

BOA 15736 – Hearing Outline

APPELLANTS EXHIBITS

§ 59-16101. - Purpose and Findings.

A. *Generally.* This Article regulates the type, dimensions, design, erection, construction, placement, replacement, operation, display, location, maintenance and other characteristics of signs throughout the City.

B. *Purpose.* The purpose of this Article is to:

1. Protect the character of the comprehensive plan land use typology areas (LUTAs) and zoning districts;
2. Implement the City's comprehensive plan;
3. Accommodate the rights of private entities to freedom of speech;
4. Accommodate the need for businesses, institutions, and other users have for effective, individualized identity and public awareness;
5. Promote signs as an element of proper building and site design;
6. Encourage the most appropriate use of land;
7. Promote community aesthetics by ensuring that the placement, design, type, and amount of signs are appropriate to the site and building;
8. Protect places and areas of historical and cultural importance;
9. Reduce traffic hazards caused by distractions to motorists and impairment of sight lines, while ensuring that signs are sufficiently visible to motorists based on street design and associated travel speeds;
10. Protect property values by facilitating harmony between residential and more intensive uses;
11. Incorporate new technologies for sign design and display;
12. Preserve the character of residential neighborhoods;
13. Provide a fair, equitable, and predictable regulatory framework for all sign users and businesses;
14. Reduce administrative burdens;
15. Avoid the creation of nonconformities or intensification of existing nonconformities, consistent with Oklahoma law;
16. Provide for effective enforcement; and
17. Preserve, protect and promote the public health, safety and general welfare.

C. *Content Neutral.* This Article regulates only the sign structure and physical parameters, and not the sign's content, except for off-premise signs/billboards.

D. *Findings.* The City finds that:

1. The type, dimensions, setbacks, and physical design of signs permitted by this Article protect the City's interests in traffic safety, community character, and aesthetics, while allowing for adequate visibility, legibility, and pedestrian or motorist recognition and comprehension; and
2. The uncontrolled use of signs (including billboards) and their location may harm traffic safety and the public well-being, in conflict with the objectives stated above, and may have a negative impact on adjacent property values, community aesthetics, and economic development; and
3. The standards set out in this Article were developed after a public process in which the design and



dimensional standards were tested against industry criteria, past experience in administering sign standards, and community input as to the appropriate characteristics of signs in the City's various neighborhoods and business areas.

E. *Authority.* This Article is enacted pursuant to the home rule provisions of Article 18, Section 3(a) of the Oklahoma Constitution and the authority and powers contained in the Oklahoma Statutes (11 O.S. Section 11-43-101 et seq.) and Article 1, Sections 3 and 7 of the City Charter of the City of Oklahoma City.

(Ord. No. 27526, § 10, 2-13-24, eff. 3-15-24)

§ 59-16102. - Applicability.

A. *Generally.*

1. This article applies prospectively to permit applications for sign construction and to existing sign structures encroaching the public right-of-way within the corporate limits of the City of Oklahoma City, Oklahoma.
2. It is unlawful for any person to erect, operate, or otherwise use any sign that is prohibited by this Article.
3. It is unlawful for any person to erect, operate, or otherwise use any sign at a time, place, or manner that is prohibited by this Article.

B. *Exemptions.* This Article does not apply to:

1. *Indoor Signs.* This article does not apply to placement of signs within a structure if they are not visible from any point outside the structure (for example, inside a shopping center mall). However, all indoor signs require appropriate building and electrical permits.
2. *Vehicle Signs.* A sign affixed to a vehicle, except as provided in Section 59-16109.D of this Article.
3. *Required Signs.* Any sign required by state or federal law.
4. *PUD/SPUD Design Statements.* This Article does not supersede a PUD or SPUD design statement that was validly approved prior to the effective date of this Section.

C. *Message Neutrality.*

1. Except for off-premise signs/billboards, no sign is subject to any limitation based on the content of its message. However, no sign may be erected if its content violates the Oklahoma Law on Obscenity and Child Pornography, codified in 21 O.S. Sections 1021 et seq.
2. Any sign authorized in this Article may contain any non-commercial copy in lieu of any other copy.
3. Off-premise signs are limited to billboards (see [59-16111](#)), supergraphics (see [59-16108](#)), temporary signs in certain public rights-of-way (see [59-16113](#)), and city-designated district signs in the public right-of-way (see [59-16113](#)).

D. *Planned Unit Developments (PUDs) and Simplified Planned Unit Developments (SPUDs).*

1. A sign within a PUD or SPUD is subject to the requirements of this Article and any applicable approved master sign plan. A PUD or SPUD may not be used to modify sign standards to make them less restrictive.
2. The master sign plan for a PUD or SPUD shall comply with the number, area, height, and design

requirements for the applicable sign district . The master sign plan may include any modification permitted by [Section 59-16114](#).

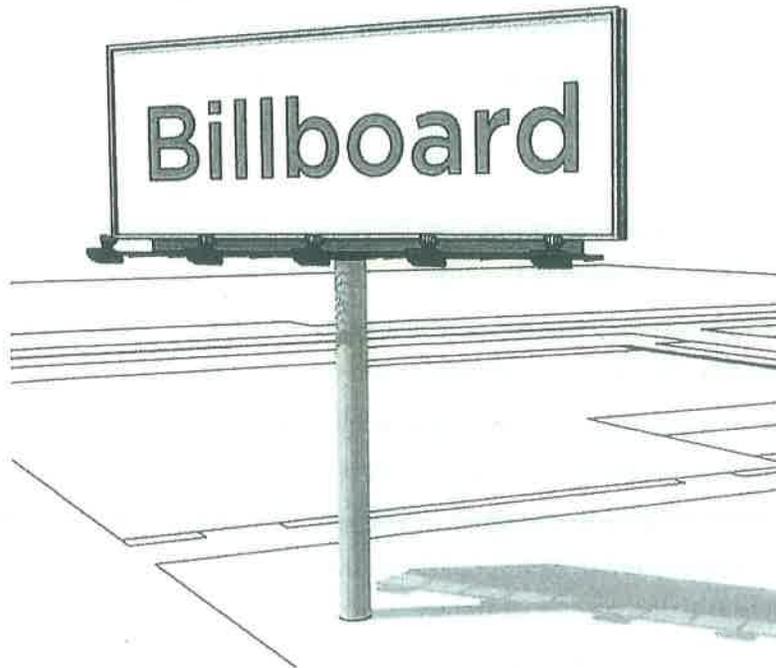
3. All applicable provisions of this Article (including the sign district standards for the zoning district in effect when the master site plan is approved) apply to any master sign plan, to the extent that the provision is not inconsistent with the approved master sign plan. Example: A master sign plan for a PUD in the O-1 district fronting a connector street provides for one ground sign, but does not address the maximum sign area. The maximum sign area is 50 feet, as provided in Section 59-16107.A, Table 59-16107.1, for the O-1 district. If the master sign plan provides that the maximum area for the ground sign is 40 feet, or 60 feet, the smaller or larger sign area would apply.

E. Design, Zoning Overlay Districts, and Historic Preservation/Historic Landmark Districts. Where there is any conflict between these regulations and the regulations in a given Design District, Zoning Overlay District, or Historic Preservation/Historic Landmark District, the Design District, Zoning Overlay District, or Historic Preservation/Historic Landmark District regulations prevail.

(Ord. No. 27526, § 10, 2-13-24, eff. 3-15-24)

§ 59-16111. - Off-Premise Signs/Billboards.

Figure 59-16111.1 Billboard (example)



- A. *Applicability.* This section applies only to off-premise signs or billboards (referred to collectively here as "billboards"). This section does not apply to on-premise signs, which are subject to all applicable location, size, number, design, and all other relevant development standards for on-premise signs in the remainder of this Article.
- B. *Locational Restrictions.* Billboards are permitted as follows:

1. As uses permitted by right in the C-4, I-2, and I-3 Districts; and
 2. As conditional uses in the following Districts, subject to the standards in subsection L below: DBD, C-3 and I-1.
 3. Off-premise messages are limited to billboards, supergraphics, and City-Designated District Signs on Public Right-of-Way. No other sign category may display an off-premise message.
- C. **Street Location.** Except as allowed in subsection L below, billboards are only permitted on property that abuts the following street types (these street types are identified and defined in Chapter 2 (Development Guide), part 3.0 (Infrastructure & Investment) of the comprehensive plan, which is incorporated by this reference): Highway, Industrial, or Major Arterial.
- D. **Size.** Except as allowed in subsection L below:
1. The display surface area for Billboards designed to be read from an accepted street type shall not exceed 672 square feet per sign face, except for a 20 percent allowance for extensions and cutouts.
 2. The maximum width of a Billboard is 50 feet.
- E. **Height.** Except as allowed in subsection L below:
1. The maximum height of the highest point of a billboard designed to be read from a divided, limited access roadway with four or more traffic lanes is 50 feet above grade. However, if the Billboard is adjacent to an elevated roadway, the maximum height is 30 feet above the road grade.
 2. The maximum height of the highest point of all other billboards is 35 feet above grade.
 3. The minimum clearance between ground level and the lowest point of the display surface, exclusive of supports, is 6 feet.
- F. **Location.**
1. The location shall comply with all established building lines and required setbacks as outlined in this Chapter and all other ordinances of the City.
 2. Where there is no building setback line established by ordinance or subdivision plat, Billboards shall be set back from any lot line abutting a street at least 25 feet.
 3. If a railroad right-of-way crosses a public right-of-way, required setbacks or established building lines on adjacent properties are extended through or across the railroad right-of-way.
 4. No Billboard shall be constructed, erected, or placed in any way on the roof or walls of a building. A Billboard may be constructed over, but not on, a roof if there is a minimum distance between the roof and the lowest point of the sign surface of 10 feet.
- G. **Spacing Between Billboards.** Except as allowed in Section L below:
1. The measurement for the spacing requirement is from the center of the sign support structure and following the curvature or geometry of the right-of-way.
 2. Regardless of the applicable zoning, no Billboard shall be constructed, erected, placed, or replaced closer than 1,200 feet to another Billboard facing in the same direction and on the same side of the street or roadway from which the Billboard is intended to be read.

H. *Spacing from Districts or Uses.*

1. No Billboard shall be constructed, erected, placed, or replaced closer than 50 feet to a residentially zoned property (RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, and R-MH-2 or areas of a PUD or SPUD reserved for residential uses).
2. No billboard shall be constructed, erected, placed, or replaced closer than 150 feet to the nearest detached Single-Family or Two-Family Residential building.
3. No Billboard shall be constructed, erected, placed, or replaced closer than 300' to the nearest HL or HP zoned property.

I. *Lighting.* Billboards may be illuminated in compliance with Chapters 18 and 32 of the Municipal Code, and any other applicable ordinances. However, no flashing or intermittent lighting of Billboards is permitted.

J. *Electronic Message Displays.* Billboards may incorporate Level 1 electronic message displays (see Section 59-16105 of this Article). Billboards shall not incorporate Level 2 or 3 electronic message displays.

K. *Scenic Corridor.*

1. *Purpose.* The purpose of this Section is to promote the reasonable, orderly and effective display of Billboards in the City while remaining consistent with national policies, to protect the public investment in the interstate and Federal-aid primary highways, to promote and enhance the beauty, order, and attractiveness of the City to residents, tourists and visitors and thus, positively influence the economic prosperity of the area.

2. *Designation.*

- a. *Designation Procedure.* The City Council may designate a scenic corridor in the same manner prescribed for the designation of zoning districts by this Chapter and subject to compliance with this subsection.
- b. *Criteria.* The City may designate an area as a Scenic Corridor if it possesses one or more of the following attributes within the categories below, and finds that due to those factors, it is necessary to further regulate and limit the number and placement of Billboards in the area, resulting in the overall enhancement of the public health, safety, and welfare:
 1. Significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, state or nation; or
 2. Designation as a special purpose district (Chapter 59, Article VII); or
 3. Residential neighborhood character; or
 4. Unique natural features or landscapes visible from a street; or
 5. Established and familiar visual feature(s) of the City, or a neighborhood, community, or skyline owing to its unique location or singular physical characteristics; or
 6. Substantial public and private investments that have resulted in a heightened real estate market for new development within the area, including new residential development.

