

COUNTY ZONING CODE

Tulsa County

Oklahoma

ADOPTED SEPTEMBER 15, 1980

BY RESOLUTIONS: 98254 AND 98255

Amendments Updated Through May 10, 2018

TULSA COUNTY ZONING AND PROPERTY RESTRICTIONS

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**TULSA COUNTY
ZONING CODE AMENDMENTS INVENTORY**

| DESCRIPTION | SECTION NUMBER(S) | RESOLUTION NUMBER | APPROVAL DATE |
|---|---|----------------------|------------------|
| 1. Added a provision for disannexed territory | 110.3 | 99591 | 05/11/81 |
| 2. Deleting subsections A, B, C & D and providing that the Board of Adjustment may impose a time limit and bonding requirement for mobile homes in R districts, except RMH. | 440.F | 99591 | 05/11/81 |
| 3. Oil & gas extraction deleted amended amended | 340. 340.3(b) 340.3(a) 1224(a).3 | 101883 | 06/14/82 |
| 4. Reducing Townhouse Livability Space Permit Hotels & Motels in OMH-BOA Amend Townhouse Def. 2 Dwellings | 430 610 1800 | 102103 | 07/19/82 |
| 5. Accessory Parking in RM-2 - BOA | 410 | 102104 | 07/19/82 |
| 6. Platting requirement for BOA Uses Building Setbacks in CO District Resolution Publication Fee | 260 830 1730.5 | 102105 | 07/19/82 |
| 7. Procedures relating to BOA court appeals | 1690.1 | 107856 | 09/10/84 |
| 8. Board of Adjustment procedures Oil storage tank locations | 1680. 1224(a).3 | 110236 | 05/28/85 |
| 9. Offices permitted by BOA in RM-1 and RM-2 only | 410 | 113922 | 05/27/86 |
| 10. Sexually oriented business management | 750.2 | 115919 | 12/22/86 |

**TULSA COUNTY
ZONING CODE AMENDMENTS INVENTORY**

| DESCRIPTION | SECTION NUMBER(S) | RESOLUTION NUMBER | APPROVAL DATE |
|--|----------------------|----------------------|------------------|
| 11. Drive-in bank facilities in an OL zoned district to require BOA approval | 610. | 115920 | 12/22/86 |
| 12. Add - "Zoning Matrix" | Appendix D | -- | 11/04/87 |
| 13. Amendments relating to provisions for Wild or Exotic animals | | 124409 | 11/16/88 |
| New Section | 291. | | |
| Amend Table 1 | 310. | | |
| Amended | 320.1 | | |
| New Requirements | 340.(E) | | |
| Amended | 420.1 | | |
| Amended | 1203.2 | | |
| New Definition | 1800. | | |
| 14. Require State Government to seek BOA approval for State Buildings | 110.3 | 137132 | 01/22/91 |
| 15. One dwelling unit or mobile home per lot | 208 | 147351 | 01/19/93 |
| 16. Adult Entertainment | | | |
| Create new Use Unit 19.a | 1219.a | 149499 | 07/19/93 |
| Add to Commercial Districts Table | 710 | | |
| Add to CO District Table | 810 | | |
| Add to Ind Districts Table | 910 | | |
| Definitions | 1800 | | |
| 17. Sexually Oriented Business 500' AG, AG-R | 750.2 | 150463 | 10/29/93 |
| 18. Wild and Exotic Animals: Definition | 1800 | 155701 | 03/27/95 |
| 19. Zoning Resolution Publication Fee | 1730.5 | 156048 | 05/01/95 |
| 20. Bed and Breakfast Inn Provision | 1202 | 156128 | 05/08/95 |

**TULSA COUNTY
ZONING CODE AMENDMENTS INVENTORY**

| DESCRIPTION | SECTION NUMBER(S) | RESOLUTION NUMBER | APPROVAL DATE |
|---|--|----------------------|------------------|
| 21. Multifamily | 250.1 430. 1140.1 1208.3 1330.C | 162461 | 01/09/97 |
| 22. Communication Antennas and Towers | 220.C 292. 310. 320. 420.2 1204. 1680.1 | 164496 | 06/23/97 |
| 23. Mini-Storage | 410 440 610 640 710 810 910 1200 1214 1216 1217 | 2138-806 | 12/22/97 |
| 24. Agricultural District Regulations | 208 310 320 330 420 430 440 1202 1800 1800 Appendix B Add: Adult Day Care | 184303 | 04/08/02 |
| 25. Business Signs & Outdoor Advertising Signs | 310 1221.4 | 210100 | 05/05/08 |

**TULSA COUNTY
ZONING CODE AMENDMENTS INVENTORY**

| DESCRIPTION | SECTION NUMBER(S) | RESOLUTION NUMBER | APPROVAL DATE |
|--|----------------------|----------------------|--------------------------------------|
| 26. Changes related to adoption of new Subdivision and Development Regulations | | 243982 | 03/12/18 – effective 5/10/2018 |
| Zoning Clearance | 260 | | |
| Site Plan Review | 850 | | |
| Purposes | 850.1 | | |
| County Commission Action on Site Plan Review | 850.4 | | |
| Restrictive Covenants | 850.5 | | |
| Issuance of Building Permits | 850.6 | | |
| General Provisions | 1120 | | |
| Livability Space | 1140.3 | | |
| Building Height and Yards | 1140.4 | | |
| Perimeter Requirements | 1150 | | |
| Off-Street Parking and Loading | 1160 | | |
| Restrictive Covenants | 1170.5 | | |
| Issuance of Building Permits | 1170.6 | | |
| Amendments | 1170.7 | | |

CHAPTER 1
TITLE, PURPOSES, INTERPRETATION AND JURISDICTION

100. Title

110. Purposes, Interpretation, and Jurisdiction

SECTION 100. TITLE

The following land use regulations applicable to the unincorporated areas of Tulsa County shall be known and may be cited as "The Tulsa County Zoning Code."

SECTION 110. PURPOSES, INTERPRETATION, AND JURISDICTION

110.1 Purposes

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 County; and promoting the development of the County in accordance with a comprehensive plan.

110.2 Interpretation

A. 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.

B. 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.

C. Tense and Definition

For the purposes 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.

110.3 Jurisdiction

A. Territorial Jurisdiction

The zoning power hereby conferred shall not apply to the erection, installation, and use of structures and equipment, by public service corporations subject to the jurisdiction and regulation of the Corporation Commission of the State of Oklahoma, or other similar state or federal regulatory bodies; nor to the erection or use of the usual farm buildings for agricultural purposes or the planting of agricultural crops. This Code shall be in full force and effect in the unincorporated areas of Tulsa County, Oklahoma, but not including those areas subject to the zoning powers of any incorporated municipality.

B. Disannexed Territory

When any territory shall be brought into the zoning jurisdiction of the Tulsa County by disannexation, such territory shall be deemed to be in 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.

Property which was assigned a residential, office, commercial or industrial classification by a municipality previous to disannexation would be considered by the Board of County Commissioners for a comparable zoning classification, in accordance with the procedural requirements set out in Chapter 17, provided the owner of such property notifies the Board of County Commissioners, in writing, of the action disannexing the property in question.

CHAPTER 2
GENERAL PROVISIONS

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| 202. | Official Zoning Map Established |
| 203. | District Boundary Description and Interpretations |
| 204. | Limitation on Land Use |
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| 207. | Street Frontage Required |
| 208. | One Single-Family Dwelling Per Lot of Record |
| 220. | Height Exceptions |
| 230. | Lot Area and Width Exceptions |
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| 291 | Wild or Exotic Animals |
| 292. | Communication Antennas |

SECTION 200. ZONING AND SUPPLEMENTAL ZONING DISTRICTS ESTABLISHED

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

| | |
|------|--|
| AG | Agriculture District |
| AG-R | Agriculture – Residential Single-Family, Rural Development |
| RE | Residential Single-Family, Estate District |
| RS | Residential Single-Family District |
| RD | Residential Duplex District |
| RM-T | Residential Multifamily Townhouse District |
| RM-0 | Residential Multifamily Lowest Density District |
| RM-1 | Residential Multifamily Low Density District |
| RM-2 | Residential Multifamily Medium Density District |
| RMH | Residential Mobile Home Park District |

| | |
|-----|---|
| P | Parking District |
| OL | Office Low Intensity District |
| OM | Office Medium Intensity District |
| OMH | Office Medium – High Intensity District |
| CS | Commercial Shopping Center District |
| CG | Commercial General District |
| CH | Commercial High Intensity District |
| CO | Corridor District |
| IR | Industrial Research and Development District |
| IL | Industrial Light District |
| IM | Industrial Moderate District |
| IH | Industrial Heavy District |
| FD | Floodway District |
| PUD | Planned Unit Development (Supplemental Zoning District) |

SECTION 202. OFFICIAL ZONING MAP ESTABLISHED

The locations and boundaries of the various districts as defined herein shall be established by resolution and shall be shown and delineated on the Official Zoning Map of Tulsa County, Oklahoma. The Official Zoning Map shall be maintained by the Board of Adjustment, Tulsa County, Oklahoma, 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 203. 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 204. 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 nonconforming and may continue as regulated by Chapter 14, Nonconformities.

SECTION 205. 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 206. 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 in the County Clerk's Office.

SECTION 207. 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 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, and a lot within an approved Townhouse Development.

SECTION 208. ONE SINGLE-FAMILY DWELLING PER LOT OF RECORD

Not more than one single-family dwelling or mobile home may be constructed or otherwise placed on a lot, except in the case of a lot which is within an approved Planned Unit Development, in an RMH district, or in an AG district, with the exception in the AG district that there be no more than two dwellings per lot.

SECTION 220. 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 structures.
- B. Belfries, chimneys, coupoles, domes, elevators, penthouses, flagpoles, monitors, smokestacks, spires, cooling towers and ventilators, provided they are not intended for human occupancy.
- C. Height and location restrictions shall not be applicable to radio communication facilities owned, operated and maintained by any city, county, state or federal governmental entities.

SECTION 230. 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 240. YARDS

240.1 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.

240.2 Permitted Yard Obstructions

Obstructions are permitted in required yards as follows:

- A. Cornices, canopies, eaves, fireplaces, and similar architectural features may project not more than two feet into a required yard.
- B. Fire escapes may project not more than 4-1/2 feet into a required yard.
- C. Fences, hedges, plant materials and walls may be located in any yard provided that corner traffic visibility is maintained in accordance with the safety standards of the Tulsa County Engineer. Fences and walls within yards shall not exceed a height of eight feet. Any fence or wall which projects into or encloses a required front yard shall not exceed a height of four feet. The Board of Adjustment, as a special exception, may modify these limitations.
- D. Signs which are permitted as accessory uses in residential districts, may be located within any yard which is bounded by a public street.
- E. In the RS District, detached accessory buildings may be located in a rear yard provided the accessory buildings in the aggregate do not cover more than 20% of the area of the rear yard or exceed 750 square feet of floor area, whichever is less.
- F. Swimming pools, tennis courts, and fallout shelters.
- G. Mobile home hitches.
- H. Carports by special exception requiring Board of Adjustment approval.
- I. Customary accessory structures, such as clotheslines, barbecue pits and playground equipment.

240.3 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 except on a hard surface area constructed of an all-weather material. Within the RM Districts, except the RM-T District, 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 241. 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 the application of (C) or (D) above, the front yard or building setback shall not be reduced to less than five feet plus 1/2 of the right-of-way width designated on the Major Street Plan for the abutting street, or five feet plus 25 feet if the street is not designated on the Major Street Plan.

SECTION 250. SCREENING WALL OR FENCE

250.1 Specifications

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.

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, the screening wall or fence:

- A. Shall be constructed with customarily used fencing materials, and shall be designed and arranged to provide visual separation of uses irrespective of vegetation.
- B. Shall not be less than six 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.
- C. Shall be constructed with all braces and supports on the interior, except when both sides are of the same design and appearance.
- D. Shall be erected prior to the occupancy of the building or initiation of the use required to be screened.

250.2 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.

250.3 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 provide visual separation of uses.
- B. Modify the screening requirement where an alternative screening will provide visual separation of uses.
- C. Grant an extension of time to erect a screen where properties which are to be benefited by the screen are undeveloped.
- D. Remove the screening requirement where the purposes of the screening requirement cannot be achieved, or is prohibited by other ordinances and/or regulations.

SECTION 260. ZONING CLEARANCE

The requirements of this section are intended to help ensure that rights-of-way, streets, sidewalks and other public improvements are in place and adequate to serve proposed developments in accordance with applicable regulations.

For any land which has been rezoned upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units 2, 4, 5, 8, and 20, no building permit or zoning clearance permit shall be issued until the subject lot or parcel for which the permit is sought has been determined to be in compliance with all applicable design and improvement requirements of the Tulsa Metropolitan Area *Subdivision and Development Regulations*, as evidenced by submittal of a recorded subdivision plat or ALTA/ACSM survey and separate recorded legal instruments.

SECTION 270. MAJOR STREET PLAN

"The Tulsa City-County Major Street and Highway Plan," hereinafter referred to as "The Major Street Plan" as adopted by the Board of County Commissioners of Tulsa County, Oklahoma, on September 15, 1980, Resolution No. 98255, or as it may hereinafter be amended by resolution, is hereby adopted by reference and made a part hereof.

SECTION 280. 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.

SECTION 290. CODE OF ETHICS

The Board of County Commissioners, 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 291. WILD OR EXOTIC ANIMALS

The keeping or raising of wild or exotic animals as defined in Chapter 18 of this Code, is permitted only in an Agriculture District (AG) and only as a business with Board of Adjustment approval as a Special Exception. New businesses shall meet the requirements set out in Section 340, Requirements for Special Exception Uses in the Agriculture Districts. Existing businesses must hold a valid Commercial Breeders License issued by the Oklahoma Department of Wildlife or the United States Department of Agriculture

permitting the operation of existing business and shall apply for and obtain a Zoning Clearance Permit within 90 days from the effective date of this amendment.

A Zoning Clearance Permit for any such existing business or any such new business shall be issued by the Building Inspector only after an on-site inspection to determine that the facilities conform to the application for a Special Exception as approved by the Board of Adjustment (in the case of a new business), and are appropriate for the keeping and raising of the animals confined, and adequate for the protection of the public health, safety and welfare. Such Zoning Clearance Permit shall permit the operation of the business only for so long as the operator maintains a valid Commercial Breeders License issued by the Oklahoma Department of Wildlife or the United States Department of Agriculture permitting the operation of such new or existing business. The Building Inspector shall solicit the aid of a qualified professional(s) in the field to inspect the facilities before issuing the permit.

The keeping or raising of wild or exotic animals for any reason is prohibited in all other zoning districts, except for a zoo, circus or carnival as authorized by this Code.

SECTION 292. COMMUNICATION ANTENNAS

Communication antennas are regulated as follows:

- A. Antennas and their supporting structures which are principal uses on the lot 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 320 of this Code.
- C. Antennas and their supporting structures which are accessory uses in a residential district are regulated by Section 420 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.

CHAPTER 3

AGRICULTURE DISTRICT PROVISIONS

- 300. Purposes
- 310. Principal Uses
- 320. Accessory Uses
- 330. Bulk and Area Requirements
- 340. Special Exception Uses, Requirements

SECTION 300. PURPOSES OF AGRICULTURE DISTRICT

300.1 Purposes of the AG 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.

300.2 Purposes of the AG-R Agriculture - Residential District

The Agriculture - Residential District is designed to recognize the need for rural residential acreage subdivisions which combine an urban development scheme with some of the uses permitted in any Agricultural District, i.e., limited farming and animal raising.

SECTION 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS

The principal uses permitted in the Agriculture District and Agriculture -Residential 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 and Agriculture - Residential District are set forth in Table 1.

Table 1

Use Units Permitted in the Agriculture Districts*

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

* X = Use by Right

E = Special Exception

** = The keeping or raising of wild or exotic animals shall require a special exception. See Section 291 and 340 of this Code.

*** = Antenna and Supporting Structures require BOA approval (Section 1204.3)

**** = Nursing home, community group home, convent, monastery and novitiate are the only uses within Use Unit 8 permitted by special exception.

*****= Except when located within a recorded residential subdivision zoned AG, which has been filed of record with the County Clerk prior to July 1, 1985, the drilling of oil and gas shall require a Board of Adjustment Special Exception. See Section 340, Requirements for Special Exception Uses in Agricultural Districts.

*****= Temporary Mobile Home:

The placement of a single-wide manufactured home on an AG or AG-R zoned lot is permitted on a temporary basis while a single-family dwelling is being constructed on the same lot, subject to the following conditions:

1. A mobile home for temporary dwelling purposes shall be allowed only if and where a permanent dwelling is being constructed upon the premises.
2. In no case shall both the mobile home and the dwelling under construction be occupied.
3. If the lot is non-conforming as to lot area or width, it shall have a lot area of no less than one acre nor a lot width of less than 100 feet.
4. The mobile home installation shall meet all Department of Environmental Quality regulations.
5. The location of the mobile home shall conform to all required yards, height and off-street parking requirements of the district in which located.
6. The temporary, single-wide manufactured home shall be allowed on the property for a maximum of two years from the date of the issuance of the permit for the single-family dwelling being constructed on the same lot or until construction of the single-family dwelling is complete, whichever occurs first.

SECTION 320. ACCESSORY USES IN AGRICULTURE DISTRICTS

320.1 Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in an Agriculture District and Agriculture - Residential District are permitted in such districts; however, the keeping of wild or exotic animals as defined in Chapter 18 of this Code is not a permitted accessory use.

In addition, the uses set forth in Table 2 are permitted as accessory uses.

Table 2

Accessory Uses Permitted In the Agriculture Districts

| Uses | Districts | |
|---------------------------------------|-----------|--------|
| 1. Bulletin Boards | AG | AG-R |
| 2. Home Occupation* | AG | AG-R |
| 3. Identification Signs | AG | AG-R |
| 4. Real Estate Signs | AG | AG-R |
| 5. Antennas and Supporting Structures | AG | AG-R |
| 6. Family Day Care Home | AG** | AG-R** |

*By Special Exception requiring Board of Adjustment approval subject to the requirements set forth in Section 440.B.

**Must meet requirements in Chapter 420.2.D.

320.2 Accessory Use Conditions

A. General Conditions

1. 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.
2. Accessory buildings shall meet the minimum yard or building setback requirements.
3. 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.

4. Structures other than a dwelling or customary accessory building which are used to support accessory antennas (including guy lines) shall:
 - (1) not exceed 65 feet in height, measured from the average ground elevation at the residential dwelling to the highest horizontal point of the antenna supporting structure;
 - (2) not encroach upon the land or airspace of any abutting property; and

The restrictions established by this section may be modified by Board of Adjustment special exception approval, subject to the minimum requirements for special exception approvals and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

B. Accessory Signs in the AG and AG-R Districts

1. 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 12 square feet in surface area, nor 15 feet in height, and illumination, if any, shall be by constant light.
2. One identification sign may be erected on each street frontage of a permitted nonresidential use. The sign shall not exceed 32 square feet in surface area, nor 15 feet in height, and illumination, if any, shall be by constant light.
3. A real estate sign advertising the sale, rental, or lease of the premises may be erected on each street frontage of the premises. Such sign in an AG District shall not exceed 80 square feet in surface area, nor 15 feet in height. Such sign in an AG-R District shall not exceed 16 square feet in surface area, nor eight feet in height.

SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS

Table 3

Bulk and Area Requirements in the Agriculture Districts*****

| Districts | AG | AG-R |
|--|-----|------|
| LOT WIDTH (Min. Ft.) | 150 | 150 |
| LOT AREA (Min. Acres) | 2 | 1 |
| LAND AREA PER DWELLING UNIT (Min. Acres) | 2.1 | 1.1 |
| 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 right-of-way designated on the Major Street Plan, or 25 feet if not designated on the Major Street Plan, (Min. Ft.) | | |
| Arterial and Freeway Service Road | 35 | 35 |
| Not an Arterial | 35 | 35 |
| SIDE YARDS (Min. Ft.) | | |
| One side yard | 15 | 15 |
| Other side yard | 15 | 15 |
| REAR YARD (Min. Ft.) | 40 | 40 |
| BUILDING HEIGHT (Max. Ft.)* | 35 | 35 |
| *Farm building for agricultural purposes. | NA | NA |

*****If more than one dwelling unit is allowed on a single lot, the dwellings shall be separated by a distance of 30 feet or more.

SECTION 340. REQUIREMENTS FOR SPECIAL EXCEPTION USES IN THE AGRICULTURE DISTRICTS

The Special Exception Uses permitted in the AG Agriculture District and AG-R Agriculture - Residential 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 Districts 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. Oil and Gas Extraction:
 - 1. Applicant shall provide date subdivision recorded with the County Clerk if the well is to be located within the boundaries of the subdivision.
 - 2. Applicant shall provide plot plan depicting well location, working/reserve pit, storage tanks and distances from nearest residences.

3. Applicant shall provide a drilling schedule indicating the estimated depth of well, estimated time to drill and type of equipment to be used, type of pumping device and maintenance and rework procedures.
 4. Applicant shall indicate the safety features to be employed and screening fences to be erected.
- D. A nursing home, community group home, convent, monastery and novitiate shall meet the use conditions as set forth in Section 1208.3 of this Code.
- E. Wild or Exotic Animals:
1. The applicant shall provide the following information:
 - a. Types of wild or exotic animals to be kept or raised.
 - b. The size of the property and the type and size of the facilities in which the wild or exotic animals are to be confined.
 - c. The staff and operating standards of the business.
 - d. Evidence of a current, valid Breeder's License from the Oklahoma Department of Wildlife or Dealer's License from the United States Department of Agriculture.
 - e. Other information as requested by the Board of Adjustment.
 2. The Board may approve the special exception after finding that:
 - a. The special exception will be in harmony with the spirit and intent of the Code.
 - b. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public health, safety and general welfare.

CHAPTER 4
RESIDENTIAL DISTRICT PROVISIONS

- 400. Purposes**
- 410. Principal Uses**
- 420. Accessory Uses**
- 430. Bulk and Area Requirements**
- 440. Special Exception Uses, Requirements**

SECTION 400. PURPOSES OF RESIDENTIAL DISTRICTS

400.1 General Purposes

The Residential Districts are designed to:

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

400.2 Purposes of the RE Residential Estate District

The RE District is designed to permit and conserve single-family detached dwellings in suitable environments on large lots at suburban densities.

400.3 Purposes of the RS Residential Single-Family District

The RS District is designed to permit and conserve single-family detached dwellings in suitable environments at urban densities.

400.4 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.

400.5 Purposes of the RM-T Residential Multifamily Townhouse District

The RM-T 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.

400.6 Purposes of the RM Residential Multifamily Districts

The RM-0, RM-1, and RM-2 Districts are designed to permit the development and conservation of multifamily dwelling types, such as garden apartments and townhouses, in suitable environments in a variety of densities to meet the varying requirements of families.

400.7 Purposes of the RMH Residential Mobile Home Park District

The RMH District is designed to recognize mobile home living as a residential use necessitating location in residential areas yet requiring regulation to insure a suitable living environment.

SECTION 410. 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 or RD 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, or as authorized by Section 1680.1(G). 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 | RM | RMH |
| 1. | Area-Wide Uses by Right | X | X | X | X | X |
| 2. | Area-Wide Special Exception Uses | E | E | E | E | E |
| 4. | Public Protection & Utility Facilities | E | E | E | E | E |
| 5. | Community Services & Similar Uses | E | E | E | E | E |
| 6. | Single-Family Dwelling | X | X | X | X | E |
| 7. | Duplex Dwelling | | E | X | X | |
| 8. | Multifamily Dwelling & Similar Uses | E** | E** | E** | X**** | |
| 9. | Mobile Home Dwelling | E | E | E | E | X |
| 10. | Off-Street Parking | | | | | E***** |
| 11. | Offices and Studios | | | | | E***** |

Table 1 (cont.)

Use Units Permitted in Residential Districts*

| Use Units | | Districts | | | | |
|-----------|--|-----------|---|--|--|--------|
| 16. | Mini-Storage | | | | | E***** |
| 24.(a) | Oil and Gas Extraction | | | | | |
| | | E | E | | | |
| *X= | Use by Right | | | | | |
| E= | Special Exception | | | | | |
| **= | Nursing home, community group home, convent, monastery and novitiate are the only uses within Use Unit 8 that are permitted by special exception in the RE, RS and RD Districts. | | | | | |
| ***= | Multifamily dwellings, other than townhouses, are not permitted in the RM-T District. | | | | | |
| ****= | Off-street parking for multifamily and townhouse uses is permitted in RM-2 Districts only when accessory to and abutting the residential use which it is intended to serve. | | | | | |
| *****= | Permitted in RM-1 and RM-2 Districts only. | | | | | |

SECTION 420. ACCESSORY USES IN RESIDENTIAL DISTRICTS

420.1 Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in a Residential District are permitted in such district; however, the keeping or raising of wild or exotic animals as defined in Chapter 18 of this Code shall not be permitted as an accessory use.

In addition, the following uses set forth in Table 2, are permitted as accessory uses.

