

OKLAHOMA CITY
MUNICIPAL CODE
2020

VOLUME III

Published by Order of the Council

2020—2023 CUMULATIVE ANNUAL SUPPLEMENT
(Through December 2023)

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§ 59-13800. Healthy Neighborhoods Overlay District.
11. Healthy Neighborhoods Overlay District.

§ 59-2150. Definitions.

2150.1. Use Unit Classifications. Definitions for use unit classifications are included in Article VIII (Use Unit Classifications).

2150.2. General Definitions.

A

Abut: Having a common border with, or being separated from such common border by an alley or easement. This term implies a closer proximity than the term "Adjacent."

Accent building material: Material covering 20 percent or less of the wall elevation.

Access: A means of vehicular or pedestrian approach, entry to, or exit from property. See "Egress" and "Ingress."

Accessory Building: A subordinate building or a portion of the main building, the use of which is located on the same lot and is incidental to the dominant use of the main building or premises.

Addition or Expansion: An increase in floor area of a building, or a modification to the roof line of a building, such as the construction of a dormer, that increases the amount of floor space devoted to human use or occupancy.

Adjacent: Lying near or close to, sometimes contiguous or neighboring. Adjacent implies that the two objects are not widely separated, though they may not actually touch. See "Abut."

Adult Entertainment Use: "Adult Entertainment Use" includes the following:

- A. *Adult Amusement or Entertainment:* Amusement or entertainment which is distinguished or characterized by an emphasis on acts or material depicting, describing or relating to "Sexual Conduct" or "Specified Anatomical Areas," as defined herein, including, but not limited to, topless or bottomless dancers, exotic dancers, strippers, male or female impersonators, or similar entertainment.
- B. *Adult Bookstore:* An establishment having as a significant portion of its stock in trade books, film, magazines and other periodicals, which are distinguished or characterized

by an emphasis on depicting or describing "Sexual Conduct" or "Specified Anatomical Areas."

- C. *Adult Mini-Motion Picture Theater:* An enclosed building with a capacity of less than 50 persons used for presenting material distinguished or characterized by an emphasis on depicting or describing "Sexual Conduct" or "Specified Anatomical Areas."
- D. *Adult Motel:* A motel wherein material is presented, as part of the motel services, via closed circuit TV or otherwise, which is distinguished or characterized by an emphasis on depicting or describing "Sexual Conduct" or "Specified Anatomical Areas."
- E. *Adult Motion Picture Arcade:* Any place at which slug-operated or electronically, electrically or mechanically controlled, still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "Sexual Conduct" or "Specified Anatomical Areas."
- F. *Adult Motion Picture Theater:* An enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on depicting or describing "Sexual Conduct" or "Specified Anatomical Areas."
- G. *Massage Parlor:* Any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs, as part of, or in connection with, "Sexual Conduct," or where any person providing such treatment, manipulation or service related thereto exposes "Specified Anatomical Areas," except that this provision shall not be construed to apply to any clinic operated by a licensed chiropractor or certified massage therapist.
- H. *Sexual Conduct:* "Sexual Conduct" includes the following:
 - (1) The fondling, or other touching, of human genitals, pubic region, buttocks or female breasts.

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- (2) Ultimate sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation and sodomy.
 - (3) Masturbation.
 - (4) Excretory functions as part of, or in connection with, any of the activities set forth in (1) through (3) above.
- I. *Sexual Encounter Center*: Any building or structure that contains, or is used for, commercial entertainment where the patron, directly or indirectly, is charged a fee to engage in personal contact with, or to allow personal contact by, employees, devices or equipment, or by personnel provided by the establishment, which appeals to the prurient interest of the patron, to include, but not to be limited to, bathhouses, massage parlors, and related or similar activities.
- J. *Specified Anatomical Areas*: "Specified Anatomical Areas" includes the following:
- (1) Human genitals, pubic region, buttocks, and female breasts below a point immediately above the top of the areola.
 - (2) Human male genitals in a discernibly turgid state, even if completely, and opaquely, covered.

Aggrieved: The term "aggrieved" shall have the meaning given to such term under Oklahoma law. An aggrieved person is a person who has the right under Oklahoma law to appeal an action, decision, ruling, judgment, or order.

Agricultural Product: Any plant, crop, or animal commodity that is grown or processed for food or fiber, intended for human or animal consumption.

Airport: A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.

Airport Elevation: The established elevation of the highest point on the usable landing area in feet above mean sea level (MSL). Based on this definition, the airport elevation shall be 1,302 feet above MSL for Wiley Post Airport, 1,296 feet above MSL for Will Rogers World Airport, 1,353 feet above MSL for Clarence E. Page Airport, and 1,291 feet above MSL for Tinker Air Force Base.

Airport Environs Zone 1 (AE-1): An area established on an Official Airport Zoning Map, which is exposed to a projected annual average

noise level in excess of 65 decibels, as measured by weighted day-night sound level (LDN) methodology.

Airport Environs Zone 2 (AE-2): An area established on an Official Airport Zoning Map, which is exposed to a projected annual average noise level in excess of 60 decibels, as measured by weighted day-night sound level (LDN) methodology.

Airport Hazard: Any structure, object, tree or use of land obstructing the flight of aircraft in landing or takeoff at airports.

Alley: A public right-of-way that normally affords a secondary means of access to abutting property.

Alley-Loaded Garage: A residential garage that is detached from the home and is accessed from a mid-block alley.

Alteration: Any change in size, shape, character, occupancy or use of a building or structure.

Amenity: Aesthetic, or other characteristic, of a development that increases its desirability to a community, or its marketability to the public.

Animal: An organism of the Kingdom Animalia, except a human being, including, but not limited to, mammals, birds and reptiles.

Apartment House: See "Dwelling, Multi-Family."

Approach Surface: In the Airport Environs Zone, a surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section 59-13150 (Oklahoma City Airport Zoning). The boundaries of the approach surface coincide with the boundaries of the approach zone.

Aquaponics/Hydroponics: The growing of plants and/or aquatic animals using a mechanical system designed to circulate water or mineral nutrient solutions, with limited use of growing media. Often these systems are designed to use the plants to filter water and convert waste materials into plant nutrients.

Aquifer: A geological formation that contains a usable supply of water.

Architectural Lighting: Exterior lighting which primarily has an aesthetic purpose to illuminate architectural features of a building.

Architectural Metals: Metal panel systems, either coated or anodized, metal sheets with expressed seams, metal framing systems, or cut, stamped or

case ornamental metal panels. Not included in this definition are ribbed or corrugated metal panel systems.

Archeological Resources: Areas or locations occupied as residences or utilized by humans (historic or prehistoric) for a sufficient length of time to construct features or deposit artifacts, which may remain in greater or lesser degrees of preservation and order, and which may lead to the increase of man's knowledge about his own development.

Architectural Resources: Districts, structures, buildings, monuments, sites and landscaping that possess significant local interest or significant artistic merit, or which are particularly representative of their class or period, or represent significant achievements in architecture, engineering technology, design, or scientific research and development.

Artistic Graphics: Visual depictions that have historical, architectural or cultural significance for the State of Oklahoma, the City or the specific area or neighborhood in which they are located. Such depictions may include a sponsor's identification area within the depictions; provided, such area shall not exceed ten percent of the total size of the depiction. Notwithstanding the sponsor's identification area, artistic graphics shall not be considered non-accessory signs within the meaning of this chapter or Chapter 3 of the City Code. Typical uses include, but are not limited to, murals, attached paintings, wall paintings, frescoes or other similar visual depictions with historical, architectural or

cultural significance for the State of Oklahoma, the City or the specific area or neighborhood in which they are located.

Attached Single-Family Residential: A type of dwelling in which individual dwelling units are attached by one or more party walls, with the habitable spaces of different dwelling units arranged on a side-by-side rather than a stacked configuration. Each individual unit has its own front and rear access to the outside. Includes duplexes, triplexes, and townhomes.

Awning: A fixed shelter of any material, and of any length, not supported by a column or posts from the ground and attached to a building.

B

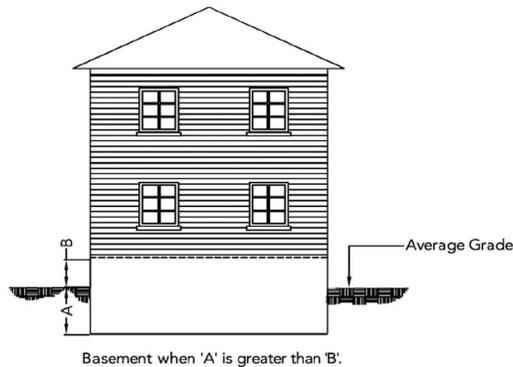
Back of Curb: That portion of the back side of a street curb, typically located six inches from the face of the curb and where the sidewalk or tree lawn begins. The face of the curb is the point where the curb meets the street gutter line.

Balcony: A platform that projects from the exterior wall of a building above the ground floor, which is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

Base Flood: The flood having a one percent chance of being equaled or exceeded in any given year.

Basement: That portion of a building having more than one-half of its height below grade. A basement shall be considered a story for the purpose of height regulations, only if more than one-half of its height is above grade or if the level of the first floor is more than eight feet above the established grade at any point. See Figure 2000.1.

FIGURE 2000.1: BASEMENT



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Bed and Breakfast Establishment: An owner-occupied single-family residence which offers temporary lodging to paying guests in a room(s) without cooking facilities, and which may offer breakfast or other meals to these guests.

Berm: An earthen mound designed to provide visual interest, screen undesirable views and/or decrease noise.

Block: A tract of land bounded by streets, or by a combination of one or more streets and public parks, cemeteries, railroad rights-of-way, corporate boundary lines or watercourse.

Blockface: The properties abutting each other on one side of the street, and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, public parks, cemeteries, corporate boundary line or watercourse.

Board: The Board of Adjustment, as duly appointed by the Mayor, pursuant to Section 59-3200 (Board of Adjustment).

Boardinghouse: A building or premises, other than a hotel, where meals or lodging and meals are provided for three or more persons, but not exceeding ten persons, by prearrangement for definite periods for compensation.

Boat, Permitted: A vehicle for traveling in, or on, water, which may be parked on a residential lot under certain conditions contained in this chapter. For purposes of these regulations, height includes the trailer, if the boat is mounted on a trailer.

Boulevard or Parkway: A broad, often landscaped, thoroughfare.

Brewery: A brewery is any establishment that produces beer and is licensed pursuant to State law.

Buffer: A strip of land with a fence, wall, landscaping, open spaces, berms or any combination thereof, used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, buildings, other nuisances, or provide privacy. See "Transition Zone."

Build-To Line: A line established herein, generally parallel with the street line, along which a building must be built. Front porches and handicap ramps shall be exempt from build-to line requirements, but must be located behind the property line.

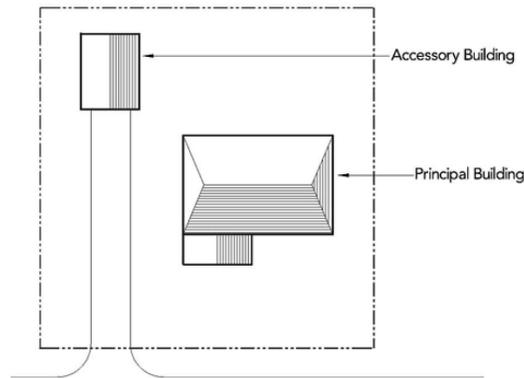
Buildable Area: The area of a lot remaining after the minimum yard and open space requirements of this chapter have been met.

Buildable Width: The width of that part of a lot that is not included within the minimum yard and open space requirements of this chapter.

Building: A structure entirely separated from any other structure by space or by walls in which there are no communicating doors or windows, or similar openings, and having a roof supported by walls or columns for the shelter, support, or enclosure of persons, animals, chattel or movable property of any kind.

Building, Accessory: A building that is located on the same lot as, and of a nature customarily incidental and subordinate to, another building or structure, and the use of which is clearly incidental and subordinate to that of the other building or structure. See Figure 2000.2.

FIGURE 2000.2: ACCESSORY AND PRINCIPAL BUILDINGS



Building Coverage: A percentage figure referring to that proportion of a lot or site covered, or permitted to be covered, by principal and accessory buildings or structures.