3. *Designated Scenic Corridors.* No Billboard is permitted within the boundaries of the following areas:

a. *Downtown Scenic Highway Area.* The Downtown Scenic Highway Area, described as follows: *Beginning at East line of the Southeast Quarter of Section 32, Township 12 North, Range 3 West of the Indian Meridian being located 500 feet north of the North right-of-way line of Interstate-40; thence Easterly along a line 500 feet of and parallel to said north right-of-way line of Interstate-40 to the East line of Section 33, Township 12 North, Range 3 West; thence North along said East line of Section 33 to the intersection with the South line of NW 9th Street; thence West along the South line of NW 9th Street to the East line of North Broadway Avenue; thence East along the East line of North Broadway Avenue to the North line of the Southeast Quarter of Section 28, Township 12 North, Range 3 West; thence East along the North line of said Southeast Quarter of Section 28 and the North line of the Southwest Quarter of Section 27, Township 12 North, Range 3 West to the West line of North Stiles Avenue; thence South along the West line of Stiles Avenue to the South line of NE 10th Street; thence East along the South line of NE 10th Street to the East line of the Northwest Quarter of Section 34, Township 12 North, Range 3 West; thence East along the East line of said Northwest Quarter Section 34 to the intersection with the South line of NE 5th Street extended West; thence East along the South line of NE 5th Street to the West line of Lindsay Avenue; thence West along the West line of Lindsay Avenue to the South line of NE 4th Street; thence East along the South line of NE 4th Street to the West line of Lindsay Avenue, thence South along the West line of Lindsay Avenue to the South line of NE 3rd Street; thence East along the South line of NE 3rd Street to the West line of Phillips Avenue; thence South along the West line of Phillips Avenue to the South line of NE 1st Street; thence East along the South line of NE 1st Street to the Southeast Quarter of Section 34, Township 12 North, Range 3 West; thence South along the East line of the Southeast Quarter of Section 34 and the East line of the Northeast Quarter of Section 3, Township 11 North, Range 3 West to the North bank of the North Canadian River; thence Southwesterly along said north bank of the North Canadian River to a point of intersection with the South line of SW 11th Street extended East; thence West along the South line of SW 11th Street extended East to the East line of Section 4 Township 11 North, Range 3 West; thence North along the East line of Section 4 to a point of intersection with the South line of SW 10th Street extended East; thence West along the South line of SW 10th Street extended East to the East line of South Walker Avenue; thence North along said East line of South Walker Avenue to a point of intersection with the South line of SW 10th Street extended East; thence West along the South line of SW 10th Street and extended West to the North bank of the North Canadian River; thence Westerly along the North bank of the North Canadian River to the said West line of Section 5, Township 11 North, Range 3 West; thence East along the West line of Section 5 to the Northwest Corner of said Section 5; thence East along the North line of Section 5 to the Northeast corner of said Section 5, also being the Southeast corner of Section 32, Township 12 North, Range 3 West; thence North along the East line of said Section 32 to a point 500 feet North of the North right-of-way line of Interstate-40 to the point or place of beginning.*

L. *Conditional Use Standards.* The following apply to any billboard approved as a conditional use:

1. *Minimum Lot Size.* In C-3 and I-1 districts the minimum lot size is 12,000 square feet.
2. *C-3, DBD, and I-1 Districts.* The following conditions of approval apply to Billboards in the C-3, DBD, and I-1 Districts:
 - a. Billboards are permitted on property that **abuts any** street type. These street types are identified and defined in Chapter 2 (Development Guide), part 3.0 (Infrastructure & Investment) of the comprehensive plan, which is incorporated by this reference.

- b. Billboards shall not exceed the following dimensions:
 1. Maximum area: 200 square feet;
 2. Maximum height: 20 feet.
- c. Minimum spacing from another Billboard facing in the same direction and on the same side of the street or roadway from which the Billboard is intended to be read is 750 feet.
3. *DBD District.* The following additional conditions of approval apply to Billboards in the DBD District:
 - a. Billboards are subject to all regulations for freestanding signs in the Commercial (C) sign district, and
 - b. To protect the viewsapes of the Oklahoma City National Memorial, Billboards are not permitted between Dean A. McGee Avenue, NW 7th Street, North Broadway Avenue and North Hudson Avenue.
4. *I-1 District.* In addition to the conditions above, Billboards in the I-1 District are subject to all regulations for freestanding signs in the Commercial (C) sign district.
5. *C-3 District.* The following additional conditions of approval apply to Billboards in the C-3 District:
 - a. Property shall be undeveloped when the sign is erected;
 - b. If the lot is subsequently developed, the property owner shall remove the Billboard prior to occupancy or bring the sign into conformance with the regulations for freestanding signs in terms of permitted design, size and spacing.

(Ord. No. 27526, § 10, 2-13-24, eff. 3-15-24)

§ 59-16114. - Administration.

A. *Permits.*

1. *Applicability.*

- a. *Generally.* A permit from the Director is required before any person:
 1. displays, erects, structurally alters or relocates any sign; or
 2. removes or demolishes a sign.
 - b. *Electrical Code.* All illuminated signs are subject to the City's Electrical Code (Chapter 18 of this Code) and associated permit fees.
 - c. *Installation.* Signs not affected by building code structural requirements may be installed by other than a licensed sign contractor if a permit is issued after application and review for conformance to all applicable regulations.
 - d. *Design Districts.* In a design district, no construction, enlargement, or relocation of a sign is permitted until any applicable Certificate of Approval or Certificate of Appropriateness is approved.
 - e. *Alteration.* Whenever a sign is changed, other than for ordinary maintenance and repair or to restore its original colors, it is considered a new sign and is subject to the sign permit requirements and applicable design review process.
2. *Submittal Requirements.* Application for a permit shall be made upon forms or electronic media required

by the Director and shall contain the following information:

- a. The name, address, and telephone number of the applicant;
 - b. The location of the building, structure, or lot to which or upon which the sign or other advertising structure is to be attached or erected;
 - c. The position of the sign or other advertising structure in relation to nearby buildings or structures;
 - d. One blueprint or ink drawing of the plans and specifications and method of construction and attachment to the building or in the ground, when required by the Director;
 - e. Copy of stress sheets and calculations showing the structure is designed for dead load and wind pressure in any direction in the amount required by ordinance, when such is required by the Director;
 - f. The name of the person erecting the structure;
 - g. Other information the Director may require to show full compliance with all ordinances.
3. *Fee.* Prior to the issuance of a permit pursuant to this Section, the applicant shall pay the fee established in Chapter 60, the General Schedule of Fees.
4. *Owner's Consent.* Before any permit is granted for the erection of a sign, plans and specifications shall be filed with the Building Official showing the dimensions, materials, and required details of construction, including loads, stresses, and anchorage. The applications shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected.
5. *Issuance.*
- a. Upon the filing of an application for a permit, the Director shall examine the plans and specifications and other data, and the premises upon which it is proposed to be located if deemed necessary.
 - b. No person shall be issued a permit pursuant to the provisions of this Division unless they are a sign contractor licensed by the City, except as provided for certain signs in this Article, and except murals.
 - c. If it appears that the proposed structure complies with the building code, all requirements of this article, and all other laws of the City, the Director shall issue the permit.
6. *Identification.* Every sign for which a permit is issued and erected, constructed, or maintained shall be plainly marked with the name of the person, firm, or corporation owning, erecting, maintaining or operating such sign. The method and location of this identification shall appear on the plans and within the specifications filed with the Building Official.
7. *Term.* The permit becomes null and void if the work authorized under a permit is not completed within 6 months after the date of issuance.

B. *Master Sign Plans.*

1. *Applicability.*

- a. This subsection B is required for:
 1. Any development or redevelopment of at least five acres; or
 2. Any PUD or SPUD; or

3. Any other applicant who elects to file a master sign plan as part of a sign permit application.
 - b. This subsection does not apply to any minor subdivision in the "R" sign districts.
2. *Master Sign Plan Incentives.*
- a. Where non-residential or mixed-use buildings are planned as a series of individual buildings on individual lots with each individual lot having frontage on a public or private street, each individual building may have ground signs in accordance with Section 59-16107 of this article if those sign(s) are included and approved on a master sign plan if:
 1. A building on the lot does not have a wall sign facing a public or private street; and
 2. The ground sign does not exceed 70 percent of the height and 15 percent of the area of the street-facing facade of the principal building on the site.
 - b. For ground signs:
 1. The maximum height is increased by ten percent; and
 2. The maximum sign area for any individual sign is increased by 15%. If multiple ground signs are consolidated into one ground sign, then the area of the consolidated sign may be increased up to 350 additional square feet.
 3. The maximum cumulative sign area is increased by 15%. The applicant may distribute the total sign area increase for all ground signs to individual signs in the project, but the increase shall not exceed 50 square feet for an individual sign.
 - c. The maximum cumulative sign area for wall signs and projecting signs is increased by 10%. The applicant may distribute the total sign area increase for all wall and projecting signs to individual signs in the project, but the increase shall not exceed 40 square feet for an individual sign.
3. *Criteria.* The master sign plan shall comply with the following:
- a. The master sign plan shall comply with all applicable requirements of this Article;
 - b. All signs shall be integrated into a unified development concept with the placement and design of buildings on the site; and
 - c. All signs shall use consistent mounting, and coordinate mounting location with the architectural features of the principal buildings on the site.
4. *Submittal Requirements.*
- a. The master sign plan shall be submitted as part of the sign permit application unless requested by the Planning Commission as part of a PUD or SPUD application or design statement. If the master sign plan is submitted as part of a PUD or SPUD, a sign permit is required for any sign subject to the master sign plan (if required by sections 59-16105, 59-16107, 59-16108, 59-16109, 59-16110, 59-16111 or 59-16112) before the sign is erected or displayed.
 - b. The master sign plan shall include an overall sign program with performance standards that address design, lighting, color, materials, and type and method of construction to ensure that all signs within the development are designed in a consistent and compatible manner.

c. The master sign plan shall include:

1. A written statement with supporting, scaled graphics that include, for all freestanding and attached signs:
 - i. Size, location, and number of all signs, including area, letter height, and height, and
 - ii. Materials, styles (letter colors, background colors, text, fonts, etc.), and colors for all signs subject to the master sign plan, including the context of where signs are placed along any site frontage or on any façade;
 - iii. Type of illumination; and
 - iv. A design theme with illustrative examples of each sign type and the proposed general locations of each sign type.
2. A site plan and elevations identifying the location, number, setback, dimensional standards, and other design standards for all freestanding signs.
3. Standards for wall signs and other types of attached signs.
4. The signature of all property owners subject to the master sign plan authorizing and consenting to the application and approved master site plan standards and conditions.

C. *Variations.* An Applicant may apply for a hardship variance from the Board of Adjustment pursuant to Article IV of Chapter 59 of the Municipal Code.

Note: Applicants may also seek a master sign plan. Table 59-16114.14 (Summary of Variations and Master Sign Plans) summarizes these actions:

Table 59-16114.14 Summary of Variations and Master Sign Plans		
	Variance	Master Sign Plan
Intent	Provide relief from practical difficulties or unnecessary hardships.	Provide a unified design program for signs in a development.
Eligibility	Applicant must meet the hardship and unique circumstances criteria, found in § 59-4250.9 of the City's Municipal Code.	Minimum 5 acres
Where allowed	All districts	All districts

What is approved	Modification of standards	Modification of standards may include monument signs for individual structures.
Decision maker	Board of Adjustment	Director of Planning as part of sign master plan or amendment

D. *Approval of Electrical Inspector Required for Electrically Wired Signs.*

1. The application for a permit for the erection of a sign in which electrical wiring and connections is used shall be submitted to the electrical inspector if required by the Director.
2. The electrical inspector shall examine the plans and specifications requesting all wiring and connections to determine if they comply with the electrical ordinances and shall approve the permit if the plans and specifications comply with those ordinances.
3. This action of the electrical inspector shall be taken prior to submission of the application to the Director for final approval or disapproval of the permit.

E. *Contractors.*

1. *License.*

- a. No person, except a licensed sign contractor, shall engage in the business of manufacturing, installing, erecting, repairing, altering, or servicing signs.
- b. This Section does not apply to murals.
- c. Employees of duly licensed sign contractors are not required to obtain a license or pay a fee to engage in the work of manufacturing, installing, erecting, repairing, altering, or servicing signs in the regular course of their employment.
- d. No sign contractor's license shall be issued until the person applying for it pays to the City Treasurer the fee established in Chapter 60, the General Schedule of Fees.

2. *Bond.*

- a. No sign contractor's license shall be issued until the applicant deposits with the City Clerk a surety bond in the sum of \$5,000.00 known as "sign contractor's bond." The bond shall be executed by the sign contractor, and the surety shall be a corporate surety company authorized to do business in this State.
- b. The bond shall be in the favor of the City and conditioned that the licensee shall faithfully and properly conduct his business in compliance with the laws and ordinances of the City relating to signs and sign contractors and for the payment of all fines and penalties imposed by the violation of those laws and

for the protection and indemnification of the City against all damages, resulting directly or indirectly from any injury to persons or property on account of the negligence or unskilled work of the licensee.