Table 2

Accessory Uses Permitted in Residential Districts

| Uses | | Districts |
|------|-----------------------|------------------|
| 1. | Home Occupations | All R Districts* |
| 2. | Sleeping Rooms | |
| | Two persons | All R Districts |
| | More than two persons | All R Districts* |
| 3. | Shelters | All R Districts |

Table 2 (cont.)

Accessory Uses Permitted in Residential Districts

| Uses | | Districts |
|-------------|--|--------------------------|
| 4. | Signs: | All R Districts |
| | Bulletin Board | |
| | Identification Sign | |
| | Real Estate | |
| | Construction Sign | |
| 5. | Swimming Pool | All R Districts |
| 6. | Management Office and Private | |
| | Recreation, Laundry and Storage Facilities | RM-0, RM-1, RM-2 and RMH |
| 7. | Antennas and Supporting Structures | All R Districts |
| 8. | Family Day Care Home | All R Districts |

* By Special Exception requiring Board of Adjustment approval.

420.2 Accessory Use Conditions

A. General Conditions

1. 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.
2. A detached accessory building shall not be located in the front or side yard or encroach upon a minimum building setback line, but this limitation shall not apply to carports, provided the minimum required front yard or side yard or setback line is observed.
3. Within the rear yard, a detached accessory building shall be located at least three feet from any interior lot line.

4. 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:
 - a) the antenna supporting structure is considered part of the residential building and shall comply with the building height restrictions of the district; and
 - b) 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. This provision does not apply to principal use antennas or to antennas which are accessory to uses requiring Board of Adjustment approval.
5. Structures other than a dwelling or customary accessory building which are used to support accessory antennas (including guy lines) shall:
 - a) be located in the rear yard only, and shall be limited to one such structure;
 - b) not exceed 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;
 - c) not encroach upon the land or airspace of any abutting property, and
 - d) not exceed 24 inches in width above 25 feet in height, exclusive of guy lines.

The restrictions established by this section may be modified by Board of Adjustment special exception approvals and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

B. Sleeping Rooms

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

C. Signs

1. One 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 12 square feet in surface area, nor 15 feet in height, and illumination, if any, shall be by constant light.
2. One identification sign may be erected on each perimeter street frontage of a multifamily development, mobile home park, single-family subdivision or permitted nonresidential use. The sign shall not exceed 32 square feet in surface area, nor 15 feet in height, and

illumination, if any, shall be by constant light.

3. During the period of construction, a temporary sign advertising the construction of improvements on the premises, may be erected on each perimeter street frontage of the development. The sign shall not exceed 400 square feet in surface area, nor 15 feet in height, and illumination, if any, shall be by constant light.
4. 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 8 square feet in surface area, nor 8 feet in height, and illumination, if any, shall be by constant light.

D. Family Day Care Homes

- a. Must be licensed by the State of Oklahoma Department of Human Services.
- b. Must obtain a Zoning Clearance Permit from the Building Inspector if established after the effective date of this amendment.
- c. A maximum of seven children, including those pre-school children under five 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 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 herein, may continue as otherwise regulated herein.

SECTION 430. BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS

430.1 Bulk and Area Requirements in the RE, RS, RD, and RM Districts

| Table 3 | | | | | | | |
|--|--------|-------|-------|-------|--------|--------|-------|
| Bulk and Area Requirements in the RE, RS, RD & RM Districts* | | | | | | | |
| Districts | | | | | | | |
| | RE | RS | RD | RM-T | RM-0 | RM-1 | RM-2 |
| LOT WIDTH (Min. Ft.) | | | | | | | |
| One Family | 150 | 60 | 60 | 60 | 60 | 60 | 60 |
| Two Family | | | 60 | 60 | 60 | 60 | 60 |
| Multifamily (other than RM-T) | | | | | 100 | 100 | 50 |
| LOT AREA (Min. SF) | | | | | | | |
| One Family | 22,500 | 6,900 | 6,900 | 6,900 | 6,000 | 6,000 | 6,000 |
| Two Family | | | 6,900 | 6,900 | 6,900 | 6,900 | 6,900 |
| Multi-Family (other than RM-T) | | | | | 10,000 | 10,000 | 6,000 |
| LAND AREA PER D.U. (Min. SF) | | | | | | | |
| One Family | 26,250 | 8,400 | 8,400 | 8,400 | 7,500 | 7,500 | 7,500 |
| Two Family | | | 4,200 | 4,200 | 4,200 | 4,200 | 4,200 |
| Multi-Family (other than RM-T) | | | | | | | |
| Within a PUD | | | | | 2,800 | 1,700 | 1,200 |
| Not within a PUD | | | | | | | |
| One bedroom or less | | | | | 3,600 | 2,200 | 1,400 |
| For each additional bedroom add | | | | | 400 | 400 | 400 |
| TOWNHOUSE DEVELOPMENT** | | | | | | | |
| Development Width (Min. Ft.) | | | | 70 | 70 | 70 | 70 |
| Lot Width (Min. Ft.) | | | | 20 | 20 | 20 | 20 |
| Lot Area (Min. SF) | | | | 1,600 | 1,600 | 1,600 | 1,600 |

Table 3 (cont.)

Bulk and Area Requirements in the RE, RS, RD & RM Districts*

Districts

| | RE | RS | RD | RM-T | RM-0 | RM-1 | RM-2 |
|--|--------|-------|-------|-------|-------|-------|-------|
| Land Area (of Development), per D.U. (Min. SF) | | | | 3,600 | 4,000 | 3,000 | 2,200 |
| STRUCTURE HEIGHT(Max. Ft.) | 35 | 35 | 35 | 35 | 35* | 35* | 35* |
| LIVABILITY SPACE PER D.U., (Min. SF)*** | 12,000 | 4,000 | 2,000 | 1,200 | 1,200 | 600 | 200 |
| 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 & Freeway Service Road | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| Not an Arterial | 35 | 25 | 25 | 10 | 25 | 25 | 10 |
| REAR YARDS (Min. Ft.) | 25 | 20 | 20 | 20 | 20 | 20 | 10 |
| SIDE YARDS (Min. Ft.)***** | | | | | | | |
| One Side Yard | 15 | 5 | 5 | 5 | 10 | 10 | 10 |
| Other Side Yard | 15 | 5 | 5 | 5 | 10 | 10 | 10 |

| | |
|-------|--|
| * | 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. |
| ** | A minimum of three (3) townhouse lots. |
| *** | Required livability space within a townhouse development may be provided anywhere within said townhouse development. |
| **** | Except where a lot or portion of 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. |
| ***** | Does not apply to interior lot line of townhouse developments. |

430.2 Bulk and Area Requirements in the RMH District

A. The Mobile Home Park Development:

| | |
|---|-------------------|
| Tract Area (Min.) | 5 acres |
| Tract Width (Min.) | 100 feet |
| Land Area per Dwelling Unit (Min.) | 5,445 square feet |
| Livability Space per Dwelling Unit (Min.) | 300 square feet |

Livability Space shall be provided in common areas of not less than 7,500 square feet, located so as to be conveniently accessible to the mobile homes it is intended to serve.

Front Yards and any Yards Abutting a Public Street:

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. (Min.)

Abutting an Arterial and Freeway Service Road 35 feet

Not Abutting an Arterial or Freeway Service Road 25 feet

Side Yards (Min.)

One Side Yard 10 feet

Other Side Yard 5 feet

Rear Yard (Min.) 10 feet

Height (Max.) one-story

B. Internal Requirements:

Mobile Home Space (Min.), exclusive of streets, required off-street parking and required Livability space. 3,000 square feet

Separation between Mobile Homes (Min.) 15 feet

Minimum Internal Private Street Surfacing Width 24 feet

Mobile Home Setback From Centerline of an Internal Private Street (Min.) 22 feet

C. Mobile Home Subdivisions:

A mobile home park development containing a tract area of not less than 5 acres may be subdivided to permit individual ownership of mobile home spaces, provided the resulting lots shall comply with the bulk and area requirements set out below and a subdivision plat incorporating the bulk and area requirements is submitted to, and approved by, the Planning Commission and filed of record in the Office of the County Clerk where the property is located.

| | |
|---|-------------------|
| Land Area per Dwelling Unit (Min.) | 6,000 square feet |
| Lot Size (Min.) | 4,000 square feet |
| Livability Space per Dwelling Unit (Min.) | 1,000 square feet |
| Height (Max.) | one-story |

Front Yard and Any Yard Abutting a Public Street:

Measured from Centerline; 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.
(Min.)

| | |
|--|---------|
| Abutting an Arterial and Freeway Service Road | 35 feet |
| Not Abutting an Arterial or Freeway Service Road | 25 feet |
| Side Yards (Min.): | |
| One Side Yard | 10 feet |
| Other Side Yard | 5 feet |
| Rear Yard (Min.) | 10 feet |

SECTION 440. 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.

- 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:
 - 1. The home occupation shall be engaged in only by the family or person occupying the dwelling as a private residence. No person shall be employed in the home occupation other than a member of the immediate family residing on the premises.

2. No signs, display or advertising on premises, visible from outside the lot, shall be permitted. 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.
 3. The home occupation shall be conducted entirely within an enclosed principal building or customary accessory building.
 4. No mechanical equipment shall be used which creates a noise, dust, odor or electrical disturbance.
 5. No exterior alterations of the structure shall be made which would detract from the residential character of the structure.
 6. Outside storage or display of materials or items associated with the home occupation is prohibited.
 7. A maximum of 500 square feet or 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 an all weather surface, on the lot containing the home occupation and shall be of a type customarily found in a residential district.
- C. In an RS District, 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 the RE and RS Districts, children's nurseries shall comply with the lot width, lot area, height and yard requirements for single-family use and in addition, a maximum floor area ratio of .5 shall apply.
- E. In an RMH District, a single-family dwelling shall comply with the bulk and area requirements set out in Section 430.2(C).

- F. In the R Districts, excepting RMH, mobile home dwelling use shall comply with the lot area requirement for a single-family dwelling located within the district, and further provided the Board of Adjustment may impose a time limit and require the posting of a removal bond in the granting of such exception.
- G. Except as provided above, and Sections 230 and 1208.3, 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 10,000 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.
- H. 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 Bulk and Area requirements of the OM District, except no structure shall exceed two stories in height.
- I. Oil and Gas Extraction:
1. Applicant shall provide date subdivision recorded with the County Clerk if the well is to be located within the boundaries of the subdivision.
 2. Applicant shall provide plot plan depicting well location, working/reserve pit, storage tanks and distances from nearest residences.
 3. Applicant shall provide a drilling schedule indicating the estimated depth of well, estimated time to drill and type of equipment to be used, type of pumping device and maintenance and rework procedures.
 4. Applicant shall indicate the safety features to be employed and screening fences to be erected.
- J. Mini-storage facilities located in RM-1 and RM-2 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 a public street shall be 50 feet, plus ½ the right-of-way designated on the Major Street Plan when adjacent to an arterial street or freeway service road and 35 feet if adjacent to a nonarterial street;
3. The minimum building setback from a freeway and all other boundaries is 10 feet, provided, however, the Board of Adjustment may allow a five foot building setback in this instance if the wall of the building is also to be used to meet the screening requirement in item 11 of these requirements. Any spaces between perimeter buildings shall require construction of an eight foot masonry wall between buildings;
4. Exterior building walls 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.
5. The floor area ratio (FAR) shall not exceed 0.5;
6. 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;
7. No hazardous, toxic or explosive materials are permitted to be stored in such facilities
8. 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 district, but may be 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.
9. The development site should have frontage on and access to an arterial street.
10. 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 SF of display surface area or 2/10 of a SF of display surface per lineal foot of street frontage (whichever is greater) and illumination, if any, of the sign shall be by constant light;
11. A screening fence or masonry wall (to be determined by the Board of Adjustment) a minimum of eight feet in height is required along the lot line or lot lines in common within an R district unless the developer opts to develop in accordance with item 3 of these requirements.

**CHAPTER 5
PARKING DISTRICT PROVISIONS**

- 500. Purposes
- 510. Accessory Uses
- 520. Principal Uses
- 530. Bulk and Area Requirements
- 540. General Use Conditions

SECTION 500. PURPOSES OF THE PARKING DISTRICT

The purpose of the P Parking District is:

- A. To permit the establishment of 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 510. PRINCIPAL USES PERMITTED IN THE PARKING DISTRICT

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 District * | | |
| | 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 520. ACCESSORY USES IN THE PARKING DISTRICT

520.1 Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in a Parking 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 the Off-Street Parking District | | |
| | Uses | District |
| 1. | Identification Signs | P |
| 2. | Real Estate Signs | P |
| 3. | Attendants Building | P |

520.2 Accessory Use Conditions

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

SECTION 530. BULK AND AREA REQUIREMENTS IN THE PARKING DISTRICT

| Table 3 | |
|---|-----|
| Bulk and Area Requirements in the Off-Street Parking District | |
| Lot Frontage (Min. Ft.) | 20 |
| Maximum percent of lot coverage of buildings and unenclosed parking surface area | 90% |
| Building setback from abutting RE, RS or RD District boundary lines (Min. Ft.) | 10* |
| 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. (Min. Ft.) | |
| Arterial & Freeway Service Road | 15 |
| Not an Arterial | 10 |

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

SECTION 540. GENERAL USE CONDITIONS IN THE PARKING DISTRICT

| | |
|----|--|
| A. | A minimum of ten percent 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 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 non-arterial street shall be screened by the erection and maintenance of a screening wall, fence, landscaped berm, or combination thereof, three feet in height along the property line opposite the adjacent R District. |
| C. | Additional design standards shall apply as set forth in Section 1340 of this Code. |

**CHAPTER 6
OFFICE DISTRICT PROVISIONS**

- 600. Purposes
- 610. Principal Uses
- 620. Accessory Uses
- 630. Bulk and Area Requirements
- 640. Special Exception Uses, Requirements

SECTION 600. PURPOSES OF THE OFFICE DISTRICTS

600.1 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:

- A. Establishing bulk and area controls.
- B. Requiring off-street parking and loading facilities.
- C. Establishing the several districts necessary to meet the need of a variety of office types.
- D. Controlling the number, area, location, and types of signs.

600.2 Purposes of the OL Office Low Intensity District

The OL District is designed to facilitate the development and preservation of low intensity office development.

600.3 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.

600.4 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.

SECTION 610. 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 |
| 1. | Area-Wide Uses | X | X | X |
| 2. | Area-Wide Special Exception Uses | E | E | E |
| 5. | Community Services & Similar Uses | E | X** | X** |
| 6. | Single-Family Dwelling | E | E | E |
| 7. | Duplex Dwelling | E | E | E |
| 8. | Multifamily Dwelling and Similar Uses | E | E | E |
| 10. | Off-Street Parking | X | X | X |
| 11. | Offices and Studios | X*** | X | X |
| 16. | Mini-Storage | E | E | E |
| 19. | Hotel, Motel and Recreational Facilities**** | | | E**** |
| * | X = Use by Right | | | |
| | E = Special Exception | | | |
| ** | Emergency and protective shelter permitted by special exception only. | | | |
| *** | Drive-in bank facilities, whether a principal or accessory use, require Board of Adjustment approval in OL Districts. | | | |
| **** | Limited to hotel and motel | | | |

SECTION 620. ACCESSORY USES PERMITTED IN OFFICE DISTRICTS

620.1 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 |
| Barber & Beauty Shops | OL* OM*, OMH* |
| Construction Sign | All Districts |
| Convenience Goods & Services & Shopping Goods & Services | OM*, OMH* |
| Eating Places, Other Than Drive-Ins | OL, OM, OMH |
| Private Clubs | OM*, OMH* |
| Real Estate Sign | All Districts |

*By Special Exception requiring Board of Adjustment approval, subject to the requirements set forth in Section 640.

620.2 Accessory Use Conditions

A. General 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.

B. Eating Places Other Than Drive-Ins

1. Permitted accessory eating places are limited to the uses included in Use Unit 12, designed and located for the convenience of the occupants of the principal building.
2. The eating places shall be located entirely within the principal building.
3. The eating place shall not occupy more than 5% of the gross floor area of the building in which located.

C. Business Signs

In the OL, OM, and OMH Districts, one business sign, not exceeding 32 square feet in surface area may be erected on each street frontage of a lot. Ground signs shall not exceed the height of the building in which the principal use is located or 20 feet, whichever is lower. No business sign shall be located within 50 feet of any R District if visible from such district. Illumination, if any, shall be by constant light.

D. 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 160 square feet in surface area, nor exceed 15 feet in height, and illumination, if any, shall be by constant light.

E. 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 surface area, nor 15 feet in height, and illumination, if any, shall be by constant light.

SECTION 630. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS

| Table 3 | | | |
|---|------------------|-----------|------------|
| Bulk and Area Requirements in the Office Districts | | | |
| | Districts | | |
| | OL | OM | OMH |
| LOT AREA MINIMUM (Sq. Ft.) | NA | NA | NA |
| FRONTAGE (Min. Ft.) | | | |
| Arterial & Freeway Service Road | 75 | 100 | 100 |
| Not an Arterial | 50 | 50 | 50 |
| FLOOR AREA RATIO (maximum) | .25* | .50 | 2.0 |

| Table 3 (cont.) | | | |
|--|---|------|------|
| Bulk and Area Requirements in the Office Districts | | | |
| | Districts | | |
| SETBACK FROM CENTERLINE OF ABUTTING STREET | | | |
| (Min. Ft.) Measured from centerline of abutting street; add, to the distance designated in the column to the right, 1/2 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 & Freeway Service Road | 50 | 50 | 50 |
| Not an Arterial | 25 | 25 | 25 |
| SETBACK FROM ABUTTING AG OR R DISTRICT BOUNDARY LINES (Min. Ft.) | | | |
| BOUNDARY LINES (Min. Ft.) | 10 | 10** | 10** |
| BUILDING HEIGHT (Max. Ft.) | 1 Story | NA | NA |
| * | The Board of Adjustment may allow by special exception a floor area ratio (maximum) of .40. | | |
| ** | 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. | | |

SECTION 640. 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. Multifamily use in the OM and OMH Districts shall comply with the bulk and area requirements of the RM-2 District.

- C. Convenience goods and services and 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 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 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 230 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. Barber and beauty shops may be permitted as either accessory or principal uses in an OL, OM, or OMH District by special exception.
- G. Special housing facilities in Use Unit 5 (Community Services), 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.
- H. Mini-storage facilities located in the Office Districts shall comply with the following requirements:
 - 1. Building height is limited to 12 feet, provided, however, if the facility contains 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 a public street shall be 50 feet, plus $\frac{1}{2}$ the right-of-way designated on the Major Street Plan when adjacent to an arterial street or freeway service road and 35 feet if adjacent to a nonarterial street;
 - 3. The minimum building setback from a freeway and all other boundaries is 10 feet; provided, however, the Board of Adjustment may allow a five-foot building setback in this instance if the wall of the building is also to be used to meet the screening requirement in item 11 of these requirements. Any spaces between perimeter buildings shall require construction of an eight-foot masonry wall between buildings;
 - 4. Exterior building walls 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.
 - 5. The floor area ratio (FAR) shall not exceed 0.5.
 - 6. 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;
 - 7. No hazardous, toxic or explosive materials are permitted to be stored in such facilities.
 - 8. 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 district, but may be 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;
 - 9. The development site should have frontage on and access to an arterial street;

10. Only one business 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 SF of display surface area or 2/10 of a SF of display surface area per lineal foot of street frontage (whichever is greater) and illumination, if any, of the sign shall be by constant light.
11. A screening fence or masonry wall (to be determined by the Board of Adjustment) a minimum of eight feet in height is required along the lot line or lot lines in common with an R district unless the developer opts to develop in accordance with item 3 of these requirements.

**CHAPTER 7
COMMERCIAL DISTRICT PROVISIONS**

| | |
|------|--|
| 700. | Purposes |
| 710. | Principal Uses |
| 720. | Accessory Uses |
| 730. | Bulk and Area Requirements |
| 740. | Special Exception Uses, Requirements |
| 750. | Location of Sexually-Oriented Businesses |

SECTION 700. PURPOSES OF COMMERCIAL DISTRICTS

700.1 General Purposes

The Commercial Districts are designed to:

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

700.2 Purposes of the CS Commercial 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.

700.3 Purposes of the CG General Commercial District

The CG District is designed to:

- A. Accommodate existing development of mixed commercial uses which are well established, while providing a degree of protection to adjacent residential areas.
- B. Accommodate the grouping of certain commercial and light industrial uses which are compatible with one another.

700.4 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.

SECTION 710. 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 |
| 1. | Area-Wide Uses | X | X | X |
| 2. | Area-Wide Special Exception Uses | E | E | E |
| 4. | Public Protection and Utility Facilities | X | X | X |
| 5. | Community Services and Similar Uses | X | X | X |
| 6. | Single-Family Dwelling | E | E | E |
| 7. | Duplex Dwelling | E | E | E |
| 8. | Multifamily Dwelling and Similar Uses | E** | E** | X |
| 10. | Off-Street Parking Areas | X | X | X |
| 11. | Offices and Studios | X | X | X |
| 12. | Eating Places Other Than Drive-Ins | X | X | X |

Section 710. Cont.

| Table 1 (cont.) | | | | |
|--|---|-----------|----|----|
| Use Units Permitted in Commercial Districts* | | | | |
| Use Units | | Districts | | |
| No. | Name | CS | CG | CH |
| 13. | Convenience Goods and Services | X | X | X |
| 14. | Shopping Goods and Services | X | X | X |
| 15. | Other Trades and Services | E | X | X |
| 16. | Mini-Storage | E | X | X |
| 17. | Automobile and Allied Activities | E | X | X |
| 18. | Drive-In Restaurants | E | X | X |
| 19. | Hotel, Motel and Recreational Facilities | X | X | X |
| 19.(a) | Selected Entertainment Establishments | X | X | X |
| 20. | Commercial Recreation, Intensive | E | E | E |
| 21. | Business Signs and Outdoor Advertising | X | X | X |
| 22. | Research and Development | | E | X |
| 23. | Warehousing and Wholesaling | | E | X |
| 25. | Light Manufacturing and Industry | | E | E |
| *X= | Use by Right | | | |
| E= | Special Exception | | | |
| **= | Nursing home, community group home, convent, monastery and novitiate are permitted as a matter of right; all other uses within Use Unit 8 permitted by special exception. | | | |

SECTION 720. ACCESSORY USES PERMITTED IN COMMERCIAL DISTRICTS

720.1 Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in a Commercial District are permitted in such district.

720.2 Accessory Use Conditions

- A. Accessory buildings shall meet the minimum building setback lines of the applicable district.
- B. 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.
- C. Signs in the Commercial Districts, whether accessory or principal uses, are subject to the use conditions of Use Unit 21.

SECTION 730. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS

| Table 2 | | | |
|--|-----------|-----------|-----------|
| Bulk and Area Requirements in the Commercial Districts | | | |
| | CS | CG | CH |
| FRONTAGE (Min. Ft.) | | | |
| Arterial & Freeway Service Road | 150 | 100 | NA |
| Not an Arterial | 50 | 50 | NA |
| FLOOR AREA RATIO (Maximum) | 50 | 75 | NA |
| SETBACK FROM CENTERLINE OF ABUTTING STREET (Min. Ft.) 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 & Freeway Service Road | 50 | 50 | 0 |
| Not an Arterial | 25 | 25 | 0 |
| SETBACK FROM ABUTTING R DISTRICT BOUNDARY LINES | | | |
| (Min. Ft.) | 10* | 10* | 0 |
| BUILDING HEIGHT (Max. Ft.) | 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.

SECTION 740. 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. Multifamily use where permitted by special exception shall comply with the bulk and area requirements of the RM-2 District.
- B. Except as provided above, all special exception uses shall comply with the bulk and area requirements of the use district in which located.
- C. Drive-in restaurants where permitted by special exception are subject to the following requirements and conditions:
 - 1. Eating places 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.
- D. 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.
- E. 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.

SECTION 750. LOCATION OF SEXUALLY-ORIENTED BUSINESSES

750.1 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.
 3. 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 herein, 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 (hereinafter referred to as "sexually oriented materials").

Display Area as used herein 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 television or otherwise, which is distinguished or characterized by an emphasis on depicting or describing Sexual Conduct or Specified Anatomical Areas.
- E. 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.
- F. 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.

- 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.