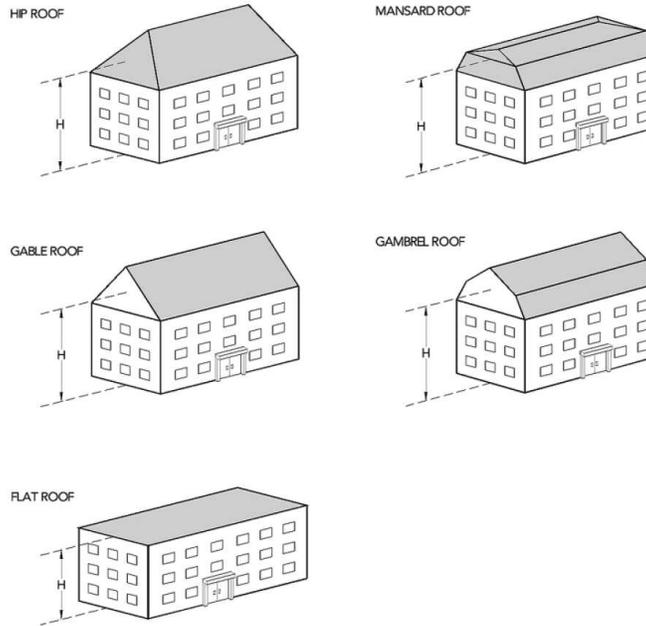
Building Façade: The exterior elevation of a building, extending from grade to the top of the eaves, wall or parapet, extending the entire length of the building and fronting on public or private streets (not including alleys).

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Building Height: The vertical distance from grade to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof. When a building faces on more than one street, the height shall be measured from the average of the grades at the center of each street front. See Figure 2000.3.

FIGURE 2000.3: BUILDING HEIGHT



Building Line: A line, established herein, generally parallel with the street line, beyond which a building cannot extend under the terms of this chapter. See "Yard."

Building Mass: The three-dimensional bulk of a building: height, width, and depth.

Building Materials: The physical characteristics that create the aesthetic and structural appearance of the building including, but not limited to, the texture and style of the components and their combinations, such as glass, brick, stone, steel, metal, concrete or stucco.

Building, Principal: A non-accessory building where the principal use of the lot, on which the building is located, is conducted. See Figure 2000.2

Building Scale: The size and proportion of a building relative to surrounding buildings and environs, adjacent streets, and pedestrians.

Building, Temporary: Any building not designed to be permanently located, placed or affixed in the place where it is or where it is intended to be placed.

Bulk: The term used to indicate the size and setbacks of buildings or structures, and the location of the same with respect to one another, and includes the following:

- A. Size and height of buildings.
- B. Location of exterior walls at all levels in relation to lot lines, streets or to other buildings.
- C. Gross floor area of buildings in relation to lot area (floor area ratio).
- D. All open spaces allocated to buildings.
- E. Amount of lot area provided per dwelling unit.

Bus: A motor vehicle which exceeds 19 feet six inches in length and/or seven feet in height, which is designed to carry passengers and includes, but is not limited to, school buses, mass-transit buses and charter buses.

Business: An occupation, employment or enterprise that occupies time, labor and materials, or where merchandise is exhibited or sold, or services offered.

C

Caliper: Diameter of a tree trunk. Caliper is used for trees less than 12 inches in diameter. For trees less than four inches in diameter, it is measured six inches from the ground. For trees between four inches and 12 inches in diameter, it is measured 12 inches from the ground.

Canopy: Any structure, other than an awning, made of cloth, metal or other materials with a frame either attached to, or projecting from, a building, and carried by a frame supported by the ground or sidewalk.

Carport: A permanent roofed structure, open on at least two sides, designed for or occupied by private passenger vehicles.

Certificate of Appropriateness: The official document issued by the Historic Preservation Commission approving any application for permission to construct, erect, demolish, relocate, reconstruct, restore or alter any structure designated by the authority of this chapter.

Certificate of Approval: The official document issued by the Design Commissions approving any application for permission to construct, erect, demolish, relocate, reconstruct, restore or alter any structure designated by the authority of this chapter.

Certificate of Occupancy: Official certification that permits the use of a building in accordance with the approved plans and specifications, and certifies compliance with the provisions of law for the use and occupancy of the building in its several parts, together with any special stipulations or conditions of the building permit and Building Code.

Character: Attributes, qualities and features that make up and distinguish a particular building, place, development, or district and give such place a sense of definition, purpose and uniqueness.

City Council: The governing or legislative authority of The City of Oklahoma City.

City Department: Any and all departments of The City of Oklahoma City.

Clear Zone: The portion of the Pedestrian Zone that should be free of all obstacles that would impede walking or universal accessibility. Sidewalks do not necessarily have to accommodate the entire width of the Clear Zone. The Clear Zone can combine Sidewalk, Streetscape, and/or Storefront Zones so long as the clearance is unobstructed.

Cluster Development: A development pattern in which the uses are grouped or bunched together,

through a density transfer, to provide for community green or open space, shared parking and access, or other amenities.

Commercial: Retail, office, restaurants, hotels, and any other use classified under the Commercial Use Units Classifications of this chapter.

Commercial Vehicle: A commercial vehicle for the purpose of this chapter is any vehicle with more than two axles; or any vehicle with a cab height greater than 82 inches; or any vehicle with any part or attachment to the vehicle exceeding the height of 90 inches; or any vehicle with a gross vehicle weight rating greater than 12,000 pounds; or any vehicle with an overall length of more than 25 feet. Commercial vehicle shall mean all vehicles meeting this definition, including all dump trucks, buses and tow trucks.

Communication Services: For the purpose of the regulations regarding communication services, the following words and phrases shall be defined as follows:

- A. *Antenna Array:* A structure attached to a telecommunication tower that supports antenna for receiving and/or transmitting electronic data or telephone communications. This definition excludes lightning rods and whip antennas not exceeding five inches in diameter.
- B. *Cell Site:* A tract or parcel of land that contains the wireless tower, its support accessory building(s) and parking, and may include other uses associated with and ancillary to wireless communications transmission.
- C. *Co-Location:* Locating wireless communications equipment from more than one provider on a single site.
- D. *Dish Antenna:* A dish-like antenna used to link communication sites together by wireless transmission of voice or data. Also called "Microwave Antenna" or microwave dish antenna.
- E. *Guyed Tower:* A tower that is supported, in part or in whole, by guy wires and ground anchors used to support telecommunication equipment.
- F. *Lattice Tower:* A self-supporting three or four side, open, steel frame structure used to support telecommunication equipment.
- G. *Microwave:* Electronic radiation with frequencies higher than 1,000 megahertz; highly directional signal used to transmit radio frequencies from point to point at a relatively low power level.

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- H. *Microwave Antenna*: A dish-like antenna, manufactured in many sizes and shapes, used to link communication sites together by wireless transmission of voice or data.
- I. *Monopole*: A communication tower consisting of a single pole, with no guy wire support or exposed ground anchors, tapering from base to top, more than 35 feet in height and designed to support telecommunications equipment. Also known as a self-supporting tower.
- J. *Non-Whip Antenna*: Any antenna which is not a whip antenna, such as a dish antenna, panel antenna, etc.
- K. *Panel Antenna*: An antenna that transmits signals in specific directions and are typically square or rectangular in shape. Also known as a sector antenna.
- L. *Roof- and/or Building-Mount Facility*: A low power wireless telecommunications facility in which antennas are mounted to an existing structure on the roof, including rooftop appurtenances or building face.
- M. *Telecommunications*: The transmission between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.
- N. *Telecommunications Antenna*: An antenna used to provide a telecommunications service.
- O. *Telecommunications Service*: The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.
- P. *Tower*: Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including "Lattice Towers," "Guyed Towers" and "Monopoles." This term includes radio and television transmission towers, microwave towers, common-carrier towers, wireless telephone towers, alternative tower structures, and the like.
- Q. *Whip Antenna*: An omni-directional dipole antenna of cylindrical shape no more than six inches in diameter.

Compatibility: The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

Compost: A collected mass of decomposing organic matter for use in agricultural and other growing practices usually consisting of materials such as

grass, leaves, yard waste, wood chips, saw dust, worms, raw/uncooked kitchen food wastes, and manure from livestock but specifically excluding bones, meat, fat, grease, oil, pet or human feces, and dairy products.

Conforming Building or Structure: Any building or structure that:

- A. Complies with all the regulations of this chapter, and any amendment thereto, governing bulk for the district in which such building or structure is located.
- B. Is designed or intended for a conforming use.

Conical Surface: A surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty-to-one (20:1), to a distance of 4,000 feet. The perimeter of the conical surface coincides with the perimeter of the conical zone.

Context: Specific conditions and placement of a project as it relates to conditions and placement of existing neighboring land uses, structures and open spaces.

Contiguous: Adjoining.

Conversion: Changing the original purpose of a building to a different use.

Covenant: A restriction on the use of land contained in the deed to the property, or otherwise formally recorded.

Cul-De-Sac: A local street with only one outlet and having a terminal of sufficient width for the reversal of traffic movement.

D

Diameter at Breast Height (DBH): DBH is used for trees with a diameter greater than 12 inches and is measured four and one-half feet above the ground.

Deciduous: A plant with foliage that is shed annually.

Deed: A legal document that conveys real property.

Deed Restriction: A form of covenant contained in a deed of conveyance. See "Covenant."

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

Density: The average number of housing units per parcel of land, generally expressed as dwelling units per acre.

Density, Gross: The total land area to be developed for residential uses divided by the number of dwelling units.

Density Transfer: The reallocation of permitted dwelling units from one parcel, or area of a parcel, to another in exchange for permanent development restrictions on the parcel from which the reallocation was made.

Design Criteria (Downtown Design Districts): Statements and graphics intended to direct the planning and development of the built environment in a particular manner or style, so that the end result contributes positively to the overall development.

Design Guidelines: Statements that are intended to be advisory in nature and serve as a reference for all parties involved in the design review process. Guidelines are indicated by statements containing the words "should", "may", "recommended", or "encouraged".

Design Review Board: A Board established by the administrative body to provide technical services to the Planning Commission in the administration of these regulations.

Design Review Committees and Commissions: Bricktown Urban Design Committee, Downtown Design Review Committee, Historic Preservation Commission, Riverfront Design Committee, Stockyards Urban Design Committee, or the Urban Design Commission.

Detached Single-Family Residential: A single-family dwelling that is not attached to any other dwelling by any other means.

Developed Area: The area of a lot disturbed for the purpose of developing structures, parking facilities, loading or storage areas, paved access to off-street parking or loading areas, or other areas paved with an all-weather material, or landscaped areas. It may be submitted for calculating landscape points as the legal description of the property, or as a scaled, dimensioned and well-defined area of development referenced on the site plan.

Developer: The legal or beneficial owner of a lot or parcel, or any land proposed for development and/or inclusion in a development, including the owner of an option, contract to purchase or lease.

Development: Development and/or redevelopment and shall include any action requiring a building permit for any vacant parcel or any parcel partially or wholly cleared for redevelopment.

Development Guidelines: Advisory recommendations. Guidelines are indicated by statements containing the words "should", "may", "recommended", or "encouraged".

Development Regulations: Mandatory standards. Regulations are indicated by the use of the terms "shall" or "must."

Directly Visible: Allowing direct line-of-sight to the light source or lamp

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

District: See "Zoning District."

Driveway: A private roadway providing access to a street or highway. Any impervious, semi-impervious or compacted gravel surface providing direct ingress/egress to a parking space.

Duplex: See "Dwelling, Two-Family."

Dwelling: Any building, or portion thereof, which is designed for use for residential purposes, including manufactured homes, modular homes, and mobile homes, but not including, travel trailers.

Dwelling, Attached: A dwelling having any portion of one or more walls in common with adjoining dwellings.

Dwelling, Detached: A dwelling with open space on all sides.

Dwelling, Multiple-Family: A building designed for occupancy by three or more families.

Dwelling, Single-Family: A building designed for occupancy by one family.

Dwelling, Townhouse or Row House: Three or more dwelling units, attached at the side or sides, each of which has a separate outdoor entrance, and is designed to be occupied, and may be owned, by one family.

Dwelling, Two-Family: A building designed for occupancy by two families living independently of each other.

Dwelling Unit:

- A. A single unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- B. In quarters such as a dormitory, every three persons shall be counted as a dwelling unit.

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E

Easement: Authorization by a property owner granting access, or other rights, to a designated part of his/her property for a special purpose.

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

Egress: A place or means of exit. See "Access."

Evergreen: A plant with foliage that persists and remains green year-round.

Expressway: A divided facility that augments the freeway system by giving preference to through traffic with partial access control, ranging from limited median and at-grade crossings to grade separations at major intersections.

F

Family: One or more persons related by blood or marriage, including adopted children, or a group of, not to exceed, five unrelated persons (not related by blood or marriage), occupying the premises and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boardinghouse, lodging house or hotel.