- c. The bond shall be renewed annually and no person shall engage in the business of a sign contractor unless the bond as provided in this section is on file with the City Clerk.
3. *Vehicle Identification Required.* Every licensed sign contractor shall have the firm's name painted on the side of all vehicles used in the operation of its business.

(Ord. No. 27526, § 10, 2-13-24, eff. 3-15-24)

§ 59-16119. - Definitions, Measurement and Rules of Interpretation.

A. *General Rules of Interpretation.*

1. This Title establishes minimum requirements adopted for the promotion of the public health, safety, and welfare.
2. When a requirement of this Article varies from another provision of this Title, any other duly adopted City ordinance, or any duly promulgated rule or regulation of the City, the more restrictive, or that imposing the higher standards, applies.
3. Any action or approval authorized in this Article to be taken by an official may be taken by that official's designee.
4. When used in this Article, the phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
5. The term "include" means "including, but not limited to" unless otherwise provided.
6. Purpose statements are incorporated in some Sections to include a statement of the City's intent in adopting regulations, establish legislative findings of the facts supporting the provisions, and/or to explain how the Section works for the typical reader. Purpose statements are not requirements but may support the City's actions in interpreting and applying the requirements.
7. Any reference to a statute, provision of this Code, other laws or regulations, reference documents, technical manuals, or other documents refer to the most recent versions of those documents, including any amendments or updates to the statute, Oklahoma City Municipal Code, law, regulation, or other document.
8. The following elements of this Article are provided for explanatory purposes and for the convenience of the reader. They are not binding, and do not supersede any mandatory standards and procedures:
 - a. This Article includes graphics (such as drawings, diagrams, photographs, and images) to help the reader understand the text. If there is a conflict between a graphic and the text, the text applies.
 - b. Where a provision includes explanatory material or examples in italics, those provisions are for the reader's convenience and do not supersede the text or requirements that it explains.

- B. *Definitions.* The following words, terms and phrases have the following meaning when used in this Article, unless the context clearly indicates otherwise:

Abandoned Sign: See [Section 59-16117](#) of this Code.

Abut or Abutting: Having a common border, or separated from a common border by a street, alley, right-of-way, service lane, stream or easement.

Adjacent residentially zoned property: The abutting residentially zoned property that is separated by a common property line. The sign setback shall be measured from the common property line. Residentially zoned property separated by a street, shall be measured from the sign to the nearest point on the right-of-way line of the residentially zoned property on the opposite side of the street.

A-Frame Sign: See "Sandwich Board."

Aggregate use: A group of primary uses integrated in a single development not separated by an opened public street, under common ownership, and sharing private parking facilities and other services in common.

Air Dancer: An inflatable device (generally about 20' in height) consisting of a long tube attached to a fan which causes the tube to move in a dancing or flailing motion. Air dancers are generally called an inflatable tube or a moving figure, such as "windyman," "skydancer," "tube man," "wacky waving inflatable arm flailing tube man," and "flyguy." Variants of an air dancer may resemble humans with tube arms.

Alter: Any change in the color, size, shape, illumination, position, location, construction or supporting structure of a sign, not including any items excluded from this definition by [Section 59-16115](#).

Animation: A sequence of frames that, when played in order at sufficient speed, presents a smoothly moving image like a film or video. Animation includes any or a combination of digitized video or computer-generated graphics.

Arterial: Any major arterial or minor arterial.

Arterial, Major: Any street designated as a major arterial in the comprehensive plan (see [Section 59-16106](#)).

Arterial, Minor: Any street designated as a minor arterial in the comprehensive plan (see [Section 59-16106](#)).

Attached sign: A sign attached to, painted on, or in any other way represented on a building or a structural element of a building. Attached signs include any canopy sign, combination sign, marquee sign, module sign, parapet wall sign, projecting sign, roof sign, and wall sign.

Attention-Getting Device: Means an air dancer, feather sign, propeller, spinner, streamer, search light or similar device or ornamentation that is designed to attract attention.

Awning sign: Any sign painted, printed, attached, or otherwise applied to any facet or support structure of an awning. An "awning" means an architectural projection that provides weather protection, identity or decoration, and is partially or wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a covering is attached. (Source: International Building Code 2015)

Balloon Sign: An individual or grouping of inflatable devices, at least three feet in height or width, with or without a specific message, figures or designs attached to its surface, used or intended to be used to attract attention. Depending upon its size or location a balloon sign may be considered a ground sign, a roof sign, an attached sign or a freestanding

sign. Balloons that do not meet the definition in this paragraph are not governed under the regulations of this chapter.

Banner: A pennant, streamer, picture, figure, or other object, made of fabric, cloth, bunting, plastic, paper, or any other non-rigid material with no enclosing framework.

Billboard: A sign or sign structure upon which advertising may be posted, painted, or affixed, and which is primarily designed for the rental or lease of the sign space for advertising not related to the use of the property upon which the sign is located.

Block: All of the lots or parcels abutting the same side of a dedicated street between the two nearest intersecting dedicated streets. If that area exceeds 600 feet, the first 600 feet beginning at the intersecting street nearest the intersection of Sheridan and Santa Fe Streets in downtown Oklahoma City, and each additional 600 feet (or portion) that abuts or remains in the area is considered a separate block.

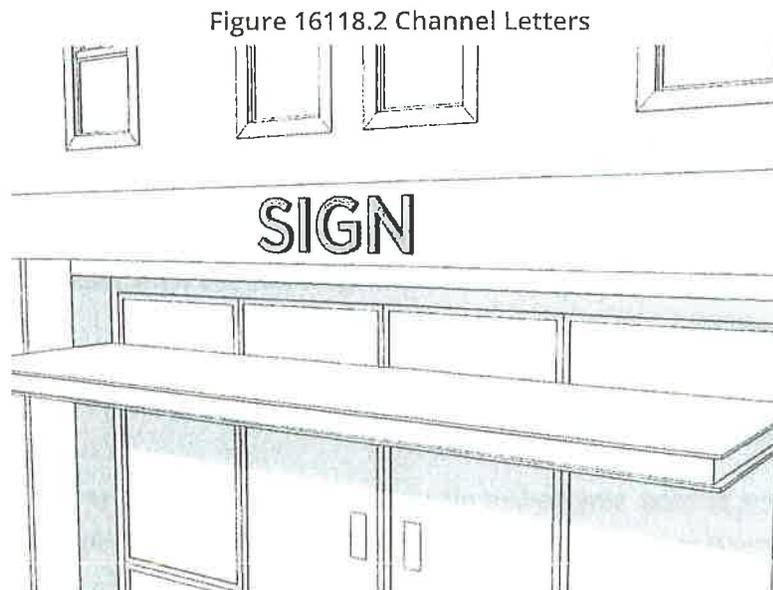
Building Code: The City's building code adopted pursuant to Chapter 12 of this Code.

Building Elevation: The view of any building or other structure from any one of its sides.

Canopy: A fixed shelter of any material and of any length projecting from a building and supported by columns or posts from the ground. Also known as an "awning."

Canopy Sign: An attached sign painted on or attached to the vertical side of, or erected on the roof surface of, a canopy or awning.

Channel Letter: A fabricated or formed three-dimensional letter, number, logo or symbol.





Changeable Copy: Copy that can be changed or rearranged without altering the Sign Face or Sign Structure, excluding Digital Copy.

City-Designated District: A geographically defined area of predominantly commercial land uses where property and business owners share goals of commercial district revitalization. These areas are represented by districts participating in the City's Commercial District Revitalization Program, the Downtown Business Improvement District and other City-designated improvement districts.

City Manager: The City Manager of the City of Oklahoma City, or their designee.

Combination sign: A single attached sign incorporating any combination of the features of the projecting, parapet wall, canopy, marquee, and wall signs.

Commercial Copy: Any sign text, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Connector: Any street designated as a connector in the comprehensive plan (see [Section 59-16106](#)).

Coping: The cap at the top of a wall, installed for decoration or for protection from weather elements.

Copy: Any words, letters, numbers, figures, logos, designs or other symbolic representations incorporated into a sign.

Decoration: Any ornament, bunting, wreath, figure, insignia, or other device employed to embellish a structure and that does not include letters text, or numbers, and not including any mural. A decoration is not considered a sign for the purposes of this article.

Detached Canopy: A freestanding shelter supported by columns or posts from the ground.

Digital Copy: Static images that are controlled by electronic communications that allow the images to be turned on or off intermittently.

Director: The Development Services Director, Planning Director or Public Works Director, as context dictates.

Display surface: The net geometrical area enclosed by the display surface of the sign including the outer extremities of all letters, figures, characters, and delineations. Display surfaces do not include the structural supports for freestanding signs if the structural supports are so arranged as not to become a part of the attention-attracting aspect of the sign.

Dissolve: A mode of message transition on an electronic message display accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.

Double-faced sign: A sign which has two display surfaces each of which is parallel to the other or joined in a "V" shape forming an angle of 30 degrees or less.

Downtown Street: Any street designated as a downtown street in the comprehensive plan (see [Section 59-16106](#)).

Eave: The projecting lower edges of a roof overhanging the wall of a building.

Electronic Message Display (EMD): A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means. These signs are further defined into the categories described in [Section 59-16105](#).

Embellishment: An addition to the sign structure on which a continuation of the copy is placed. Standard bases and standard trim are not considered embellishments. An embellishment is considered part of the sign area.

Erect: To build, construct, place, locate, or structurally alter any sign; cause any sign to be built, constructed, placed, located, relocated or structurally altered; or benefit directly or indirectly from the building, construction, placement, location, relocation or structural alteration of any sign or other advertising device upon the site where it is to be utilized, whether permanent or temporary.

Exposed Neon: A neon sign in which the neon tubes are not enclosed by an opaque covering.

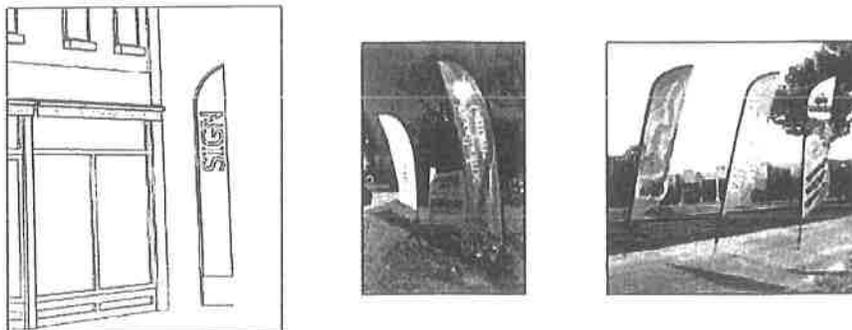
Façade: The exterior wall of a building exposed to public view or a wall viewed by persons not within the building.

Fade: A mode of message transition on an electronic message display accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Fascia: A continuous translucent panel illuminated from within, which may extend around one or more corners, and is attached to and designed as a part of a building.

Feather Sign: A sign made of flexible material in the shape of a feather, quill, sail, blade or teardrop, and mounted on a solid or flexible pole or cord. These are sometimes referred to as "quill signs" or "sail banners."

Figure 16118.4 Feather Signs



Flag: A piece of fabric or other flexible material, with distinctive colors and patterns, customarily mounted on a pole or similar freestanding structure, or on a pole mounted on a building.

Flashing: See "intermittent".

Footcandle: A measure of illumination on a surface that is one foot from a uniform source of light of one candle and equal to one lumen per square foot.

Frame: Complete, static display screen on an Electronic Message Display.

Frame effect: Visual effect on an Electronic Message Display applied to a single frame to attract the attention of viewers. Examples include words or symbols with intermittent lighting, zooming, chasing lights, and font or color changes.

Freestanding sign: Sign which is attached to or a part of a completely self-supporting structure. The supporting structure is not attached to any building or any other structure and is anchored firmly to or below the ground surface.

Grade level: Means the average level of the finished or natural surface of the ground area adjacent to the exterior walls of a building or adjacent to the supports of a sign structure. In this instance, adjacent shall be limited to a radius of 25 feet from the center of the sign structure.

Ground sign: A freestanding sign of limited height which is independent of any building or structure on the property and is placed upon the ground or supported by a base that is at least 50% of the width of the sign at its widest point. A sign attached to a wall or fence that serves as the boundary of a parcel is considered a ground sign. A ground sign does not include a pole sign.

Halo Lit: Illumination created by concealing the light source behind three-dimensional opaque letters, numbers, or other characters of a sign, resulting in the nighttime perception of a halo around the silhouette of each character. This is also referred to as "reverse channel" or "reverse lit" illumination. A halo lit sign is not considered an internally illuminated sign.

Height: See "sign height."