750.2 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 750.1, in an area zoned other than CS, CG, and/or CH. 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 750.1, to be located closer than:

- A. **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 a building or portion of a building in which a sexually-oriented business is conducted, to the nearest point of the wall of a building or portion of a building in which another sexually-oriented business is conducted;
- B. **1000 feet from a church.** Church as used herein shall mean all contiguous property owned or leased by a church, excluding street right-of-way, upon which is located the principal church building or structure irrespective of any interior lot lines. The 1000 feet shall be measured in a straight line from the nearest point of the wall of the building or portion of the building in which a sexually-oriented business is conducted to the nearest point on the property of the church. Provided, however, for a church use located in a building principally used for commercial or office purposes (as in a shopping center), the 1000 feet shall be measured to the nearest building wall of the portion of the building used for church purposes;

- C. **1000 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, excluding street right-of-way, upon which is located the principal school building(s) irrespective of any interior lot lines. The 1000 feet shall be measured in a straight line from the nearest point of the wall of the building or portion of the building in which a sexually-oriented business is conducted to the nearest point on the property of the school;
- D. **1000 feet from a public park.** Public park as used herein shall mean a publicly owned property designated and used for recreational activities. The 1000 feet shall be measured in a straight line from the nearest point of the wall of the building or portion of the building in which a sexually-oriented business is conducted to the nearest point on the property of the public park; and
- E. **1000 feet from areas zoned residential and from a habitable dwelling zoned AG or AGR.** The 1000 feet shall be measured in a straight line from the nearest point of the wall of a building or portion of a building in which a sexually-oriented business is conducted, to the nearest point on a Residential Zoning District boundary line or to the nearest point of a wall of a habitable dwelling zoned AG or AG-R; provided, however, the sexually-oriented business shall not be required to be located 1000 feet from expressway right-of-way zoned in a residential classification.
- F. **1000 feet from Use Unit 2 – Area-Wide Special Exception Uses and 5 – Community Services and Similar Uses caring for or 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 are 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 Section 750.1 in an IL, IM or IH District, subject to the distance limitations set forth herein.

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 750.1.

If a new church, school, park or protected Use Unit 2 or 5 uses 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 related to the new church, school, park or protected Use Unit 2 or 5 uses.

750.3 Nonconforming Uses

Any business existing as of the effective date of this Ordinance that is in violation hereof shall be deemed a nonconforming use. Such a nonconforming use will be permitted to continue unless terminated for any reason whatsoever or voluntarily discontinued for a period of 180 days or more. Such nonconforming uses shall not be increased, enlarged, extended or altered except that the use may be changed to a conforming use. In the event that two or more sexually-oriented businesses are within 1,000 feet of one another and otherwise in a permissible zone, the first such sexually-oriented business licensed and continually operating at a particular location shall be the conforming use and the later established business(es) shall be nonconforming.

Nothing in this resolution is intended to make legal any business or activity that is expressly declared illegal under the provision of this Code or under any state or federal laws.

**CHAPTER 8
CORRIDOR DISTRICT PROVISIONS**

| | |
|------|----------------------------|
| 800. | Purposes |
| 810. | Principal Uses |
| 820. | Accessory Uses |
| 830. | Bulk and Area Requirements |
| 840. | Access Requirements |
| 850. | Site Plan Review |

SECTION 800. PURPOSES OF THE CORRIDOR DISTRICT

The Corridor District is established to allow and encourage high intensity multifunctional development, in compliance with an approved site 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.
- E. Encourage a more productive use of land consistent with the public objectives and standards of accessibility and land use compatibility.

SECTION 810. 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. Selection of specific uses and their locations are subject to the requirements as set forth in Section 850.2, 850.3 and 850.4 of this chapter.

| Table 1 | |
|---|--|
| Use Units Permitted in the Corridor District | |
| 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 |
| 8. | Multifamily Dwelling and Similar Uses |
| 9. | Mobile Home Dwelling |
| 10. | Off-Street Parking Areas |
| 11. | Offices and Studios |
| 12. | Eating Places, Other than Drive-Ins |
| 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 |

Section 810. (cont.)

| Table 1 (cont.) | |
|---|--|
| Use Units Permitted in the Corridor District | |
| No. | Name |
| 19. | Hotel, Motel and Recreation Facilities |
| 19.(a) | Selected Entertainment Establishments |
| 20. | Commercial Recreation, Intensive |
| 22. | Research and Development |
| 23. | Warehousing and Wholesaling |

SECTION 820. ACCESSORY USES PERMITTED IN THE CORRIDOR DISTRICT

820.1 Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in a Corridor District are permitted in such district.

820.2 Accessory Use Conditions

- A. Accessory buildings shall meet the minimum building setback lines of the applicable district.
- B. 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.
- C. Signs in the Corridor District, which are accessory to permitted principal uses, are subject to the use conditions as set forth in Sections 1221.3 and 1221.5 of this Code. In addition, ground signs are also subject to the conditions set forth in Section 850.2(H) of this chapter.

SECTION 830. BULK AND AREA REQUIREMENTS IN THE CORRIDOR DISTRICT

| Table 2 | |
|--|---|
| Bulk and Area Requirements in the Corridor District | |
| Floor Area Ratio (Nonresidential Uses)(Max.) | 1.25 |
| Density (Residential Uses) | |
| Land Area Per Dwelling Unit (Min. Sq. Ft.) | 1,000 |
| Livability Space Per Dwelling Unit (Min. Sq. Ft.) | 200 |
| Maximum Land Coverage of Buildings* | 30% |
| Minimum Building Setback from Centerline of Abutting Arterial Street & Freeway Service Road (Min. Ft.)** | |
| Residential Buildings (3 stories or less) | 85 |
| Residential Buildings (4 stories or more) | 100 |
| Office and Research Buildings | 100 |
| Hotels and Motels | 100 |
| All Other Commercial Buildings*** | 200 |
| Warehouse Buildings**** | 100 |
| * | 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 840. ACCESS REQUIREMENTS

In order that the traffic carrying capacity of the transportation system may be maintained, any corridor development's access shall be principally from internal collector service streets.

SECTION 850. SITE PLAN REVIEW

850.1 Purposes

By reason of potential adverse effects on public services or to neighboring land uses, site plan review and approval 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.

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

850.2 Application for Site Plan Review

An application for site plan review shall be filed with the Planning Commission. The application shall be accompanied by a fee in accordance with the established fee schedule. Such fee shall not include advertising and sign costs which shall be billed to the applicant. The application shall be in such format and content as the Planning Commission may by resolution establish, with three copies of the site plan accompanying the filing of the application. A site plan shall consist of maps and texts containing:

- A. Proposed location of uses, including off-street parking, open spaces and public uses.
- B. Development standards for location, height, and size of buildings and other structures.
- C. Proposed location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.
- D. Public and private vehicular and pedestrian circulation.
- E. Proposed location and development of buffer areas, screening and landscaping.
- F. The approximate intensity 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.

- G. A computation of lot area, building floor area, and building coverage for each type of proposed use.
- H. Proposed location, height, and size of any ground sign.
- I. Sufficient surrounding area to demonstrate the relationship of the development to adjoining uses, both existing and proposed.
- J. Existing topographic character of the land including identification of floodplain areas, treed areas, slope analysis and soil analysis.
- K. An explanation of the character of the development.

850.3 Public Hearing and Planning Commission Action

The Planning Commission, upon the filing of an application for site plan review shall set the matter for public hearing and give 15 days notice thereof by publication in a newspaper of general circulation, and ten days notice by posting a sign or signs on the property. Within 60 days after the filing of an application, the Planning Commission shall conduct the public hearing and shall determine:

- A. Whether the proposed corridor development is consistent with the Comprehensive Plan.
- B. Whether the proposed corridor development harmonizes with the existing and expected development of surrounding areas.
- C. Whether the proposed corridor development is a unified treatment of the development possibilities of the project site.
- D. Whether provision has been made for proper accessibility, circulation, and functional relationships of uses.
- E. 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 Board of County Commissioners for further hearings as provided in Section 850.4.

850.4 County Commission Action on Site Plan Review

Upon receipt of the county application, site plan, and Planning Commission recommendation, the Board of County Commissioners shall hold a hearing, review the site plan, approve, disapprove, modify, or return the site plan to the Planning Commission for further consideration.

850.5 Restrictive Covenants

No building permit may be issued, and no building or development may occur in a CO zoning district until covenants necessary to reasonably ensure continued compliance with the approved development plan are recorded in the county clerk's office. Such covenants may be established in a subdivision plat or in a separately recorded legal instrument. In order that the public interest may be protected, the Board of County Commissioners must be made beneficiary of the covenants pertaining to such matters as location of uses, height of structures, setbacks, screening, and access. Such covenants must provide that the Board of County Commissioners may enforce compliance of the covenants, and further provide that amendment of the covenants requires planning commission approval and the filing of record of a written amendment to covenants, endorsed by the planning commission.

850.6 Issuance of Building Permits

Building permits may be issued only after a zoning compliance permit has been issued in accordance with Section 260. Any permits issued must be in accordance with the approved CO development plan.

850.7 Amendments

Minor changes in the proposed corridor development may be authorized by the Planning Commission, which may direct the processing of an amended 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.

850.8 Abandonment

Abandonment shall require the County Commission's approval, after recommendation by the Planning Commission. Upon final action authorizing abandonment, no building permit shall be issued until a subsequent site plan has been approved, and 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 9
INDUSTRIAL DISTRICT PROVISIONS**

| | |
|------|--------------------------------------|
| 900. | Purposes |
| 910. | Principle Uses |
| 920. | Accessory Uses |
| 930. | Bulk and Area Requirements |
| 940. | Special Exception Uses, Requirements |

SECTION 900. PURPOSES OF INDUSTRIAL DISTRICTS

900.1 General Purposes

The Industrial Districts are designed to:

- A. Achieve the industrial objectives of the Comprehensive Plan.
- B. Meet the needs for industrial services and goods of the metropolitan area and trade area.
- C. 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:
 - 1. Differentiating the types and purposes of industrial activities;
 - 2. Establishing bulk and area controls;
 - 3. Requiring off-street loading and parking facilities;
 - 4. Controlling the number, area, location, and types of signs; and
 - 5. Protecting the character of industrial districts and their peculiar suitability for industrial uses.

900.2 Purposes of the IR Industrial Research and Development District

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

900.3 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.

900.4 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.

900.5 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 910. 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 | IR | IL | IM | IH |
| 1. | Area-Wide Uses | X | X | X | X |
| 2. | Area-Wide Special Exception Uses | E | E | E | E |
| 3. | Agriculture | | X | X | X |
| 4. | Public Protection & Utility Facilities | X | X | X | X |
| 5. | Community Services & Similar Uses | X** | E | E** | E** |
| 10. | Off-Street Parking Areas | X | X | X | X |
| 11. | Offices & Studios | X | X | X | X |
| 12. | Eating Places, other than Drive-Ins | | E | E | E |
| 13. | Convenience Goods & Services | | E | E | E |

SECTION 910. (cont.)

| Table-1 (cont.) | | | | | |
|---|---|-----------|------------------|-----------|-----------|
| Use Units Permitted in Industrial Districts* | | | | | |
| Use Units | | | Districts | | |
| No. | Name | IR | IL | IM | IH |
| 14. | Shopping Goods & Services | | E | E | E |
| 15. | Other Trades & Services | | X | X | X |
| 16. | Mini-Storage | | X | X | X |
| 17. | Automotive & Allied Activities | | X | X | X |
| 18. | Drive-In Restaurants | | E | E | E |
| 19. | Hotel, Motel, & Recreational Facilities | | E | E | E |
| 19.(a) | Selected Entertainment Establishments | | E | E | E |
| 20. | Commercial Recreation, Intensive | | E | X | X |
| 21. | Business Signs, Outdoor Advertising | | X | X | X |
| 22. | Research & Development | X | X | X | X |
| 23. | Warehousing & Wholesaling | | X | X | X |
| 24. | Mining & Mineral Processing | | | E | E |
| 24.(a) | Oil & Gas Extraction | | | X | X |
| 25. | Light Manufacturing & Industry | | X | X | X |
| 26. | Moderate Manufacturing & Industry | | E | X | X |
| 27. | Heavy Manufacturing & Industry | | | E | X |

SECTION 910. (cont.)

| | |
|-----|--|
| *X= | Use by Right |
| E= | Special Exception |
| **= | Residential treatment center, transitional living center, and emergency and protective shelter are not permitted in the IR, IM and IH Districts. |

SECTION 920. ACCESSORY USES PERMITTED IN INDUSTRIAL DISTRICTS

920.1 Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in an Industrial District are permitted in such district. In addition, business signs are permitted as an accessory use in the IR District.

920.2 Accessory Use Conditions

- A. Accessory buildings shall meet the minimum building setback lines of the applicable district.
- B. 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.
- C. 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.
- D. Business Signs in the IR District:
In the IR District, business signs not exceeding in the aggregate 0.5 square feet of display surface area per one lineal foot of street frontage, may be erected on each street frontage of a lot. Ground signs shall not exceed 30 feet in height. No business sign shall be located within 50 feet of an R District, if visible from such district. Illumination, if any, shall be by constant light.
- E. Accessory Signs in the IL, IM and IH District are subject to the use conditions of Use Unit 21.

SECTION 930. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS

| Table 2 | | | | |
|--|-----------|-----------|-----------|-----------|
| Bulk and Area Requirements in the Industrial Districts | | | | |
| | IR | IL | IM | IH |
| FRONTAGE (Minimal Feet) | | | | |
| Arterial & Freeway Service Road | 200 | 150 | 200 | 200 |
| Not an Arterial | 200 | 50 | 50 | 50 |
| FLOOR AREA RATIO (Maximum) | 50 | NA | NA | NA |
| SETBACK FROM CENTERLINE OF ABUTTING STREET (Minimal 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 & Freeway Service Road | 50 | 50 | 50 | 50 |
| Not an Arterial | 50 | 25 | 25 | 25 |
| SETBACK FROM ABUTTING AG, R OR O DISTRICT* | | | | |
| BOUNDARY LINES (Minimal Feet) | 50 | 75 | 75 | 75 |
| BUILDING HEIGHT (Maximum Feet) | NA | 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 940. 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 5 (Community Services & Similar Uses), shall meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 12.

**CHAPTER 10
FLOODWAY ZONING DISTRICT**

| | |
|--------------|--|
| 1000. | General Provisions |
| 1010. | General Floodway Regulations |
| 1020. | Permitted Uses |
| 1030. | Special Exception Uses |
| 1040. | Special Exception Uses, Requirements and Procedures |
| 1050. | Nonconforming Uses |
| 1060. | Amendments to Floodway Zoning Maps |

SECTION 1000. GENERAL PROVISIONS

1000.1 Findings of Fact

A. Adverse Effects Resulting from Flooding

Flood hazard areas situated within the zoning jurisdiction of Tulsa County are subject to periodic inundation which, when the hazard areas are improperly developed, results in loss of life and property, presents health and safety hazards, disrupts commerce and governmental services, requires extraordinary public expenditures for flood protection and relief, and impairs the tax base, all of which adversely affect the public health, safety and general welfare.

B. General Causes of these Flood Effects

These flood effects are caused by:

1. The cumulative effect of obstructions in floodplains causing increases in flood heights and velocities.
2. The occupancy of floodplain areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated or otherwise not protected from flood damages.
3. Encroachment on the channel cross-section and storage capacity of the floodplain area which increases flood heights or velocities.
4. Urbanization of the drainage basin outside the floodplain area which accelerates runoff and adversely affects flood peaks.

1000.2 Statement of Purposes

It is the purpose of this Code to promote the public health, safety and general welfare and to minimize those effects described in Section 1000.1(A) by provisions designed to:

- A. Restrict or prohibit uses, including public uses, which are dangerous to health, safety, or property in terms of flood or cause increases in flood heights or velocities.
- B. Require that uses vulnerable to floods, including public facilities which serve such uses, shall be protected against flood damage at the time of initial construction.
- C. Identify lands which are subject to flooding hazards to inform and protect individuals from purchasing properties which may not be suited for their intended purposes because of flood hazard.
- D. Comply with the regulations of the National Flood Insurance Program as established by the Federal Insurance Administration of the United States Department of Housing and Urban Development.
- E. To minimize expenditure of public money for costly flood control projects.
- F. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.

1000.3 Lands to Which Ordinance Applies

This Ordinance shall apply to all lands within the zoning jurisdiction of Tulsa County, Oklahoma, shown on the Official Zoning Map as being located within the boundaries of the Floodway District.

1000.4 Reference to the Official Zoning Map

The Official Zoning Map, together with all explanatory matter thereon and attached thereto, is hereby adopted by reference and declared to be a part of this Code. The Official Zoning Map is maintained in the office of the County Board of Adjustment.

1000.5 Compliance

No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance.

1000.6 Abrogation and Greater Restrictions

It is not intended by this Ordinance to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance imposes greater restrictions, the provisions of this Ordinance shall prevail.

1000.7 Interpretation

In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and should be liberally construed to accomplish their intended purposes and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

1000.8 Warning and Disclaimer of Liability

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that areas outside the Floodway District or land uses permitted within such District will be free from flooding or flood damages. This chapter shall not create liability on the part of Tulsa County or any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

1000.9 Severability

If any section, clause, provision or portion of this chapter is adjudged unconstitutionally or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected thereby.

SECTION 1010. GENERAL FLOODWAY REGULATIONS

The following general regulations apply to the use of land located within an FD Floodway District:

- A. New construction, substantial improvements, or other development (including fill) shall not be approved if it:
 - 1. Adversely affects the capacity of channels or floodways of any watercourse herein identified as in the Floodway District to convey the regulatory flood.
 - 2. Would measurably increase flood flows or flood heights or increase flood damage upon off site properties during the occurrence of the regulatory flood.
 - 3. Would individually, or when combined with all other existing and anticipated development, expose additional upstream, downstream, or adjacent properties to adverse flood effects that would otherwise not be exposed to such effects due to the regulatory flood.
 - 4. Increase velocities or volumes of floodwaters to the extent that significant erosion of floodplain soils would occur either on the subject property or on some other property upstream or downstream.
- B. Encroachments in floodways, including fill, new construction, substantial improvements, and other development that would result in any increase in flood levels during the occurrence of the regulatory flood shall be prohibited.

- C. All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure.
- D. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
- E. All new construction or substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- F. All new and replacement water supply systems shall be flood-proofed.
- G. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
- H. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- I. The placement of any mobile home shall be prohibited.

SECTION 1020. PERMITTED USES

The following uses having a low flood damage potential and not obstructing flood flows shall be permitted within the Floodway District to the extent that they are not prohibited by any other ordinance and provided that they do not require buildings, structures, fill or storage of materials or equipment that adversely affect or in any way diminish the capacity of the floodway to carry the regulatory flood.

- A. Use Unit 1.
- B. Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming, and wild crop harvestry.
- C. Private and public recreational uses such as golf courses, tennis courts, golf driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, game farms, fish hatcheries, fishing areas, hiking and horseback riding trails.
- D. Residential uses such as lawns, gardens, parking areas and play areas.

SECTION 1030. SPECIAL EXCEPTION USES

Within the Floodway District, certain uses (listed below) may be permitted by the Board of Adjustment, after adherence to the procedural requirements for a special exception, as provided in Section 1040 of this chapter, and upon the Board's finding that:

- A. The use meets the requirements of Section 1010 of this chapter.
- B. The use will not impair the appropriate use of neighboring property and that the use will be in keeping with the spirit and intent of this Code.
- C. No structure (temporary or permanent), fill (including fill for roads and levees), deposit, obstruction, storage of materials or equipment or other use, acting alone or in combination with existing or future uses, adversely affects or in any way diminishes the capacity of the floodway to carry the regulatory flood.
- D. Structures are not designed for human habitation.
- E. Structures have a low flood damage potential.
- F. Structures are to be constructed and placed on the building site so as to offer the minimum obstruction to the flow of floodwaters.
 - 1. Whenever possible, structures are to be constructed with the longitudinal axis parallel to the direction of flood flow; and
 - 2. So far as practicable, structures are to be placed approximately on the same flood flow lines as those adjoining structures.
- G. The use will not include the storage or processing of materials that are in time of flooding buoyant, flammable, explosive or could be injurious to human, animal or plant life.

The uses which may be permitted by the Board of Adjustment are:

- A. Parking;
- B. Temporary amusement enterprises;
- C. Industrial-commercial uses such as loading areas, parking areas, airport landing strips, drive-in theaters, roadside stands, signs and billboards;
- D. Extraction of sand, gravel and other materials;
- E. Marinas, boat rentals, docks, piers, wharves;
- F. Railroads, streets, bridges, utility facilities not permitted as of right and pipelines;
- G. Storage yards for equipment, machines or materials;
- H. Kennels and stables;
- I. Uses or structures accessory to permitted or special exception uses;
- J. Other uses similar in nature to areas described in Section 1020, or 1030, which are consistent with the purposes set out in Section 1000.2 of this chapter.

SECTION 1040. SPECIAL EXCEPTION USES, REQUIREMENTS AND PROCEDURES

The Special Exception Uses authorized for approval within Floodway Zoning Districts are subject to the requirements established by this Chapter, the minimum requirements set out below and such additional safeguards or conditions as may be imposed by the Board of Adjustment.

1040.1 Special Exception Administrative Procedure; Required Information

- A. No application for a special exception shall be accepted for filing by the Board unless it is accompanied by plans in triplicate drawn to scale showing the nature, location, dimensions and elevation of the lot, existing or proposed structures, fill, storage of materials, floodproofing measures, and the relationship of the above to the location of the channel floodway and regulatory flood protection elevation.
- B. One copy of the plans submitted by the applicant shall be immediately forwarded by the Clerk of the Board to the County Engineer for technical assistance in evaluating the proposed project in relation to its potential impact on flood heights and velocities; its flood damage potential; and the adequacy of the plans for protection. The Board's transmittal shall bear a notation advising the County Engineer concerning the date the application is scheduled for public hearing.
- C. On or before the date scheduled for public hearing, the County Engineer shall advise the Board concerning the adequacy of the plans submitted by the applicant.
- D. If at time of public hearing either the Board or the County Engineer deems the plans submitted by the applicant to be inadequate for determining the suitability of the particular site for the proposed use, the Board shall require the applicant to furnish such of the following additional information which may be necessary for making a proper determination:
 - 1. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high water information.
 - 2. Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and spatial arrangement of all proposed and existing structures on the site; location and elevations of street, water supply, sanitary facilities, photographs existing land uses and vegetation upstream and downstream, soil types and other pertinent information.
 - 3. Profile showing the slope of the bottom of the channel or flow line of the stream.
 - 4. Specifications for building construction and materials, floodproofing, filling, dredging, grading, channel improvement, storage of materials, water supply, and sanitary facilities.

- E. Subsequent to the presentation of all required information and plans by the applicant and upon due consideration of all technical evaluations thereof the Board shall determine the specific flood hazard at the site and shall evaluate the suitability of the proposed use in relation to the flood hazard and the other natural features of the site.

1040.2 Factors Upon Which the Decision of the Board Shall be Based

In passing upon such application, the Board shall consider all relevant factors specified in other sections of this Chapter and:

- A. The effects upon lands upstream, downstream and in the immediate vicinity.
- B. The effect upon the flood stage and flood velocity.
- C. Whether a demand for additional public expenditures for flood protection or prevention will be created.
- D. Whether a demand for additional flood relief payments will be created.
- E. The danger to life and property due to flooding or erosion damage.
- F. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
- G. The danger that materials may be swept onto other lands to the injury of others.
- H. The compatibility of the proposed use with existing and anticipated development.
- I. The safety of access to the property in terms of flood for ordinary and emergency vehicles.
- J. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems.
- K. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
- L. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
- M. The relationship of the proposed use to the Comprehensive Plan for that area.

1040.3 Conditions Attached to Special Exceptions

Upon consideration of the factors listed above and the purposes of this Chapter, the Board may attach such conditions to the granting of Special Exceptions or Variances as it deems necessary to further the purposes of this Chapter. Among such conditions without limitation because of specific enumeration may be included:

- A. Modification of waste disposal and water supply facilities;
- B. Limitations on periods of use and operation;
- C. Imposition of operational controls, sureties and deed restrictions;
- D. Requirements for construction of channel modifications, dikes, levees and other protective measures.
- E. Floodproofing measures such as the following shall be designed consistent with the flood protection elevation for the particular areas, flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces and other factors associated with the regulatory flood. The Board of Adjustment shall require that the applicant submit a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area. The following floodproofing measures may be required without limitation because of specific enumeration:
 - 1. Anchorage to resist flotation and lateral movement.
 - 2. Installation of watertight doors, bulkheads and shutters, or similar methods of construction.
 - 3. Reinforcement of walls to resist water pressures.
 - 4. Use of paints, membranes or mortars to reduce seepage of water through walls.
 - 5. Addition of mass or weight to structures to resist flotation.
 - 6. Installation of pumps to lower water levels in structures.
 - 7. Construction of water supply and waste treatment systems so as to prevent the entrance of floodwaters.
 - 8. Pumping facilities or comparable practices for subsurface drainage systems for buildings to relieve external foundation wall and basement flood pressures.
 - 9. Construction to resist rupture or collapse caused by water pressure or floating debris.

10. Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent backup of sewage and storm waters into the buildings or structures. Gravity drainage of basements may be eliminated by mechanical devices.
11. Location of all the applicant's electrical equipment circuits and installed electrical appliances in a manner which will assure they are not subject to flooding and to provide protection from inundation by the regulatory flood.
12. Location of any structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials which could be hazardous to public health, safety, and welfare in a manner which will assure that the facilities are situated at elevations above the height associated with the regulatory flood protection elevation, or are adequately floodproofed to prevent flotation of storage containers, or damage to storage containers which could result in the escape of toxic materials into floodwaters.