Farmstand: A structure or vehicle used in the sale of agricultural produce, in season, which is grown by the seller.

Fence: An artificially constructed barrier of any material, or combination of materials, erected to enclose, screen or separate areas.

Filling Station (Gas Station, Service Station): A building or premises used for the sale of gasoline and oil products, including the servicing of motor vehicles and the retail sale and installation of tires, replacement parts and accessories in, and upon, such vehicles. This does not include paint, body and frame repair, or rebuilding of motor, transmission or differential.

Fixture: The assembly that holds the lamp (bulb) in a lighting system. It includes elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.

Floodprone Areas: A land area adjoining a river, stream, watercourse or lake, which is likely to be flooded; any land area susceptible to being inundated by water from any source.

Floodway: The channel of a river, or other watercourse, and the adjacent land areas, required to carry and discharge a flood of a given magnitude.

Floodway, Regulatory: The channel of a river, or other watercourse, and the adjacent land areas,

which must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot above the base flood.

Floor Area, Gross: The total area of all floors of a building, as measured to the outside surfaces of exterior walls, or the centerline of walls separating buildings, and including halls, stairways, elevator shafts, attached garages, porches and balconies.

Footcandle (fc): A measurement of light at an illuminated object. One lumen per square foot. Unit of illuminance. The luminous flux per unit area in Imperial units.

Footcandle: The unit of illumination where the foot is the unit of length.

Freeway: A continuous system designed to give preference to through traffic by providing grade-separated connections with selected arterials only, and by prohibiting crossings at-grade or direct private driveway connections.

Fresh Fruits and Vegetables: Fruits and vegetables not processed or frozen.

Fresh Meat: Meat not frozen, cooked, or dehydrated.

Front-Loaded Garage: A garage that is attached to the front façade of a home and is accessed from the adjacent public street.

Front Yard: An area measured from the street right-of-way to the front façade of the building.

Frontage: Property on one side of a street or place, measured along the line of the street or place.

G

Garage Apartment: A dwelling unit erected above a garage for not more than one family.

Garage, Private: An accessory building designed, or used, for the storage of motor-driven vehicles owned and used by the occupants of the building to which it is accessory.

Garage, Public: A building, or portion thereof, other than a private or storage garage, designed or used for servicing, repairing, equipping, hiring, selling or storing motor-driven vehicles.

Gateway: Applied within the Scenic River Overlay Design District, the intersection of any north/south or east/west street and the SRODD boundary.

Glare: The sensation produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause annoyance, discomfort, or loss in visual

performance and visibility; blinding light. The magnitude of glare depends on such factors as the size, position, brightness of the source, and on the brightness level to which the eyes are adapted. Glare is frequently associated with lamps that are directly visible to the eye. The Illumination Engineering Society defines glare associated with a specific luminaire as that light emitted from between 80 and 90 degrees from vertical.

Grade: A reference plane representing the average of finished ground level, adjoining the building at all exterior walls.

Green Building Materials: Materials that reduce demand for virgin materials that have a reduced impact on the building's occupants that incorporate recycled content, or are assembled from rapidly renewable resources, as defined by the National Homebuilders Association.

Groundcover: An evergreen or deciduous planting less than 24 inches in height at maturity. Turf grass is excluded.

H

Half-Story: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet above the top floor level, and in which space not more than two-thirds of the floor area is finished off for use. A half-story containing independent apartments or living quarters shall be counted as a full story.

Height, Airport Environs Zone: For the purpose of determining the height limits in an Airport Environs Zone, as shown on the Official Airport Zoning Map, the height shall be the datum at mean sea level (MSL) elevation, unless otherwise specified.

Height Regulations: Regulations that limit the height of buildings within particular districts. Such regulations may establish both a basic maximum height of a structure and a maximum height based on the relationship of a structure to surrounding properties.

Health Department: The Oklahoma City-County Health Department.

Historic: Important in history. Distinguished from "historical" which conveys a sense of things or events related to the past, while "historic" conveys a sense of importance.

Historic District: A definable geographic area that contains a number of related historic structures, features or objects united by past events or aesthetically by plan or physical development, and that have been declared an HP Historic Preservation or HL Historic Landmark District by The City of

Oklahoma City. These historic districts may or may not have been designated on a state level or included in the National Register of Historic Places.

Historic Resources: Sites, districts, structures, buildings or monuments that represent important facets of history in the locality, State or nation; places where significant or historic events occurred; places associated with a significant personality or group important to the past.

Historical: Of, pertaining to, or characteristic of history or the past. Distinguished from "historic" which conveys a sense of importance, while "historical" conveys a sense of things or events related to the past.

Home Occupation: Any occupation or profession carried on by a member of a family residing on the premises, subject to the regulations of this chapter.

Horizontal Surface, Airport Environs Zone: A horizontal plane, 150 feet above the established airport elevation, the perimeter of which coincides with the perimeter of the zone.

Hospice: A health care facility, or a system of professional home visits and supervision, for supportive care of the terminally ill.

Hotel: A building or group of buildings, under single ownership, containing ten or more sleeping rooms intended to be occupied as temporary lodging for compensation, with or without meals.

I

Illuminance: The amount of light falling onto a unit area of surface (luminous flux per unit area) - measured in lumens per square meter (lux) or lumens per square foot (footcandles).

Individual Sewage Disposal System: A septic tank, seepage tile sewage disposal system or any other sewage treatment device approved by health authorities.

Infill Development: New construction, or the move of existing structures, on vacant lots or replacement of blighted or thoroughly deteriorated structures within existing neighborhoods or developments.

Ingress: A place or means of entrance or access. See "Access."

Initial Lumen Output/Level: The lumen rating of a lamp when the lamp is new and has not depreciated in light output, i.e. the rated lamp lumens; occurs when the lamp lumen depreciation equals 1.0.

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Institution: A building or parcel occupied by an established non-profit corporation or non-profit society for public or quasi-public use.

Intensity: The degree to which land is used, referring to levels of concentration or activity in uses, expressed in lot coverage, dwelling units per acre or other measurement used within this chapter.

Intent Statement: A broad statement explaining the design intent for the regulations of a Design District. An intent statement or statements may be used to help interpret the application of a standard in a specific situation. In cases in which special conditions exist that are not specifically addressed by the regulations or guidelines, the intent statement may serve as a basis for determining the appropriateness of the proposed design.

Irrigation System: A permanent underground piping and sprinkler head system designed using industry standard methods to provide uniform irrigation coverage over a landscaped area.

J

K

L

Lamp: A generic term for a source of light, also referred to as a bulb or tube.

Lamp Lumen Depreciation: A condition in which a lamp produces less light as it ages. Typically expressed as a ratio of current or predicted lumen output to initial lumen output.

Landing Area, Airport Environs Zone: That area of the airport used for the landing, take-off or taxiing of aircraft, including apron areas.

Landmark: An individual structure, building, site or monument which contributes to the historical, architectural or archeological heritage of the City.

Landscape Architect: A "Landscape Architect," as defined in Section 46.3.J. of the Oklahoma State Architectural Act (59 O.S. SS 46.1 et seq.), is a person registered to practice Landscape Architecture as provided in the State Architectural Act.

Landscape Architecture: The performance of professional services such as planning, design, preparation of construction drawings and specifications, including the design and layout of roadways, service areas, parking areas, walkways, steps, ramps, pools, the location of buildings and other structures, and the grading of land, surface and subsoil drain-

age, erosion control, planting reforestation, and the preservation of the natural landscape, in accordance with accepted professional standards.

Landscape Buffer: A combination of living vegetation, such as trees, shrubs, grasses, perennials, or groundcover material, planted to achieve the same point values as Residential Buffers.

Landscape Designer: Any person submitting a landscape plan who is not a licensed landscape architect, architect or engineer, as defined in Section 46.28.6 in the Oklahoma State Architectural Act (59 O.S. SS 46.1 et seq.), "limited to consultation and preparation of plans and specification with respect to choosing types of plants and planning the location thereof."

Landscape Lighting: Exterior lighting which primarily has an aesthetic purpose to illuminate landscaping; these fixtures have lamps with an initial lumen output of 10,000 lumens or less.

Landscape Plan: The preparation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural and manmade features such as plantings, ground and water forms, circulation, walks, structures, and other features to comply with the provisions of this ordinance.

Landscaped Area: Any area that contains landscaping required by Article XI: Landscaping and Screening.

Larger Than Utility Runway, Airport Environs Zone: A runway that is constructed for, or intended to be used by, propeller-driven aircraft of greater than 12,500 pounds maximum gross weight, and jet-powered aircraft.

Laundry, Self-Service: A business providing washing, drying and ironing machines for hire to be used by customers on the premises.

Leasable Area, Gross: The total floor area designed for occupancy and exclusive use, including basements, mezzanines, upper floors, and internal hallways, bathrooms and stairwells. The area of tenant occupancy is measured from the centerlines of joint partitions to the outside of the tenant walls. In multi-tenant buildings, this area shall include all areas for which tenants pay rent, including sales and integral stock rooms, but shall exclude common stairwells, hallways, elevator shafts, mechanical rooms, space devoted to the operation and maintenance of the building, and lobbies and bathrooms located for common or public use, rather than individual tenant or internal use.

Light Pollution: The effect of artificial light that is scattered into the atmosphere.

Light Spillage: See "Spill Light."

Light Trespass: Light falling onto an area where it is unwanted or unneeded, typically across property boundaries.

Lodging house: A building, or portion thereof, where only lodging is provided for compensation to three or more, but not exceeding ten, persons, in contra-distinction to hotels open to transients.

Logo: A business trademark or symbol.

Lot: A measured parcel of land having fixed boundaries and designated on a plat, or by a metes and bounds description, and of sufficient size to meet minimum use regulations and development standards, as are required by this chapter.

Lot Area: The area of a horizontal plane bounded by the front, rear, side and corner lot lines.

Lot, Corner: A lot abutting upon two or more streets at their intersection.

Lot Width: The mean horizontal distance between the side lot lines of a lot along the front building line. See Figure 2000.5.

Lot Coverage: The proportion of a lot or site covered or permitted to be covered by principal and accessory building(s) or structure(s).

Lot Depth: The average horizontal distance between the front and rear lot lines, measured within lot boundaries. See Figure 2000.5.

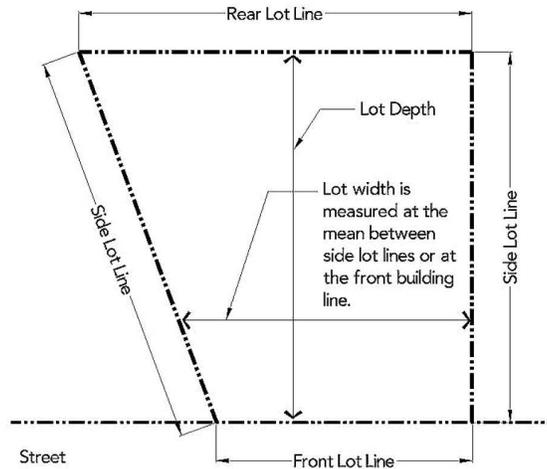
Lot, Through: A lot having a frontage on two non-intersecting streets, as distinguished from a "Corner Lot."

Lot, Interior: A lot bounded on a street on only one side; any lot other than a through or corner lot.

Lot Line: A line dividing one lot from another, or from a street or place.

Lot of Record: A lot which is created by an approved deed or which is a part of a subdivision, the map of which has been recorded in the Office of the County Clerk.

FIGURE 2000.5: LOT DEPTH AND WIDTH



Lot, Zoning: A lot which is a single tract of land located within a single block, which is designated by its owner or developer as a tract to be used, developed or built upon as a unit, under single ownership or control. Therefore, a "Zoning Lot" may or may not coincide with a lot of record.

Lumen (lm): unit of luminous flux; used to measure the amount of light emitted by lamps.

Luminaire: the complete lighting unit, including the lamp (bulb), fixture, and other parts.

Lux: A measure of Illuminance per square meter.

M

Maintained Average Footcandle: Illuminance of fixtures adjusted for a lamp lumen depreciation and dirt build-up.

Maintenance: Conformance of a building, and its facilities, to the code under which the building was constructed or to another applicable maintenance code.

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Manufactured Home: A dwelling unit built in compliance with 42 U.S.C. Sec. 5401, the National Manufactured Housing Construction and Safety Standards Act, and subject to the applicable district requirements for single-family detached dwellings.

Masonry Materials: Stone, brick, clay units, terra cotta, architectural pre-cast concrete, cast stone, prefabricated brick panels, cast-in-place concrete with cladding, split face concrete masonry block (units), and stucco. Masonry Materials do not include unclad concrete masonry block (CMU units), and EIFS (Exterior Insulated Finish System).