Highway: Any street designated as an interstate or state highway (or its adjacent frontage road) in the comprehensive plan (see [Section 59-16106](#)).

Illegal Sign: A sign that does not meet the requirements of this Code and that has not received legal nonconforming status.

Illuminated Awning: Any awning lighted by or exposed to artificial lighting, either by lights on or in the awning, or directed toward the awning.

Illuminated sign: Sign which has characters, letters, figures, designs, or outlines illuminated by electric lights or luminous tubes whether such sources of illumination are a part of a sign or not.

Illumination: An artificial light source incorporated internally or externally to emanate light from, or direct light to, a surface. Light sources may include exposed tubing, electrical bulbs, fluorescent lights, neon tubes, light emitting diodes (LED), liquid crystal displays, or other artificial sources of light.

Illumination, internal: Illumination performed by electrical apparatus from within the sign structure or which is otherwise a part of the sign structure. Includes interior lighting behind a translucent panel, unless otherwise provided.

Illumination, external: Illumination performed by spotlights or other lighting devices and which is not a part of the sign proper.

Incidental Sign: A sign with copy located on a rigid panel and mounted on a pole or a wall or similar structure, with or without a structural frame, that is normally incidental to the allowed use of the property, but can contain any message or content. An incidental sign does not include a billboard, or an attention-getting device or other prohibited sign. [Note: examples of customary uses for incidental signs include directional signs, real estate signs, non-commercial opinion signs, menu boards, garage sale signs, holiday decorations, property or tenant identification names or numbers, names of occupants, signs on mailboxes or newspaper tubes, signs posted on private property relating to circulation or private parking, political signs or signs warning the public against trespassing or danger from animals. This paragraph is provided to clarify the regulations and does not limit the content of incidental signs.]

Industrial Street: Any street designated as an industrial street in the comprehensive plan (see [Section 59-16106](#)).

Intermittent: Directly or indirectly illuminated sign, message, lighting or frame or portion thereof that changes at intervals of less than eight seconds. This includes any sign or portion thereof that exhibits changing light or color effect by any means at intervals of less than eight seconds. Examples include illumination that changes light color intensity in transitory bursts, illumination that creates the illusion of light changes by streaming, graphic bursts showing movement, or any mode of lighting which resembles zooming, twinkling, or sparkling.

Licensed Sign Contractor: A contractor licensed to engage in the business of manufacturing, installing, erecting, repairing, painting, altering, servicing or removing signs pursuant to § 59-16114.E.

Light: For purposes of defining a window, the aperture through which daylight may pass, such as a pane of glass. Lights are surrounded by mullions or transoms.

Main Street: Any street designated as a main street in the comprehensive plan (see [Section 59-16106](#)).

Maintenance: The cleaning, painting, repair, or replacement of worn or defective parts of a sign in a manner that does not alter in any way the approved signage.

Marquee: A permanent, fixed roof attached to, wholly supported by and projecting from a building.

Marquee Sign: An attached sign painted on or attached to the vertical side of, or erected on the roof surface of, a marquee.

Module: Separate unit of a sign which consists of an individual letter or an individual metal, plastic, masonry, or wood unit upon which no more than one letter or message is mounted or printed. Modules are open on three sides or mounted on a building with no visible interconnections between modules.

Module Sign: A sign formed of individual modules. A module sign shall be erected so that there is a space between modules. This sign shall be governed by the regulations applicable to the type of sign which the module sign represents. Any sign not meeting this definition is subject to the regular sign regulations.

Monument sign: See "Ground Sign."

Move or Movement: A sign or part of a sign that changes physical position by any movement or rotation. "Movement" includes any visible moving, revolving, or rotating parts or visible mechanical movement, or any apparent visible movement achieved by electrical, electronic or mechanical means, other than an electronic message display.

Mural: A one-of-a-kind visual depictions and/or work of art or licensed reproduction of an original work of art including, but not limited to, mosaic, painting, or graphic art techniques that are applied, painted, implanted, or placed directly onto the exterior of any structure. This definition is not intended to discourage the use of new paint and printing technologies. [Reference: see [Section 59-16112](#) of this Code.]

Mullion: Vertical posts between the lights of a window.

Neighborhood Association: A geographically defined area of predominantly residential land uses where residents share goals of neighborhood improvement activities that promote safety, sociability, and beautification, with or without a requirement to collect mandatory dues from their members.

Neighborhood Street: Any street designated as a neighborhood street in the comprehensive plan (see [Section 59-16106](#)).

Neon: A source of light supplied by a glass tube that is filled with neon gas, argon, mercury or other inert gas that produces ultraviolet light, and bent to form letters, symbols, or other shapes. Neon includes all tubular light sources that employ a charged gas to illuminate a tube that glows, similar gas-activated tubular light systems that emit colors, and other tubular light sources (including fiber optics) that are used to form letters and shapes. The term "neon" also includes flexible light-emitting diode (LED) technology that simulates neon.

Nit: Measurement of luminance. One nit is equal to one candela per square meter (1cd/m²). An ordinary wax candle generates approximately one candela of luminance.

Non-Commercial Copy: Any copy other than commercial copy.

Nonconforming Sign: Any sign that does not conform to one or more applicable provisions of this Code, but that was lawfully erected and maintained, or approved in an PUD or SPUD, prior to the applicable provision or provisions.

Off-Premise Sign: A sign or advertising device which directs attention to an activity, service or product sold or offered elsewhere than on the premises on which the sign is located. Any sign previously defined as a "non-accessory" sign prior to the enactment of this Article is considered an off-premise sign. [Note: Pursuant to Section 59-16102C.2, off-premise signs may display non-commercial copy.]

On-Premise Sign: A sign which identifies or displays information concerning business conducted on the premises.

Over-Canopy Sign: A sign on the top of a roof overhang of a covered porch or walkway.

Owner: A person recorded as such on official records. The owner of property on which a sign is located is presumed to be the owner of the sign, unless facts to the contrary are officially recorded or otherwise brought to the attention of the City.

Parapet Wall: That part of any wall which extends through or above the roofline.

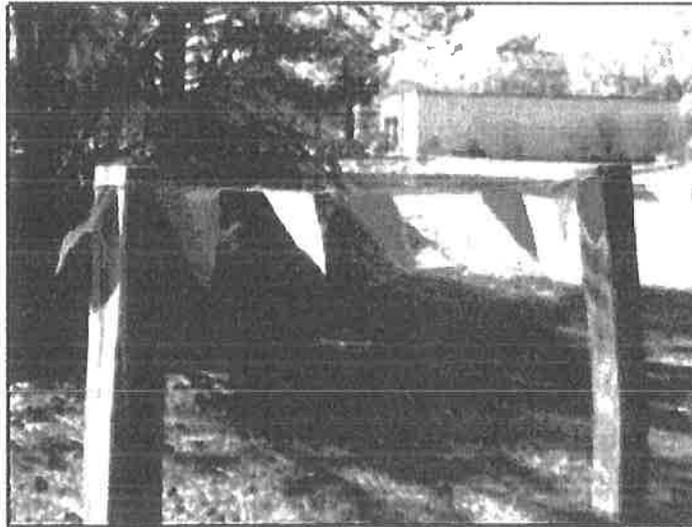
Parapet Wall Sign: Attached sign erected on the top surface of a parapet.

Painted Sign: Paint that is applied directly on a building wall to create a sign.

Panel: A plate, backing material, or other delineating surface that contains copy within a sign structure.

Pennant: A geometric shaped sign made of flexible materials, suspended from one or two corners fastened to a string, which is secured or tethered so as to allow movement and used as an attention-getting form of media.

Figure 16118.5 Pennants



Planning Director: The Planning Director established pursuant to Municipal Code [§ 59-3550](#), or their designee.

Pole Sign: A freestanding sign that is supported by a pole, is not attached to a building, and where the bottom edge of the sign face is located at least three (3) feet above the average finished grade at the base of the sign and the sign complies with the standards set out in [Section 59-16107](#) of the Municipal Code. A "pole sign" does not include a flag mounted on a flagpole, where permitted by this Article.

Portable Sign: Transportable sign with or without wheels and/or tires designed for temporary or permanent use. Typically, such signs are less than six feet in height, are mounted on a wheeled undercarriage or temporary base, and contain a display area designed to allow rapid revision of the letters, numbers and other characters in the advertising message. Such signs are a separate type and class of sign, and shall not be construed as being one of the other signs addressed in, or defined by, this chapter.

Premises: A lot or parcel, and includes other parcels that are included as part of master sign plan. For use in this Section, "premises" does not include: (1) easements, or (2) adjacent parcels except as provided above.

Primary Use: The single dominant use of any piece of property, or lot.

Projecting Sign: An attached sign which projects from and which has one end attached to a building, and which does not employ ground support in any manner.

Projection Image Sign: Static or moving image electronically projected onto a structure or other stationary surface. Except as specifically regulated in the Design Review Districts, these are reviewed as Electronic Message Display signs.

Property Line: The boundary of any lot, parcel, or tract as platted or described in the conveyance of the property to the owner. "Property Line" does not include the streets or alleys upon which the lot, parcel, or tract abuts.

Property Line Setback: The required distance from any property line and a sign.

Public Agency: The City, a County, the state or federal government, or any agency created by the City, County, state or federal government.

Public Property: Any property, real or personal, owned, leased or licensed by a public agency, including public rights-of-way, and for which the right to possess and control such property has not been legally surrendered, granted, licensed, or conveyed to a private person or entity.

Public Sign: A sign erected by any governmental entity in conjunction with the conduct of any governmental program, operation or activity, including, but not limited to, federal, state, county, and City governments, and school and recreation districts.

Residential District: The following districts, or areas or designated for residential use in an PUD/SPUD: AA (Agricultural); RA2 (Single-Family Two-Acre Rural Residential); RA (Single-Family One-Acre Rural Residential); R-1 (Single-Family Residential 6,000 square foot minimum); R-1ZL (Single-Family Residential Zero Lot Line); R-2 (Medium-Low Density Residential); R-3 (Medium Density Residential); R-3M (Medium Density Multiple-Family Residential); R-4M (Medium-High Density Multiple-Family Residential); R-4 (General Residential); R-MH-1 (Manufactured [Mobile] Home Subdivision); R-MH-2 (Manufactured [Mobile] Home Park District; and NC (Neighborhood Conservation, Tracts 1, 2 and 3).

Right-of-Way: The land within the public sphere which may be used by pedestrian or vehicular traffic.

Roof: The outside top covering of occupiable space in any building or structure.

Roof Sign: A sign that is mounted on the roof of a building, or that is wholly or partially dependent upon the building for support, and that projects above the highest point of a building with a flat roof, the eave-line of a building with a gambrel, gable, or hip roof, or the deck-line of a building with a mansard roof.

Roof sign, Type A: A roof sign that is located immediately and entirely over the roof of a building and attached to a wall, pylon or similar physical support that is part of the physical and architectural design of the building.

Roof sign, Type B: Attached sign erected on a vertical framework supported by and located immediately and entirely over the roof of a building

Roofline: The eave or fascia of any wall plane.

Sandwich Board: A freestanding sign which is ordinarily in the shape of an "A," or spring mounted on a fixed base (or a variation of that), and which is usually two-sided. A "sandwich board" is also known as an A-frame or springer sign.

Scroll: Mode of message transition on an electronic message display where the message appears to move vertically across the display surface.

Setback: The required distance between a sign and the lot line of the lot on which it is located (i.e., a property line setback) or other features as set out in the Sign Code (such as a residential district line).

Sight Triangle: See [Section 59-12300](#) (Sight Distance Triangle Requirements).

Sign: A structure or device, permanently or temporarily attached to, painted on, supported by, or represented on a building, fence, post or other structure which is used or intended to be used to attract attention. Unless otherwise provided, a "sign" includes the erection, construction or maintenance of any structure that meets the definition of "sign" above.

Sign Area: See [Section 59-16117](#) of the Sign Code.

Sign Copy: See "copy."

Sign District: A family of districts identified in [Section 59-16106](#) for purposes of applying the Sign Code.

Sign Face: The area or display surface used for the graphic message.

Sign Height: The vertical distance measured as follows: (1) for freestanding signs, from the highest point of a sign to the lowest grade beneath the sign, and (2) for attached signs, the vertical extent from the lowest to the highest point of the sign.

Sign Location: The site where one or more freestanding sign structures may be erected. Where more than one structure is placed on either a permanent or temporary basis, there shall be no more than a 12-inch separation between structures at the same sign location.

Sign Permit: A permit authorizing the erection or maintenance of a sign pursuant to [Section 59-16114](#) of this Chapter.

