilities and family	1202.C.7. 1202.E. 1208.C.5. 1208.D. 1800.	22149	11/12/09
122. Revised the quorum for certification of appropriateness reviews	1052.J.	22155	11/19/09

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
123. Added roof signs to downtown entertainment district Added definition for downtown entertainment district, signs, electronic message center or board	1221.C.10. 1800.	22205	3/17/10
124. Revised the Tulsa Preservation Commission section	1052.	22356	1/3/11
125. Revised ordinances related to restrictions on land uses. Corridor District lots exempt from Street frontage required Mixed unit buildings permitted in Office districts Bulk and area requirements for Office Districts Special Exeption uses in Office Districts Mixed-use buildings in Commercial Districts Use Unit 8 permissions (corrected on 7/19/2013) Bulk and Area equirements for Commercial Districts Special exception uses in Commercial Districts Accessory uses in Industrial Districts Parking and loading requirements PUD Parking and loading requirements eating establishments Adding other requirements "Mixed-use building" definition	206 601 603 604 701 701.Table 1 703 704 902 1106 1212 1212.E 1800	22432	5/27/11
126. Added FBC (Form based Code) to zoning districts	200	22473	7/27/11
127. Revised Chapter 8 Added new Section	801 802 804 805 806	22453	7/7/11
128. Changed 'Max. Ft.' to 'Min. Ft.' next to Rear Yards in Table 3 (Corrected on 6/5/2013)	403.A	18942	2/13/97
129. '#' added to Use Unit 2 for OM, OMH, & OH Districts in Table 1 (Corrected on 6/5/2013) 'C' dimension label moved to outer side of drawing on Figure 2 (Corrected on 6/5/2013)	601 1303	20171	6/28/01

ZONING CODE AMENDMENTS INVENTORY

DESCRIPTION	SECTION NUMBER(S)	ORDINANCE NUMBER	EFFECTIVE DATE
-------------	----------------------	---------------------	-------------------

130. Added 'Oil and Gas Drilling†' to included uses, † footnote in footnotes section, and ord. nos. listing after footnotes	1202.B	22516	8/25/11
---	--------	--------------	----------------

131. Added Chapter 7a - Mixed-Use Institutional District Provisions	Ch. 7a 200	23171	10/4/14
--	---------------	--------------	----------------