Massage Therapist, Certified: Any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs, under the supervision of a Certified Massage Therapist.

Maximum Extent Feasible: No feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations may be taken into account, but shall not be the overriding factor in determining "maximum extent feasible."

Maximum Extent Practicable: Under the circumstances, reasonable efforts have been undertaken to comply with the regulation or requirement, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from the noncompliance.

Metes and Bounds: A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference, such as a monument or other marker, the corner of intersecting streets or, in rural areas, a tree or other permanent fixture.

Mezzanine: An intermediate or fractional story between the floor and ceiling of a main story, used for a purpose accessory to the principal use. A mezzanine is usually just above the ground or main floor, and extends over only part of the main floor.

Mixed-Use: The incorporation of more than one principal land use type within a single structure (i.e., a building with retail uses on the ground floor, and offices or residential on the upper floors), or a similar set of uses organized in close proximity and planned as a unified complimentary whole on a single site (horizontal mixed use).

Mobile Home: See Chapter 31 of the City Code for all definitions related to "Mobile Homes" and "Mobile Home Parks."

Model Home: A dwelling unit used initially for display purposes, which typifies the type of units that will be constructed in the subdivision.

Modular Home: A dwelling unit constructed in accordance with the City Building Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. "Modular Homes" are subject to the applicable district requirements for single-family detached dwellings.

Mulch: An organic material, such as seed hulls, pine needles or tree bark, used to control weed growth, and to reduce soil erosion and water loss.

Multi-Family Residential: A building containing three or more dwelling units, in which individual dwelling units are attached by one or more party walls, with the habitable spaces of different dwelling units arranged in a stacked configuration rather than a side-by-side configuration. Each individual unit is accessed by an interior hallway entered via a shared entrance. Includes apartments, condominiums, and lofts.

Murals: Visual depictions and/or works of art including mosaics, painting or graphic art technique applied, painted, implanted or placed directly onto the exterior of any wall of a building. Such depictions shall not contain words, logos, emblems, trademarks or other similar devices which identify or advertise any product, service or business, provided however, such depictions may include a signature or sponsor's identification area within the depiction so long as such area does not exceed ten percent of the total size of the depiction or two and one-half percent of the surface area of the wall onto which it is attached or painted whichever is less. "Building" for purposes of this section only, shall mean any structure built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind.

N

Noncomplying Structures: Structures that do not conform to, or are prohibited under, the terms of this chapter. The term "noncomplying" refers to structures that may violate the area requirements (setbacks, height, etc.) or to structures used less intensively than permitted by the chapter, such as single-family residences in exclusively commercial and industrial districts.

Noncomplying Use, Airport Environs Zone: A preexisting structure or use of land in an Airport Environs Zone, as shown on the Official Airport Zoning Map, lawfully in existence at the date of this chapter's enactment. The regulations contained within this chapter pertaining to noncomplying

low-intensity residential uses shall be followed in order to implement any changes or modification, alteration or improvement to such use or structure, in addition to sound attenuation and avigation easement requirements.

Nonconforming Use, Airport Environs Zone: Any preexisting structure, or use of land or object of natural growth, which is inconsistent with the airport height restriction zones of this chapter, or any amendment hereto, but was lawfully in existence at the time of the adoption of regulation, or at the time an amendment thereto becomes effective.

Nonconformity: Lots, structures, uses of land and structures, and characteristics of uses, which are prohibited under the current terms of this chapter. Nonconformities are considered "legally nonconforming" if they were lawfully established prior to adoption of this chapter and not otherwise classified as noncomplying. Nonconformities are considered "illegal" if they were not lawfully established prior to adoption of this chapter, and shall not become lawful by virtue of its enactment.

Non-Instrument (Visual) Runway, Airport Environs Zone: A runway intended solely for the operation of aircraft using visual approach procedures.

Non-Precision Instrument Runway, Airport Environs Zone: A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in non-precision instrument approach procedure has been approved or planned.

Non-Residential Development: All retail, restaurant, service, hotels, and similar businesses, including office uses.

O

Obstruction, Airport Environs Zone: Any structure, growth or object, including a mobile object, which exceeds a limiting height set forth in Section 59-13150 (Oklahoma City Airport Zoning) and shown on height zoning maps.

Off-Site: Any premises not located within the area of the property to be subdivided or developed, whether or not in the same ownership of the applicant for subdivision approval or a building permit.

Open Space, Usable: Area intended for common use by occupants or residents of a development, either privately-owned and maintained, or dedicated to a public agency, normally including swimming

pools, recreation courts, patios, open landscaped areas and green belts, with pedestrian walkways and equestrian and bicycle trails.

Ordinary Maintenance and Repair: Any work meant to remedy damage or deterioration of site elements or a structure or its appurtenances that involves no change in materials, dimensions, design, configuration, texture, surface coating, or visual appearance.

Orient: To bring in relation to, or adjust to, the surroundings, situation, or environment; to place with the most important parts (e.g., the primary building entrance and the designated "front" of a building) facing in certain directions; or to set or arrange in a determinate position, as in "to orient a building".

Outdoor Storage: The keeping of any goods, material, merchandise or vehicles outside of an enclosed building.

Outdoor Storage and Service Area: Areas typically associated with nonresidential uses that may include loading docks, trash compactors, garbage/recycling collection areas, and or storage of trailers, equipment, containers, crates, pallets, merchandise, materials, forklifts, trash, recyclables, etc.

Overlay Zone: A special zoning district containing a set of zoning requirements described in the text of this chapter and designated on the Official Zoning Districts Map, and which carry a set of zoning regulations that are imposed either as additions to those of the underlying district or which modify the existing regulations.

Owner: A titleholder of record, or if title is held in trust, the beneficiary of the trust.

P

Parcel: A lot, or contiguous group of lots in single ownership or under single control, usually considered a unit for purpose of development or rezoning.

Parking Lot: Any off-street, unenclosed, ground-level facility used for the purpose of temporary storage of motor vehicles, which cannot exceed seven days. Enclosed parking facilities, such as multi-story garages or parking facilities constructed within the confines of a larger building or structure, or parking facilities associated with single-family and two-family residential developments are not included within this definition.

Parking Lot Island: A planting area used to fulfill parking lot landscaping requirements that is contained completely within the confines of a parking lot. Parking Lot Perimeter. The area within ten feet of the boundary of a parking lot.

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Parking Lot Planting: In ground plantings consisting of hardy trees, shrubs, perennials, and/or ground-cover required to be planted within the parking lot and/or the perimeter of the parking lot area, excluding parking garages, decks and covered parking due to the construction of impervious surface parking.

Parking Peninsula: A planting area used to fulfill parking lot landscaping requirements, which

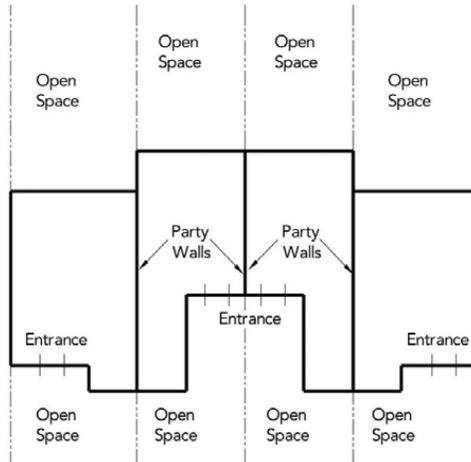
Party Wall: A wall that is common to, but divides, contiguous buildings. Such a wall contains no openings and extends from its footing below finished ground grade to the height of the exterior surface of the roof. See Figure 2000.6.

extends out into the parking area and is bounded on at least one side by the outer edge of the paving or a building.

Parking Space: A permanently surfaced area, enclosed or unenclosed, sufficient in size to store one automobile, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of an automobile.

Particulate Matter: Dust, smoke or any other form of airborne pollution in the form of minute separate particles.

FIGURE 2000.6: PARTY WALL



Patio: An impervious surface no higher than one foot above the ground, designed and intended for recreational use by people, and not as a parking space.

Pedestrian-Oriented: Development that is designed with a primary emphasis on the street, sidewalk, and/or connecting walkway access to the site and building rather than on auto access and parking lots. This type of development typically warrants buildings being placed relatively close to the street with the main entrance oriented towards the street sidewalk or a walkway. Parking areas are provided for but are not emphasized in the design of the site.

Pedestrian Zone: The area between the curb and the building, comprised of the Streetscape Zone, the Sidewalk Zone, and may include a Storefront Zone.

Perennial: Any plant that persists for several years and lives over from one growing season to another. Perennials characteristically die down to the ground each year with new vegetative growth emerging each season from a part that survives over winter.

Performance Standard: A criterion established to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare or heat generated by, or inherent in, uses of land or buildings.

Planned Unit Development (PUD): The Planned Unit Development (PUD) is a special zoning district category that provides an alternative approach to conventional land use controls. The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a Design Statement and a

Master Development Plan Map. The PUD has no limitations on minimum or maximum size; however, the PUD typically includes multiple tracts that can be regulated under different base zoning districts and includes significant modifications to conventional zoning and land use regulations. The PUD requires complex analysis and is subject to special review procedures and, once approved by the City Council, becomes a special zoning classification for the property it represents.

Planting Plan: The preparation of graphic and written criteria of plant placement, plant specification of type, size and spacing, and other features to comply with the provisions of this ordinance.

Planting Season: The most favorable time to plant trees in Oklahoma City is established as the months including, and between, October and April.

Porch: A covered or uncovered platform that projects from the exterior wall of a building, has direct access to the street level of the building, and has no roof supporting walls on three sides, and which may be supported by posts.

Precision Instrument Runway, Airport Environs Zone: A runway having an existing instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on an approved airport layout plan or any other planning document.

Preservation: The adaptive use, conservation, protection, reconstruction, restoration, rehabilitation or stabilization of sites, buildings, districts, structures or monuments significant to the heritage of the people of Oklahoma City. The following definitions shall apply:

- A. *Adaptive Use:* The restrained alteration of an historical or architectural resource to accommodate uses for which the resource was not originally constructed, but in such a way so as to maintain the general historical and architectural character.
- B. *Conservation:* In terms of historical preservation, the sustained use and appearance of a structure or area, maintained essentially in its existing state.
- C. *Protection:* In terms of historic preservation, the security of a resource as it exists through the establishment of the mechanisms of this chapter.
- D. *Reconstruction:* In terms of historic preservation, the act or process of duplicating the original structure, building form

and materials by means of new construction based on documentation of the historic condition.

- E. *Rehabilitation:* See "Rehabilitation".
- F. *Restoration:* The process of accurately recovering all, or part of, the form and detail of a resource and its setting, as it appeared at a particular period of time, by means of the removal of later work and the replacement of missing earlier work.
- G. *Stabilization:* The process of applying measures designated to halt deterioration and to establish the structural stability of an unsafe or deteriorated resource while maintaining the essential form as it presently exists without noticeably changing the exterior appearance of the resource.

Preservation Guidelines: The Preservation Guidelines for Oklahoma City Historic Districts.

Primary Building Material: Material covering 80 percent or more of the wall elevation.

Primary Surface, Airport Environs Zone: A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway. When the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface is set forth in Section 59-13150 (Oklahoma City Airport Zoning). The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

Primary Use: The predominant use in terms of total land area or square footage occupied within any defined development area, such as a particular Design District.

Private Access Drive: A lane for traffic maneuver that provides access to lots in a subdivision having a limited number of lots; that extends directly from and connects to an approved street; that may be substandard in certain design respects to a street; and that is privately owned and maintained by the property owners association for the subdivision.

Private Street or Roadway: Property in either platted or unplatted areas, which has been approved under the terms of the Subdivision Regulations of Oklahoma City, used and open for private and public vehicular traffic, but not dedicated, owned or maintained by the City.

Private Wind Energy Conversion System (PWECS): Any device, such as a wind charger, windmill or wind turbine, which converts wind energy to a form of usable energy.

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Professional Engineer: An engineer properly licensed and registered in the State of Oklahoma.

Project: Any undertaking, development, redevelopment or plan requiring the review or issuance of a building permit.

Property Lines: The lines bounding a zoning lot.

Property Owners Association: An incorporated organization operating under recorded land agreements, which represent each homeowner or unit of ownership in a planned unit development or other described land area, and charges each lot and/or property owner for a proportionate share of the organization's activities.

Public Improvement: Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

Public Use: Any area, building or structure held, used or controlled exclusively for public purposes by any department or branch of any government, without reference to the ownership of the building or structure or of the realty upon which it is situated.