Sign Structure: Any combination of materials to form a construction for the purpose of attaching, fixing, or otherwise supporting a sign, whether installed on, above, or below the surface of the land, a building, or any other solid surface.

Skyline Sign: An attached sign that is placed above the first 250 feet of a building.

Snipe Sign: A sign illegally attached to a utility pole or utility box, or affixed to a public sign.

Springer Sign: See "Sandwich Board."

Static: Having no motion; being at rest. Fixed - stationary.

Streamer: An attention-getting device consisting of two or more balloons, ribbons, reflectors, fringes or similar objects strung together on a common line, pole, or sign structure, or attached to one or more products offered for sale.

Figure 16118.6 Streamers



String Light: A lighting fixture that is composed of electrical wiring encased in plastic with sockets for bulb placement.

Strobe: Sign where the message or lighting flashes on and off more often than once every second. This shall not include the use of flashing lights in a chasing or alternating fashion around the sign perimeter.

Structure: Anything built or constructed, whether or not permanently attached to the ground. Unless otherwise provided in this Article, "structure" includes the entire structure or any part of a structure.

Subdivision Entry Sign: A monument sign located along the entry to a subdivision from a collector or arterial street.

Supergraphic: A pennant, streamer, flag or any graphic illustration constructed of any material that exceeds 100 square feet in total area that is draped from or envelops portions of one or more sides of a structure and that is designed to attract the attention of passersby. Also referred to as a "wallscape," "building wrap," or a "large display banner."

Swinger Sign: A sign which ordinarily swings freely from a frame or similar device, located on the ground, but not otherwise attached to the ground, and which is usually two-sided.

Temporary sign: A sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, which is intended to be displayed for a limited period of time only.

Tenant Space: That portion of a façade attached to interior space that is occupied by one occupant that has a ground floor entry that provides public or customer access to the occupant. An "occupant" includes one tenant, owner or business.

Transition: A visual effect used on an Electronic Message Display to change from one message to another.

Transom: A horizontal element framed across a window.

Travel: A mode of message transition on an Electronic Message Display where the message appears to move horizontally across the display surface.

Under Canopy Sign: A sign suspended from the underside of a canopy, awning, ceiling, marquee, roof overhang, a covered porch, or walkway.

Used: Designed or intended to be used.

Wall Area: For purposes of the attached sign regulations, "wall area" means the entire facade of a building where a wall sign is placed. This includes all windows and projecting or recessed elements of the facade.

Wall Sign: An attached sign painted on or attached to the wall or surface of a building or display surface which is parallel to the supporting surface. A sign attached to a wall or fence located on the boundary of a parcel shall be regulated as a ground sign.

Warning Sign: Any temporary or permanent sign used for warning or informing the public of any hazardous, dangerous or unsafe condition at any public or private property.

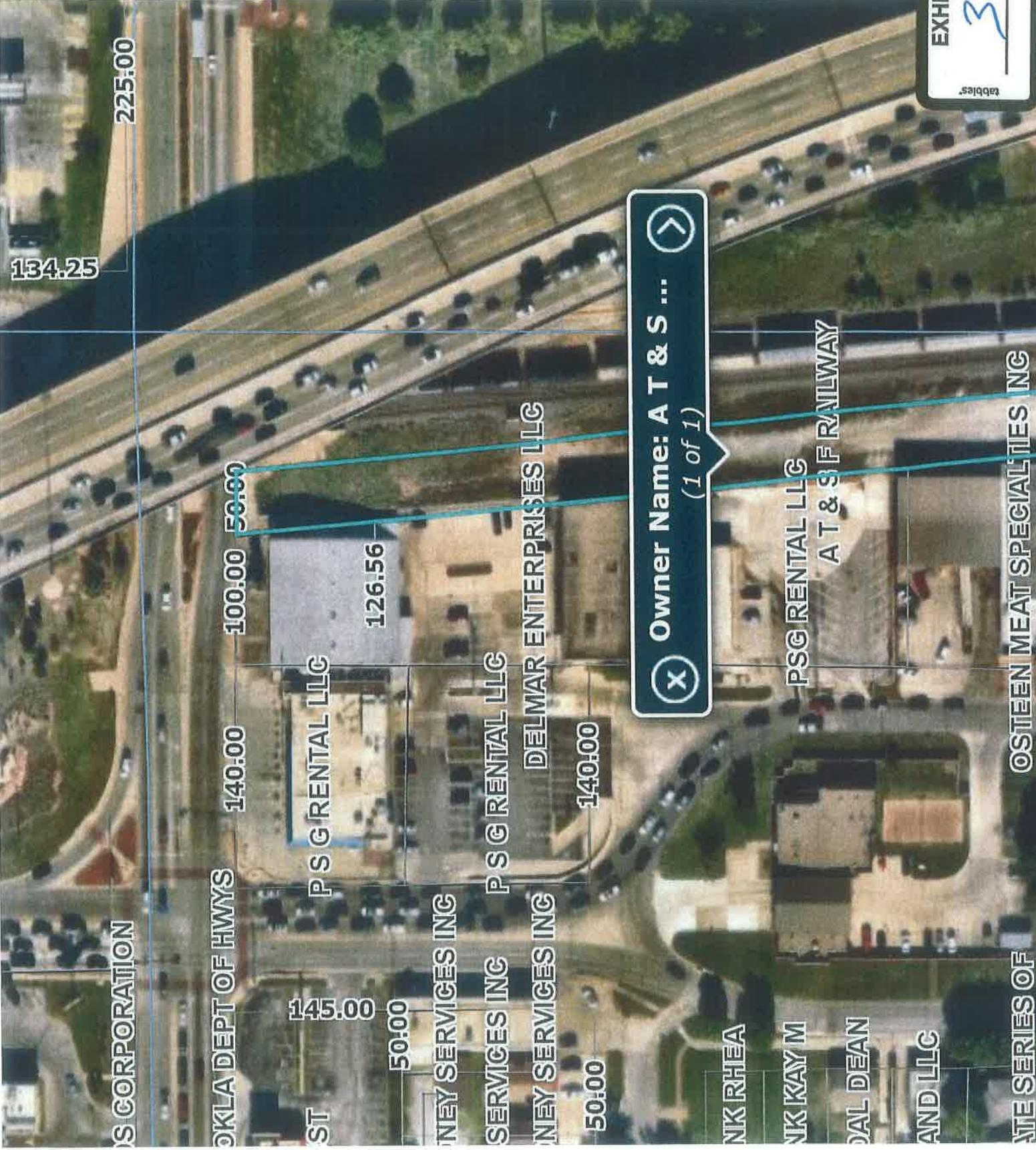
Wind Sign: An attention-getting device with or without copy, or a series of devices such as streamers, balloons, feather signs, and pennants with or without copy, fastened in such a manner as to move in the wind.

Window: An opening constructed in a wall and which admits light or air to an enclosure, is framed and spanned with glass, and which may be mounted to permit opening and closing.

Window sign: A sign attached or painted on the surface of, located on the interior of, or flashing through a window.

C. *Acronyms.* The following acronyms have the following meanings for purposes of this Title, unless the context clearly indicates otherwise:

Table 16119 Acronyms	
' or ft	feet
fc	Footcandle
lf	Lineal feet of frontage
EMD	Electronic Message Display
Max.	Maximum; indicates that the value prescribed is the maximum allowed
Min.	Minimum; indicates that the value prescribed is the



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PSG RENTAL LLC

A T & S RAILWAY

OSTEEN MEAT SPECIALTIES INC

EXHIBIT

3

Tables



BILLBOARD / PROPERTY EXHIBIT BYRON'S WAREHOUSE 2322 NORTH BROADWAY AVENUE OKLAHOMA CITY, OKLAHOMA COUNTY STATE OF OKLAHOMA	C.L.T. CHRISTOPHER L. TRIPPI, PLS. 1000 NORTH BROADWAY AVENUE OKLAHOMA CITY, OKLAHOMA 73102 LAND SURVEYING & MAPPING
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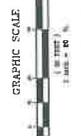
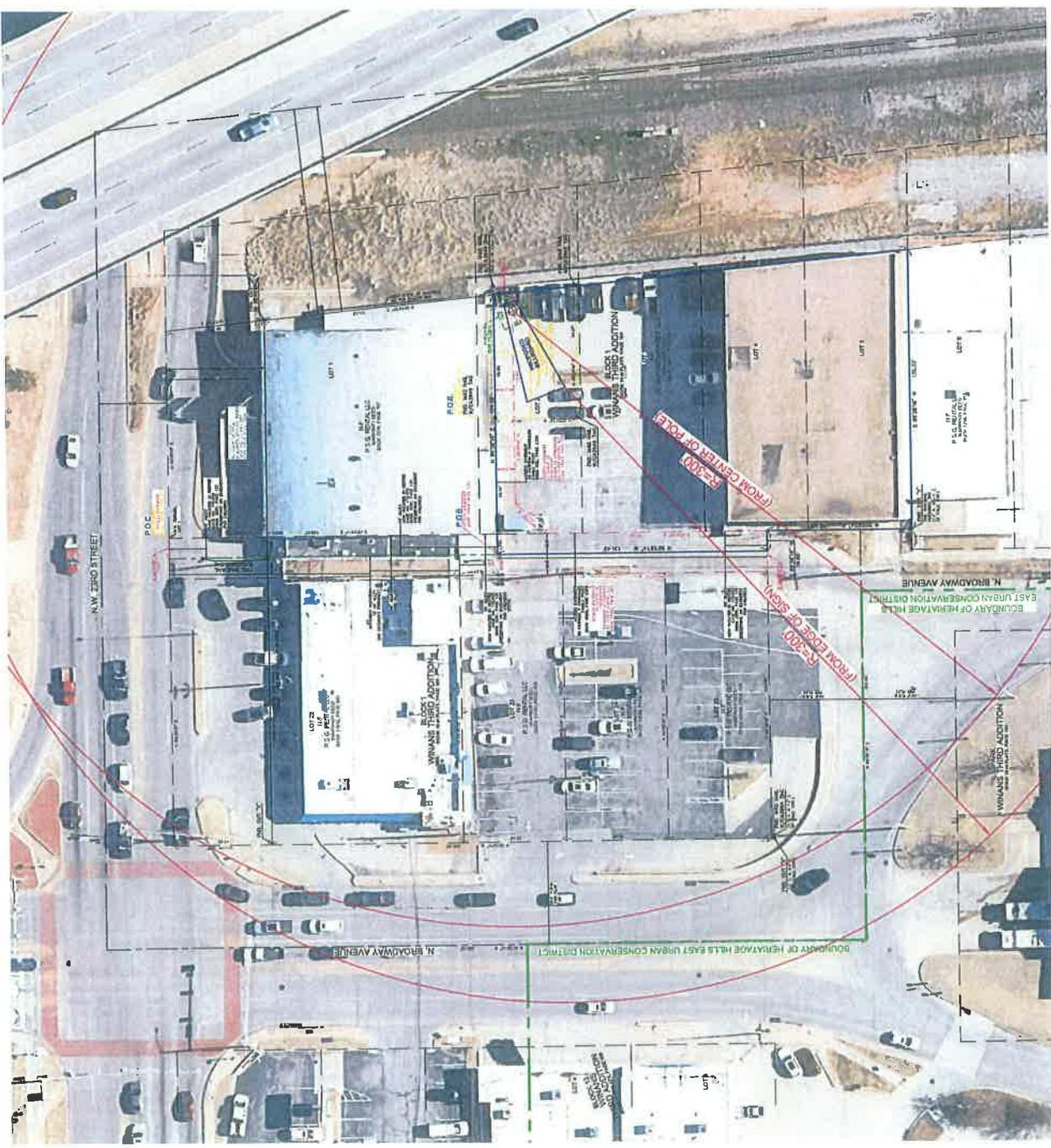


EXHIBIT
6
tables

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09/30/2024 08:43 AM

Oklahoma City

420 W Main St., 8th Floor
Oklahoma City, OK 73102



Corrections Required

Application No. SIGN-2024-00966

Description : non-accessory
Address : 1403 EXPRESSWAY, OKLAHOMA CITY, OK, 73118
Record Type : Sign Permit
Document Filename : site plan revised 1403 NW Expwy.pdf

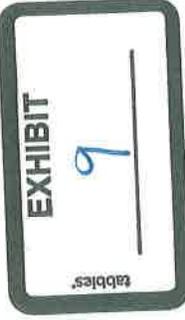
Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Magdalena	mark.magdalena@okc.gov	405-297-2466

General Comments For Correction and Compliance.

Comment ID	Author : Department	Status	General Comments	Applicant Response Comments
1	Mark Magdalena : Development Services	Open	25 FOOT SETBACK FROM CLOSET POINT OF SIGN FACE. DEMOLITION PERMIT REQUIRED. STRUCTURAL TO MATCH SQUARE FOOTAGE.	