SECTION 1050. NONCONFORMING USES

1050.1 Special Regulations

The provisions of this section specifically govern nonconforming uses located in FD zoning districts and they shall be interpreted as supplemental to the provisions of Chapter 14 of this Code which generally governs nonconforming uses. In the event of any conflict between this section and the provisions of Chapter 14 of this Code, such conflict shall be resolved in favor of the requirements established by this section.

1050.2 Conditions

A structure or the use of a structure or premises which was lawful before the passage of amendment of this chapter but which is not in conformity with the provisions of this chapter may be continued, subject to the following conditions:

- A. Unless first approved by the Board of Adjustment, no repair or reconstruction of any destroyed structure shall exceed 50 percent of its current replacement cost immediately prior to its destruction. If any nonconforming use or structure is destroyed by any means, including floods, to an extent of more than 50 percent, it shall not be reconstructed except in conformity with the provisions of this chapter.
- B. Uses or adjuncts thereof which are or become nuisances shall not be entitled to continue as nonconforming uses.
- C. Except as provided in subsection (B) above, any use which has been permitted as a Special Exception Use shall be considered a conforming use.

SECTION 1060. AMENDMENTS TO FLOODWAY ZONING MAPS

1060.1 Special Requirements

Amendments to FD Zoning Maps shall be initiated and processed in the manner specified in Chapter 17 of this Code; provided, however, all such proposed amendments shall be subject to the special requirements pertaining thereto which are established by this section.

1060.2 Requirement for Approval

District boundaries may be amended only if the amendment meets one of the two following requirements:

- A. A flood control project of the federal, state, county or city government, or a private person, has substantially altered the boundaries of the District, or if proposed improvements have not been constructed, the actual construction thereof has been assured by the submission and acceptance of a bond or other acceptable financial arrangements; or
- B. Flood data compiled subsequent to the adoption of the District Maps indicates that the District boundaries should be changed.

1060.3 Recommendation of County Engineer

All applications shall be transmitted in writing by the Planning Commission to the County Engineer. Prior to any public hearing by the Planning Commission upon such application, the County Engineer shall review the application and thereafter transmit to the Planning Commission written report as to whether or not the application meets the required standard for approval; the County Engineer shall recommend the denial of any application which fails to meet the required standard.

**CHAPTER 11
PLANNED UNIT DEVELOPMENT**

| | |
|-------|---|
| 1100. | Description |
| 1110. | Purposes |
| 1120. | General Provisions |
| 1130. | Uses Permitted in Planned Unit Developments |
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SECTION 1100. DESCRIPTION

A Planned Unit Development (PUD) is an alternative to conventional development where the particular tract is under common ownership or control, and a detailed plan (outline 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 County Commission as a prerequisite to the Planned Unit Development.

SECTION 1110. PURPOSES

The purposes of the Planned Unit Development (PUD) are to:

- A. Permit 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 and creativity within the development to best utilize the unique physical features of the particular site.
- C. Provide and preserve meaningful open space.
- D. Achieve a continuity of function and design within the development.

SECTION 1120. GENERAL PROVISIONS

A 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.

SECTION 1130. USES PERMITTED IN PLANNED UNIT DEVELOPMENTS

1130.1 Principal Uses

The development may consist of one or more of the uses (except uses contained within Use Unit 21) permitted by right or exception within the general zoning district or districts within which the Planned Unit Development is located, provided:

- A. That if any part of the Planned Unit Development is located within a residential district, the permitted uses may additionally include one or more of the dwelling types contained in Use Unit 6, Single-Family Dwelling; Use Unit 7, Duplex Dwelling; Use Unit 8, Multifamily Dwelling.
- B. That Use Unit 9, Mobile Home Dwelling, is a permitted use only within Planned Unit Developments which are located in whole or in part in an RMH District.
- C. The permitted uses may be reallocated within the development irrespective of the general zoning district boundaries.

1130.2 Accessory Uses

Accessory uses customarily incident to the principal uses within the PUD are permitted.

A. Accessory Commercial

In addition to accessory uses customarily incidental to a permitted principal residential use, accessory commercial facilities may be included within the residential portion of a PUD in accordance with the following standards:

- 1. The accessory commercial uses shall be limited to the following uses:

| | | |
|---------------------|-----------------------------------|----------------------------------|
| Barber Shop | Gift, Novelty and | Pharmacy |
| Bakery, Retail only | Souvenir Shop | Private Club |
| Beauty Shop | Grocery (other than supermarkets) | Pro Shop |
| Book Store | Health Food Store | Restaurant (other than drive-in) |

| | | |
|--------------------------|--|------------------|
| Cafeteria | Hobby Shop | Shoe Repair Shop |
| Candy Store | Ice Cream Store | Tailor Shop |
| Coffee Shop | Laundry (pickup) | Tobacco Store |
| Dairy Store | Liquor Store | |
| Delicatessen | Newsstand | |
| Dry Cleaning (pickup) | Office (performing services to residential areas) | |
| Food Specialty Store | | |

2. The aggregate floor area of the accessory commercial facilities shall not exceed 50 square feet per dwelling unit nor a total of 30,000 square feet
3. Each accessory commercial establishment, except private clubs or restaurants, shall be limited to a maximum of 3,500 square feet of floor area.
4. Accessory commercial signs shall be limited to one nameplate of not more than 16 square feet for each establishment. Nameplates shall be attached flat against a building wall and shall not be animated, flashing, or have other than indirect illumination. Window signs shall not be permitted.
5. The accessory commercial uses shall be internally oriented, designed primarily for the service, convenience, and benefit of the residents of the PUD, and shall be designed and located in such manner as to be compatible with the residential use of the PUD and of adjacent properties. No free standing commercial structure shall be located within 300 feet of the perimeter of a Planned Unit Development.

B. Signs

Signs accessory to residential uses or uses permitted by exception in residential districts shall comply with the provisions of the residential districts. Business signs accessory to principal office, commercial or industrial uses shall not exceed the following limitations, providing the approving authority may impose such additional restrictions as are necessary to maximize compatibility with other neighboring uses.

General Use Conditions:

1. No outdoor advertising sign shall be permitted.
2. No roof, projecting, flashing (does not include time and temperature signs), animated or revolving signs are permitted.
3. No ground sign shall be located within 150 feet of any residential area, either within or abutting the PUD, unless separated by an arterial street.

4. Any ground sign shall maintain a minimum separation of 100 feet from any other ground sign.
5. Ground signs shall not exceed 25 feet in height, measured from the mean curb level of the lot upon which it is erected, except a sign when located behind the building setback line may exceed 25 feet, but shall not exceed 40 feet in height.
6. Only one side of a double-faced sign shall be included in the computation of display surface area.
7. The following signs shall not be included in the computation of display surface area:
 - a. Nameplates, attached to the face of the wall and not exceeding two square feet in surface area.
 - b. Temporary real estate and construction signs.
 - c. Signs which are not visible from a public street.
 - d. Signs painted on glass surfaces of windows or doors, and pertaining to the business conducted therein.
 - e. Tablets built into the wall of a building or other structure and used for inscriptions or as memorial tablets or for similar purposes.
 - f. Signs of warning, directive, or instructional nature erected by a public utility, franchised transportation company or governmental agency.
 - g. Legal notices and street numbers.
 - h. Election campaign signs, if erected not more than 45 days prior to an election and removed within seven days following an election.
 - i. Signs located within a building.
 - j. Signs, not exceeding three square feet of display surface area, of a warning, directive or instructional nature, including entrance, exit and rest room signs.
 - k. Signs which are attached as labels of a commodity offered for sale.

Designated Nonresidential Development Area:

1. The aggregate display surface area for wall or canopy signs shall not exceed two square feet per each lineal foot of the building wall to which the sign or signs are affixed.
2. In addition to the wall or canopy signs permitted in (1) above, a lot containing one or more business establishments may utilize for business signs an aggregate display surface area of ground signs as follows:
 - a. If not more than one ground sign is erected, 1.0 square foot of display surface area per each lineal foot of street frontage, provided that only arterial street frontage shall be used in the computation of display surface area for lots that abut more than one street.
 - b. If more than one ground sign is erected, .5 square feet of display surface area per each lineal foot of street frontage, provided that only arterial street frontage shall be used in the computation of display surface area for lots that abut more than one street.
3. In addition to the wall or canopy signs permitted in (1) above, and in addition to the business signs permitted in (2) above, a lot containing four or more business establishments may erect one ground sign for each arterial street frontage identifying the commercial complex and individual tenants therein, not exceeding in aggregate display area one square foot per four feet of lineal arterial street frontage.

SECTION 1140. BULK AND AREA REQUIREMENTS

1140.1 Intensity of Use

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

A. 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 Section 430.1, Section 430.2 and 440.3. 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.

B. 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.

*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.

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

Residential

Office

Commercial

Industrial

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

1140.2 Lot Width and Lot Area Minimums

Within a PUD, a minimum lot size requirement of 800 square feet shall apply to lots utilized for dwelling purposes. A minimum lot width requirement of 20 feet shall apply to lots utilized for dwelling purposes.

1140.3 Livability Space

Within a PUD, livability space shall be provided in an aggregate amount of not less than the amount of livability space required by the applicable use district (Section 430.1) 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 or, if platting is not required, in covenants recorded in the county clerk's office.

1140.4 Building Height and Yards

Within a PUD, the Planning Commission shall prescribe building height limitations and minimum yards, which shall be incorporated within the subdivision plat or, if platting is not required, in covenants recorded in the county clerk's office.

1140.5 Setbacks from Abutting Public Streets

Within a PUD, building setbacks from abutting public streets, for residential use, shall not be less than as prescribed for an RM-1 District as set out within Section 430.1. Within a PUD, building setbacks from abutting public streets for nonresidential uses shall not be less than as prescribed for an OM District as set out within Section 630.

SECTION 1150. PERIMETER REQUIREMENTS

The Planning Commission shall prescribe perimeter requirements for screening, landscaping, and setbacks, as are necessary to assure compatibility with adjoining and proximate properties, which shall be incorporated within the subdivision plat or, if platting is not required, in covenants recorded in the county clerk's office.

SECTION 1160. OFF-STREET PARKING AND LOADING

Off-street parking and loading spaces shall be provided as specified in the applicable use units and in conformance with the requirements of Chapter 13, Off-Street Parking and Loading. 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 insure its continuity and conservation shall be incorporated in the subdivision plat or, if platting is not required, in the form of recorded restrictive covenants making the Board of County Commissioners beneficiary to the covenants.

SECTION 1170. ADMINISTRATION OF PLANNED UNIT DEVELOPMENT

1170.1 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 an outline development plan processed in the manner set forth in Sections 1170.2, 1170.3 and 1170.4.

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.

1170.2 Application and Outline Development Plan

An application for a Planned Unit Development shall be filed with the Planning Commission. The application shall be accompanied by a fee in accordance with the established fee schedule. Such fee shall not include advertising and sign costs which shall be billed to the applicant. The application shall be in such form and content as the Planning Commission may by resolution establish, provided that three copies of an outline development plan shall accompany the filing of the application. The outline development plan shall consist of maps and text which contains:

- A. A site plan reflecting:
 - 1. Proposed location of uses, including off-street parking, open spaces and public uses.
 - 2. Development standards for location, height, setback and size of buildings and other structures.
 - 3. Public and private vehicular and pedestrian circulation.
 - 4. The approximate intensity of residential uses expressed in number of dwelling units per acre and the approximate intensity of nonresidential uses expressed in floor area, allocated to each identifiable segment of the Planned Unit Development.
 - 5. Proposed screening and landscaping.
 - 6. Proposed location, height and size of any ground sign.
 - 7. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed.
- B. Existing topographic character of the land including identification of floodplain areas, treed areas, slope analysis and soil analysis.
- C. An explanation of the character of the PUD.
- D. The expected schedule of development.
- E. The Planning Commission may require elevations and perspective drawings of the proposed buildings as part of required detailed site plan review. This will not be required for platted single-family lots.

1170.3 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 the posting of a sign or signs on the property. Within 60 days after the filing of an application, the Planning Commission shall conduct the public hearing and shall determine whether the PUD:

- A. Is consistent with the Comprehensive Plan.
- B. Harmonized with the existing and expected development of surrounding areas.
- C. Is a unified treatment of the development possibilities of the project site.
- D. Is consistent with the stated purposes and standards of this chapter.

The Planning Commission shall forward its recommendation, the application, and the outline development plan to the Board of County Commissioners for further hearing as provided in Section 1170.4.

1170.4 Board of County Commissioner's Action

Upon receipt of the application, outline development plan, and Planning Commission recommendation, the Board of County Commissioners shall hold a hearing, review the outline development plan and approve, disapprove, modify, or return the outline 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 outline development plan.

1170.5 Restrictive Covenants

No building permit may be issued, and no building or development may occur in a PUD zoning district until covenants necessary to reasonably ensure continued compliance with the approved development plan are recorded in the county clerk's office. Such covenants may be established in a subdivision plat or in a separately recorded legal instrument. In order that the public interest may be protected, the Board of County Commissioners must be made beneficiary of the covenants pertaining to such matters as location of uses, height of structures, setbacks, screening, and access. Such covenants must provide that the Board of County Commissioners may enforce compliance of the covenants, and further provide that amendment of the covenants requires planning commission approval and the filing of record of a written amendment to covenants, endorsed by the planning commission.

1170.6 Issuance of Building Permits

Building permits may be issued only after a zoning compliance permit has been issued in accordance with Section 260. Any permits issued must be in accordance with the approved PUD development plan.

1170.7 Amendments

Minor changes in the PUD may be authorized by the Planning Commission, so long as a substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development.

1170.8 Abandonment

Abandonment of a Planned Unit Development shall require the County Commission's approval, after recommendation by the Planning Commission, of an application for amendment to the Zoning Map repealing the supplemental designation of 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

| | | |
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| | | |
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SECTION 1200. INTRODUCTION OF THE USE UNITS

1200.1 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, an alphabetical listing of the included uses, use conditions, and off-street parking and loading requirements.

1200.2 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.

1200.3 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.

1200.4 Off-Street Parking and Loading Requirements:

The off-street parking and loading requirements shall not apply to uses located within the CH Commercial High Intensity District.

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

1201.1 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.

1201.2 Included Uses:

A. Passive Agricultural Uses Such as:

- Cultivation
- Forestry
- Grazing
- Planting

B. Open Land Uses such as:

Arboretum
Flood management project
Wildlife preserve

C. Public Uses such as:

Fire alarm
Historical marker
Political campaign signs
Street sign
Thoroughfare
Utility line

1201.3 Use Conditions

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.

1201.4 Off-Street Parking and Loading Requirements: None

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

1202.1 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.

1202.2 Included Uses

Adult Detention Center
Airport, Heliport
Bed and Breakfast Inn
Bus Station
Cemetery
Convict Pre-release Center
Correctional Community Treatment Center
Governmental Services NEC
Heliport
Hydroelectric Generation Plant
Jail
Juvenile Delinquency Center
Mausoleum
Post Office
Prison
Rifle and Skeet Range Gun Club

Sanitary Landfill
Sewage Disposal Facility
Water Treatment Plan

Temporary Open Air Activities such as:

Carnival
Christmas Tree Sales
Circus
Construction facilities (off-site)
Tent Revival

1202.3 Use Conditions:

- A. The Board of Adjustment shall impose appropriate time limitations on temporary open-air activities, except construction facilities, to insure that the use is not injurious and is temporary in nature.
- B. Construction Facilities
 - 1. The use may continue for a period not to exceed two years in the same location.
 - 2. Ingress and egress must be from arterial or collector streets, provided that such location would result in less traffic on streets in residential areas.
 - 3. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.
- C. Bed and Breakfast Inn:
 - 1. 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 the County Building Inspector upon request. The maximum length of stay for any guest shall be limited to 30 days per calendar year.
 - 2. 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) guestrooms.
 - 3. Cooking facilities shall not be permitted in any of the guestrooms.
 - 4. 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.
 - 5. The Board of Adjustment shall approve the size, type and location of the sign; provided, however, in no instance shall the sign exceed 32 SF in display surface area or 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) SF in display surface area when located in an RS or an RE zoning district.
 - 6. 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.

1202.4 Off-Street Parking and Loading Requirements:

| Uses | Parking Spaces | Loading Berths |
|-----------------------------|--|--|
| Airport | 1 per each 500 SF of enclosed passenger terminal 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 additional 100,000 SF. |
| Bed and Breakfast Inn | 2 plus 1 per guest room plus 1 for every 40 SF of reception area for special events. | 1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area. |
| Juvenile Delinquency Center | 1 per 1,000 SF of floor area. | 1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area. |

Other Uses as may be required by the Board of Adjustment in granting the Special Exception use.

SECTION 1203. USE UNIT 3. AGRICULTURE

1203.1 Description

Agricultural uses and services and certain other uses suitable for location in an agricultural environment.

1203.2 Included Uses

Animal and Poultry Raising: Except the keeping or raising of wild or exotic animals, as defined in Chapter 18 of this Code, shall require a special exception. (See Sections 291 and 340 of this Code.)

Chick Hatchery

Farming

Fishery

Guest or Dude Ranch

Horticultural Nursery

Ranching

Riding Stable or Academy

1203.3 Use Conditions

Horticultural nursery permits the growing of plant stocks only, and permits no retail sales on site.

1203.4 Off-Street Parking and Loading Requirement: None.

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

1204.1 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.

1204.2 Included Uses:

- Ambulance Service
- Antennas and Supporting Structures
- Electrical Regulating Station, excluding storage or service garages and yards
- Fire Protection Facility
- Pressure Control Station, gas or liquid, excluding storage or service garages and yards
- Shelter: Civic defense or storm
- Stormwater Detention Facility
- Water Storage Facility, NEC

1204.3 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, the Tulsa County Board of Adjustment shall give due consideration to the Comprehensive Plan for the Tulsa Metropolitan Area, zoning map, existing land uses, and environmentally sensitive areas in approving sites for the location of towers and antennas.

A. Exclusions. The following activities shall be exempt from these regulations:

1. Amateur radio operators;
2. Microwave reflectors and parabolic antennas;
3. Antennas and equipment completely located inside of buildings; and
4. Minor modifications of existing wireless communications facilities and attached wireless communications facilities, whether emergency or routine, provide 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.

B. Definitions. As used in this ordinance, the following terms shall have the meanings set forth below:

1. 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.
2. FAA means the Federal Aviation Administration.
3. FCC means the Federal Communications Commission.
4. 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.
5. Preexisting towers and preexisting antennas means any tower or antenna which lawfully existed on the effective date of this ordinance, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired.
6. 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.

C. General Requirements for Antennas and Towers:

1. 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.
2. Towers and antennas shall meet the following requirements:
 - (a) 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.
 - (b) Communication towers if located within an R District or if located within 300 feet of an R District boundary line 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.
 - (c) If an antenna is installed on a structure other than a tower, the antenna 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.
3. 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.
4. 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.

5. Signs and Advertising. The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.
6. 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 shall be screened from view from property within 150 feet used for residential purposes.
7. The following setback requirements shall apply to all towers; provided, however, that the Board of Adjustment may modify the requirements by special exception;
 - (a) 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.
 - (b) Guys and accessory buildings must satisfy the minimum zoning district setback requirements.
8. 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.

A. Antennas and Towers Permitted by Administrative Approval. Antennas or towers, except those approved or requiring approval by the Board of Adjustment (Section 1204.3.E), shall be permitted by right, provided a permit is obtained from the County Building Inspector prior to construction and provided that the towers shall comply with the following standards.

1. When located in C, I, or IR 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 1680 of this code; or
2. 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:
 - (a) 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
 - (b) The antennas comply with all applicable FCC and FAA regulations; and
 - (c) The antennas comply with all applicable building codes.

3. When antennas are to be attached to an existing tower, or other structure not mentioned in 1204.3.D.2. neither of which is located in a residentially-zoned district.
 4. When the tower is to be modified or reconstructed to accommodate the collocation of antennas; and
 - (a) The tower is of the same type as the existing tower or is to be constructed as a monopole; and
 - (b) 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.
- E. Antenna and Towers Requiring Special Exceptions. If a tower or antenna is not permitted pursuant to Section 1204.3.D. of this chapter, a special exception shall be required for the construction of a tower in all zoning districts.
1. 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 an antenna or tower:
 - (a) Height of the proposed tower,
 - (b) Proximity of the tower to residential structures, residential district boundaries and existing towers;
 - (c) Nature of uses on adjacent and nearby properties;
 - (d) Surrounding topography,
 - (e) Surrounding tree coverage and foliage;
 - (f) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
 - (g) The total number and size of antennas proposed and the ability of the proposed and the ability of the proposed tower to accommodate collocation;
 - (h) Architectural design of utility buildings and accessory structures to blend with the surrounding environment;
 - (i) Proposed ingress and egress;
 - (j) 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;
 - (k) The size of the tract and the most likely future development as indicated by the Comprehensive Plan, planned infrastructure, topography and other physical facts;
 - (l) Landscaping.
 2. Collocation. Collocation of facilities should be encouraged wherever practical by allowing reasonable extra height or tower diameter necessary to support multiple antennas.
 3. 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.

- F. Existing Towers and Antennas. Antennas and towers lawfully existing at the time this ordinance is 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.

1204.4 Off-Street Parking and Loading Requirements: None.

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

1205.1 Description

Community services, cultural, educational, recreational, and religious facilities, and certain residential facilities which are needed in residential areas to serve the residents or need a residential environment, but which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

1205.2 Included Uses

Aquarium
Art Gallery, not operated for profit
Children's Nursery
Church
College
Community Center
Cultural Facility, NEC
Day Camp
Emergency and Protective Shelter
Golf Course
Hospital
Library
Marina
Museum
Planetarium
Private Club or Lodge, the chief activity of which is a service not carried on as a business

Public Park
Public Tennis Court
Residential Treatment Center
Sanitarium
Schools, offering a compulsory education curriculum
Transitional Living Center
University

1205.3 Use Conditions

A. Churches when located within an AG or R District.

1. Minimum lot area of one-acre and minimum lot width of 100 feet.
No parking shall be permitted within a required front yard.

B. Schools

High Schools shall have their principal vehicular entrance and exist on an arterial street.

C. College, university, hospital: A minimum site area of one-acre shall apply.

D. Residential treatment center, transitional living center, emergency or protective shelter:

To avoid clustering, a residential treatment center, transitional living center, or emergency or protective shelter shall not be located on a lot within ¼ mile (1,320 feet) from any other lot containing such facilities or any lot containing a neighborhood group home, community group home, or detention/correctional facility.

1205.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|---|---|---|
| Aquarium, art gallery, museum, planetarium, and cultural facility NEC | 1 per 800 SF of floor area. | 1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area. |
| Children’s Nursery | 1 per 1,000 SF of floor area. | NA |
| Church | 1 per 40 SF of chapel or sanctuary floor area. | 1 per 10,000 to 200,000 SF plus 1 per each additional 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 additional 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 additional 100,000 SF of floor area. |
| Emergency and Protective Shelter | 1 per 1,000 SF of floor area. | 1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area. |
| Golf Course | 5 per green plus 1 per 400 SF of clubhouse floor area. | 1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area. |

| | | |
|--|---|---|
| Hospital | 1 per bed. | 1 per 10,000 to 100,000 SF plus 1 per each additional 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 additional 200,000 SF of floor area. |
| Private Club | 1 per 400 SF of floor area. | 1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 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 30 SF of pool area. | 1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area. |
| 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 additional 100,000 SF of floor area. |
| Residential Treatment Center, and Transitional Living Center | 1 per 1,000 SF of floor area. | 1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area. |
| Sanitarium | 1 per 1,000 SF of floor area. | 1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area. |
| Schools: Elementary & Junior High | 1 per 1,200 SF of floor area. | 1 per 10,000 to 200,000 SF plus 1 per each additional 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 additional 200,000 SF of floor area. |

SECTION 1206. USE UNIT 6. SINGLE-FAMILY DWELLING

1206.1 Description: Single-family detached dwelling and similar uses.

1206.2 Included Uses

Single-family detached dwelling
Neighborhood Group Home
Foster Home

1206.3 Use Conditions

Neighborhood Group Home:

- A. Must be licensed by the State of Oklahoma, Oklahoma State Health Department and meet contracting standards of the State of Oklahoma, Department of Human Services for group homes for mentally retarded persons.
- B. No building may be occupied after the effective date of this amendment until a Zoning Clearance Permit is obtained. This permit will be revoked automatically upon revocation of the State license.
- C. No signs advertising the neighborhood group home shall be permitted on the lot.
- D. No exterior alterations of the dwelling or any customary accessory structure shall be made which would detract from the residential character of the structure. Fire escapes, if required, must be located on the rear of the structure if architecturally feasible or on the side of the structure and screened.
- E. To avoid clustering, a neighborhood group home shall not be located on a lot within 1/4 mile (1,320 feet) of any other lot containing a neighborhood group home, a community group home, a residential treatment center, a transitional living center, an emergency or protective shelter, or detention/correctional facility.