Public Use, Quasi: Any use which is essentially public, as in services rendered, although it is under private ownership or control.

Public Utility: A business or service, having an appropriate franchise from the State and engaged in regularly supplying the public with some commodity or service, which is of public consequence and need, such as electricity, gas, water, transportation or communications.

Public Way: Any street, waterway, viaduct, subway, bridge, waterfront, parkway, playground, square, park, aviation field, and other public ground and open space.

Q

R

Rafter: Any of the parallel beams that support a roof.

Reclassification: See "Rezoning."

Recreational Vehicle, Permitted: A vehicular unit which may be parked on a residentially zoned lot under certain conditions contained in this chapter. Said unit is primarily designed as a temporary living quarters for recreational, camping or travel

use. It either has its own motive power or is designed to be mounted on, or drawn by, an automotive vehicle. The terms fifth-wheeler, motor home, truck camper, travel trailer, and camping trailer shall be considered to be the same as a "Recreational Vehicle." See also definitions related to travel trailer and travel trailer parks in Chapter 31 of the City Code.

Redevelopment (SRODD District): Development on a tract of land with existing structures where all or most of the existing structure(s) would be razed and a new structure or structures built. Redevelopment shall also include the expansion of an existing structure or expansion/alteration of an existing developed or partially developed site.

Refuse: All waste products resulting from human habitation or the conduct of business or industry, except sewage.

Registered Land Surveyor: A land surveyor properly licensed and registered in the State of Oklahoma.

Rehabilitation: The act or process of making possible a compatible use for a property through repair, alterations and additions, while preserving those portions or features which convey its historic, cultural or architectural values.

Rehabilitation (SRODD District): Any interior renovation or restoration that requires a building permit and does not change the use or expand the existing square footage or footprint of an existing structure. Alterations to the existing exterior façade would be defined as Development or Redevelopment unless qualifying as ordinary maintenance and repair.

Restrictive Covenant: See "Covenant."

Rezoning: The process of changing the designation of a parcel to a different zoning district category.

Rhythm: A regular pattern of shapes including, but not limited to, windows, doors, projections, and heights, within a building, structure or monument, or a group of the same.

Right-of-Way: A strip of land occupied, or intended to be occupied, by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term "Right-of-Way" for platting purposes shall mean that every right-of-way hereafter established, and shown on a final plat, is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

Right-of-Way Line: A dividing line between a lot, tract or parcel of land, and a contiguous right-of-way.

River (SRODD District): The North Canadian River, a portion of which has been renamed the Oklahoma River.

Roadway: That portion of a street which has been designed and improved for the accommodation of vehicular traffic.

Roof Purlin: A horizontal member in a roof supporting the rafters.

Rolled Roofing: Roofing material used for the external layer of roof covering that comes in a roll.

Runway: A defined area on an airport prepared for landing and takeoff of aircraft along its length.

S

Satellite Dish Antenna: A parabolic or dish shaped antenna designed for the purpose of receiving radio waves.

Scale: The harmonious proportion of parts of a building, structure or monument to one another and to the human figure.

Secondary Uses: Uses that are secondary to the primary uses within any defined development area in terms of total land area or square footage occupied, such as a particular Design District.

Semi-Trailer and Semi-Trailer Tractor: A semi-trailer tractor is a truck with a short chassis and no body, commonly used in combination with semi-trailers in the hauling of freight. A semi-trailer is a trailer or a tanker, at least 20 feet in length, which, when attached, is supported at its forward end by the semi-trailer truck tractor.

Service Station: See "Filling Station."

Setback: The required distance between every structure and the lot line of the lot on which it is located. See "Yard," "Yard, Corner Side," "Yard, Front," "Yard, Rear" and "Yard, Side."

Shrub: A living, self-supporting woody deciduous or evergreen species no less than eight inches in height, and no greater than 15 feet in height, which remains full and attractive throughout the year.

Side-Loaded Garage: Garages oriented such that the garage doors are perpendicular to the street and are accessed from the side rather than the front.

Sidewalk: A surfaced pedestrian walkway located adjacent to the vehicular portion of a street right-of-way or public tree lawn.

Sidewalk Zone: That portion of the Pedestrian Zone located within the area from the back of the curb to the property line or the existing or newly constructed building, whichever is less.

Sight-Proof Fence: A solid opaque fence or wall that is a minimum of six feet, but no more than eight feet, in height, made of wood, masonry, decorative metal or other suitable material in compliance with the Building Code.

Sight-Proof Landscaping: Evergreen plant materials or earthen berms at least six feet in height and spaced in a manner to provide an impervious visual barrier sufficient to screen from view the property or structure sought to be screened from the abutting properties.

Sight-Proof Screening: Elements that form an opaque screen, which may include sight-proof fencing, sight-proof landscaping, and, in some cases, a building, that are strategically placed to restrict view of items, properties or structures sought to be screened.

Sign: Any structure or part thereof or any 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. "Sign" shall not include a flag, pennant or insignia of any nation, association of nations, State, City or other political unit.

Sign, Awning: A sign painted on an awning.

Sign, Non-Accessory: A sign or advertising device which directs attention to an activity, service or product sold or offered elsewhere than on the premises where the sign is located.

Sign, Window: Any accessory sign located on the interior or exterior of a display window, or visible to the street through a display window.

Significant Characteristics of Archeological Resources: The artifacts present, the information to be gathered, or the potential for revealing hitherto unknown or unclear details of a culture, period or structure.

Significant Characteristics of Historical or Architectural Resources: Those characteristics that are important to, or expressive of, the historical, architectural or cultural quality and integrity of the resource and its setting, and includes, but is not limited to, building material, detail, height, mass, proportion, rhythm, scale, setback, setting, shape, street accessories and workmanship. The following definitions shall apply:

- A. *Building Materials:* The physical characteristics which create the aesthetic and structural appearance of the resource

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including, but not limited to, a consideration of the texture and style of the components and their combinations, such as brick, stone, shingle, wood, concrete or stucco.

- B. *Detail*: Architectural aspects which, due to particular treatment, draw attention to certain parts or features of a structure.
- C. *Height*: The vertical distance from the average grade level to the average level of the roof.
- D. *Proportion*: The dimensional relationship between one part of a structure or appurtenance and another.
- E. *Rhythm*: See "Rhythm".
- F. *Scale*: The harmonious proportion of parts of a building, structure or monument to one another and to the human figure.
- G. *Setting*: The surrounding buildings, structures or monuments, or landscaping which provides visual aesthetic or auditory quality to historic or architectural resources.
- H. *Shape*: The physical configuration of structures of buildings or monuments, and their component parts including, but not limited to, roofs, doors, windows and façades.
- I. *Street Accessories*: Those sidewalks or street fixtures that provide cleanliness, comfort, direction or safety, and are compatible in design to their surroundings, and include, but are not limited to, trash receptacles, benches, signs, lights, hydrants and landscaping including, but not limited to, trees, shrubbery and planters.

Significant Tree: Any existing tree with a caliper of six inches or greater, determined to be in good health by a qualified professional (i.e. Urban Forester, Certified Arborist) following guidelines established by the International Society of Arboriculture.

Simplified Planned Unit Development (SPUD): The Simplified Planned Unit Development (SPUD) is a special zoning district category that provides an alternative approach to conventional land use controls. The SPUD may be used for particular tracts or parcels of land five acres or less in size that are under common ownership and are to be developed as one unit according to a Design Statement and Master Development Plan Map. The SPUD contains no more than two development tracts that can be regulated under different base zoning districts, and limits the number and complexity of modifications to conventional zoning and land use regulations. Based on the complexity of the

project, the Planned Unit Development (PUD) may be a more appropriate specialized zoning district regardless of meeting the SPUD standards for parcel size and number of tracts. The SPUD is subject to special review procedures and, once approved by the City Council, becomes a special zoning classification for the property it represents.

Small-Box Discount Store: A store with the primary purpose of retail sales of a combination of sundry goods, products for personal grooming or personal health, and food or beverages for off-premise consumption, and which has a floor area of less than 12,000 square feet and a majority of items in inventory for sale at a price of less than \$10.00 per item.

Solid Waste: Unwanted or discarded waste material in a solid or semi-solid state including, but not limited to, garbage, ashes, street refuse, rubbish, dead animals, animal and agricultural wastes, yard wastes, industrial wastes, and demolition and construction wastes.

Special District: An overlay zone established to accommodate a narrow or special set of uses or for special purposes.

Special Exception: A use eligible to be permitted in a zoning district upon review and approval by the Board of Adjustment.

Special Permit: A use eligible to be permitted in a zoning district upon approval by the City Council.

Spill Light: Light falling outside the intended area.

Staff: The Development Services Department staff, Planning Department staff or the Public Works Department staff, as the context dictates.

Stoop: An exterior floor typically, but not necessarily, constructed of concrete and/or masonry, with a finished floor elevation at least six inches higher than the adjacent ground level, and utilized primarily as an access platform to a building.

Storefront Zone: That portion of the Pedestrian Zone located between the Sidewalk Zone and the building.

Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it or, if there is not a floor above it, then the space between the floor and the ceiling next above it.

Story, Half-Story: See "Half-Story."

Street: All property dedicated or intended for public or private street purposes, or subject to public easements.

Street, Collector: Streets which provide access and service to land, circulate traffic between land uses, and collect and distribute traffic between the arterial street system and the local street system.

Street Level: The story of a building that has its floor at the closest level to the street, with direct pedestrian access to that story from the outside.

Street, Local: Streets which penetrate neighborhoods to provide the highest level of access to residents, business or other abutting property. Through movement is deliberately discouraged.

Street, Major Arterial: A continuous street system which provides for the safe movement of through traffic on at-grade intersection facilities by application of good geometric design and traffic control measures. The system should not penetrate identifiable neighborhoods and provides a minimum of direct access to abutting property.

Street, Minor Arterial: Streets which augment the major arterial system in those more densely developed areas requiring a closer spacing of arterial facilities. Minor arterials should not penetrate identifiable neighborhoods, but may provide slightly greater direct access to abutting property than a major arterial.

Street Trees: Trees planted at regular intervals (ranging from 20—50 feet on center, depending on the tree's spread at maturity) within the Streetscape Zone.

Street Width: The shortest distance between the lines delineating the right-of-way of a street.

Streetscape: Elements placed within the Streetscape Zone, typically including landscaping, tree lawns, signage, transit stops, and street light standards, designed to provide a pedestrian buffer from street traffic and aid in establishing the character of the community.

Streetscape Zone: That portion of the Pedestrian Zone located between the back of the curb and the Sidewalk Zone.

Strip Zoning: Designation of a ribbon pattern of zoning, generally commercial, which fronts one, or both, sides of a roadway in a narrow band.

Structural Alterations: Any change, other than incidental repairs, in the supporting members of a building, such as bearing walls, partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

Structure: Anything constructed or erected, the use of which requires permanent location on the ground or which is attached to something having a permanent location on the ground. This includes,

but is not limited to, main and accessory buildings, advertising signs, billboards, poster panels, fences, walls, driveways, sidewalks and parking areas.

Structure, Airport Environs Zone: Any object, including a mobile object, constructed or installed by man including, but not limited to, buildings, towers, cranes, smokestacks, earth formation and overhead transmission lines.

Structure or Use, Accessory: A structure or use which:

- A. Is subordinate to and serves a principal structure or principal use.
- B. Is subordinate in area, extent or purpose to the principal structure or principal use served.
- C. Contributes to the comfort, convenience or necessity of occupants of the principal structure or principal use served.
- D. Is located on the same zoning lot as the principal structure or principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building or use served.

Superblock: The consolidation of two or more City blocks through the vacation of public streets for the purposes of creating a larger development site.

T

Taproom: An area that is ancillary to the production of beer at a brewery, where the public can purchase and/or consume only product allowed under the rights bestowed to a brewer under State Law.

Temporary Construction Staging Areas, Off-site: The temporary, open storage of construction equipment and materials not located within the area of actual construction. This shall not include parking for employees or construction personnel.

Toxic Matter or Materials: Those materials which are capable of causing injury to living organisms by chemical means when present in relatively small amounts.

Trailer: A vehicle without motor power, designed so that it can be drawn by a motor vehicle for the conveyance of cargo or property. This shall include but is not limited to utility trailers, cargo trailers, enclosed trailers, stock trailers, equipment trailers, car haulers and watercraft trailers devoid of watercraft. See also definitions related to travel trailers and travel trailer parks in Chapter 31 of the City Code.

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Transition Zone: A buffer established to protect one type of land use from the adverse effects of another incompatible use. Typically used between two or more zoning districts or incompatible uses.