Page specific comments for corrections and compliance.



07/17/2024 11:37 AM

Oklahoma City

420 W Main St., 8th Floor
Oklahoma City, OK 73102



Final Report - Approved

Application No. SIGN-2024-00417

Description : Erecting a prefabbed billboard structure on site from ground up.
Address : 2306 BROADWAY AVE, OKLAHOMA CITY, OK, 73103
Record Type : Sign Permit
Document Filename : 117459 BILLBOARD EXHIBIT 5-30-24 V2 (4).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Magdalena	mark.magdalena@okc.gov	405-297-2466

General Comments

Comment ID	Author : Department	Status	General Comments	Applicant Response Comments
1	Mark Magdalena : Development Services	Open	LEVEL 2 NOT ALLOWED. DEED AND COMPLETE SITE TO SCALE WITH SIGN LOCATION/POSSAIBLE DEED APPROVAL REQUIRED. 25 FT SETBACK REQUIRED. 1200 FT SPACING REQUIRED. 300 FT FROM HISTORIAL DISTRICT REQUIRED/ SIGN OFF NEEDED. STRUCTURAL SHOWS 80 FT/APPLICATION SAYS 70.	
2	Mark Magdalena : Development Services	Open	NEED EXACT SIGN LOCATION ON SITE PLAN. BILLBOARD CANNOT BE CLOSER THAN 300 FEET FROM NEAREST HP OR HL ZONED PROPERTY/ CONTACT LAURA GRIGGS 297-2980	
3	Mark Magdalena : Development Services	Open	6-21-24 NEED CURRENT STRUCTURAL AND FOUNDATION DESIGN FOR FLAG TYPE BILLBOARD PER IBC 2018 TO ISSUE PERMIT.	





The City of
OKLAHOMA CITY
Development Services
Development Center

Monday, April 22, 2024

Eric

In response to your research request at the following location:

SIGN-2024-00417
Oklahoma City, OK

- SIGN-2024-00417 is in corrections but there is not a corrections comment page available. So, I will put the correction comments below.
- Per Mark Magdalena:
 - LEVEL 2 NOT ALLOWED.
 - DEED AND COMPLETE SITE TO SCALE WITH SIGN LOCATION/POSSAIBLE DEED APPROVAL REQUIRED.
 - 25 FT SETBACK REQUIRED.
 - 1200 FT SPACING REQUIRED.
 - 300 FT FROM HISTORIAL DISTRICT REQUIRED/ SIGN OFF NEEDED.
 - STRUCTURAL SHOWS 80 FT/APPLICATION SAYS 70.

Please feel free to visit our website at <https://access.okc.gov/aca/>.

Sincerely,

Development Services
Development Center
ORR-1922-2024

Record SIGN-2024-00417:
Sign Permit
Record Status: Ready to be Issued

Record Info ▾

Payments ▾

Processing Status

For Building Permits, click the arrow next to Plan Review below to see remaining Required Inspections.

✔ ▾ Application Submitted

Marked as **Accepted** on **04/19/2024** by **Phillip Magdalena**

Marked as **Corrections Received** on **05/20/2024** by **Accela Automation**

Marked as **Accepted** on **07/17/2024** by **Phillip Magdalena**

Building Review

Public Works Review

Airports Review

✔ ▾ Planning Review

Marked as **Not Required** on **04/22/2024** by **Laura Griggs**

Comment: This site is not located in a Design District. No review/approval from CPUD required. lg

Marked as **Corrections Required** on **04/29/2024** by **Laura Griggs**

Comment: Although this site is not located in a Design District, there is an ordinance requirement concerning minimum separation between HP zoned property and billboards. This is found in the new sign regulations 59-16111.H.3. (NOTE: this same requirement was located in the old sign regulations in 3-119(5)d). The applicant needs to provide a detailed site plan showing proposed location and distance from the proposed location to the HP zoned property. NOTE: zoning lines go to the center of the street right-of-way. laura griggs 405.297.2980

Marked as **Not Required** on **07/17/2024** by **Phillip Magdalena**

✔ ▾ Zoning Review

Marked as **Corrections Required** on **04/19/2024** by **Phillip Magdalena**

Marked as **Approved** on **07/17/2024** by **Phillip Magdalena**

✔ ▾ Plan Review

Marked as **Corrections Required** on **04/19/2024** by **Phillip Magdalena**

Marked as **Ready for Consolidation** on **04/22/2024** by **Laura Griggs**

Comment: Required Reviews are completed. Permit is ready for comments coordination.

Marked as **Corrections Required** on **04/25/2024** by **Phillip Magdalena**

Marked as **Ready for Consolidation** on **04/29/2024** by **Laura Griggs**

121769

(Published in the Daily Law Journal Record June 15, 1983)

ORDINANCE NO. 17,225

AN ORDINANCE AMENDING CHAPTER 25, SECTION 4300, OF THE OKLAHOMA CITY CODE, 1970, BY ADDING A NEW SECTION ENTITLED "4300.18 HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT"; TO CREATE HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT; TO DEFINE BOUNDARIES OF SAID DISTRICT; TO ESTABLISH AN OFFICIAL ADVISORY RELATIONSHIP BETWEEN THE CITY OF OKLAHOMA CITY AND SAID URBAN CONSERVATION DISTRICT; TO AMEND SPECIFIC PROVISIONS OF CHAPTER 25 AS LISTED HEREIN FOR THE DEVELOPMENT AND REGULATION OF SAID CONSERVATION DISTRICT IN ORDER TO PROMOTE THE HEALTH, SAFETY, ECONOMIC, CULTURAL, AND GENERAL WELFARE OF THE PUBLIC BY ENCOURAGING THE CONSERVATION AND ENHANCEMENT OF THE URBAN ENVIRONMENT OF THE CITY OF OKLAHOMA CITY; PROVIDING FOR SHORT TITLE; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

STATE OF OKLAHOMA
OKLAHOMA COUNTY
RECORDED OR FILED
SEP 23 10 45 AM '83
STATE OF OKLAHOMA
JERRY DEMODY
OKLA. COUNTY CLERK

60 *****12.00D
99#00 09-23-83

EMERGENCY ORDINANCE

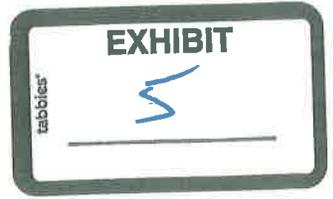
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. Chapter 25 of the Oklahoma City Code, 1970, is amended by the addition of a new Section 4300.18 to read as set forth in Attachment I which is attached hereto and made a part hereof.

SECTION 2. SHORT TITLE. This Section 4300.18 shall be known and may be cited as the "Heritage Hills East Urban Conservation District Designation Ordinance."

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

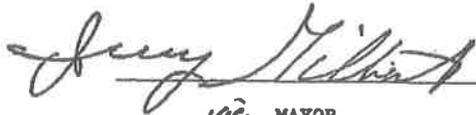
SECTION 4. EMERGENCY. WHEREAS, it being immediately necessary for Oklahoma City and the inhabitants thereof that the provisions of this Ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this Ordinance shall take effect and be in full force immediately upon and after its adoption by the Council of The City of Oklahoma City as provided by law.



12.00

INTRODUCED and READ in open meeting of the Council of The City of
Oklahoma City this 24 day of May, 1983.

PASSED by the Council and APPROVED by the Mayor of The City of
Oklahoma City this 14 day of June, 1983.


vic MAYOR

ATTEST:


CITY CLERK

APPROVED as to form and legality on this 17th day of May,
1983.


ASSISTANT MUNICIPAL COUNSELOR

HERITAGE HILLS EAST URBAN CONSERVATION
DISTRICT ORDINANCE

Page 1

ATTACHMENT I

HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT
DESIGNATION ORDINANCE

4300.18 Heritage Hills East Urban Conservation District

A. Purpose and Intent

The Heritage Hills East Urban Conservation District is intended to promote the health, safety, economic, cultural, and general welfare of the public by encouraging the revitalization and enhancement of the urban environment specifically in the area of The City of Oklahoma City known as Heritage Hills East. The purpose of the district is:

- (1) To provide for coordinated action and treatment for the area delineated in Subsection B below in accordance with the spirit of the Urban Conservation District enabling provisions;
- (2) To serve as a nucleus for neighborhood stability;
- (3) To promote neighborhood identity and City recognition of special features and problems of the Heritage Hills East neighborhood.

B. District Designation

- (1) Boundaries: The Heritage Hills East Urban Conservation District is contained within the following described boundaries, which are also shown by the map attached to this Ordinance and made a part thereof:
 - (a) North: along the north property line of lots 12 through 17 and lot 4 of Block 13 in Winans Highland Terrace Addition between Robinson and Broadway Avenues;
 - (b) East: starting at the centerline of Broadway Avenue adjacent to the northeast corner of Lot 4, Block 13 of Winans Highland Terrace Addition, and proceeding south along said centerline until Broadway branches at Winans Park, whereupon the District boundary shall follow the centerline of the northbound lane of Broadway surrounding the park, until the two lanes converge at N.W. 20th Street, whereupon the boundary once again follows south along the centerline of Broadway until N.W. 14th Street;
 - (c) South: along the centerline of N.W. 14th Street, between Broadway and Robinson;
 - (d) West: along the centerline of Robinson Avenue between N.W. 14th Street adjacent to the northwest corner of Lot 12, Block 13 of Winans Highland Terrace Addition;
 - (e) Included within the aforementioned boundaries are the following subdivisions and unplatted land: the southern twenty-five (25) feet of Lots 4, 5, and 12 through 17 of Block 13, Lots 1 through 18

HERITAGE HILLS EAST URBAN CONSERVATION
DISTRICT ORDINANCE

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of Block 14, Lots 1 through 18 of Block 15, Lots 1 through 12 of Block 16 of Winans Highland Terrace Addition; Winans Park; Lots 4 through 6 and Lots 13 through 19 of Block 16, Lots 1 through 2A and 6 through 11A of block 1 of Nichols and Chandlers Addition; Lots 3 through 5 and 12 through 17 of Block 1, Lots 1 through 17 of Block 2, Lots 1 through 17 of Block 3 of Winans Highland Terrace Addition, all of Overholser and Aveys Addition including an unplatted parcel starting at the northwest corner of Lot 5 in Weavers Addition, south 400 feet, west 430.3 feet, north 50 feet, east 300.3 feet, north 350 feet, and east 130 feet back to the point of origin; all of Weavers Addition; and all of Fays Addition.

(2) Overlay Zoning District Established:

- (a) The Heritage Hills East Urban Conservation District shall be an overlay zoning district. The underlying zoning on the property designated by the regular zoning district regulations of this Code shall continue to regulate the use and development of land unless expressly modified by this Ordinance.
- (b) Areas, tracts, or sites within this district shall henceforth be identified on the official zoning map and in other official writings by the attachment of the suffix UC to the underlying zoning district classification.
- (c) The regulations established in the Ordinance shall take precedence over all other regulations in the City Code whether they are more or less restrictive.

C. Establishment of an Official Advisory Relationship Between The City of Oklahoma City and the Heritage Hills East Urban Conservation District

- (1) Creation. The Steering Committee of the Heritage Hills East Urban Conservation District Neighborhood Association hereinafter called the "Steering Committee," shall serve as an official advisory representative to The City of Oklahoma City and may advise the City Council, the Planning Commission and other duly appointed Commissions and Committees of the City on such matters relating to the vitality and integrity of the Urban Conservation District. Such Commissions and Committees may include but not necessarily be limited to the Board of Adjustment, Board of Appeals, Board of Park Commissioners, Building Code Commission, COTPA, Traffic and Transportation Commission, and the Capital Improvements Program Citizens Committee.
- (2) Organization; Members. The organization, membership and term of the Steering Committee shall adhere to the duly adopted constitution and by-laws of the Heritage Hills East Urban Conservation District Neighborhood Association.
- (3) Duties and Functions. The Steering Committee shall serve as an advisory body on governmental matters affecting the Heritage Hills East District as described below. No function or duty of the Steering Committee shall invalidate any action of the City Council, Planning Commission, or any other City Commission or

HERITAGE HILLS EAST URBAN CONSERVATION
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Committee, when such action has been approved by the votes required in the City Charter. In general, the Steering Committee shall:

- (a) Initiate, review and recommend criteria and programs for the preservation, development, and enhancement of the Heritage Hills East Urban Conservation District, including but not limited to parks, recreational areas, sidewalks, streets, and traffic by means of:
 1. Participating in the development and update of the Oklahoma City Capital Improvements Program, including proposing new items and changes relating to the Heritage Hills East Urban Conservation District. It shall be the obligation of the Steering Committee to provide the Office of Management and Budget with the name of a contact person for notification of all citizens' Capital Improvement Program Committee meetings.
 2. Receiving and reviewing for comment any proposed revisions to the Oklahoma City Comprehensive Plan which would affect the Heritage Hills East Urban Conservation District.
- (4) Review of Proposed Development
 - (a) The Director shall notify the Chair of the Steering Committee of all applications for rezoning, variances, special exceptions, special permits, or subdivision of land requiring a public hearing involving land parcels located wholly or partially within three hundred (300) feet of the Heritage Hills East Urban Conservation District's boundaries.
 - (b) The Steering Committee may initiate contact with an applicant to give notice of potential plans for the District and may suggest modifications in the application based on these plans.
 - (c) The Steering Committee may make written comments on any such application or have representatives at a public hearing. All written comments shall be attached as a part of Staff Reports to the Planning Commission, City Council, or other body.
- (5) Minutes of Meetings. On request, the Director shall provide to the Steering Committee a copy of the agenda and minutes of any Planning Commission, Board of Adjustment, and/or City Council meeting in which there is an agenda item concerning the Urban Conservation District.
- (6) Elections and Reports
 - (a) Elections for Steering Committee members shall be held within sixty (60) days of the effective date of this Ordinance and shall be held at least once a year.
 - (b) The Neighborhood Association shall submit a report at least once a year which includes the result of election of Steering Committee members and officers, a copy of the printed notice for said elections, and any adopted changes to the constitution and/or by-laws.

