

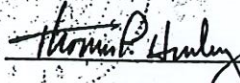


INTRODUCED and READ in open meeting of the Council of The City of  
Oklahoma City this 24 day of May, 1983.

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

  
MAYOR

ATTEST:

  
CITY CLERK

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

  
ASSISTANT MUNICIPAL COUNSELOR

HERITAGE HILLS EAST URBAN CONSERVATION  
DISTRICT ORDINANCE

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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



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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

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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.



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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.



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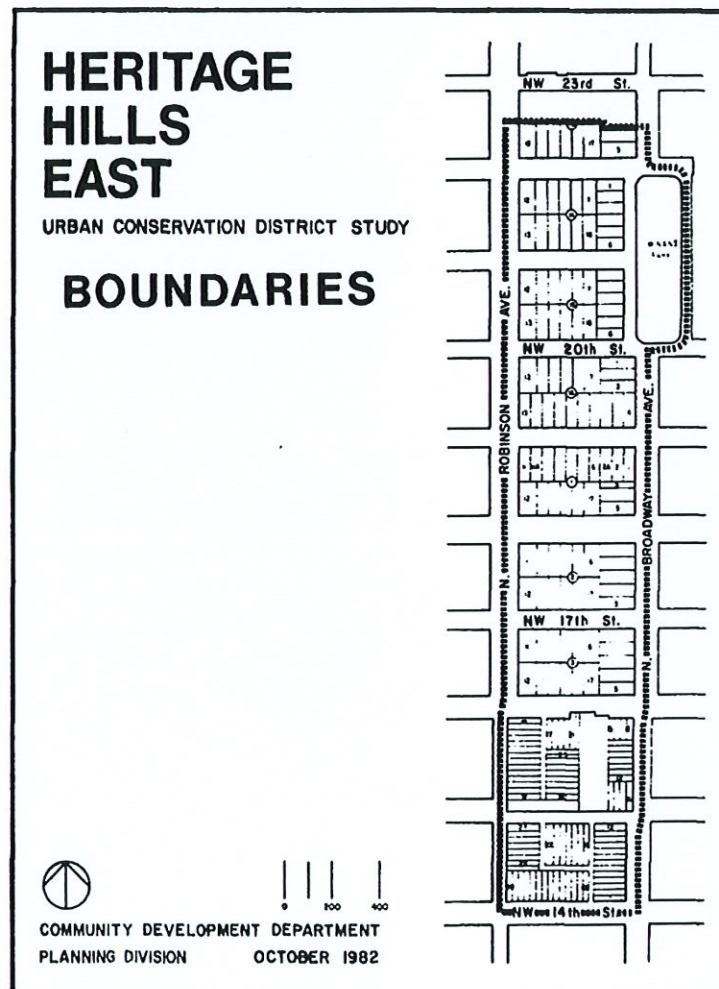
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(5) Garages and Accessory Buildings

- (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 Hill East Urban  
Conservation District

6-14-83