1206.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|---|---------------------|----------------|
| Single-family, Detached Dwelling, neighborhood group home and foster home | 2 per dwelling unit | NA |

SECTION 1207. USE UNIT 7. DUPLEX DWELLING

1207.1 Description: Duplex dwelling

1207.2 Included Uses: Duplex dwelling

1207.3 Use Conditions: None

1207.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|-----------------|---------------------|----------------|
| Duplex dwelling | 2 per dwelling unit | NA |

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

1208.1 Description: Multifamily dwellings and similar uses.

1208.2 Included Uses

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

1208.3 Use Conditions

A. Intensity of Use:

1. 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.
2. Convent, monastery, and novitiate, community group home, life care retirement center, and nursing home:
The maximum floor area ratio is .5.
3. Convent, monastery, novitiate:
A minimum site are of one-acre shall apply.

B. Townhouse

Townhouse use is subject to the submission to and approval of a subdivision plat by the Planning Commission in accord with existing laws and regulations, and the subsequent filing in the office of the County Clerk where the property is located.

C. Community Group Home:

1. Must be licensed by the State of Oklahoma, Oklahoma State Health Department and meet contracting standards of the State of Oklahoma, Department of Human Services for group homes for mentally retarded persons.
2. No building may be occupied after the effective date of this amendment until a Zoning Clearance Permit is obtained. This permit will be revoked automatically upon revocation of the State License.
3. No signs advertising the community group home shall be permitted on the lot.
4. No exterior alterations of the dwelling or any customary accessory structure shall be made which would detract from the residential character of the structure. Fire escapes, if required, must be located on the rear of the structure if architecturally feasible or on the side of the structure and screened.
5. To avoid clustering, a community group home shall not be located on a lot

within 1/4 mile (1,320 feet) of any other lot containing a neighborhood group home, a community group home, a residential treatment center, a transitional living center, an emergency or protective shelter, or detention/correctional facility.

D. Life Care Retirement Center:

The nursing facility or medical facility must be licensed by the State of Oklahoma, Oklahoma State Health Department as an intermediate care facility or as a skilled nursing home.

E. Nursing Home:

The nursing home must be licensed by the State of Oklahoma, Oklahoma State Health Department as an intermediate care facility or as a skilled nursing home.

F. Elderly/Retirement Housing:

Design requirements for elderly/retirement housing include as a minimum:

1. Elevators for multifamily structures other than townhouses over one-story in height;
2. Emergency alarm systems in every dwelling unit; and
3. Safety “grab bars” in bathrooms.

G. The uses included in Use Unit 8 when 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.

1208.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|----------------------------------|---|--|
| Convent, Monastery and Novitiate | 1 per 1,000 SF of floor area. | 1 per 10,000 to 200,000 SF floor area plus 1 per each additional 200,000 SF of floor area. |
| Elderly/Retirement Housing | .75 per dwelling unit. | None |
| Community Group Home | 1 per 900 SF of floor area. | None |
| Fraternity or Sorority House | 1 per 2 beds. | 1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area. |
| Life Care Retirement Center | .75 per dwelling unit and 3.5 per nursing center bed. | 1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area. |
| Multifamily Dwelling | Bedroom dwelling unit. 2 per 2 or more bedroom dwelling unit. | 1.5 per efficiency or 1. None |
| Nursing Home | .35 per nursing center bed | 1 per 10,000 to 100,000 SF plus 1 per each additional |

| | | |
|------------------------|---|---|
| | | 100,000 SF of floor area. |
| Rooming/Boarding House | 1 per 2 beds. | 1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area. |
| Townhouse | 1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling unit. | None |

SECTION 1209. USE UNIT 9. MOBILE HOME DWELLING

1209.1 Description: Mobile Home Dwelling

1209.2 Included Uses: Mobile Home Dwelling

1209.3 Use Conditions

The mobile 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.

1209.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|-------------|--------------------------------------|----------------|
| Mobile Home | 2 per each mobile home dwelling unit | None |

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

1210.1 Description: Off-Street parking areas which are principal uses.

1210.2 Included Uses: Off-Street parking areas.

1210.3 Use Conditions

Off-Street parking areas shall conform to the design, lighting, and improvement requirements for off-street parking contained in Chapter 13.

1210.4 Off-Street Parking and Loading Requirements: Not applicable.

SECTION 1211. USE UNIT 11. OFFICES AND STUDIOS

1211.1 Description

Offices, studios, medical and dental laboratories, and certain other compatible or supporting services.

1211.2 Included Uses

- Abstract Company
- Advertising Agency
- Artist's Studio
- Broadcasting or Recording Studio
- Computing Service
- Copying Service
- Data Processing Service
- Dental Offices, Clinics and Laboratories
- Drafting Service
- Employment Agency
- Financial Institution, other than pawn shop
- Funeral Home
- General Business Offices, excluding on premise sale of merchandise
- Interior Design Consultant (no retail sales)
- Medical Offices, Clinics and Laboratories
- Optician of 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

1211.3 Use Conditions

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.

1211.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|--------------|--|---|
| Funeral Home | 1 per 40 SF of assembly floor area plus 1 per 300 SF of non-assembly floor area. | 1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area. |

| | | |
|--|-----------------------------|---|
| Other Uses | 1 per 400 SF of 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 additional 100,000 SF of floor area. |

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

1212.1 Description

Eating places, offering on-premise consumption of food and drink within the principal structure and/or providing carry-out service if no curb service is provided, and if no in-car, on-premises consumption is permitted. Use Unit 12 is established in recognition of the desirability of providing dining facilities in certain environments in which commercial facilities of a higher use intensity would be objectionable.

1212.2 Included Uses

Eating Places such as:

- Cafeteria
- Coffee Shop
- Delicatessen
- Restaurant

1212.3 Use Conditions

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.

1212.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|---------------|----------------------------|--|
| Eating Places | 1 per 225 SF of floor area | 1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area. |

SECTION 1213. USE UNIT 13. CONVENIENCE GOODS AND SERVICES

1213.1 Description

Retail trades 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.

1213.2 Included Uses

A. Retail Trade Establishments:

- Drug Store
- Florist
- Food:
 - Bakery
 - Candy & Confection and/or Nut Store
 - Dairy Store

- Food Specialty Store
- Grocery
- Health Food Store
- Ice Cream Store
- Gift, Novelty, Souvenir Shop
- Liquor Store
- Newsstand
- Tobacco Store
- B. Service Establishments:
 - Barber Shop
 - Beauty Shop
 - Dry Cleaning, pickup
 - Laundry, pickup

1213.3 Use Conditions

- A. 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.
- B. 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.

1213.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|---|-----------------------------|---|
| Retail Trade and Service Establishments | 1 per 225 SF of floor area. | 1 per 5,000 to 10,000 SF, plus 1 per each additional 15,000 SF of floor area. |

SECTION 1214. USE UNIT 14. SHOPPING GOODS AND SERVICES

1214.1 Description

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

1214.2 Included Uses

- A. 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
 - Furniture
- Jewelry Store
- Leather Good and Luggage Store
- Medical, Dental and Orthopedic Appliances and Supply Store
- Musical Instrument and Supply Store
- Office Furnishing Establishment
- Office Supplies Store
- Paint Store
- Pawn Shop
- Pet Shop
- Phonograph and Record Shop
- Radio and TV Sales
- Reducing Salon
- Shoe Repair Shop
- Shoe Store
- Sporting Goods Store
- Stationery Store
- Tailor Shop
- Toy Shop
- Variety Store
- Wall Paper Store
- Wig Shop
- B. Retail Building Material Establishments, exclusive of fabrication or repair:
 - Building Materials
 - Electrical Supply
 - Plumbing Fixtures
- C. Service Establishments:
 - Caterer
 - Costume Rental Service

Dry Cleaning limited to 7,000 SF of floor area
 Gasoline Service Station
 Gun Smith
 Household Minor Appliance Repair
 Interior Decorating, with retail sales
 Locksmith
 Oil and Lubrication Service (three bay maximum)
 Photo Finishing
 Radio and Television Repair
 Tune-Up Service (three bay maximum)
 Self Service Laundromat, coin operated
 Veterinarian Clinic, excluding outside animal runs
 Watch and Jewelry Repair

1214.3 Use Conditions

- A. 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.
- B. 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.

1214.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|---|--|--|
| Antique and Furniture Stores | 1 per 300 SF of floor area. | 1 per 5,000 to 25,000 SF plus 1 per each additional 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. | N/A |
| All Other Uses | 1 per 225 SF of floor area. | 1 per 5,000 to 25,000 SF plus 1 per each additional 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 additional 25,000 SF of floor area. |

1214.5 Other Requirements

- A. 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 customers' vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal users' business.

- B. 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 SF 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

1215.1 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.

1215.2 Included Uses

- A. Trade Establishments, including incidental fabricating, processing, installation and repair:

- Air Conditioning and Heating
- Bait Shops
- Baker, Wholesale
- Bottled Gas
- Carpeting
- Decorating
- Fence
- Fuel Oil
- General Merchandising Establishment, NEC
- Glass
- Greenhouse
- Heating Equipment
- Ice Plant
- Lumber Yard
- Model Homes (for display only)
- Monument, excluding shaping
- Plastic Materials
- Plumbing Shop
- Portable Storage Building, sales
- Printing and Publishing
- Reproduction Services
- Vending Machines, sales and services

- B. Service Establishments:

1. Building Services:
 - Disinfecting and exterminating services
 - Janitorial service
 - Window cleaning
2. Contract Construction Service:
 - Air conditioning
 - Carpentry
 - Decorating
 - Electrical
 - Furnace cleaning
 - Landscaping
 - Painting
 - Paper hanging
 - Plastering
 - Plumbing
 - Sign painting
 - Tile setting
3. Business Service:
 - Armored car service
4. Personal Services:
 - Auctioneer
 - Bindery
 - Cabinet maker
 - Drapery service
 - Frozen food locker
 - Kennel
 - Laundry
 - Linen supply and industrial laundry
 - Packing and crating of household and other similar goods
 - Rug cleaning
 - Taxidermist
 - Woodworking shop
5. Repair Services:
 - Armature Rewinding Service
 - Business Machine Repair
 - Computer Repair
 - Data Processing Machine Repair
 - Electrical Repair Service
 - Furniture
 - Household Major Appliance Repair
 - Mattresses and Pillows
 - Re-upholstery
 - Rug Repair
6. Schools:

Barber
Beauty
Trade

1215.3 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.

1215.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|------------------------|-----------------------------|--|
| Trade Establishments | 1 per 400 SF of floor area. | 1 per 5,000 to 25,000 SF plus 1 per each additional 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 additional 25,000 SF of floor area. |

SECTION 1216. USE UNIT 16. MINI-STORAGE

1216.1 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.

1216.2 Included Uses

Mini-Storage

1216.3 Use Conditions

- A. 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.
- B. 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.
- C. The development site should have frontage on and access to an arterial street.

1216.4 Off-Street Parking and Loading Requirements: Not applicable

| Uses | Parking Spaces | Loading Berths |
|--------------|---|----------------|
| Mini-Storage | 1 per 5,000 SF of mini-storage floor area plus 2 for and accessory dwelling | N/A |

SECTION 1217. USE UNIT 17. AUTOMOTIVE AND ALLIED ACTIVITIES

1217.1 Description: Automotive and allied activities.

1217.2 Included Uses

- A. Sales:
 - Agricultural Implement Sales
 - Aircraft Sales
 - Automobile Sales, new and used
 - Boat Sales
 - Camper Sales
 - Mobile Home Sales
 - Motorcycle Sales
 - Truck Sales
- B. Services:
 - Automobile Rental
 - Auto Wash
 - Overnight Campgrounds for Recreation Vehicles
 - Vehicle Repair and Service

1217.3 Use Conditions

- A. 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.
- B. 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.

1217.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|---|---|---|
| Agriculture Implements, Automotive, Camper, Mobile home, Motorcycle & Truck Sales | 1 per 600 SF of floor area plus 1 per 1,000 SF of open- air display storage or service area | 1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area |
| Automobile Rental | 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 |

SECTION 1218 USE UNIT 18. DRIVE-IN RESTAURANT

1218.1 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.

1218.2 Included Uses: Drive-in Restaurants

1218.3 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 maintenance of a screening wall or fence along the lot line or lines in common with the R District.

1218.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|----------------------|----------------|--|
| Drive-in Restaurants | NA | 1 per 5,000 to 25,000 SF of floor area plus 1 per each additional 25,000 SF of floor area. |

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

1219.1 Description

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

1219.2 Included Uses

- Bowling Alley
- Enclosed Commercial Recreation Establishments, NEC
- Family Billiard Centers
- Gymnasium
- Health Club
- Hotel
- Motel
- Motion Picture Theater (enclosed)
- Racquetball Club
- Rifle Range (enclosed)
- Skating Rink (enclosed)
- Slot Car Track
- Swimming Pool (enclosed)

Tennis Club

1219.3 Use Conditions

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.

1219.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|----------------|--|---|
| Hotel, Motel | 1 per sleeping room plus 1 per 225 sq. ft. of accessory facilities such as restaurants, card shops, flower shops, barber or beauty shops, etc. | 1 per 40,000 to 150,000 sq.ft. plus 1 per each additional 150,000 sq. ft. of floor area; plus 1 per 5,000 to 25,000 sq.ft.; plus 1 per each additional 25,000 sq.ft. of accessory facilities. |
| All other uses | 1 per 225 sq.ft. of floor area. | 1 per 5,000 to 25,000 sq.ft. plus 1 per each additional 25,000 sq.ft. of floor area. |

SECTION 1219(a). USE UNIT 19(a). SELECTED ENTERTAINMENT ESTABLISHMENTS*

1219(a).1 Description

Businesses which cater primarily to adults 21 years of age and above and which sell and serve intoxicating and/or nonintoxicating beverages (as defined by Oklahoma Statutes) on the premises, all sexually oriented businesses and after-hours clubs which provide music and dancing without regard to age.

1219(a).2 Included Uses

- After Hours Club
- Bar
- Beer Bar
- Billiard Parlor
- Dance Hall
- Night Club
- Pool Hall
- Private Club
- Sexually Oriented Business
- Tavern

1219(a).3 Use Conditions

1. The uses included in Use Unit 19(a), 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. Public entrance door to a bar, beer bar, billiard parlor, night club, private club, pool hall and tavern shall be located at least 50 feet from an R District. This distance 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. Doors which are limited to emergency exits only and which may be also used for deliveries are not considered public entrances. This provision does not apply to accessory use bars as defined in Chapter 18.
 3. 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, 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 zoned district boundary line (not including residentially zoned expressway right-of-way).
 4. All uses in Use Unit 19(a), including sexually oriented businesses, shall not be open for business between the hours of 2:00 A.M. and 6:00 A.M. This provision does not apply to not for profit bona fide lodges, posts, fraternal, benevolent or charitable organizations.
 5. Other use conditions applicable to sexually oriented businesses are found in Section 750 of this Code.

1219(a).4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|--|---|---|
| After-Hours Club, Bar, Beer Bar, Billiard Parlor, Dance Hall, Night Club, Private Club, Pool Hall and Tavern | 1 per 100 SF of floor area | 1 per 5,000 to 10,000 SF plus 1 for each additional 15,000 SF of floor area |
| Sexually Oriented Business: | | |
| Motel | 1 per room plus 1 per manager | 1 per 5,000 to 10,000 SF plus 1 for each additional 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 additional 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 additional 15,000 SF of floor area |

SECTION 1220. USE UNIT 20. COMMERCIAL RECREATION: INTENSIVE

1220.1 Description

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

1220.2 Included Uses

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

1220.3 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.

1220.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|--|---------------------------|---|
| 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 additional 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 additional 25,000 SF of floor area |

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

1221.1 Description: Business signs and outdoor advertising.

1221.2 Included Uses

Business Signs

Outdoor Advertising Signs

1221.3 General Use Conditions for Business Signs

- A. No business or outdoor advertising sign shall be located within 40 feet of an R District if visible from such district unless such R District is an expressway or highway. In such cases no portion of the sign shall be within 10 feet of an expressway or highway.
- B. No flashing sign shall be located within 100 feet of an abutting R District if visible from such district, providing if the districts are separated by a public street, the district shall not be deemed abutting.
- C. Any ground sign shall maintain a minimum separation of 20 feet from any other ground sign except, side-by-side ground signs located on a common line perpendicular to the nearest street need not maintain a 20-foot separation.
- D. Only one side of a double-faced sign shall be included in the computation of display surface area.
- E. The following signs shall not be included in the computation of display surface area:
 1. Nameplates, attached to the face of the wall and not exceeding two square feet in surface area
 2. Temporary real estate and construction signs
 3. Signs which are not visible from a public street.
 4. Signs painted on glass surfaces of windows or doors and pertaining to the business conducted therein.
 5. Tablets built into wall of a building or other structure and used for inscriptions or as memorial tablets or for similar purposes.
 6. Signs of warning, directive, or instructional nature erected by a public utility, franchised transportation company or governmental agency.
 7. Legal notices and street numbers.
 8. Election campaign signs, if erected not more than 45 days prior to an election and removed within seven days following the election.
 9. Signs located within a building
 10. Signs, not exceeding three square feet of display surface area, of a warning, directive, or instructional nature, including entrance, exist and restroom signs.
 11. Signs which are attached labels of a commodity offered for sale.

- F. In computing permitted display surface area, lineal footage of an abutting nonarterial street shall not be combined with the lineal footage of any abutting arterial street which is included in the computation of permitted display surface area.
- G. Ground signs shall be setback from the centerline of an abutting street 1/2 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.
- H. Portable, business or outdoor advertising, signs that have not been issued a sign permit shall not be permitted within any zoning district.

1221.4 CS District Use Conditions

- A. A ground sign shall not exceed 30 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 subsection 1221.3(G), the sign is set back one foot for each foot of height exceeding 30 feet provided the sign shall not exceed 50 feet regardless of setback.
- B. A roof sign shall not extend more than 25 feet above the mean roof level of the structure to which it is affixed.
- C. A projecting sign shall not extend more than 12 feet above the mean roof level of the structure to which it is affixed.
- D. A lot located in a CS district may be utilized for business signs and outdoor advertising.
 - 1. An aggregate display surface area for wall or canopy signs of three square feet per each lineal foot of the building wall to which the sign or signs are affixed.
 - 2. In addition to the wall or canopy signs permitted in (1) above, a lot containing one business establishment may utilize for business signs and outdoor advertising an aggregate display surface area of roof projecting or ground signs as follows:
 - a. If not more than one roof projecting or ground sign is erected 2.5 square feet of display surface area per each lineal foot of street frontage.
 - b. If more than one roof projecting or ground sign is erected 1.5 square feet of display surface area per each lineal foot of street frontage.
 - 3. In addition to the wall or canopy signs permitted in (1) above, a lot containing more than one business establishment may erect roof, projecting, or ground signs as follows:
 - a. One sign for each street frontage identifying the commercial complex and individual tenants therein, not exceeding in aggregate display surface area one square foot per each lineal foot of street frontage.
 - b. In addition to the sign or signs permitted in (a) above.
 - i. One sign for each tenant may be erected not exceeding two square feet of display surface area per each lineal foot of front building wall of the tenancy or 60 square feet, whichever is greater.

- ii. If more than one sign is erected for a single tenant the aggregate display surface area shall not exceed one square foot per each lineal foot of front building wall.
- 4. An unimproved lot may, as a matter of right, erect outdoor advertising signs without size limitation, if located behind the building setback line, provided that upon the occupancy of any building on the lot, any sign not complying with the display surface area limitations set out above, shall be removed within 30 days from such occupancy.
- 5. In addition to the outdoor advertising and business signs permitted by right in the CS District, the Board of Adjustment may, as a Special Exception, permit additional signs to be located behind the building setback line if a minimum 300 foot spacing is maintained between such signs except in the case of back-to-back signs, V-shaped signs, or signs separated by a building or other obstruction.

1221.5 CG, IL, District Use Conditions

- A. For business signs and outdoor advertising erected in front of the building line, a lot may utilize an aggregate display surface area as follows:
 - 1. If not more than one projecting, or ground sign is erected, four square feet of display surface area per each lineal foot of street frontage.
 - 2. If more than one projecting, or ground sign is erected, two square feet of display surface area per each lineal foot of street frontage.
- B. For business signs and outdoor advertising signs erected behind the building line, display surface area limitations shall not apply.

1221.6 CH, IM and IH District Use Conditions

Within the CH, IM and IH Districts, display surface area limitations shall not apply.

1221.7 Off-Street Parking and Loading Requirements: Not applicable.

SECTION 1222. USE UNIT 22. RESEARCH AND DEVELOPMENT

1222.1 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.

1222.2 Included Uses: Enclosed scientific research, testing and development.

1222.3 Use Conditions

- A. The uses included in Use Unit 22, when located in an IR District shall be conducted within enclosed buildings.
- B. 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.

1222.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|-------------|----------------------------|--|
| 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 additional 100,000 SF of floor area |

SECTION 1223. USE UNIT 23. WAREHOUSING AND WHOLESALING

1223.1 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.

1223.2 Included Uses

- Moving and Storage Facility
- Storage, NEC
- Truck Rentals
- Trucking Establishments
- Warehousing, NEC
- Wholesale Establishments, NEC

1223.3 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.

1223.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|-------------|------------------------------|--|
| All Uses | 1 per 5,000 SF of floor area | 1 per 5,000 to 25,000 SF, plus 1 per each additional 25,000 SF of floor area |

SECTION 1224. USE UNIT 24. MINING AND MINERAL PROCESSING

1224.1 Description

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

1224.2 Included Uses

- A. Mining and Quarrying:
Mining, quarrying or extraction of coal, ores, stone, sand or gravel.
- B. 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.

1224.3 Use Conditions

The Board of Adjustment, in granting a mining and mineral processing use by Special Exception, shall consider potential environment 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 effect on proximate land uses.

1224.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|----------|------------------------------|----------------|
| All Uses | 1 per 1,000 SF of floor area | NA |

SECTION 1224(a). USE UNIT 24(a). OIL AND GAS EXTRACTION

1224(a).1 Description

The drilling and servicing of oil and gas wells, including on-site storage and related transporting of the extracted products.

1224(a).2 Included Uses

Drilling of oil and gas wells, on-site oil and gas storage.

1224(a).3 Use Conditions

- A. Oil and gas wells and related storage tanks shall be located 200 feet or more from any residence, provided, however, that the Board of Adjustment, under the power of Section 1680, Special Exception, may reduce this minimum setback distance.
- B. Oil and gas wells and related storage tanks shall be located 300 feet or more from any incorporated area (excluding annexation fence lines), provided, however that the Board of Adjustment, under the power of Section 1680, Special Exception, may reduce this minimum setback distance.

1224(a).4 Off-Street Parking and Loading Requirements: None.

SECTION 1225. USE UNIT 25. LIGHT MANUFACTURING INDUSTRY

1225.1 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.

1225.2 Included Uses

Bottling Plant

Building Contract Construction Service and Storage:

Cesspool Cleaning

Concrete Construction Service

Grain Elevators

Heavy Construction Contracting Service

Masonry

Oil Well Drilling and Cleaning

Roofing

Sheet Metal

Stone Work

Water Well Drilling and Cleaning

Welding Shop

Machine Shop

Any Light Industrial or Manufacturing Use, **EXCEPT** the Following:

Aluminum, Brass, Copper, Iron or Steel Foundry Works

Acetylene Gas Manufacture in Excess of 15 Pounds Pressure Per Square Inch

Acid Manufacture for Wholesale

Ammonia, Bleaching Powder or Chlorine Manufacture

Asphalt Manufacture or Refining

Auto Salvage Yards

Blast Furnace, Except as a Minor and Incidental Part of Another Permitted Industrial Use

Boiler Works or Forge Works

Brick, Tile or Terra Cotta Manufacture

Cellophane Manufacturing

Celluloid Manufacture

Coke Manufacture

Concrete Ready-Mix Plant

Creosote Manufacture or Treatment

Disinfectant or Insecticide Manufacture

Distillation of Bones, Coal, Tar or Wood

Dyestuff Manufacture

Fat Rendering

Fertilizer Manufacture (Organic)

Foundry

Gas (Heating or Illuminating) Manufacture or Storage, Except Where Such

Gas is to be Entirely Consumed on the Same Premises
Glue, Gelatin or Size Manufacture
Incineration or Reduction of Dead Animals, Garbage, Offal or Refuse Other than Garbage
Offal or Refuse Accumulated and Consumed Within or on the Same Premises
Lamp Black Manufacture
Match Manufacture
Lime, Cement or Plaster of Paris Manufacture
Oilcloth or Linoleum Manufacture
Pickle, Sausage, Sauerkraut or Vinegar Manufacture
Paint, Oil, Varnish or Turpentine Manufacture
Paper or Pulp Manufacturing by Sulfide Processes Emitting Noxious
Gases or Odors
Printing Ink Manufacture
Rayon or Cellophane Manufacture
Refining of Petroleum or Other Crude Materials
Rolling Mill
Rubber Manufacture from Crude Materials
Shoddy Manufacture
Soda Ash, Caustic Soda and Washing Compound Manufacture
Slaughtering of Animals, Exclusive of Poultry and Rabbit Killing
Smelting
Soap Manufacture
Starch, Glucose, Dextrin Manufacture
Stock Yards
Storage of Dismantled Automobiles or Any Form of Junk
Sugar Refining
Tallow, Grease or Lard Manufacture or Refining
Tanning or Curing of Leather, Raw Hides or Skins or Storage of Raw Hides or Skins
Tar Distillation or Manufacture
Tar Roofing or Tar Water-Proofing Manufacture
Trades, Industries, or Uses Having Moderately Objectionable
Environmental Influences by Reason of the Emission of Odor, Heat,
Smoke, Noise, or Vibration
Wool Scouring, Hair Manufacture
Yeast Manufacture for Wholesale

1225.3 Use Conditions

- A. The uses included in Use Unit 25, which are located within 300 feet of an R District, shall be conducted within enclosed buildings.
- B. 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.