HERITAGE HILLS EAST URBAN CONSERVATION
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- (c) Should the District fail to comply with these provisions, the Planning Commission shall hold a public hearing and make a report to the Council containing findings on the status of the Neighborhood Association and a recommendation on the revocation of the Urban Conservation District designation.

D. Overlay Zoning District Regulations for All of the
Heritage Hills East Urban Conservation District

The following specific regulations shall be effective within the boundaries of the entire Heritage Hills East Urban Conservation District. The regulations contained herein may be more or less restrictive than the regulations of the underlying zoning district. In either case, these regulations shall take precedence.

(1) Development Regulations

- (a) For all new development, a tree of at least two (2) inches minimum diameter shall be provided for every fifty (50) feet of frontage. This provision does not require trees to be placed on the street or utility easement.
- (b) The maximum height of any new buildings in the District shall be thirty-five (35) feet.

(2) Parking Regulations

- (a) It shall be unlawful and an offense for any person, firm, or corporation to park or store a vehicle on private property unless such vehicle is parked on a permanently hard-surfaced driveway or area, or such vehicle is parked completely to the rear of the front wall of the main building located on said property.
- (b) In a residential district, it shall be unlawful and an offense for any person, firm, or corporation to park or store for longer than seventy-two (72) hours, not to exceed fourteen (14) days total in any calendar year, any boat, commercial vehicle, recreational vehicle, or trailer on private property unless such vehicle is parked completely to the rear of the front wall of the main building located on said property.
- (c) The maximum driveway width in the front yard area for single-family residential development with a single garage is twelve (12) feet. The maximum driveway width in the front yard for a single-family residential development with a double-car garage and for two-family residential development is twenty (20) feet. In a single-family and two-family residential development, only that portion of the front yard area necessary for driveways shall be paved.
- (d) For all residential development, except single-family and two-family development no more than fifty (50%) percent of the front yard area shall be paved.

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- (e) To lessen potential carryover effects upon abutting residential lots, office and commercial developments that front Broadway Avenue shall provide parking to the front of the main structure, with at least an additional five percent (5%) of the total required off-street parking area utilized for landscaping purposes.
- (3) Storage of Trash Receptacles, Materials, and Equipment
- (a) Cans or receptacles containing garbage and rubbish shall be stored behind the front building line of the main structure, except on days of scheduled garbage pick-up.
 - (b) No material or equipment shall be stored outside of the house if visible from the front street unless screened from view of the front street, in compliance with the provisions of this Ordinance and City Code. Materials and equipment used for rehabilitation purposes is exempted from this provision for a period of time not to exceed seventytwo (72) hours.
- (4) Signs
- (a) No non-accessory sign shall be permitted in any underlying zoning district.
 - (b) No sign, either free-standing or attached, shall exceed the height of the building as constructed.
 - (c) Portable signs shall be prohibited.
 - (d) No sign with flashing or intermittent lighting shall be permitted.
 - (e) Where a commercial use has frontage on Broadway and is on a corner lot, no accessory sign shall be permitted in the side yard area abutting another street.
 - (f) Where a commercial use fronting Broadway has been expanded to lots with frontage only on a local neighborhood street, no sign shall be permitted on said lots.
 - (g) Where a commercial use exists on a lot with no frontage on Broadway and is not under the control or ownership of the abutting Broadway use, then only a sign attached to the building shall be permitted for said use. Said sign shall only be illuminated by indirect lighting or direct lighting through a translucent panel.
 - (h) Pole signs, as defined in the City Sign Ordinance are prohibited.
 - (i) Permanent ground accessory signs must have a secured fixed-base of masonry construction. Maximum height of these permitted ground signs shall be six (6) feet.

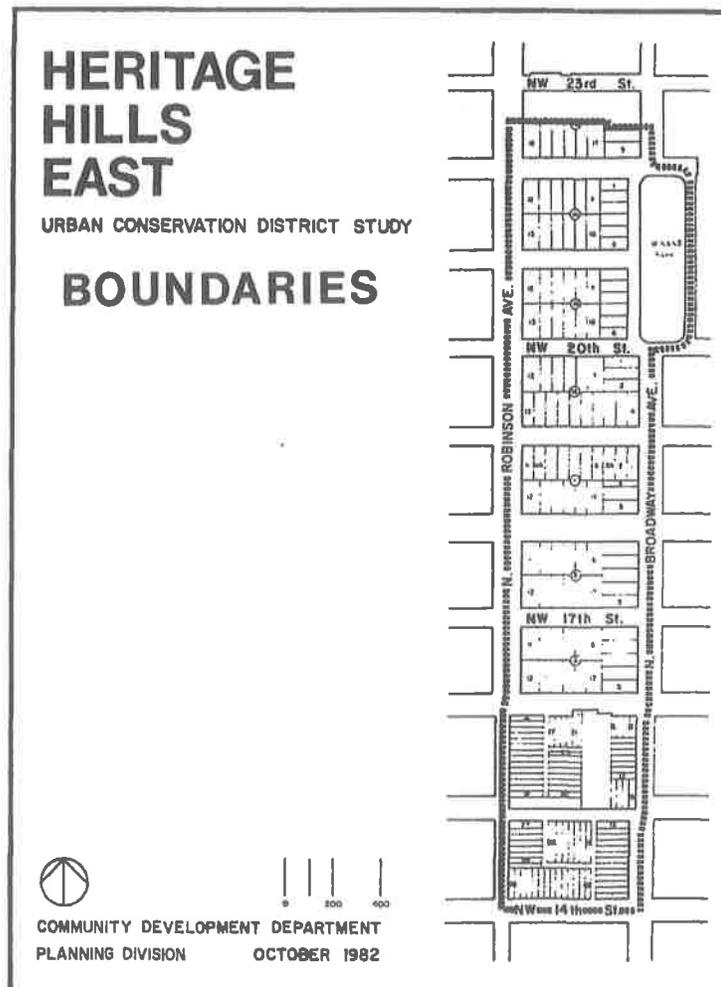
HERITAGE HILLS EAST URBAN CONSERVATION
DISTRICT ORDINANCE

(5) Garages and Accessory Buildings

- (a) All garages, accessory buildings, and carports shall be located even to or behind the rear wall of the main building.
- (b) The side yard setback requirement is hereby waived for existing shared garages in violation of side yard setback requirements.

(6) Front Yard Fencing

- (a) All fencing in front of the main structure shall be of stone, wood, brick, masonry, or decorative iron, or a combination thereof. Prohibited fencing shall include, but not be limited to: chain-link, hog, barb wire, corrugated metal, or plastic. The maximum height of the fence shall be three (3) feet. Sight-proof fencing in compliance with the above requirements is allowed.

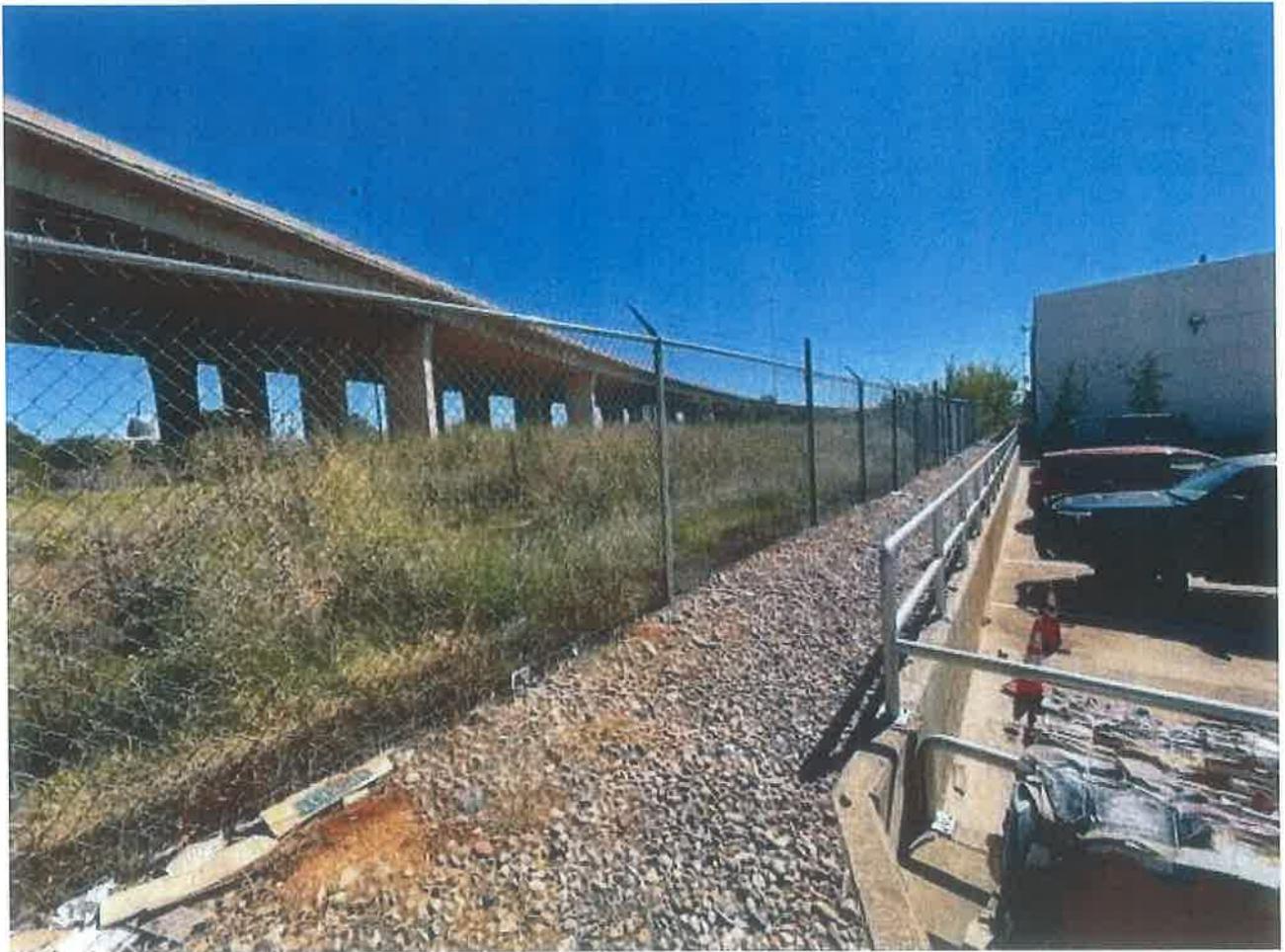


"Recorded" Ordinance # 17,225
Resolutions
Heritage Hills East-Union
Commemoration District
6-14-83