Transitional Surfaces: These surfaces extend outward at 90 degree angles to the runway centerline, and the runway centerline extended at a slope of seven feet horizontally for each one foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. "Transitional Surfaces" for those portions of the precision approach surfaces, which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at 90 degree angles to the extended runway centerline.

Transitional Uses and Structures: Uses or structures permitted under this chapter, which, by their nature or level and scale of activity, act as a transition or buffer between two or more incompatible uses.

Tree: A living self-supporting woody or evergreen plant that normally grows to a minimum height of 15 feet, which has one, or several, self-supporting stems or trunks, and numerous branches.

Tree Classification Terms: The terms "Small Tree," "Medium Tree," and "Large Tree," which refer to the size of a tree at the time it is installed or retained (as outlined in Article XI), regardless of its species.

Tree Lawn: That portion of the public right-of-way dedicated to landscape plant material such as sod, trees, or other vegetation, typically located between the curb line and the sidewalk or property line.

Turf Grass: Existing or installed grass that has been sodded, sprigged, seeded or hydro mulched. Turf grass eligible for point credits must be located within the property line of a development. The maximum credit for turf is 25 percent of the total landscape points required for any site. All turf credited for points shall completely cover all exposed areas of soil after one full growing season.

U

Uplight: Light emitted in the hemisphere at or above the horizontal plane.

Utility Runway, Airport Environs Zone: A runway that is constructed for, and intended to, be used by propeller-driven aircraft to 12,500 pounds maximum gross weight and less.

V

Vehicle: Any device in, upon or by which any person or property is or may be transported or drawn. "Vehicle" shall include, but is not limited to, automobiles, trucks, aircraft and watercraft.

W

Water Bodies and Watercourses: Every spring, pond, stream, ditch, water-bearing sand, or other channel or course of any kind.

Watercraft: Any vehicle in, upon or by which any person or property is or may be transported or drawn in, under, or on the surface of water. "Watercraft" shall include but is not limited to, jet skis, canoes, skiffs, or boats of any kind.

X

Xeriscape: A method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as planning and design, soil improvement, limited turf areas, use of mulches, use of low-water demand plants, efficient irrigation practices and appropriate maintenance.

Y

Yard: An open space at grade, other than a court or plaza, between a structure and the adjacent lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically provided in this chapter. In measuring a yard for the purpose of determining the depth of the front yard, rear yard, or side yard, the minimum horizontal depth between the lot line and a building or structure shall be used.

Yard, Corner Side: A side yard on a corner lot which abuts a street. See Figure 2000.7.

Yard, Front:

- A. An open area facing and abutting a street and extending across the front of the lot between the side lot lines and having a minimum horizontal depth measured from the street equal to the depth of the minimum front yard specified for the district in which the lot is located. The required front yard line represents the line in front of which no building or structure may be erected, other than steps, unenclosed porches, canopies, marquees and carports as may be permitted in this chapter. See Figure 2000.7.

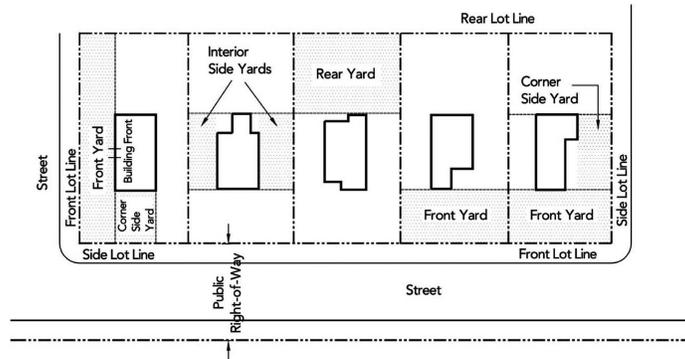
- B. In commercial or industrial uses, the front yard shall always be adjacent to an expressway or arterial if the lot abuts such a facility.
- C. In developments that are platted; or, where a platted lot takes access from a platted access easement or platted common area (both serving as private access drives constructed in accordance with the Subdivision Regulations), building setbacks shall be determined by the building lines depicted on said plat. If no platted building lines are depicted on said plat, building setback shall be determined by the underlying zoning district, with the private access

drive serving as the front of a lot (lots with more than one side abutting a private access shall only be required one front yard setback).

Yard, Rear: An open area that extends across the rear of the lot between side lot lines and which has a minimum depth measured from the rear lot line as specified for the zoning district in which the lot is located. Steps, unenclosed porches and unenclosed balconies may extend into the rear yard as may be permitted in this chapter. On both corner lots and interior lots, the rear yard shall, in all cases, be at the opposite end of the lot from the front yard. See Figure 2000.7.

Yard, Side: An open area which extends between the required front yard and the required rear yard, and has a minimum width measured from the side lot line as specified for the zoning district in which the lot is located. Steps may extend into a side yard as may be permitted in this chapter. See Figure 2000.7.

FIGURE 2000.7: YARDS



Z

Zoning District: A section of the City designated in the text of this chapter and delineated on the Official Zoning Districts Map, for which land use requirements, and building and development standards are prescribed.

Zoning Districts Map: The official map, adopted as a part of this chapter, which graphically identifies the zoning district classification of all property within the corporate boundaries.

(Ord. No. 23755, § 1, 12-2-08; Ord. No. 24009, § 1, 2-2-10; Ord. No. 24128, § 1, 8-31-10; Ord. No. 24174, § 1, 11-2-10; Ord. No. 24485, § 1, 7-3-12; Ord. No. 24609, § 1, 2-19-13; Ord. No. 24726, § 1, 8-13-13; Ord. No. 24729, § 1, 8-27-13; Ord. No. 24790, § 1, 12-17-13; Ord. No. 24804, § 1, 12-31-13; Ord. No. 25264, § 1, 10-27-15; Ord. No. 25434, § 1, 8-16-16; Ord. No. 25972, § 1, 7-31-18; Ord. No. 26348, § 1, 1-7-20; Ord. No. 26790, § 1, 7-6-21)

§ 59-3150. Planning Commission.

3150.1. Establishment. The City of Oklahoma City has previously established the Planning Commission.

3150.2. Powers. In general, the Planning Commission shall have such powers as may be necessary to enable it to fulfill its function, to promote municipal planning, and to carry out the purposes

of the State statutes empowering the Commission to act. Specifically, the Planning Commission shall have the following powers:

- A. *Comprehensive Plan.* To make, update and adopt a Comprehensive Plan for the physical development of the City. This may include any areas outside its boundaries that, in the Planning Commission's judgment, bear relation to the planning of the

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City. The Planning Commission may cooperate with other Planning Commissions and organizations in connection with planning for areas beyond the corporate limits of Oklahoma City.

B. *Zoning Procedures.*

- (1) To hear and make recommendations to the City Council on zoning text and map amendments.
- (2) To hear and make recommendations to the City Council on applications for special permit uses.
- (3) To hear and make recommendations to the City Council on applications for planned unit developments.

C. *Subdivision Regulations.* To adopt regulations governing the subdivision of land within its jurisdiction.

D. *Consultation and Recommendation Concerning Public Improvements.* To recommend programs for public structures and improvements, and for the financing thereof, to the appropriate public officials. It shall be part of the Planning Commission's duties to consult with and advise public officials and agencies, public utility companies, civic, educational, professional and other organizations, and citizens to protect or carry out the Comprehensive Plan.

E. *Examining and Surveying Lands.* The Planning Commission, its members, officers and City staff, in the performance of their functions, may enter upon any land and make examinations and surveys, and place and maintain necessary monuments and marks thereon.

F. *Public Officials to Provide Information.* All public officials shall, upon request, furnish the Planning Commission, within a reasonable time, such available information as it may require for its work.

G. *Staff and Financing.* The Planning Commission may recommend such employees, as it deems necessary, for its work. Their appointment, promotion, demotion and removal shall be the responsibility of the City Manager. The Commission may also recommend to the City Council the employment of City planners, engineers, architects and consultants for such other services as it may require. The City Council shall provide funds for the salaries of employees and the expenses of the Commission in the same manner as for other functions of the City government.

3150.3. *Membership, Terms and Organization.*

A. *Membership.* The Planning Commission shall consist of nine members, who shall reside in the City and whom the Mayor, with the consent and approval of the City Council, shall appoint. At least one member shall be appointed from each ward. The members shall hold no other municipal office, except that one member shall be a member of the Board of Adjustment.

B. *Officers.* The Planning Commission shall elect a Chairperson and other officers who shall each serve for one year or until his/her successor takes office, and shall each be eligible for re-election.

C. *Compensation.* All members of the Planning Commission shall serve without compensation.

D. *Term of Office.* The term of each member of the Planning Commission shall be six years or until his successor takes office.

E. *Removal of Members.* Members of the Planning Commission may be removed by the Mayor for cause upon the filing of written charges and after a public hearing before the City Council for insufficiency, neglect of duty or malfeasance.

F. *Vacancies.* Members may be appointed to fill the remainder of vacant terms by the Mayor, with the consent and approval of the City Council.

3150.4. *Meetings and Procedures.*

A. *Meetings.* The Planning Commission shall hold at least one regular meeting each month.

B. *Presiding Officer.* The Chairperson or, in his/her absence, the Acting Chairperson, shall preside over meetings, administer oaths and may request the attendance of witnesses. The Chairperson shall also have the authority to call special meetings of the Planning Commission.

C. *Quorum.* Five members of the Planning Commission shall constitute a quorum for the transaction of business.

D. *Open to Public.* All meetings of the Planning Commission shall be subject to the Oklahoma Open Meetings Act (25 O.S. § 301 et seq.). Any person, or his duly appointed representative, shall be entitled to appear and be heard on any matter before the Commission.

- E. *Rules.* The Planning Commission shall adopt its own rules of procedure not in conflict with Oklahoma statutes or the City Code.
- F. *Vote.* Action taken at any meeting shall require the concurring vote of a majority of all members comprising the Planning Commission.
- G. *Records.* The Planning Commission shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its public hearings and other official actions, all of which shall be immediately filed in the Planning Director's office and shall be public record.

3150.5. Overruling Planning Commission Action by City Council. Any action of the Planning Commission, as set forth in any report, recommendation, order or decision of the Commission, which, by law, is required to be submitted to the City Council for approval, disapproval or further action, may be overruled by the City Council only by the vote of not less than a majority of the entire membership of the City Council.

(Ord. No. 27391, § 1, 8-15-23)

State law reference—Planning commission, 11 O.S. § 47-103 et seq.

§ 59-6100. Agricultural and Residential Districts.

6100.1. Purpose Statements.

- A. *AA Agricultural District.* The AA District creates and preserves areas intended primarily for agricultural purposes. It permits low intensity residential development along with certain essential commercial and institutional uses. It is not intended to provide a lower standard of development than in other districts. The types of uses, area and intensity of use regulations are designed to encourage and protect agricultural uses on a permanent basis, or until such time as urbanization takes place and an appropriate change in district classification is made.
- B. *RA2 Single-Family Two-Acre Rural Residential District.* The RA District provides single-family residential housing with rural amenities in the rural development areas of the City at densities from 0.35 to 0.45 dwelling units per acre. Special attention should be given to overall design and location of lots within this district to assure adequate provision of light, air and open space, and to protect the area from being subject to intensified zoning once the district has been established and developed.
- C. *RA Single-Family One-Acre Rural Residential District.* The RA District provides single-family residential housing with rural amenities in the rural development areas of the City at densities from 0.70 to 1.00 dwelling units per acre. Special attention should be given to overall design and location of lots within this district to assure adequate provision of light, air and open space, and to protect the area from being subject to intensified zoning once the district has been established and developed.
- D. *R-1 Single-Family Residential District.* The R-1 District is the most restrictive residential district. The principal use is single-family residential with provisions for related recreational, religious and educational facilities that are normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing adequate light, air and open space for dwellings and related facilities, and through consideration of the proper functional relationships of each element.
- E. *R-1ZL Single-Family Residential Zero Lot Line District.* The R-1ZL District is a restrictive residential district whose principal use is the single-family detached home with a zero side yard setback. Provisions are made for related recreational, religious and educational facilities that are normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing adequate light, air and open space for dwellings and related facilities, and through consideration of the proper functional relationship of each element. The R-1ZL District provides for a unique housing environment regarding such elements as side yard building setbacks, usable side yard areas, intensity of use and typical building orientation, which is unlike the R-1 District.
- F. *R-2 Medium-Low Density Residential District.* The R-2 District is a residential district with restrictions similar to the R-1 District. The purpose of this district is to create and preserve residential areas with a broad range of housing types and densities in proximity to essential support services. The regulations provide incen-