1225.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|----------|------------------------------|--|
| All Uses | 1 per 1,000 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 additional 100,000 SF of floor area |

SECTION 1226. USE UNIT 26. MODERATE MANUFACTURING AND INDUSTRY

1226.1 Description

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

1226.2 Included Uses

All Industrial and Manufacturing Uses, **EXCEPT** the following:

- Acetylene Gas Manufacturing
- Acid Manufacture for Wholesale
- Auto Salvage
- Blast Furnace
- Brick Manufacturing, Tile Manufacturing
- Cement, Lime, Gypsum, Plaster of Paris or Asphalt Manufacturing
- Chlorine or Hydrochloric, Nitric, Picric, Sulphurous, Sulfuric Acid or Ammonia Manufacture
- Coke Manufacturing
- Creosote Manufacturing, or Treatment
- Disinfectant or Insecticide Manufacturing
- Distillation of Bones
- Explosive Manufacture or Storage
- Fat Rendering
- Fertilizer Manufacture from Mineral or Organic Materials
- Garbage, Offal or Dead Animal Reduction or Dumping
- Glue Manufacture
- Insecticide Manufacturing
- Junk Yard
- Paint, Oil, Varnish, Turpentine Manufacturing
- Paper or Pulp Manufacturing by Sulfide Process
- Petroleum Refining
- Refuse Dump
- Salvage Yards, NEC
- Slaughtering of Animals
- Smelting
- Soap Manufacturing

Soda Ash, Caustic Soda and Washing Compound Manufacturing
 Stockyard
 Storage of Dismantled Automobiles or Any Form of Junk
 Tar Distillation or Manufacturing
 Trades, industries, or uses that have heavily objectionable environmental influences by reason
 of the emission of odor, heat, smoke, noise, or vibration
 Turpentine Manufacturing
 Varnish manufacturing

1226.3 Use Conditions

- A. The uses included in Use Unit 26, which are located within 300 feet of an R district, shall be conducted within enclosed buildings.
- B. 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.

1226.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berths |
|----------|------------------------------|--|
| All Uses | 1 per 1,000 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 additional 100,000 SF of floor area |

SECTION 1227. USE UNIT 27. HEAVY MANUFACTURING AND INDUSTRY

1227.1 Description

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

1227.2 Included Uses

Manufacturing or Industrial Uses not elsewhere classified.

1227.3 Use Conditions: None.

1227.4 Off-Street Parking and Loading Requirements

| Uses | Parking Spaces | Loading Berth |
|----------|------------------------------|--|
| All Uses | 1 per 1,000 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 additional 100,000 SF of floor area |

CHAPTER 13
OFF-STREET PARKING AND OFF-STREET LOADING

| | |
|-------|---|
| 1310. | Applicability of Requirements |
| 1320. | General Requirements |
| 1330. | Setbacks |
| 1340. | Design Standards for Off-Street Parking |
| 1350. | Design Standards for Off-Street Loading |

SECTION 1310. 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:

- 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 or loading facilities shall be provided as required for such new use. However, if the building or structure was erected prior to the effective date of this Code, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use, if the latter were subject to the parking and loading provisions of this Code.
- 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 1320. GENERAL REQUIREMENTS

- A. Off-street parking and off-street loading facilities shall not occupy required livability space. Space allocated to any required off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facilities. Space allocated to any required off-street parking shall not be used to satisfy the space requirements for any off-street loading facilities.
- B. Within the front and exterior side yards in the RM Districts, except the RM-T District, not more than one vehicle shall be parked for each 600 square feet of area contained in the front or exterior side yards.
- C. 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.
- 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.
- 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, that are located thereon in such a manner that each space can be entered without passing through another space, except in RE and RS District, where access may be obtained through another parking space.
- G. Required off-street parking surfacing shall be completed prior to the initiation of the use.

SECTION 1330. 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.
- 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.

| 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 | 35FT | 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. | | | |

SECTION 1340. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS

- A. A required off-street parking space shall be at least 9 feet in width and at least 20 feet in length exclusive of access drives or aisles, except that 25% of the total required off-street parking spaces may be a minimum of 7-1/2 feet in width by 15 feet in length exclusive of access drives or aisles. Such space shall have a vertical clearance of at least six feet six inches.
- B. Each required parking space shall be accessible from a public street without passing through another required space, except in the RE or RS District.
- C. Lighting used to illuminate an off-street parking area shall be so arranged as to direct the light away from properties within an R District which do not contain uses for which the parking is being provided.
- D. Unenclosed off-street parking areas shall be surfaced with an all-weather material.
- 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.

SECTION 1350. 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 to the berth 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 does not contain uses for which the loading area is being provided.

**CHAPTER 14
NONCONFORMITIES**

| | |
|-------|---------------------------------------|
| 1400. | General |
| 1410. | Nonconforming Uses of Unimproved Land |
| 1420. | Nonconforming Uses of Buildings |
| 1430. | Nonconforming Signs |
| 1440. | Nonconforming Lots |
| 1450. | Structural Nonconformities |
| 1460. | Repairs |

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, accessory sign, or enclosure requirement or requirements, but which is otherwise lawful shall constitute a nonconforming use within the meaning of Sections 1410 and 1420.

SECTION 1410. NONCONFORMING USES OF UNIMPROVED LAND

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:

- A. If the replacement cost of the accessory structures (other than fences) is less than \$1,000.00, the nonconforming use shall terminate within 5 years from the effective date of this Code or from the date the use became nonconforming, whichever is later.

- B. 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.
- C. 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 located.

SECTION 1420. 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 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 1420(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 shall not constitute a "change of use" within the meaning of this section, except the changing of a nonconforming Use Unit 19.a. use from a non-sexually oriented business to a sexually oriented business is prohibited.
- 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 1430. NONCONFORMING SIGNS

A sign lawfully existing at the effective date of the adoption or amendment of this Code but which would be prohibited under the terms of this Code or amendment to the Code, shall be deemed nonconforming, and may continue including normal maintenance and change of the face, if not rebuilt, enlarged, extended, or relocated, provided:

If the sign was erected within an AG District after the effective date of this Code and becomes nonconforming upon rezoning to an R District or O District and is not accessory to an on-site principal use, the sign shall be removed within six months from the effective date of the rezoning; other nonconforming signs if located in an R District and not accessory to an on-site principal use, shall be removed within two years from the date the sign became nonconforming.

SECTION 1440. NONCONFORMING LOTS

- A. In residential districts, on any lot filed of record on or before September 15, 1980, or on any lot within a subdivision having received the approval of the Tulsa Metropolitan Area Planning Commission on or before September 15, 1980, a single-family detached dwelling may be erected without complying with the required area or width or the required side yard which abuts a public street, provided that no side yard shall be less than five feet and all other requirements of the district are complied with.
- B. In nonresidential districts, on any lot filed of record on or before September 15, 1980, or on any lot within a subdivision having received approval of the Tulsa Metropolitan Area Planning Commission on or before September 15, 1980, the permitted use may be located on such lot irrespective of its area or width provided that other requirements of the district are complied with.

SECTION 1450. 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.
- C. Should such structure be moved for any distance whatever, it shall thereafter conform to the provisions of the district in which located.

SECTION 1460. 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.

**CHAPTER 15
ENFORCEMENT**

| | |
|-------|---|
| 1500. | Duty of County Inspector and Other Officials |
| 1510. | Zoning Clearance Permit |
| 1520. | Penalties for Violation |
| 1530. | Construction and Use to be as Provided in Applications, Plans & Permits |

SECTION 1500. DUTY OF COUNTY INSPECTOR AND OTHER OFFICIALS

It shall be the duty of the County Inspection to enforce this Code. If the County Inspector shall find that any of the provisions of this Code are being violated, he 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 other action to enforce compliance with or to prevent violation of its provisions as is authorized by law. All departments, officials, and employees of the County 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 1510. ZONING CLEARANCE PERMIT

1510.1 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 County Inspector.

1510.2 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.

1510.3 Response to Application for Zoning Clearance Permit

After an application for a Zoning Clearance Permit is filed in compliance with the provisions herein, the County Inspector 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.

1510.4 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 Board of County Commissioners of Tulsa County, Oklahoma. 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 Board of County Commissioners of Tulsa County, Oklahoma.

SECTION 1520. 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 variances or special exceptions, shall be deemed guilty of an offense and upon conviction thereof, shall be fined not more than \$100.00 and each day's violation thereof, shall constitute a separate offense. Nothing herein contained shall prevent the County of Tulsa or its authorized officials from taking other action, authorized by law, to remedy violation.

SECTION 1530. CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATIONS, PLANS AND PERMITS

Zoning permits, Variances, 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 Code, and punishable as provided by Section 1520.

CHAPTER 16

BOARD OF ADJUSTMENT

- 1600. Establishment of the Board
- 1610. Powers of the Board
- 1620. Proceedings of the Board
- 1630. Notice of Public Hearing
- 1640. Fees
- 1650. Appeals from the County Inspector
- 1660. Interpretation
- 1670. Variances
- 1680. Special Exception
- 1690. Appeals to the District Court

SECTION 1600. ESTABLISHMENT OF THE BOARD OF ADJUSTMENT

There is hereby established a Board of Adjustment of the County 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 Board of County Commissioners, 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 chairman, and adopt rules necessary to the conduct of its affairs. The Board shall appoint a Clerk to the Board of Adjustment.

SECTION 1610. POWERS OF THE BOARD

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

SECTION 1620. 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 1630. NOTICE OF PUBLIC HEARINGS

The Board of Adjustment shall give notice and conduct a public hearing before acting on any appeal from a determination of the County Inspector, or before granting any Special Exception, or Variance, or Minor Variance, or Exception. 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 County Commissioners.

Fifteen days notice of public hearing shall be given as follows:

- A. For Special Exception, Variance or Appeal from a determination of the County Inspector:
 - 1. By publication in a newspaper of general circulation; and
 - 2. By mailing written notice to all owners of property within a 300 foot radius of the exterior boundary of the subject property.

- B. 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 300 foot radius of the exterior boundary of the subject property for consideration of a Minor Variance or Exception.

- 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.

The applicant shall furnish the names and mailing addresses of all owners of property within a 300 foot radius of the exterior boundary of the subject property, or in the case of a Minor Variance or Exception, the owners of abutting property of the subject property. Costs of publication shall be billed to the applicant.

SECTION 1640. FEES

An application for an appeal from the County Inspector 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 the Board of County Commissioners of Tulsa County, Oklahoma.

SECTION 1650. APPEALS FROM THE COUNTY INSPECTOR

1650.1 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 County affected, where it is alleged there is error in any order, requirement, decision or determination of the County Inspector in the enforcement of this Code.

1650.2 Notice of Appeal

An appeal shall be taken within ten days from the determination complained of by filing with the County Inspector and with the Clerk of the Board, a notice of appeal, specifying the grounds thereof. The County Inspector 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.

1650.3 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 the County Inspector.

1650.4 Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed from, unless the County Inspector 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 1660. INTERPRETATION

- A. The Board shall interpret the text of this Code or the Official Zoning Map upon an appeal from a determination of the County Inspector after compliance with the procedural standards of Section 1650.
- B. Where a question arises as to the zoning district classification of a particular use, the Board of Adjustment, upon written request of the County Inspector 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.

SECTION 1670. VARIANCES

1670.1 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.

1670.2 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. The application for a principal use variance shall include information necessary to evaluate such request as the Board of Adjustment may adopt as rules of procedure for granting principal use variances.

1670.3 Board of Adjustment Action

The Board shall hold the hearing and upon the concurring vote of three members may grant a variance after finding:

- A. 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.
- B. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.
- C. 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.

1670.4 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 1680. SPECIAL EXCEPTION

1680.1 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:

- A. Special Exception Uses as designated and regulated within the permitted use provisions of the zoning districts.
- B. Special Exception Uses as designated within Chapter 10, Floodway Zoning District.
- C. The change of a nonconforming use as provided in Section 1420(F), Chapter 14, Nonconformities.
- D. The restoration of a partially destroyed structure, containing a nonconforming use as provided in Section 1420(G), Chapter 14, Nonconformities.
- E. The restoration of a partially destroyed nonconforming structure as provided in Section 1450, Chapter 14, Nonconformities.
- F. The modification of a screening requirement, as provided in Section 240.2 and Section 250, Chapter 2, District Provisions: General.
- G. Off-Street Parking use of property located within a Residential District, when the property is abutting an Office, Commercial, or Industrial District.
- H. Reduction in the minimum setback distances as set forth in Section 1224(a).3 Use Conditions, for oil and gas wells and related storage tanks.
- I. Drilling of oil and gas wells located within residential subdivisions zoned AG, AG-R, RE and RS.
- J. Antennas and supporting structures as provided in Section 1204.3.E.

1680.2 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.

1680.3 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 a Special Exception 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.

1680.4 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 1690. APPEALS TO THE DISTRICT COURT

1690.1 Procedure

An appeal to the District Court from any decision, ruling, judgment, or order of said County Board of Adjustment may be taken by any person, or persons, firm or corporation, jointly or severally, aggrieved thereby, or any department, board or official of government by filing with the Clerk of said Board within ten days from the date of such action, a notice of such appeal, accompanied by payment of the public notice fee. No bond shall be required for such appeal, but costs may be required in the District Court as in other cases such as, but not limited to, filing fees, administrative fees and other such statutory fees. Upon filing of such notice, the Clerk of said Board shall forthwith transmit to the Clerk of the District Court the originals or certified copies of all the papers constituting the record in the case, together with the order, judgment or decision of the Board. The Clerk of the Board shall notify all property owners within a three hundred (300) foot radius of the exterior boundary of the subject property of the pending appeal and shall give the title of the case, the District Court Case Number and the name of the Judge assigned regarding such appeal. The appeal to the District Court shall be limited to the District Court's review of the Record of the proceedings had before the County Board of Adjustment. The judicial review of any action of the Board will be to determine if said action was arbitrary, unreasonable or capricious, and that by reason thereof such action has worked or, if enforced, will work as unnecessary hardship on or create substantial harm or loss to the complaining party based upon the Record of the proceedings held before the Board as set out in 19 O.S., § 863.22. An appeal to the Supreme Court from the decision of the District Court shall be allowed as in other cases.

1690.2 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 |
| 1710. | Policy on Zoning Map Amendments |
| 1720. | Zoning Text Amendments |
| 1730. | 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 County 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 1710. POLICY ON ZONING MAP AMENDMENTS

It is the policy of the Board of County Commissioners 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 1720. ZONING TEXT AMENDMENTS

The Planning Commission upon its own motion may, or at the direction of the County Commission 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 County Commission.

SECTION 1730. ZONING MAP AMENDMENTS

1730.1 Initiated by Application

- A. 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, shall be in such form and content as the Planning Commission may by resolution establish, and shall be accompanied by payment of a fee, the amount of which shall be established by resolution adopted by the Planning Commission and approved by the County Commission. Cost of notice and posting of signs shall be billed to the applicant.

- B. 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.

1730.2 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 County Commission 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 County Commission.

1730.3 Notice Required

- A. The Planning Commission shall give:
 - 1. Twenty days notice of a public hearing on a proposed map amendment by publication in a newspaper of general circulation;
 - 2. Twenty days notice of a public hearing by posting of the property sought to be rezoned; and
 - 3. Twenty days notice of a public hearing by mailing written notice to all owners of property within a 300 foot radius of the exterior boundary of the property and to all recorded mineral interests and leasehold owners.
- B. The Notice shall contain:
 - 1. Date, time, and place of public hearing;
 - 2. Legal description of the property and the street address or approximate location of the property;
 - 3. The present zoning district classification of the property and the proposed zoning classification provided:
 - a. Notice of a proposed RM-2 rezoning shall confer jurisdiction on Planning Commission and County Commission to consider and act upon RM-2, RM-1, RM-0, RM-T, RD, RS 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 CH rezoning shall confer jurisdiction on the Planning Commission and County Commission to consider and act upon CH, CG, CS, OMH, OM, OL, and P 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 P District, and notice of any O District shall confer jurisdiction to consider any less intense O District or P District.

- c. Notice of a proposed IH rezoning shall confer jurisdiction on the Planning Commission and County Commission to consider and act upon IH, IM, IL, IR, or 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 FD, AG, CO, PUD, or RMH District shall be required to confer jurisdiction on the Planning Commission and County Commission to consider such FD, AG, CO, PUD or RMH District.

1730.4 Planning Commission Action on Zoning Map Amendments

After notice and public hearing, the Planning Commission shall vote to:

- A. Recommend to the County Commission that the application be approved as submitted, or as amended, or be approved subject to modification or;
- B. Recommend to the County Commission 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 County Commission 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 County Clerk for a hearing by the County Commission. 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 County Commission.

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 County Commission within 15 days from the date of Planning Commission action.

1730.5 County Commission Action on Zoning Map Amendments

The County Commission shall hold a hearing on each application transmitted from the Planning Commission and on any proposed Zoning Map amendment initiated pursuant to Section 1730.2. The County Commission 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 County Commission, the applicant shall remit to the office of the County Clerk a publication fee, said fee shall be in accordance with the schedule of fees adopted by resolution of the Board of County Commissioners. In case of a written protest against any proposed change, signed by the owners of 20% or more of the area of land in such proposed change, or by the owners of 20% or more of the frontage within 1,000 feet to the right or left of the frontage proposed to be changed, or by the owners of 20% or more of the frontage

directly opposite the frontage proposed to be changed, or in cases where the land affected lies within one and one-half miles of the limits of a municipality having a zoning ordinance, by the governing body of such municipality filed with the Commission, such amendment or change may not be made except by the unanimous favorable vote of all members of the Board of County Commissioners.

CHAPTER 18 DEFINITIONS

SECTION 1800. DEFINITIONS

Abutting: In the context of a screening or enclosure requirement, abutting shall mean contiguous or separated there from only by a nonarterial street. In other instances, abutting shall mean contiguous.

Accessory Use Bar: A commercial establishment open to the public which sells and serves intoxicating or non-intoxicating beverages (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.

After-Hours Club: commercial establishment open to the general public after 2:00 A.M. which provides music and a space for dancing.

All-Weather Material: A hard surface, dust-free material capable, during ordinary use, of withstanding without substantial deterioration, normal weather conditions.

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 Plan as a primary arterial or secondary arterial.

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 only nonintoxicating 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 only nonintoxicating beverages (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 or nonintoxicating beverages (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 nonintoxicating beverages (as defined herein) on the premises.

Board of Adjustment: The Board of Adjustment of Tulsa County, Oklahoma.

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.

Community Group Home: A community-based residential facility for independent living that provides room and board, personal care, and habilitation services in a family environment as a single-housekeeping unit for 6 - 12 residents mentally retarded and/or physically limited persons with at least one, but not more than three, resident staff persons. Personal care and habilitation services excludes on-site institutional type educational training, medical or nursing care.

Copy Area: The net geometric area enclosed by the smallest rectangles encompassing the outer extremities of all letters, figures, characters and delineations contained in the sign.

County Commission: The Board of Commissioners of Tulsa County, Oklahoma.

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.

Dance Hall: A commercial establishment open to the general public which provides a dance area of 1,000 SF or more.

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.

Display Surface: The surface of a sign upon, against, or through which the message is displayed or illustrated.

Display Surface Area: The net geometric area enclosed by the display surface of the sign including the outer extremities of all letters, figures, characters, and delineations, but not including the structural supports for freestanding signs if said structural supports are not arranged to become a part of the attention attracting aspects of the sign provided, that as applied to wall or canopy signs having a nonilluminated background, display surface area shall mean copy area.

Double Wide: Two mobile home units, which are designed to be joined together on a permanent foundation and when attached constitute a single dwelling unit.

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, Mobile Home: A detached dwelling unit designed for transportation, after fabrication, on streets or highways on its own wheels or on a flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, located on jacks or other temporary or permanent foundation, connection to utilities, and similar installation activities.

Dwelling, Multifamily: A building containing three or more dwelling units.

Dwelling, Single-Family: A building, other than a mobile home, containing one dwelling unit designed for occupancy by not more than one family.

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 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 or more persons occupying a single dwelling unit, as a single housekeeping unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over five persons, but further provided that domestic servants may be housed on the premises without being designated as a family. Individuals not related by blood, marriage, or adoption occupying a single dwelling unit for on-site institutional education, training, supervision, medical care or nursing care shall not be considered a family as defined herein. Further provided a family, as defined herein, does not include a foster home or a neighborhood group home as elsewhere defined.

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.

Flood: A temporary rise in stream level that results in inundation of areas not ordinarily covered by water.

Floodway: The channel of a river or other watercourse and those portions of the adjoining floodplains which are reasonably required to carry and discharge the regulatory flood.

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.

Floor Area Ratio: 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 2 years, the maximum number of children residing in the home is six.

Freeway: A street designated as a freeway on the Major Street Plan.

Frontage: The lineal measurement of a lot boundary which abuts a public street or the lineal measurement of the building setback line when the boundary of the lot abuts a curved nonarterial street or cul-de-sac.

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 220. 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.

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.

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.

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 or loading areas or for paved access to the off-street or loading area.

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.

Major Street Plan: The Tulsa City-County Major Street and Highway Plan, as adopted the Board of County Commissioners, Tulsa County, on September 15, 1980, Resolution No. 98255, or as it may hereafter be amended by resolution.

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.

Mobile Home: A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers.

Modular Home: A pre-built structure, transportable in two or more sections, which is designed to be attached and located on a permanent foundation resulting in a single-family dwelling.

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.

Neighborhood Group Home: A home for independent living with support personnel that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit for not more than five resident mentally retarded and/or physically limited persons with at least one, but not more than two, resident staff persons. Personal care and habilitation services excludes on-site institutional type educational training, medical or nursing care.

Night Club: A commercial establishment open at night to the general public, usually serving intoxicating and/or nonintoxicating beverages, having a floor show, and providing music and a space for dancing.

Nonintoxicating Beverages: All beverages containing more than one-half of one percent ($\frac{1}{2}$ of 1%) alcohol by volume, and not more than three and two-tenths percent (3.2%) alcohol by weight.

Nursing Home: A residential health care facility licensed and regulated by the State of Oklahoma which provides lodging, personal care and supervision for aged, chronically ill, physically infirm, or convalescent patients

Obstruction: Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, bridge conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure or matter in, along, across, or projecting into any channel, watercourse, or regulatory flood hazard area which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the flow of water might carry the same downstream to the damage of life or property.

Parking Space, Off-Street: A space on a lot intended and reserved for the parking of an automobile. Such space to be of minimum width and length as prescribed herein, together with a driveway connecting the space with a street or alley and permitting ingress or egress of an automobile.

Planning Commission: The Tulsa Metropolitan Area Planning Commission (TMAPC).

Planned Unit Development: 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 nonintoxicating beverages (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.

Regulatory Flood: A flood having a 1% chance of being equaled or exceeded in any given year based upon the full potential urbanization of the contributing watershed considering the Comprehensive Plan, adopted Floodplain Management Policies and the watershed Master Drainage Plan where adopted.

Residential Treatment Center: A community-based residential facility providing diagnostic or therapeutic services and long-term room and board in a highly structured environment for its residents for alcoholism and drug abuse, mental illness 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, 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.

Signs, Business: A sign which directs attention to a business, commodity, service, or entertainment conducted on the premises.

Sign, Canopy: A sign wholly supported by a canopy projecting from a building or an extended roof or pitched roof and which does not extend above the mean height level of the roof of the building.

Sign, Construction: A temporary sign erected during the period of construction advertising the construction of improvements on the property.

Sign, Ground: A sign which is attached to or is a part of a self-supporting structure, other than a building or portion of a building.

Sign, Outdoor Advertising: A sign which directs attention to a business, commodity, service, or entertainment, sold or offered elsewhere than the premises and only incidentally on the premises, if at all.

Sign, Portable: A sign which is not permanently affixed to the ground or a building.

Sign, Projecting: A sign affixed to a building and which extends horizontally more than 12" from the sign supporting portion of the building.

Sign, Real Estate: A temporary sign advertising the sale, rental, or lease of the premises.