EXHIBIT
11

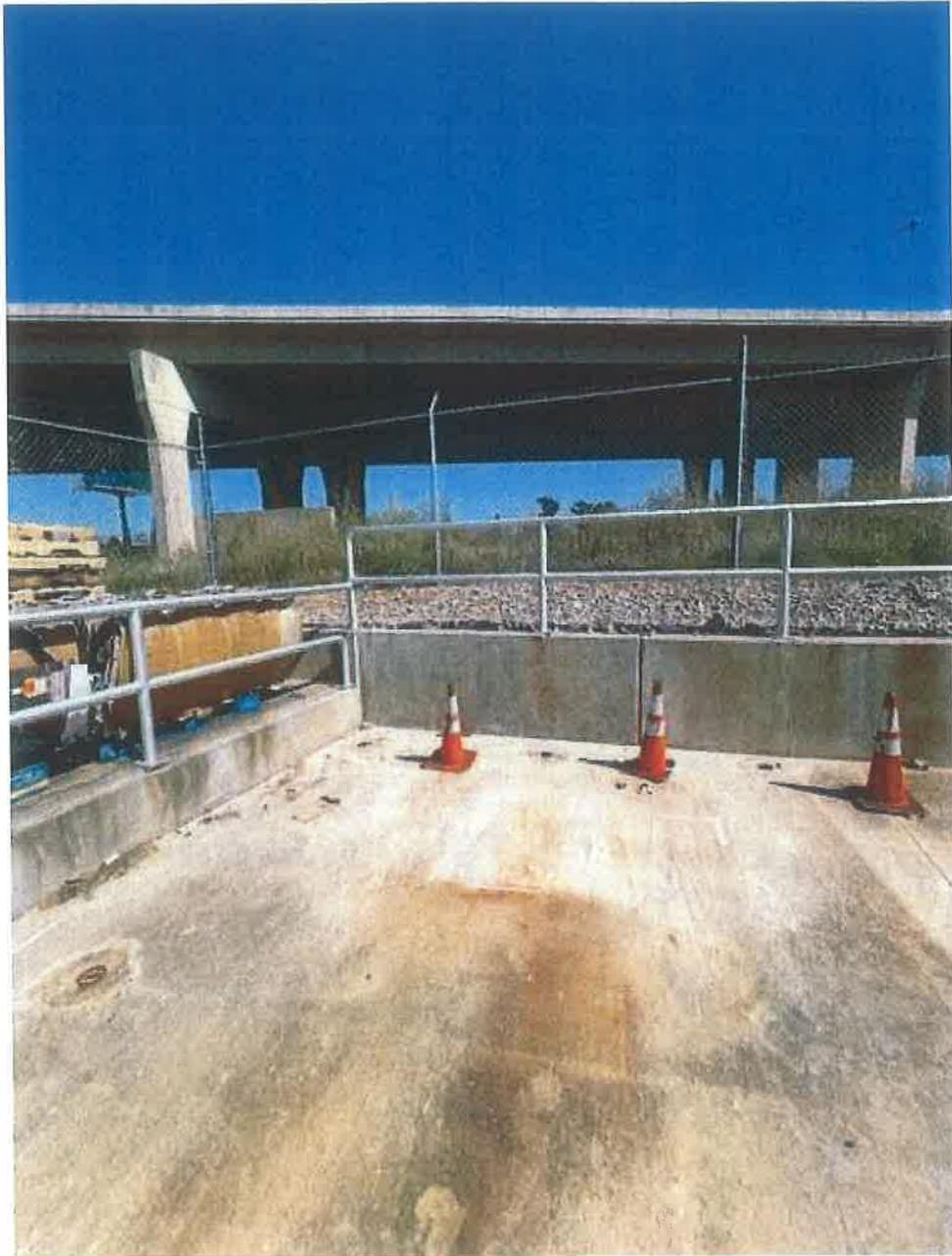
11.1



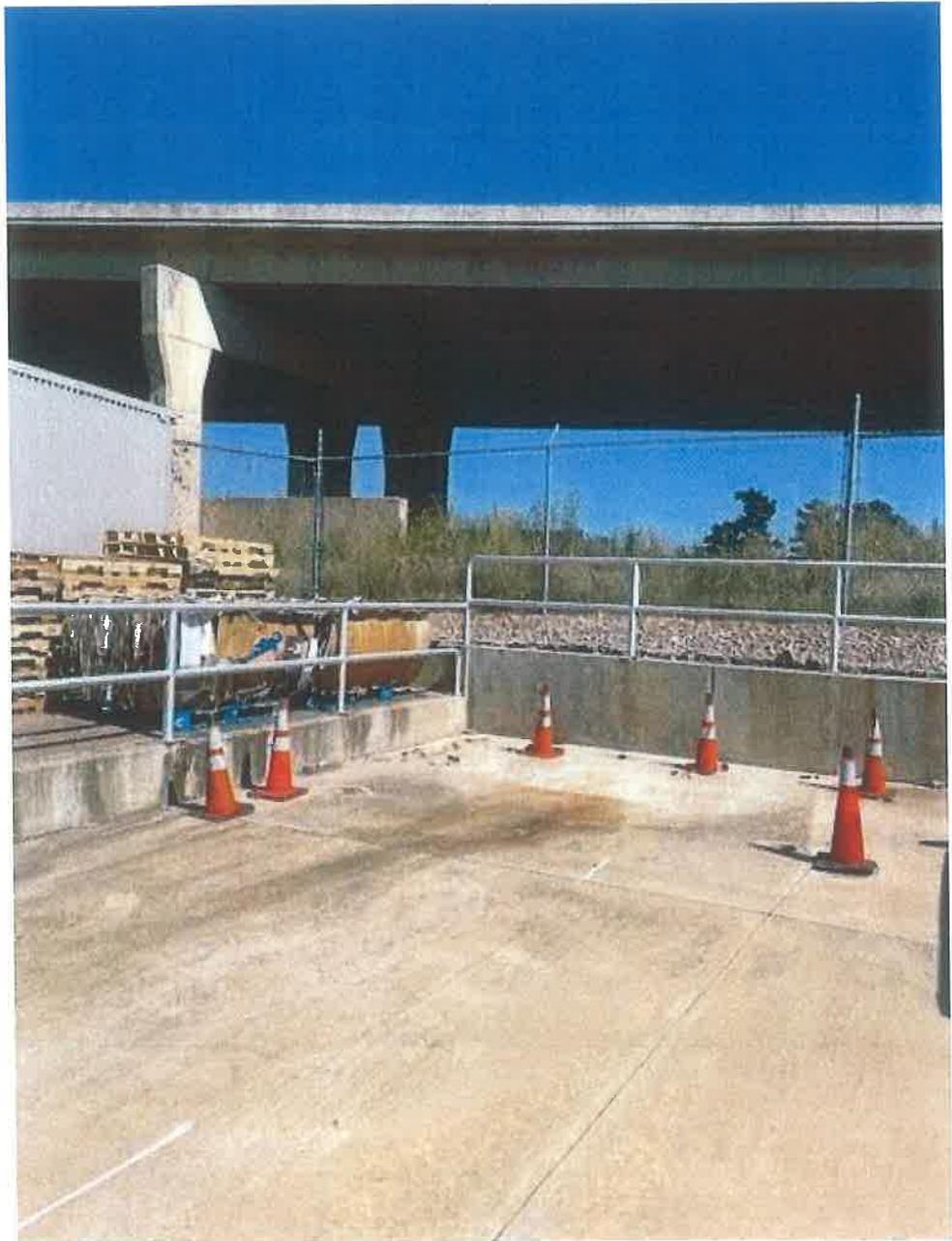
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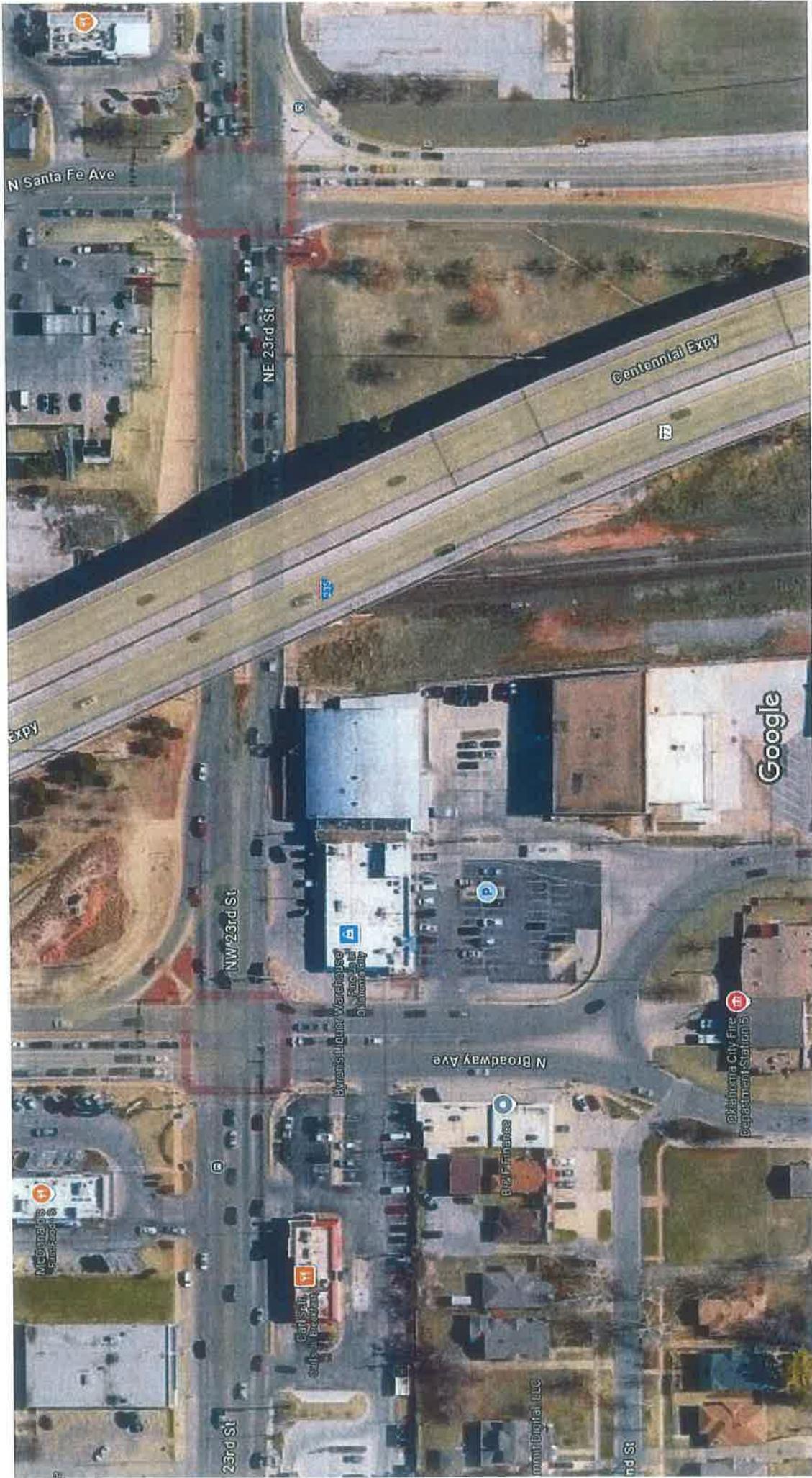
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11.4



11.5



11.6

Policy #	Policy
E-10	Routinely assess the City's development standards, design guidelines, and development review procedures to ensure that they reflect current trends in best-practice and allow for innovative design techniques and evolving methods in low-impact development.
E-11	<p>Enhance existing development standards and establish design guidelines for areas outside of the City's existing Design Review Overlay Districts. Development standards and design guidelines could include the following provisions:</p> <ul style="list-style-type: none"> • Minimize views and prominence of parking lots in relation to structures on a site. • Sense of proportion (street width to building height, human scale). • Pedestrian orientation of structures and architectural detailing/facade treatment. • Terminated vistas. • Reduce the predominance of residential garages in the design of the front facades of single-family residences. • Inclusion of front porches into the design of residential structures. • Internal orientation of parking facilities and garages in multi-family developments. • Improved pedestrian safety and enhanced pedestrian access through parking lots. <p>Establish a list of preferred and discouraged building materials for all zoning districts.</p>
E-12	
E-13	Develop distinctive standards for different types and categories of walls and fences, emphasizing durability, aesthetics, and visual continuity in materials and design with particular consideration of zoning classification.
E-14	<p>Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification by the following potential measures:</p> <ul style="list-style-type: none"> • Restrict new billboards and eliminate or reduce the number of existing billboards. • Require non-conforming signs to be removed or be brought into compliance with existing regulations within a specific timeframe. • Consider new standards in the Sign Ordinance to improve limits on the size, height, and number of signs. • Improve proactive enforcement of the City's sign regulations to curtail the placement of illegal signs and ensure adequate maintenance of signs.
E-15	Ensure that public art is integrated into the planning and implementation for key initiatives such as Core to Shore, Project 180, MAPS 3 and other City projects as well as downtown, neighborhoods, cultural districts, and commercial districts.
E-16	Make it easier for arts and cultural projects to navigate the City's design review, zoning, licensing, and permit processes.