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- tives for infill housing development consistent with the existing character and density of an area. Provisions are also made for non-residential uses that support residential development.
- G. *R-3 Medium Density Residential District.* The R-3 District creates and preserves residential areas with a broad range of housing types and densities, which are close to essential support services. The regulations provide incentives for infill housing development consistent with the existing character and density of an area. Provisions are also made for non-residential uses that support residential development.
- H. *R-3M Medium Density Multiple-Family Residential District.* The R-3M District is a medium density residential district that encourages multi-family developments representing a broad variety of housing types. The regulations are designed to facilitate medium-density infill residential development, compatible with other nearby residential uses. Provisions are made for conditional approval of those uses that support and service the development in a manner that will not have a harmful effect on the character of existing neighborhoods and will reduce dependence upon automobile transportation by encouraging population densities that support mass transportation.
- I. *R-4M Medium-High Density Multiple-Family Residential District.* The R-4M District is a medium to high density residential district that encourages multi-family developments representing a broad variety of housing types. The regulations are designed to facilitate medium-density infill residential development, compatible with other nearby residential uses. Provisions are made for conditional approval of those uses that support and service the development in a manner that will not have a harmful effect on the character of existing neighborhoods and will reduce dependence upon automobile transportation by encouraging population densities that support mass transportation.
- J. *R-4 General Residential District.* The R-4 District is a higher density residential district which encourages multiple-family and group residential developments, and represents a broad variety of housing types and densities. The regulations are designed to facilitate infill residential development and development close to non-residential uses. Provision is made for conditional approval of those uses that support and service the development in a manner that will not have a harmful effect on the character of existing neighborhoods, and will reduce dependence upon automobile transportation by encouraging population densities that will support mass transportation.
- K. *R-MH-1 Manufactured (Mobile) Home Subdivision District.* The R-MH-1 District is a restrictive residential district. The principal use within this district is a freestanding manufactured (mobile) home used as a single residence. The purpose of this district is to provide a grouping of home sites, within the setting of a residential subdivision, for manufactured (mobile) homes, which are not compatible with conventional housing and are normally permitted only in manufactured (mobile) home parks or rural areas, and conventional single-family homes. This district provides for individual lots which allow the manufactured (mobile) home owner to own the property on which his/her home is situated. Provision is made for related recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing adequate light, air and open space for manufactured (mobile) homes, conventional residences and related facilities, and through consideration of the proper functional relationship of each element. A minimum subdivision size is established to assure that sufficiency of compatible housing types can be established to create a desirable environment, and provide separation from conventional housing areas that may be nearby.
- L. *R-MH-2 Manufactured (Mobile) Home Park District.* The R-MH-2 District permits locations for manufactured (mobile) home parks which, while providing a residential environment, are not generally compatible with normal residential developments. These parks are under a single ownership and provide leased or rented manufactured (mobile) home spaces. This district should provide for an orderly arrangement of home sites in manufactured (mobile) home parks, which have been located and designed in a

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manner that will promote and protect the health, safety and general welfare of the residents.

6100.2. District Use Regulations.

- A. Special standards for specific uses identified in Table 6100.1 as Special Exception (SE), Special Permit (SP) or Conditional (C) are found in Section 59-9350, Standards for Specific Uses.
- B. Table 6100.1 lists the uses allowed in the agricultural and residential districts.

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TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS													
KEY: P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).													
USE	AA	RA2	RA	R-1	R-1ZL	R-2	R-3	R-3M	R-4M	R-4	R-MH-1	R-MH-2	
8350.2	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
8300.2	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
8150.1	SP												
8150.2	P	C	C	C	C	C	C	C	C	C	C	C	C
8150.2.1	C	C	C	C	C	C	C	C	C	C	C	C	C
8150.3	P	C	C	C	C	C	C	C	C	C	C	C	C
8150.4	SP												
8150.5	P	C	C	C	C	C	C	C	C	C	C	C	C
8300.7	SP												
8300.9	P												
8300.10	SP												
8300.11	P												
8300.25	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
8150.6.1	C	C	C	C	C	C	C	C	C	C	C	C	C
8300.27	C	C	C	C	C	C	C	C	C	C	C	C	C
8300.28	C	C	C	C	C	C	C	C	C	C	C	C	C
8300.30	C	C	C	C	C	C	C	C	C	C	C	C	C
8250.2	C	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8250.3	P	P	P	P	P	P	P	P	P	P	P	P	P
8250.4	C	C	C	C	C	C	C	C	C	C	C	C	C
8150.6.2	P	P	P	C	C	C	C	C	C	C	C	C	C

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TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS

**KEY: P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance
 Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).**

USE	AA	RA2	RA	R-1	R-1ZL	R-2	R-3	R-3M	R-4M	R-4	R-MH-1	R-MH-2
8200.1									C	C		
8250.6	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8250.7	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8300.40	P	P	P	P	P	P	P	P	P	P	P	P
8250.8	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8300.43	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8150.6.3	P	P	P	C	C	C	C	C	C	C	C	C
8200.3										P		
8350.5	SP											
8250.9	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8250.10	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8150.6.4	P	C	C	C	C	C	C	C	C	C	C	C
8150.6.5	P	P	P	C	C	C	C	C	C	C	C	C
8150.7	C	C	C									
8250.11		C	C	C	C	C	C	C	C	C	C	C
8250.12	P	C	C	C	C	C	C	C	C	C	C	C
8250.13	P	P	P	P	P	P	P	P	P	P	P	P
8200.4												
8300.49				SP	SP	SP	C	C	C	C		
8300.50	SE											C
8300.51.1	C	C	C	C	C	C	C	C	C	C	C	
8250.14	P	C	C	C	C	C	C	C	C	C	C	C
8200.5	P	P	P	P	P	P	P	P	P	P	P	P

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TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS

**KEY: P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance
 Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).**

USE	AA	RA2	RA	R-1	R-1ZL	R-2	R-3	R-3M	R-4M	R-4	R-MH-1	R-MH-2
8450.1	SP											
8450.2	V	V	V	V	V	V	V	V	V	V	V	V
8200.7	P			C ¹							P	P
8200.8.				P								
8200.9				C								
8200.10	C	C	C	C								
8200.11	SE	SE	SE	SE		SE	SE			SE		
8250.15	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8200.12								P ²	P	P		
8250.16	C	C	C	C	C	C	C	C	C	C	C	C
8300.56	SP											
8300.60										SP		
8150.7.1	C	C	C	C	C	C	C	C	C	C	C	C
8250.17	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8250.18	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8150.7.2	C	C	C	C	C	C	C	C	C	C	C	C
8150.8	P	P	P									
8350.12	SP											
8200.13									P	P		
8200.14	P	P	P	P	P	P	P	P	P	P	P	P
8300.68	SP											
8350.14	SP											
8200.15							P	P	P	P		
8200.16						P	P	P	P	P		

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TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS

**KEY: P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance
 Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).**

USE	AA	RA2	RA	R-1	R-1ZL	R-2	R-3	R-3M	R-4M	R-4	R-MH-1	R-MH-2
8250.19 Transitional Mental Health Residential Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8400.2 Transportation Facilities: Aircraft	SP											
8400.3 Transportation Facilities: Surface Passenger	SP											
8450.3 Underground Injection Wells: Disposal Wells	SE											
8450.4 Underground Injection Wells: Enhanced Recovery Wells	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
8150.9 Urban Farm	C	C	C	C	C	C	C	C	C	C	C	C

FOOTNOTES: TABLE 6100.1

¹ Mobile Home Residential in R-1, as a conditional use, requires one mobile home per five acres.

² No more than eight dwelling units.

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6100.3. *District Bulk Standards.* Table 6100.2 establishes yard and bulk regulations for the agricultural and residential districts.

TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS				
BULK STANDARDS	AA¹	RA2^{1,2a}	RA^{1,2b}	R-1^{1,9}
Minimum Lot Size	5 acres ³	Allowable density, minimum lot size, and maximum lot coverage shall vary on a sliding scale based on the amount of open space provided in the development as set forth in Table 6100.2a.	Allowable density, minimum lot size, and maximum lot coverage shall vary on a sliding scale based on the amount of open space provided in the development as set forth in Table 6100.2b.	6,000 sf
Maximum Lot Coverage	Residential Uses: 5% Non-Residential Uses: 100%, exclusive of yards			50%
Density	1du/5 acres			1du/6,000 sf
Minimum Lot Width	150 ft	Parcels with access to rural minor and major arterial streets: 300 ft Parcels with access to local or collector streets ⁴ : 120 ft	Parcels with access to rural minor and major arterial streets: 300 ft Parcels with access to local or collector streets ⁴ : 120 ft	Residential Uses: 50 ft Non-Residential Uses: 100 ft
Maximum Height^{5, 6}	45 ft	2½ stories or 35 ft	2½ stories or 35 ft	2½ stories or 35 ft
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)				
Front Yard	50 ft ⁷	40 ft	40 ft	25 ft ⁸
Side Yard	25 ft	In areas served by public water supply—10 ft In areas not served by public water supply—25 ft	In areas served by public water supply—10 ft In areas not served by public water supply—25 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft
Rear Yard	25 ft	25 ft	25 ft	10 ft

TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS			
BULK STANDARDS	R-1ZL^{1, 10}	R-2¹	R-3¹
Minimum Lot Size	4,000 sf	Single-Family: 5,000 sf Two-Family: 6,000 sf Other: 1du/3,000 sf	Single-Family: 5,000 sf Two-Family: 5,000 sf or 1du/2,500 sf Three-Family and Four-Family: 7,000 sf
Maximum Lot Coverage	—	50%	100%
Density	1du/4,000 sf	Single-Family: 1du/5,000 sf Two-Family: 1du/3,000 sf	Single-Family: 1du/5,000 sf Two-Family: 1du/2,500 sf Three-Family and Four-Family: 1du/1,750 sf
Minimum Lot Width	Single-Family: 40 ft Single-Family Corner Lots: 50 ft Other: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other: 100 ft
Maximum Height^{5, 6}	2½ stories or 35 ft	2½ stories or 35 ft	2½ stories or 35 ft
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)			
Front Yard	25 ft ⁸	25 ft ⁸	25 ft ⁸

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TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS			
BULK STANDARDS	R-1ZL^{1, 10}	R-2¹	R-3¹
Side Yard	Single-Family: Zero ft from one interior lot line and 10 ft from opposite line Corner Side Yards: 10 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft
Rear Yard	10 ft	10 ft	10 ft

TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS			
BULK STANDARDS	R-3M¹	R-4M¹	R-4¹
Minimum Lot Size	Single-family: 5,000 sf Two-Family: 5,000 sf or 1du/2,500 sf Other: 7,000 sf	Single-family: 5,000 sf Two-Family: 5,000 sf or 1du/2,500 sf Other: 7,500 sf	Single-Family: 5,000 sf Two-Family: 5,000 sf or 1du/2,500 sf Other: 7,500 sf
Maximum Lot Coverage	—	100%	—
Density	Single-Family: [1]du/5,000 sf Two-Family: 1du/2,500 sf Other: 1du/2,200 sf (max: 8du)	Single-Family: 1du/5,000 sf Two-Family: 1du/2,500 sf Other: 1du/1,750 sf	Single-Family: 1du/5,000 sf Two-Family: 1du/2,500 sf Other: 1du/1,250 sf
Minimum Lot Width	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other Uses: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other Uses: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other Uses: 100 ft
Maximum Height^{5, 6}	35 ft and 2 stories; Where abutting AA, R-A, R-1, R-1ZL, R-2, R-MH-1, R-MH-2, HL or HP District or within 60 ft: 20 ft and 1 story	35 ft and 2 stories; Where abutting AA, R-A, R-1, R-1ZL, R-2, R-MH-1, R-MH-2, HL or HP District or within 60 ft: 20 ft and 1 story	Where abutting AA, R-A, R-1, R-1ZL, R-2, R-MH-1, R-MH-2, HL or HP District or within 60 ft: 20 ft and 1 story Between 60 ft and 75 ft of said Districts: shall not exceed a 45° bulk plane, measured from a point 35 ft above grade at the 75 ft mark Other: None

YARDS (Additional applicable yard regulations are found in Section 59-12100.3)			
Front Yard	25 ft ⁸	25 ft ⁸	25 ft ⁸
Side Yard	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft
Rear Yard	15 ft	15 ft	15 ft
Common Open Space	40%	40%	40%