Sign, Roof: A sign which is affixed to a roof, extended roof, pitched roof, or canopy, and which extends above the height of the roof.

Sign, Wall: A sign affixed to a building wall which does not project horizontally more than 12 inches from the wall or extend above the height of the 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 effect, 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.

Street Wall: The wall or part of the building nearest to the street line.

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, walks, fences, and signs. Provided that, for the purposes of Chapter 10, Floodway Zoning District "structure" means a walled and roofed building that is principally above ground, as well as a mobile home.

Substantial Improvement: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% 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 unit development or flooding propensity while maintaining the character and purposes of the general use district area over which it is superimposed.

Top Plate: The horizontal timber directly carrying the trusses of a roof or the rafters.

Townhouse Development: A row of at least three attached dwelling units each separated by a party wall on individual lots and designed for separate ownership of the individual dwelling units with no separate dwelling unit constructed above another dwelling unit; provided that in a development of six or more units, a row of two attached dwelling units may be constructed thereon.

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, mental illness, alcoholism or drug abuse.

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.

Wild or Exotic Animals, as regulated by this Code, are:

Primates: Any non-human primate

Carnivore: Non-domestic flesh-eating mammals

Venomous Reptiles: Venomous snakes and lizards

Non-Venomous Reptiles: Those reaching eight feet or more in length and/or weighing 40 pounds or more at maturity.

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
T U L S A C O U N T Y Z O N I N G C O D E
U S E U N I T - Z O N I N G D I S T R I C T S S U M M A R Y

| USE UNITS | Z O N I N G D I S T R I C T S | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------------------------|-----|----|----|----|-----|-----|-----|-----|-----|---|----|----|-----|----|----|----|-----|----|----|----|----|----|--|
| | AG | AGR | RE | RS | RD | RMH | RMT | RMO | RM1 | RM2 | P | OL | OM | OMH | CS | CG | CH | CO* | IR | IL | IM | IH | FD | |
| 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 | 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 | E | |
| 3. AGRICULTURE | X | E | | | | | | | | | | | | | | | | | | X | X | X | X | |
| 4. PROTECTION & UTILITIES | X | E | E | E | E | E | E | E | E | E | | E | E | E | X | X | X | X | X | X | X | X | X | |
| 5. COMMUNITY SERVICES & SIMILAR USES | E | E | E | E | E | E | E | E | E | E | | E | X | X | X | X | X | X | X | E | E | E | | |
| EMERGENCY & PROTECTIVE SHELTER | E | E | E | E | E | E | E | E | E | E | | E | E | E | X | X | X | X | | E | | | | |
| RESIDENTIAL TREATMENT CENTER | E | E | E | E | E | E | E | E | E | E | | E | X | X | X | X | X | X | | E | | | | |
| TRANSITIONAL LIVING CENTER | E | E | E | E | E | E | E | E | E | E | | E | X | X | X | X | X | X | | E | | | | |
| 6. SINGLE-FAMILY DWELLING | X | X | X | X | X | E | X | X | X | X | | E | E | E | E | E | E | X | | | | | | |
| 7. DUPLEX DWELLING | | | | E | X | | X | X | X | X | | E | E | E | E | E | E | X | | | | | | |
| 8. MULTIFAMILY & SIMILAR USES | | | | | | | | X | X | X | | E | E | E | E | E | X | X | | | | | | |
| COMMUNITY GROUP HOME | E | E | E | E | E | | | X | X | X | | E | E | E | X | X | X | X | | | | | | |
| NURSING HOME | E | E | E | E | E | | | X | X | X | | E | E | E | X | X | X | X | | | | | | |
| MONASTERY, NOVITIATE, CONVENT | E | E | E | E | E | | | X | X | X | | E | E | E | X | X | X | X | | | | | | |
| TOWNHOUSE | | | | | | | X | X | X | X | | E | E | E | E | E | X | X | | | | | | |
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| 12. EATING PLACES, OTHER THAN DRIVE-INS | | | | | | | | | | | | | | | X | X | X | X | | E | E | E | | |
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X = Use by Right

E = Use by Exception

* SITE PLAN APPROVAL REQUIRED

3/95 Amended: April, 2011

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| Club, Social 7 Fraternal | 5 |
| Coffee Shop | 12 |
| Coke Manufacturing | 27 |
| College, University | 5 |
| Commercial Convenience | 13 |
| Commercial Recreation, Enclosed | 19 |
| Commercial Recreation, Intensive | 20 |
| Commercial Shopping | 13 |
| Community Center | 5 |
| Community Group Home | 8 |

| | |
|--------------------------------------|------|
| Computer Repair | 15 |
| Computing Service | 11 |
| Concrete Construction Service | 25 |
| Concrete Ready-Mix Plant | 26 |
| Confectionery Store | 13 |
| Construction Facility | 2 |
| Construction Heavy | 25 |
| Convalescent Home | 5 |
| Convenience Goods and Services | 13 |
| Convent | 8 |
| Convict Pre-release Center | 2 |
| Correctional Facility | 2 |
| Cosmetic Shop | 14 |
| Costume Rental Service | 14 |
| Crematory | 2 |
| Creosote manufacturing, or Treatment | 27 |
| Cultivation | 1 |
| Cultural Facility, NEC | 5 |
| Cultural and Recreation Facility | 5 |
| (D) | |
| Dairy Store | 13 |
| Dance Hall | 19.a |
| Data Processing | 11 |
| Data Processing Machine Repair | 15 |

| | |
|---|------|
| Day Camp | 5 |
| Decorating, Interior | 15 |
| Delicatessen | 12 |
| Dental Clinic, Lab | 11 |
| Dentist Office | 11 |
| Department Store | 14 |
| Detention Facility | 2 |
| Disinfectant or Insecticide Manufacturing | 27 |
| Distillation of Bones, Coal, Tar or Wood | 27 |
| Doctor's Office | 11 |
| Drafting Service | 11 |
| Drag Strip | 20 |
| Drama School | 11 |
| Drapery, Curtain, Upholstery Store | 14 |
| Drapery Service | 15 |
| Dressmaking Shop | 14 |
| Drilling of Oil and Gas Wells | 24.a |
| Drive-In Restaurant | 18 |
| Drive-In Theater | 20 |
| Driving Range, Golf | 20 |
| Drug Store | 13 |
| Dry Cleaning | 14 |
| Dry Cleaning Pick-Up | 13 |
| Dry Goods Store | 14 |

| | |
|--|----|
| Dude Ranch | 3 |
| Duplex | 7 |
| Dyestuff Manufacturing | 26 |
| (E) | |
| Eating Establishment Other Than Drive-In | 12 |
| Elderly Housing | 8 |
| Electric Regulating Station | 4 |
| Electrical Repair Service | 15 |
| Electrical Supply Store | 14 |
| Emergency Shelter | 5 |
| Employment Agency | 11 |
| Enclosed Commercial Recreation | 19 |
| Explosive Manufacturing or Storage | 27 |
| Extended Care Facility | 5 |
| Exterminating Service | 15 |
| Extraction, Mining | 24 |
| (F) | |
| Fairgrounds | 20 |
| Family Billiard Center | 19 |
| Farming | 3 |
| Fat Rendering | 27 |
| Fence | 15 |
| Fertilizer Manufacturing from Mineral or Organic Materials | 27 |
| Filling Station | 16 |

| | |
|--------------------------|----|
| Financial Institution | 11 |
| Fine Arts School | 11 |
| Fire Alarm | 1 |
| Fire Station | 4 |
| Fishery | 3 |
| Flood Management Project | 1 |
| Floor Coverings Store | 14 |
| Florist | 13 |
| Food Specialty | 13 |
| Forestry | 1 |
| Foster Home | 6 |
| Foundry, Metal | 26 |
| Fraternity House | 8 |
| Frozen Food Locker | 15 |
| Fuel Oil | 15 |
| Funeral Home | 11 |
| Furnace Cleaning | 15 |
| Furniture Repair | 15 |
| Furniture Store | 14 |
| Furrier & Fur Shop | 14 |
| Fur Storage | 14 |
| (G) | |
| Garbage Dump | 27 |
| Garden Supply Store | 14 |

| | |
|-------------------------------------|----|
| Gas Manufacturing or Storage | 26 |
| Gasoline Service Station | 14 |
| General Business Office | 11 |
| General Merchandising | 15 |
| Gift Shop | 13 |
| Glass Store | 15 |
| Glue, Gelatin or Size Manufacturing | 27 |
| Go-Cart Track | 20 |
| Golf Course | 5 |
| Golf Driving Range | 20 |
| Governmental Services, NEC | 2 |
| Grain Elevator | 25 |
| Gravel Operation | 24 |
| Grazing | 1 |
| Greenhouse | 15 |
| Grocery Store | 13 |
| Guest Ranch | 3 |
| Gun Club | 2 |
| Gun Smith | 14 |
| Gymnasium | 19 |
| Gypsum Manufacturing | 27 |
| (H) | |
| Hardware Store | 14 |
| Health Club | 19 |

| | |
|--|----|
| Health Food Store | 13 |
| Heavy Construction Contract Service | 25 |
| Heating Equipment | 15 |
| Heliport | 2 |
| Historical Marker | 1 |
| Hobby Shop | 14 |
| Home Furnishing Store | 14 |
| Home Occupation (See Section 420.1) | |
| Horticultural Nursery | 3 |
| Hospital | 5 |
| Hotel | 19 |
| Household Appliance Repair | 14 |
| Hydroelectric Generation Plant | 2 |
| (I) | |
| Ice Cream Store | 13 |
| Ice Plant | 15 |
| Ice Skating Rink | 19 |
| Incineration, Reduction of Dead Animals, Garbage, Refuse | 26 |
| Industry Light | 25 |
| Industry Moderate | 26 |
| Industry Heavy | 27 |
| Insecticide Manufacturing | 27 |
| Interior Decorating | 14 |
| Interior Design Consultant | 11 |

| | |
|--|----|
| (J) | |
| Janitorial Service | 15 |
| Jewelry Repair | 14 |
| Junk Yard | 28 |
| Juvenile Delinquency | 2 |
| (K) | |
| Kennel | 15 |
| (L) | |
| Laboratory, Medical and Dental | 11 |
| Lamp Black Manufacturing | 26 |
| Landscape Contractor | 15 |
| Language School | 11 |
| Laundromat, Self-Service | 14 |
| Laundry, Industrial | 15 |
| Laundry, Pick-up | 13 |
| Laundry Service | 15 |
| Leather Goods Store | 14 |
| Library | 5 |
| Life Care Retirement Center | 5 |
| Lime, Cement, Plaster of Paris Manufacturing | 27 |
| Linen Supply | 15 |
| Linoleum Manufacturing | 26 |
| Liquor Store | 13 |
| Loan Office | 11 |

| | |
|------------------------------|----|
| Locksmith | 14 |
| Lodge | 5 |
| Luggage Store | 14 |
| Lumber Yard | 15 |
| (M) | |
| Machine Shop | 25 |
| Manufacturing Light | 25 |
| Manufacturing Moderate | 26 |
| Manufacturing Heavy | 27 |
| Marina | 5 |
| Masonry Construction Service | 25 |
| Match Manufacturing | 26 |
| Mattress & Pillow Repair | 15 |
| Mausoleum | 2 |
| Meat Market | 13 |
| Medical Clinic, Lab | 11 |
| Medical, Dental Supply | 14 |
| Metal Foundry | 26 |
| Mineral Products Processing | 24 |
| Miniature Auto Track | 20 |
| Mining | 24 |
| Mini-Storage | 16 |
| Mobile Home | 9 |
| Mobile Home Sales | 17 |

| | |
|-----------------------------------|------|
| Modeling School | 11 |
| Monastery | 8 |
| Monument Sales | 15 |
| Motel | 19 |
| Motion Picture, Theater, Enclosed | 19 |
| Motorcycle Sales | 17 |
| Moving & Storage Facility | 23 |
| Multifamily Dwelling | 8 |
| Museum | 5 |
| Musical Instrument Sales | 14 |
| Music School | 11 |
| (N) | |
| Neighborhood Group Home | 6 |
| Newspaper Publishing | 15 |
| Newsstand | 13 |
| Night Club | 19.a |
| Novelty | 13 |
| Novitiate | 8 |
| Nursery, Horticultural | 3 |
| Nursing Home | 8 |
| Nut Store | 13 |
| (O) | |
| Office Building | 11 |
| Office Furnishing Sales | 14 |

| | |
|--|-------|
| Office Machine Sales | 14 |
| Office & Studio | 11 |
| Office Supplies | 14 |
| Off-Street Parking | 10 |
| Oil Cloth or Linoleum Manufacturing | 26 |
| Oil and Gas Well Drilling | 24(a) |
| Oil and Lubrication Service (three bay maximum) | 14 |
| Oil Refinery | 27 |
| Oil Well Drilling and Cleaning Contracting Service | 25 |
| Optician or Optical Lab | 11 |
| Other Trades and Services | 15 |
| Outdoor Advertising | 21 |
| Outdoor Recreation, NEC | 20 |
| Overnight Campground for Recreational Vehicles | 17 |
| (P) | |
| Packing & Crating of Goods | 15 |
| Painting Contractor | 15 |
| Paint Store | 14 |
| Paint, Oil, Varnish, Turpentine Manufacturing | 27 |
| Paper Hanging | 15 |
| Paper or Pulp Manufacturing by Sulphide Process | 27 |
| Parking | 10 |
| Parking Garage | 10 |
| Pawn Shop | 14 |

| | |
|--|------|
| Pet Shop | 14 |
| Petroleum Refining | 27 |
| Pharmacy | 11 |
| Phonograph and Record Sales | 14 |
| Photocopying | 11 |
| Photo Finishing | 14 |
| Photography Studio | 11 |
| Photography Supply Store | 14 |
| Pickle, Sausage, Sauerkraut, Vinegar Manufacturing | 26 |
| Picture Framing | 14 |
| Planetarium | 5 |
| Planting | 1 |
| Plaster of Paris Manufacturing | 27 |
| Plastering Service | 15 |
| Plastic Materials Sales | 15 |
| Plumbing Construction Service | 15 |
| Plumbing Fixture Sales | 14 |
| Plumbing Shop | 15 |
| Pool Hall | 19.a |
| Post Office | 2 |
| Poultry Raising | 3 |
| Pressure Control Station | 4 |
| Printing | 15 |
| Printing Ink Manufacturing | 26 |

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|---|------|
| Private Club (service not a business) | 19.a |
| Private Club or Lodge | 5 |
| Processing of Mineral Products | 24 |
| Protection and Services | 4 |
| Protective Shelter | 5 |
| Public Park | 5 |
| Public Tennis Court | 5 |
| (Q) | |
| Quarrying | 24 |
| (R) | |
| Race Track, Auto, Dog, Horse | 20 |
| Racquetball Club | 19 |
| Radio Repair & Television Repair | 14 |
| Radio Station | 11 |
| Radio & Television Sales | 14 |
| Ranching | 3 |
| Rayon or Cellophane Manufacturing | 26 |
| Record Shop | 14 |
| Recording Studio | 11 |
| Recreation & Cultural Facility, Community | 5 |
| Recreation, Indoor Commercial | 19 |
| Reducing Salon | 14 |
| Refining, Petroleum & Other Crude Materials | 27 |
| Refuse Dump | 27 |

| | |
|------------------------------|----|
| Rendering Plant | 27 |
| Reproduction Services | 15 |
| Research, Scientific | 22 |
| Reservoir | 1 |
| Residential Single-Family | 6 |
| Residential Duplex | 7 |
| Residential Multifamily | 8 |
| Residential Mobile Home | 9 |
| Residential Treatment Center | 5 |
| Restaurant | 12 |
| Restaurant, Drive-In | 18 |
| Re-upholstering | 15 |
| Riding Stable or Academy | 3 |
| Rifle and Skeet Range | 2 |
| Rodeo Grounds | 20 |
| Rolling Mill | 26 |
| Roofing Construction Service | 25 |
| Rooming House | 8 |
| Rubber Manufacturing | 26 |
| Rug Cleaners | 15 |
| Rug Repair | 15 |
| (S) | |
| Salvage Yard, NEC | 27 |
| Sand Operations | 24 |

| | |
|---|------|
| Sanitarium | 5 |
| Sanitary Landfill | 2 |
| Sausage Manufacturing | 26 |
| School | |
| Art | 11 |
| Ballet | 11 |
| Barber | 15 |
| Beauty | 15 |
| Business | 11 |
| Dance | 11 |
| Drama | 11 |
| Fine Arts | 11 |
| Language | 11 |
| Modeling | 11 |
| Music | 11 |
| Public | 5 |
| Trade | 15 |
| Other Schools, offering a compulsory education curriculum | 5 |
| Scientific Research, Testing, Development | 22 |
| Self-Service-Laundromat | 13 |
| Services and Protection | 4 |
| Service Station | 16 |
| Sewage Disposal Facility | 2 |
| Sexually Oriented Business | 19.a |

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|---|----|
| Sheet Metal Contracting Service | 25 |
| Shelter, Civil Defense, Storm | 4 |
| Shoddy Manufacturing | 26 |
| Shoe Repair | 14 |
| Shoe Store | 14 |
| Shopping Goods and Services | 14 |
| Sign Advertising | 21 |
| Sign Painting | 15 |
| Single-Family Dwelling | 6 |
| Skating Rink, Enclosed | 19 |
| Slaughtering of Animals, NEC | 27 |
| Slot Car Track | 19 |
| Smelting | 27 |
| Soap Manufacturing | 27 |
| Soda Ash, Caustic Soda & Washing Compound Manufacturing | 27 |
| Sorority House | 8 |
| Souvenir Shop | 13 |
| Sporting Goods Store | 14 |
| Stable | 3 |
| Stadium, NEC | 20 |
| Starch, Glucose, Dextrine Manufacturing | 26 |
| Stationery Store and Card Shop | 14 |
| Stock Yard | 27 |
| Stonework Contracting Service | 25 |

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|---|------|
| Storage, General | 23 |
| Storage of Dismantled Autos or any Form of Junk | 27 |
| Street Sign | 1 |
| Studio & Office | 11 |
| Sugar Refining | 26 |
| Swimming Pool Enclosed | 19 |
| (T) | |
| Tailor Shop | 14 |
| Tallow, Grease, Lard Manufacturing or Refining | 26 |
| Tank Farm, Petroleum | 27 |
| Tanning of Leather or Hide | 26 |
| Tar Distillation or Manufacturing | 27 |
| Tar Roofing Manufacturing | 26 |
| Tavern | 19.a |
| Taxidermist | 15 |
| Television Repair | 14 |
| Television Sales | 14 |
| Tennis Club | 19 |
| Tennis Court | 5 |
| Tent Revival | 2 |
| Theater, Motion Picture, Enclosed | 19 |
| Thoroughfare | 1 |
| Ticket Office | 11 |
| Tile Setting Service | 15 |

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|--|----|
| Tobacco Shop | 13 |
| Townhouse | 8 |
| Toy Shop | 14 |
| Trade School | 15 |
| Trades Emitting Heavily Objectionable Odor, Heat, Smoke, Noise | 27 |
| Transitional Living Center | 5 |
| Transmitting Tower | 4 |
| Transportation Ticket Office | 11 |
| Travel Agency | 11 |
| Truck Rentals | 23 |
| Truck Sales | 17 |
| Trucking Establishment | 23 |
| Tune-Up Service (three by maximum) | 14 |
| Turpentine Manufacturing | 27 |
| (U) | |
| University | 5 |
| Upholstery Repair | 15 |
| Utility Line | 1 |
| (V) | |
| Variety Store | 14 |
| Varnish Manufacturing | 27 |
| Vehicle Repair and Service | 17 |
| Vending Machine Sales, Service | 15 |
| Veterinarian Clinic/Hospital | 14 |

| | |
|--|----|
| Vinegar Manufacturing | 26 |
| (W) | |
| Wall Paper Store | 14 |
| Warehouse, NEC | 23 |
| Washing Compound Manufacturing | 26 |
| Waste Paper Salvage and Reclamation | 26 |
| Watch Repair | 14 |
| Water Storage Facility | 4 |
| Water Treatment Plant | 2 |
| Water Well Drilling and Cleaning Service | 25 |
| Welding Shop | 25 |
| Wholesale Establishment, NEC | 23 |
| Wig Shop | 14 |
| Window Cleaning | 15 |
| Wildlife Preserve | 1 |
| Woodworking Shop | 15 |
| Wool Scouring, Hair Manufacturing | 26 |
| (Y) | |
| Yeast Manufacturing | 26 |

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|---|
| APPENDIX D |
| Tulsa County Zoning Code |
| ZONING MATRIX: ILLUSTRATING DISTRICT PLAN MAP CATEGORIES |
| RELATIONSHIP TO ZONING DISTRICTS |

A. Conformance with the Comprehensive Plan

The "Zoning Matrix", as this section of the Comprehensive Plan is commonly referred to, provides guidance for codes and ordinances relating to the physical environment; specifically, the relationship of zoning to the Comprehensive Plan. As the Comprehensive Plan is the fundamental development policy for the metropolitan area, other plans, codes, ordinances and regulations should be in accordance with policies expressed in the Plan.

The Zoning Code, in particular, has as a purpose the promotion of the development of the community in accordance with the Comprehensive Plan. A rezoning is in accordance with the Plan if the type and intensity of land use permitted by the ordinance is compatible with the goals, objectives, principles and policies specified in the Plan. Provisions of the ordinance should not be in contradiction with the intent of the Plan and should not preclude implementation of the Plan.

The Comprehensive Plan shall be considered in making zoning or rezoning decisions. The Plan establishes, at a general level, appropriate locations for different intensities of land use with due regard to compatibility, topography, environmental considerations, traffic generation and other factors. The zoning decision-making process requires specific consideration of the compatibility of land use and environmental characteristics of a proposed use with surrounding areas. Thus, zoning decisions include consideration of the general factors embraced in the Comprehensive Plan, and the individual examination of such conditions as they relate to an individual parcel of land for which rezoning is requested.

B. District Plan Map Categories

The District Plan Map expresses graphically policies, which guide the intensity of land use. The relationship between the intensity of land use categories shown on the Plan Map and zoning districts is demonstrated in the table at the end of this Appendix. This table lists all of the basic zoning districts and indicates to what degree each district may be considered as being in accordance with each of the Plan Map's land use categories. Three degrees of relationship have been established:

Zoning District and Plan Map category are not in accordance.

Zoning District and Plan Map category are in accordance.

Zoning District and Plan Map category may be found to be in accordance under certain circumstances.

By way of illustration, the following examples should be noted:

1. An existing zoning district or a rezoning request which, if implemented, would prevent the achievement of the objectives shown for the area by the Comprehensive Plan; i.e., if the Plan Map category for an area is Low Intensity, a proposal to rezone the area to a moderate industrial district (IM) would not be in accordance with the Comprehensive Plan.
2. An existing zoning district or a rezoning request which, if implemented, would directly contribute to achieving the objective established for the area by the Comprehensive Plan would clearly be in accordance with the Plan; i.e., if the Plan category for an area is Low Intensity-Residential, a proposal to rezone the area to a single-family (RS-3) district would be in accordance with the Comprehensive Plan.
3. If the existing zoning district or a rezoning request neither contributes to nor prevents the achievement of the planned use, then it must be determined whether the proposed land use, if implemented, would be compatible with the development of the surrounding area in the manner contemplated by the Comprehensive Plan; i.e., if the Plan Map category for an area is Low Intensity, a proposal to rezone a portion thereof for multifamily use would be in accordance with the Plan if the multifamily use contemplated was of a density and type that would be compatible with surrounding uses. The zoning district RM-0 used as a transition between the low intensity area and adjacent higher intensity areas would be an example of a multifamily district in accordance with the Low Intensity Plan category. The same zoning district contemplated for a large area in the center of a low-density residential neighborhood would not be in accordance with the Low Intensity Plan Map category.

The table shows the intent of the Plan's policies, but cannot be relied upon as the only basis for making decisions on rezoning applications. The intensity of land use categories shown on the District Plan Map should not be interpreted as a zoning map. Existing zoning will continue to operate, and rezoning cannot be claimed within various categories by right. It should also be recognized that the Official Zoning Map could properly vary from the District Plan Map in that the Official Zoning Map recognizes short-range conditions, and the Official Zoning Map is more detailed and precise than the District Plan Map. Furthermore, at the time of adoption of the District Plan, certain zoned parcels that are not in accord with the Plan may be of such size, nature or location that their existence should be recognized by zoning that is also not in accord with the District Plan Map categories.

C. Amendment of the Comprehensive Plan

1. Conflicts with the Comprehensive Plan:

The effectiveness of the Comprehensive Plan will depend on maintaining the interrelationship between the Plan and implementation techniques. In cases where proposed development plans, codes, ordinances or regulations are not in accordance with the Comprehensive Plan, the conflicts should be eliminated through a change in the rezoning proposals or through amendments to the Plan. It is recognized that there will be times when it may be desirable to take action not in accordance with the Comprehensive Plan. A decision of the appropriate body, board, or officials which is not in accordance with the Plan shall be considered as an action necessitating consideration of an amendment to the Comprehensive Plan.

2. Keeping the Comprehensive Plan Current:

It should be clearly recognized that the Comprehensive Plan needs constant analysis, evaluation and amendment in order to ensure that policies expressly prepared at one time will be changed as social and economic conditions are altered. Besides this process of ongoing change, the Planning Commission will need to annually review the policies expressed in the Comprehensive Plan to ensure that they are consistent with the social, economic and physical conditions of the metropolitan area and the goals and aspirations of the citizens.

D. Policy on Zoning Map Amendments

It is the official policy that in consideration of proposed amendments to the Zoning 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.

ZONING MATRIX: ILLUSTRATING DISTRICT PLAN MAP CATEGORIES

RELATIONSHIP TO ZONING DISTRICTS

| PLAN | | | | | | Z | O | N | I | N | G | | | | | D | I | S | T | R | I | C | T | S | | | | |
|----------------------|----|-----|----|-----|-----|-----|-----|----|----|-----|-----|-----|-----|-----|----|----|----|-----|----|----|----|----|----|-----|----|----|----|----|
| CATEGORIES | AG | AGR | RE | RS1 | RS2 | RS3 | RS4 | RD | RT | RMO | RM1 | RM2 | RM3 | RMH | PK | OL | OM | OMH | OH | CS | CG | CH | CO | CBD | SR | IL | IM | IH |
| LOW INTENSITY* | X | X | X | X | X | X | X | O | O | O | O | -- | -- | O | O | O | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| LOW – RESIDENTIAL | X | X | X | X | X | X | X | O | O | O | O | -- | -- | O | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| LOW – CORRIDOR | X | X | X | X | X | X | X | O | O | O | O | -- | -- | O | O | O | -- | -- | -- | -- | -- | -- | X | -- | -- | -- | -- | -- |
| MEDIUM INTENSITY * | X | X | X | X | X | X | X | X | X | X | X | X | -- | X | X | X | X | O | -- | X | O | -- | -- | -- | O | O | -- | -- |
| MEDIUM – RESIDENTIAL | X | X | X | X | X | X | X | X | X | X | X | X | -- | X | O | O | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| MEDIUM – OFFICE | X | X | X | X | X | X | X | X | X | X | X | X | -- | X | X | X | X | O | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| MEDIUM – COMMERCIAL | X | X | X | X | X | X | X | X | X | X | X | X | -- | X | X | X | X | O | -- | X | O | -- | -- | -- | -- | -- | -- | -- |
| MEDIUM – INDUSTRIAL | X | X | X | X | X | X | X | X | X | X | X | X | -- | X | X | X | X | O | -- | X | O | -- | -- | -- | X | X | -- | -- |
| MEDIUM – CORRIDOR | X | X | X | X | X | X | X | X | X | X | X | X | -- | X | X | X | X | O | -- | X | O | -- | X | -- | O | O | -- | -- |
| HIGH INTENSITY * | X | X | X | X | X | X | X | X | X | X | X | X | O | X | X | X | X | X | O | X | O | O | -- | O | O | O | O | O |
| HIGH – RESIDENTIAL | X | X | X | X | X | X | X | X | X | X | X | X | O | X | X | O | O | O | -- | X | -- | -- | -- | -- | O | O | -- | -- |
| HIGH – OFFICE | X | X | X | X | X | X | X | X | X | X | X | X | O | X | X | X | X | X | O | X | -- | -- | -- | -- | O | O | -- | -- |
| HIGH – COMMERCIAL | X | X | X | X | X | X | X | X | X | X | X | X | O | X | X | X | X | X | O | X | X | O | -- | O | O | O | -- | -- |
| HIGH – INDUSTRIAL | X | X | X | X | X | X | X | X | X | X | X | X | O | X | X | X | X | X | O | X | O | O | -- | O | X | X | X | O |
| HIGH – CORRIDOR | X | X | X | X | X | X | X | X | X | X | X | X | O | X | X | X | X | X | O | X | O | O | X | O | O | O | O | O |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| SPECIAL DISTRICT | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O |
| LINEAR DEVELOPMENT AREA | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOW -- INTENSITY * | X | X | X | X | X | X | X | O | O | O | O | -- | -- | -- | O | O | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| MEDIUM – INTENSITY * | X | X | X | X | X | X | X | X | X | X | X | X | -- | X | X | X | X | O | -- | X | -- | O | -- | -- | -- | -- | -- | -- |
| PUBLIC | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O | O |
| AGRICULTURAL | X | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

* NO SPECIFIC LAND USE ACCORDANCE X = ZONING DISTRICT & PLAN CATEGORY ARE IN ACCORDANCE, O = ZONING DISTRICT & PLAN CATEGORY MAY BE FOUND IN ACCORDANCE, -- = ZONING DISTRICT & PLAN CATEGORY ARE NOT IN ACCORDANCE

| APPENDIX E | |
|----------------------------|---|
| TULSA COUNTY ZONING CODE | |
| INDEX OF USE UNITS | |
| | |
| Arboretum | 1 |
| Area-Wide Uses by Right | 1 |
| Cultivation | 1 |
| Fire Alarm | 1 |
| Flood Management Project | 1 |
| Forestry | 1 |
| Grazing | 1 |
| Historical Marker | 1 |
| Planting | 1 |
| Political Campaign Signs | 1 |
| Reservoir | 1 |
| Street Sign | 1 |
| Thoroughfare | 1 |
| Utility Line | 1 |
| Wildlife Preserve | 1 |
| | |
| Adult Detention Center | 2 |
| Airport | 2 |
| Area-Wide Use by Exception | 2 |
| Bus Station. | 2 |

| | |
|---|---|
| Carnival | 2 |
| Cemetery | 2 |
| Christmas Tree Sales | 2 |
| Circus | 2 |
| Construction Facility | 2 |
| Convict Pre-release Center | 2 |
| Correctional Community Treatment Center | 2 |
| Crematory | 2 |
| Detention Facility | 2 |
| Governmental Services, NEC | 2 |
| Gun Club | 2 |
| Heliport | 2 |
| Hydroelectric Generation Plant | 2 |
| Jail | 2 |
| Juvenile Delinquency | 2 |
| Mausoleum | 2 |
| Post Office | 2 |
| Prison | 2 |
| Rifle and Skeet Range | 2 |
| Sanitary Landfill | 2 |
| Sewage Disposal Facility | 2 |
| Tent Revival | 2 |
| Water Treatment Plant | 2 |
| | |

| | |
|--------------------------------|---|
| Agriculture | 3 |
| Animal Raising | 3 |
| Chick Hatchery | 3 |
| Dude Ranch | 3 |
| Farming | 3 |
| Fishery | 3 |
| Guest Ranch | 3 |
| Horticultural Nursery | 3 |
| Nursery, Horticultural | 3 |
| Poultry Raising | 3 |
| Ranching | 3 |
| Riding Stable or Academy | 3 |
| Stable | 3 |
| | |
| Ambulance Service | 4 |
| Electric Regulating Station | 4 |
| Fire Station | 4 |
| Pressure Control Station | 4 |
| Public Protection and Services | 4 |
| Shelter, Civil Defense, Storm | 4 |
| Stormwater Detention Facility | 4 |
| Transmitting Tower | 4 |
| Water Storage Facility | 4 |
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|--|---|
| Aquarium | 5 |
| Art Gallery | 5 |
| Camp, Day | 5 |
| Children's Nursery | 5 |
| Church | 5 |
| Club, Social & Fraternal | 5 |
| College, University | 5 |
| Community Center | 5 |
| Convalescent Home | 5 |
| Cultural Facility, NEC | 5 |
| Cultural and Recreation Facility | 5 |
| Day Camp | 5 |
| Emergency Shelter | 5 |
| Extended Care Facility | 5 |
| Golf Course | 5 |
| Hospital | 5 |
| Library | 5 |
| Lodge | 5 |
| Marina | 5 |
| Museum | 5 |
| Other Schools, offering compulsory education | 5 |
| Planetarium | 5 |
| Private Club or Lodge | 5 |
| Protective Shelter | 5 |

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|---|---|
| Public Park | 5 |
| Public Tennis Court | 5 |
| Recreation & Cultural Facility, Community | 5 |
| Residential Treatment Center | 5 |
| Sanitarium | 5 |
| School, Public | 5 |
| Tennis Court | 5 |
| Transitional Living Center | 5 |
| University | 5 |
| | |
| Foster Home | 6 |
| Neighborhood Group Home | 6 |
| Residential Single-Family | 6 |
| Single-Family Dwelling | 6 |
| | |
| Duplex | 7 |
| Residential Duplex | 7 |
| | |
| Apartment | 8 |
| Boarding House | 8 |
| Community Group Home | 8 |
| Convent | 8 |
| Elderly Housing | 8 |
| Fraternity House | 8 |

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|-----------------------------|----|
| Life Care Retirement Center | 8 |
| Monastery | 8 |
| Multifamily Dwelling | 8 |
| Novitiate | 8 |
| Nursing Home | 8 |
| Residential Multifamily | 8 |
| Rooming House | 8 |
| Sorority House | 8 |
| Townhouse | 8 |
| | |
| Mobile Home | 9 |
| | |
| Off-Street Parking | 10 |
| Parking | 10 |
| Parking Garage | 10 |
| | |
| Abstract Company | 11 |
| Advertising Agency | 11 |
| Art School | 11 |
| Artist's Studio | 11 |
| Ballet School | 11 |
| Bank | 11 |
| Broadcasting Studio | 11 |
| Business School | 11 |

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|--------------------------------|----|
| Computing Service | 11 |
| Copying Service | 11 |
| Data Processing | 11 |
| Dental Clinic, Lab | 11 |
| Dentist Office | 11 |
| Doctor's Office | 11 |
| Drafting Service | 11 |
| Drama School | 11 |
| Employment Agency | 11 |
| Financial Institution | 11 |
| Fine Arts School | 11 |
| Funeral Home | 11 |
| General Business Office | 11 |
| Interior Design Consultant. | 11 |
| Laboratory, Medical and Dental | 11 |
| Language School | 11 |
| Loan Office | 11 |
| Medical Clinic, Lab | 11 |
| Modeling School | 11 |
| Music School | 11 |
| Office & Studio | 11 |
| Office Building | 11 |
| Optician or Optical Lab | 11 |
| Pharmacy | 11 |

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|--|----|
| Photocopying | 11 |
| Photography Studio | 11 |
| Radio Station | 11 |
| Recording Studio | 11 |
| School, Art | 11 |
| School, Ballet | 11 |
| School, Business | 11 |
| School, Dance | 11 |
| School, Drama | 11 |
| School, Fine Arts | 11 |
| School, Language | 11 |
| School, Modeling | 11 |
| School, Music | 11 |
| Studio & Office | 11 |
| Ticket Office | 11 |
| Transportation Ticket Office | 11 |
| Travel Agency | 11 |
| | |
| Cafe | 12 |
| Cafeteria | 12 |
| Coffee Shop | 12 |
| Delicatessen | 12 |
| Eating Establishment Other Than Drive-In | 12 |
| Restaurant | 12 |

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|--------------------------------|----|
| | |
| Bakery | 13 |
| Barber Shop | 13 |
| Beauty Shop | 13 |
| Candy Store | 13 |
| Commercial, Convenience | 13 |
| Confectionery Store | 13 |
| Convenience Goods and Services | 13 |
| Dairy Store | 13 |
| Drug Store | 13 |
| Dry Cleaning Pick-Up | 13 |
| Florist | 13 |
| Food Specialty | 13 |
| Gift Shop | 13 |
| Grocery Store | 13 |
| Health Food Store | 13 |
| Ice Cream Store | 13 |
| Laundry, Pick-Up | 13 |
| Liquor Store | 13 |
| Meat Market | 13 |
| Newsstand | 13 |
| Novelty | 13 |
| Nut Store | 13 |
| Self-Service Laundromat | 13 |

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|--|----|
| Souvenir Shop | 13 |
| Tobacco Shop | 13 |
| | |
| Antique Shop | 14 |
| Appliance Repair | 14 |
| Appliance Store | 14 |
| Art Gallery, Commercial | 14 |
| Artist's Supply Store | 14 |
| Automotive Parts and Accessories Store | 14 |
| Bicycle Shop | 14 |
| Book Store | 14 |
| Building Materials Store | 14 |
| Business Machine Sale | 14 |
| Camera & Photography Supply | 14 |
| Carpet Store | 14 |
| Caterer | 14 |
| China, Glassware & Metal Ware Store | 14 |
| Clothing and Accessories Store | 14 |
| Cosmetic Shop | 14 |
| Costume Rental Service | 14 |
| Department Store | 14 |
| Drapery, Curtain, Upholstery Store | 14 |
| Dressmaking Shop | 14 |
| Dry Cleaning | 14 |

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|----------------------------------|----|
| Dry Goods Store | 14 |
| Electrical Supply Store | 14 |
| Floor Coverings Store | 14 |
| Fur Storage | 14 |
| Furniture Store | 14 |
| Furrier & Fur Shop | 14 |
| Garden Supply Store | 14 |
| Gasoline Service Station | 14 |
| Gun Smith | 14 |
| Hardware Store | 14 |
| Hobby Shop | 14 |
| Home Furnishing Store | 14 |
| Household Minor Appliance Repair | 14 |
| Interior Decorating | 14 |
| Jewelry Repair | 14 |
| Jewelry Store | 14 |
| Laundromat, Self Service | 14 |
| Leather Goods Store | 14 |
| Locksmith | 14 |
| Luggage Store | 14 |
| Medical, Dental Supply | 14 |
| Musical Instrument Sales | 14 |
| Office Furnishing Sales | 14 |
| Office Machine Sales | 14 |

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|---|----|
| Office Supplies | 14 |
| Oil and Lubrication Service (three bay maximum) | 14 |
| Paint Store | 14 |
| Pawn Shop | 14 |
| Pet Shop | 14 |
| Phonograph and Record Sales | 14 |
| Photo Finishing | 14 |
| Photography Supply Store | 14 |
| Picture Framing | 14 |
| Plumbing Fixture Sales | 14 |
| Radio & Television Sales | 14 |
| Radio Repair & Television Repair | 14 |
| Record Shop | 14 |
| Reducing Salon | 14 |
| Shoe Repair | 14 |
| Shoe Store | 14 |
| Shopping Goods and Services | 14 |
| Sporting Goods Store | 14 |
| Stationery Store and Card Shop | 14 |
| Tailor Shop | 14 |
| Television Repair | 14 |
| Television Sales | 14 |
| Toy Shop | 14 |
| Tune-Up Service (three bay maximum) | 14 |

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|--------------------------------|----|
| Variety Store | 14 |
| Veterinarian Clinic/Hospital | 14 |
| Wall Paper Store | 14 |
| Watch Repair | 14 |
| Wig Shop | 14 |
| | |
| Air Conditioning Service | 15 |
| Armature Rewinding Repair | 15 |
| Armored Car Service | 15 |
| Auctioneer | 15 |
| Bait Shop | 15 |
| Bakery, Wholesale | 15 |
| Barber School | 15 |
| Beauty School | 15 |
| Bindery | 15 |
| Bottled Gas | 15 |
| Business Machine Repair | 15 |
| Cabinet Maker | 15 |
| Carpentry | 15 |
| Carpet Installation & Repair | 15 |
| Computer Repair | 15 |
| Contract Construction Service | 15 |
| Data Processing Machine Repair | 15 |
| Decorating, Interior | 15 |

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| Disinfecting and Exterminating Service | 15 |
| Drapery Service | 15 |
| Electrical Repair Service | 15 |
| Exterminating Service | 15 |
| Fence | 15 |
| Frozen Food Locker | 15 |
| Fuel Oil | 15 |
| Furnace Cleaning | 15 |
| Furniture Repair | 15 |
| General Merchandising | 15 |
| Glass | 15 |
| Greenhouse | 15 |
| Heating Equipment | 15 |
| Household Major Appliance Repair | 15 |
| Ice Plant | 15 |
| Janitorial Service | 15 |
| Kennel | 15 |
| Landscape Contractor | 15 |
| Laundry Service | 15 |
| Laundry, Industrial | 15 |
| Linen Supply | 15 |
| Lumber Yard | 15 |
| Mattress & Pillow Repair | 15 |
| Model Homes (Display) | 15 |

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|-----------------------------------|----|
| Monument Sales | 15 |
| Newspaper Publishing | 15 |
| Other Trades and Services | 15 |
| Packing & Crating of Goods | 15 |
| Painting Contractor | 15 |
| Paper Hanging | 15 |
| Plastering Service | 15 |
| Plastic Materials Sales | 15 |
| Plumbing Construction Service | 15 |
| Plumbing Shop | 15 |
| Portable Storage Buildings, Sales | 15 |
| Printing | 15 |
| Re-upholstering | 15 |
| Reproduction Services | 15 |
| Rug Cleaners | 15 |
| Rug Repair | 15 |
| School Barber | 15 |
| School Beauty | 15 |
| School Trade | 15 |
| Sign Painting | 15 |
| Taxidermist | 15 |
| Tile Setting Service | 15 |
| Trade School | 15 |
| Upholstery Repair | 15 |

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| Vending Machine Sales, Service | 15 |
| Window Cleaning | 15 |
| Woodworking Shop | 15 |
| | |
| Mini-Storage | 16 |
| | |
| Agriculture Implement Sales | 17 |
| Aircraft Sales | 17 |
| Automobile Rental | 17 |
| Automobile Sales, New, Used | 17 |
| Automobile Wash | 17 |
| Automotive and Allied Activities | 17 |
| Boat Sales | 17 |
| Camper Sales | 17 |
| Mobile Home Sales | 17 |
| Motorcycle Sales | 17 |
| Overnight Campground for Recreational Vehicles | 17 |
| Truck Sales | 17 |
| Vehicle Repair and Service | 17 |
| | |
| Drive-In Restaurant | 18 |
| Restaurant, Drive-In | 18 |
| | |
| Bowling Alley | 19 |

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|-------------------------------------|------|
| Club, Night | 19 |
| Commercial Recreation, NEC Enclosed | 19 |
| Enclosed Commercial Recreation | 19 |
| Family Billiard Center | 19 |
| Gymnasium | 19 |
| Health Club | 19 |
| Hotel | 19 |
| Ice Skating Rink | 19 |
| Motel | 19 |
| Motion Picture, Theatre, Enclosed | 19 |
| Night Club | 19 |
| Pool Hall | 19 |
| Racquetball Club | 19 |
| Recreation, Indoor Commercial | 19 |
| Rifle Range, Enclosed | 19 |
| Skating Rink, Enclosed | 19 |
| Slot Car Track | 19 |
| Swimming Pool Enclosed | 19 |
| Tennis Club | 19 |
| Theatre, Motion Picture, Enclosed | 19 |
| | |
| Bar | 19.a |
| Beer Bar | 19.a |
| Billiard Parlor | 19.a |

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|----------------------------------|------|
| Dance Hall | 19.a |
| Private Club | 19.a |
| Sexually Oriented Business | 19.a |
| Tavern | 19.a |
| | |
| Amusement Activities, NEC | 20 |
| Arena | 20 |
| Commercial Recreation, Intensive | 20 |
| Drag Strip | 20 |
| Drive-In Theatre | 20 |
| Driving Range, Golf | 20 |
| Fairgrounds | 20 |
| Frisbee Golf Course | 20 |
| Go-Cart Track | 20 |
| Golf Driving Range | 20 |
| Miniature Auto Track | 20 |
| Outdoor Recreation, NEC | 20 |
| Race Track, Auto, Dog, Horse | 20 |
| Rodeo Grounds | 20 |
| Skateboard Track | 20 |
| Stadium, NEC | 20 |
| Tennis Court, Commercial | 20 |
| Water Slide, Commercial | 20 |
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|---|----|
| Advertising Sign | 21 |
| Billboard | 21 |
| Business Sign | 21 |
| Outdoor Advertising | 21 |
| Sign, Advertising | 21 |
| | |
| Research, Scientific | 22 |
| Scientific Research, Testing, Development | 22 |
| | |
| Moving & Storage Facility | 23 |
| Storage, General | 23 |
| Storage, NEC | 23 |
| Truck Rentals | 23 |
| Trucking Establishment | 23 |
| Warehouse, NEC | 23 |
| Wholesale Establishment, NEC | 23 |
| | |
| Extraction, Mining | 24 |
| Gravel Operation | 24 |
| Mineral Products Processing | 24 |
| Mining | 24 |
| Processing of Mineral Products | 24 |
| Quarrying | 24 |
| Sand Operations | 24 |

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| | |
| Drilling of Oil and Gas Wells | 24.a |
| Oil and Gas Well Drilling | 24.a |
| | |
| Bottling Plant | 25 |
| Building, Contract Construction | 25 |
| Cesspool Cleaning | 25 |
| Concrete Construction Service | 25 |
| Construction, Heavy | 25 |
| Grain Elevator | 25 |
| Heavy Construction Contract Service | 25 |
| Industry Light | 25 |
| Machine Shop | 25 |
| Manufacturing Light | 25 |
| Masonry Construction Service | 25 |
| Oil Well Drilling and Cleaning Contracting Service | 25 |
| Roofing Construction Service | 25 |
| Sheet Metal Contracting Service | 25 |
| Stonework Contracting Service | 25 |
| Water Well Drilling and Cleaning Service | 25 |
| Welding Shop | 25 |
| | |
| Aluminum Works or Foundry | 26 |
| Boiler Works | 26 |

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| Cellophane Manufacturing | 26 |
| Celluloid Manufacturing | 26 |
| Concrete Ready-Mix Plant | 26 |
| Dyestuff Manufacturing | 26 |
| Foundry, Metal | 26 |
| Gas Manufacturing or Storage | 26 |
| Industry Moderate | 26 |
| Lamp Black Manufacturing | 26 |
| Linoleum Manufacturing | 26 |
| Manufacturing Moderate | 26 |
| Match Manufacturing | 26 |
| Metal Foundry | 26 |
| Oil Cloth or Linoleum Manufacturing | 26 |
| Pickle, Sausage, Sauerkraut, Vinegar Manufacturing | 26 |
| Printing Ink Manufacturing | 26 |
| Rayon or Cellophane Manufacturing | 26 |
| Rolling Mill | 26 |
| Rubber Manufacturing | 26 |
| Sausage Manufacturing | 26 |
| Shoddy Manufacturing | 26 |
| Starch, Glucose, Dextrin Manufacturing | 26 |
| Sugar Refining | 26 |
| Tallow, Grease, Lard Manufacturing or Refining | 26 |
| Tanning of Leather or Hide | 26 |

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|---|----|
| Tar Roofing Manufacturing | 26 |
| Vinegar Manufacturing | 26 |
| Waste Paper Salvage and Reclamation | 26 |
| Wool Scouring, Hair Manufacturing | 26 |
| Yeast Manufacturing | 26 |
| | |
| Acetylene Gas Manufacturing | 27 |
| Acid Manufacturing | 27 |
| Ammonia Manufacturing | 27 |
| Animal Rendering | 27 |
| Asphalt Refining, Manufacturing | 27 |
| Automobile Salvage Yard | 27 |
| Blast Furnace | 27 |
| Brick Manufacturing, Tile Manufacturing | 27 |
| Cement Manufacturing | 27 |
| Chlorine Manufacturing or Processing | 27 |
| Coke Manufacturing | 27 |
| Creosote Manufacturing, or Treatment | 27 |
| Disinfectant or Insecticide Manufacturing | 27 |
| Distillation of Bones, Coal, Tar or Wood | 27 |
| Explosive Manufacturing or Storage | 27 |
| Fat Rendering | 27 |
| Fertilizer Manufacturing From Mineral or Organic Material | 27 |
| Garbage Dump | 27 |

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| Glue, Gelatin or Size Manufacturing | 27 |
| Gypsum Manufacturing | 27 |
| Incineration, Reduction of Dead Animals, Garbage, Refuse | 27 |
| Industry Heavy | 27 |
| Insecticide Manufacturing | 27 |
| Junk Yard | 27 |
| Lime, Cement, Plaster of Paris Manufacturing | 27 |
| Manufacturing Heavy | 27 |
| Oil Refinery | 27 |
| Paint, Oil, Varnish, Turpentine Manufacturing | 27 |
| Paper or Pulp Manufacturing by Sulfide Process | 27 |
| Petroleum Refining | 27 |
| Plaster of Paris Manufacturing | 27 |
| Refining, Petroleum & Other Crude Materials | 27 |
| Refuse Dump | 27 |
| Rendering Plant | 27 |
| Salvage Yard, NEC | 27 |
| Slaughtering of Animals, NEC | 27 |
| Smelting | 27 |
| Soap Manufacturing | 27 |
| Soda Ash, Caustic Soda & Washing Compound Manufacturing | 27 |
| Stock Yard | 27 |
| Storage of Dismantled Autos or any Form of Junk | 27 |
| Tank Farm, Petroleum | 27 |

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| Tar Distillation or Manufacturing | 27 |
| Trades Emitting Objectionable Odor, Heat, Smoke, Noise | 27 |
| Turpentine Manufacturing | 27 |
| Varnish Manufacturing | 27 |