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TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS		
BULK STANDARDS	R-MH-1^{1, 11}	R-MH-2¹
Minimum Lot Size	5,000 sf	2.5 acres
Maximum Lot Coverage	50%	75%
Density	1du/5,000 sf	10 manufactured (mobile) homes/acre
Minimum Lot Width	Manufactured (mobile) Home: 40 ft	None
	Conventional Housing: 50 ft	
	Other: 100 ft	
Maximum Height^{5, 6}	2½ stories or 35 ft	35 ft
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)		
Front Yard	20 ft	25 ft
Side Yard	Interior Side Yards: 5 ft	Interior Side Yards: 10 ft
	Corner Side Yards: 15 ft	Corner Side Yards: 15 ft
Rear Yard	10 ft	10 ft
Common Open Space	—	—

FOOTNOTES: TABLE 6100.2

- ¹ There are special building lines established along certain streets. See Section 59-12100.4 (Special Setback Regulations).
- ^{2a} Minimum parcel size (or adjoining existing RA2) for rezoning: Five acres.
- ^{2b} Minimum parcel size (or adjoining existing RA) for rezoning: Five acres.
- ³ Except where a lot has less area than herein required, and is eligible for deed approval under the Oklahoma City Subdivision Regulations, that lot may be used and developed only for RA District uses, including conditional, special exception and special permit uses, and subject further to the RA District development regulations.
- ⁴ As defined by the Functional Classification Plan.
- ⁵ The following use units: Low Impact Institutional: Neighborhood-Related (59-8250.14), Low Impact Institutional: Residential-Oriented (59-8200.5), Moderate Impact Institutional (59-8250.15), and High Impact Institutional (59-8250.10), when permitted in a zoning district, may be erected to a height not to exceed the height permitted in the district or 60 feet, whichever is greater, provided that the building is set back from each property line at least one additional foot for each foot of additional building height above the height limit set by the applicable zoning district.
- ⁶ Chimneys, cooling towers, elevator shafts, bulkheads, broadcasting or receiving antennas on residences, private wind energy conversion system (PWECS) towers, fire towers, lofts, tanks, water towers, ornamental towers and spires, wireless towers and necessary mechanical appurtenances shall be excluded from the measured height of a building. These accessory features may be erected to a height not exceeding 15 feet above the applicable permitted maximum height for that building or to such greater height as may be provided in this chapter. Components located within electric sub-stations may be erected to a height not exceeding 35 feet above the applicable permitted maximum height but not to exceed 70 feet in height.
- ⁷ The following minimum front yard standards shall apply for all lots abutting the described streets, measured from the centerline: Section Line Road: 100 feet; Collector Street: 80 feet; Local Street: 75 feet.
- ⁸ Provided that a 20-foot front yard shall be permitted in new residential areas where there is no existing platted 25-foot building line or where there is no greater setback established by existing construction in the same block frontage. In a residential development where lots are platted with a 25-foot front yard setback, the front yard of a corner lot may be platted with a reduced depth of 20 feet.
- ⁹ For lots abutting residential subdivisions with an average lot size in excess of 6,000 square feet, such lots shall have a minimum lot size of not less than 75 percent of the average lot size of the abutting residential lots, up to a maximum required size of 7,500 square feet.
- ¹⁰ Yard—Side: Except on corner lots, a single-family dwelling may have a zero setback from one interior lot line, and must have a minimum ten-foot setback from the opposite line. Additionally, a minimum separation of ten feet between any residential structure and any adjacent residential structures is required. Corner lots are

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required to have a minimum ten-foot setback area from exterior lot lines. The interior yard setback for corner lots shall be sufficient to provide the required ten feet of separation between adjacent dwellings. At the time of building permit application, the applicant shall provide a survey depicting the location of structures on each lot abutting the subject lot.

¹¹ Minimum parcel size for rezoning and development as a mobile home subdivision: Five acres.

TABLE 6100.2a: OPEN SPACE, DENSITY, LOT SIZE, AND LOT COVERAGE IN THE RA2 DISTRICT			
Open Space provided	Allowable Density	Minimum Lot Size	Minimum Lot Coverage
0—9 percent	0.35 dwelling units per acre	30,000 square feet	30 percent
10—19 percent	0.40 dwelling units per acre	30,000 square feet	30 percent
20 percent or more	0.45 dwelling units per acre	30,000 square feet	30 percent

TABLE 6100.2b: OPEN SPACE, DENSITY, LOT SIZE, AND LOT COVERAGE IN THE RA DISTRICT			
Open Space Provided	Allowable Density	Minimum Lot Size	Minimum Lot Coverage
0—9 percent	0.70 dwelling units per acre	30,000 square feet	30 percent
10—14 percent	0.75 dwelling units per acre	30,000 square feet	30 percent
15—19 percent	0.80 dwelling units per acre	30,000 square feet	30 percent
20—24 percent	0.85 dwelling units per acre	30,000 square feet	30 percent
25—29 percent	0.90 dwelling units per acre	20,000 square feet*	45 percent
30 percent or more	1.00 dwelling units per acre	20,000 square feet*	45 percent

*Developments with minimum lot sizes less than 30,000 square feet require connection to a public sewer system.

To establish the open space, density, lot size, and lot coverage requirements set forth in Tables 6100.2a and 6100.2b, developments in the RA2 and RA zoning districts are subject to a subdivision requirement as set forth in Section 59-12150.

6100.4. *General Standards of Applicability.*

- A. *Accessory Buildings, Structures and Uses.* See Section 59-12200 (Standards for Accessory Buildings, Structures and Uses) for standards covering accessory buildings, structures and uses.
- B. *Permitted Encroachments.* See Section 59-12250 (Permitted Encroachments) for standards governing encroachments.
- C. *Off-Street Parking, Loading and Access.* See Article X, Off-Street Parking, Loading and Access, for standards governing off-street parking and loading.
- D. *Landscaping and Screening.* See Article XI, Landscaping and Screening Regulations, for standards governing landscaping and screening.
- E. *Environmental Performance Standards.* See Section 59-12400 (Environmental Performance Standards) for standards governing environmental performance standards.
- F. *Temporary Uses.* See Section 59-8500 (Temporary Uses) for standards governing temporary uses.

(Ord. No. 23755, § 3, 12-2-08; Ord. No. 24726, § 3, 8-13-13; Ord. No. 24804, § 2, 12-31-13; Ord. No. 24781, § 1, 11-19-13; Ord. No. 26081, § 2, 1-15-19; Ord. No. 26967, § 1, 2-1-22)

§ 59-6200. **Office and Commercial Districts.**

6200.1. *Purpose Statements.*

- A. *O-1 Limited Office District.* The O-1 District is intended to provide a location for those administrative and professional offices that can occupy smaller structures in a landscaped setting. This type of development can serve as a buffer between more intense retail and office commercial uses, and established residential neighborhoods. Emphasis is placed on smaller, individual freestanding buildings, landscaping, setbacks, sign control and restricted building height in order to promote protection for nearby residences.
- B. *O-2 General Office District.* The O-2 District is intended to provide a place for those office and institutional activities that require separate buildings, or building groups, and whose employees and clientele may come from a wide geographic area. Land, space and aesthetic requirements of these uses make either a central location or a location on large sites between more intense retail commercial areas and established residential neighborhoods desirable, so as to act as a buffer.

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- C. *RC Rural Commercial District.* The RC District is intended to provide locations for commercial and service uses which primarily serve outlying agricultural areas and/or businesses.
- D. *NB Neighborhood Business District.* The NB District is intended to promote a mix of commercial, office and residential uses which serve the day-to-day needs of residents and the residents of surrounding neighborhoods. It is particularly applicable to older areas of Oklahoma City developed prior to the off-street parking requirements typically mandated in today's commercial zoning districts.
- E. *C-1 Neighborhood Commercial District.* The C-1 District is intended to provide a location for a limited number of retail commercial goods and personal services that serve the day-to-day needs of residents of surrounding neighborhoods. Because these shops and offices are lower intensity uses, they may be designed to be located at, or near, arterial street intersections, in close proximity to housing areas, or as limited service facilities in larger planned high density housing areas. This district is limited to the types of uses that will not create increased traffic, noise or other incompatible factors caused by uses serving a larger part of the City and, therefore, would have a negative impact on surrounding neighborhoods.
- F. *C-2 Shopping Center District.* The C-2 District is intended to provide for a unified grouping, in one or more buildings, of retail shops, stores and offices, which are planned and developed as a single operating unit, and under single or multiple ownership. A development will typically contain such features as shared parking, driveways and common facilities, adequate setbacks and landscaping, and sufficient on-site parking for customers and employees.
- G. *C-3 Community Commercial District.* The C-3 District is intended for business activity that is located at the edge of residential areas but serves a larger trade area than the immediately surrounding residential neighborhoods. Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress and parking. Because of the varied uses permitted, it is important to separate them as much as possible, both visually and physically, from any nearby residential areas and to limit the harmful effects of increased traffic, noise and general non-residential activity generated.
- H. *C-4 General Commercial District.* The C-4 District is intended for the conduct of wholesale, retail and office business activities that serve the needs of citizens from anywhere in the metropolitan area, rather than being oriented only to surrounding residential areas. Because the permitted uses may serve and employ a large number of people from a large part of the metropolitan area, the activities conducted, and the traffic generated, make this district very much incompatible with residential development. The Comprehensive Plan policy does not support further expansion of the C-4 District.
- I. *C-CBD Central Business District.* The C-CBD District is intended for the conduct of all forms of business activity within the central area of the City. Because of extensive private and public development controls already in existence, via covenants and urban renewal activities, development regulations in this district are kept to a minimum and reflect previously established regulations only. C-CBD zoning shall only be granted as an extension of an existing C-CBD District. To be eligible for rezoning to this district, a parcel shall abut, or be directly across a street or alley from, an existing C-CBD District.
- J. *C-HC Highway Commercial District.* The C-HC District is intended to provide commercial facilities for the traveling public along freeways in those areas where surrounding urban development does not exist and normal urban services are not available. Commercial uses permitted are limited to those types which directly serve automobile and truck needs, and provide basic convenience goods for cross country travelers. Because these areas will be located in low density agricultural areas, their location should be limited to freeway or highway intersections. They should be relatively small in size, and care should be taken in the location and development of structures to minimize their impact on surrounding land uses.

6200.2. *District Use Regulations.*

- A. Special standards for specific uses identified in Table 6200.1 as Special Exception

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(SE), Special Permit (SP) or Conditional (C) are found in Section 59-9350, Standards for Specific Uses.

- B. Table 6200.1 lists the uses allowed in the office and commercial districts.
- C. Unless allowed conditionally as annotated in Table 6200.1, the owner/operator of any property who wishes to serve or sell alcoholic beverages, as defined by State law and subject to State licensing requirements, for on-premises consumption as an accessory function of the primary use of the property, may apply for a Special Permit, subject to the following condition, providing that the primary use is permitted

within the zoning district, and providing that the facility in which the alcoholic beverages are served or sold complies with the City's building code requirements.

If food or beverages are consumed in an outdoor seating/activity area between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest abutting property line of the residential use.

TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS									
KEY:									
P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //									
V = Variance									
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).									
USE		O-1	O-2	RC	NB	C-1	C-2	C-3	C-4
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE	SE	SE	SE	SE	SE	SE	SE
8300.1	Administrative and Professional Offices	P	P	P	P	P	P	P	P
8300.2	Adult Day Care Facilities	P	P	P	P	P	P	P	P
8300.3	Adult Entertainment Uses							C	C
8150.1	Agricultural Processing: General	C	C	C	C	C	C	C	C
8150.2	Agricultural Processing: Limited	C	C	C	C	C	C	C	C
8150.2.1	Animal Raising: Chickens and Quail	C	C	C	C	C	C	C	C
8300.4	Agricultural Supplies and Services			P					P
8300.5	Alcoholic Beverage Retail Sales					P	P	P	P
8150.3	Animal Raising: Commercial	C	C	C	C	C	C	C	C
8150.4	Animal Raising: Commercial Feedlots	SP	SP	SP	SP	SP	SP	SP	SP
8150.5	Animal Raising: Personal	C	C	C	C	C	C	C	C
8300.7	Animal Sales and Services: Auctioning			SP					
8300.8	Animal Sales and Services: Grooming			P	P	P	P	P	P
8300.10	Animal Sales and Services: Kennel and Veterinary, General			P					SP
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted			P	P	P	P	P	P
8300.12	Automotive: Parking Garages		P		P		P	P	P
8300.13	Automotive: Parking Lots, as a Principal Use	P	P		P			P	P
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment				C		C	C	C
8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment								P
8300.16	Automotive Auction								P
8300.17	Automotive Vehicle Impound Yards and Damaged Vehicle Auctions								C

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TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS									
KEY:									
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V = Variance									
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).									
USE		O-1	O-2	RC	NB	C-1	C-2	C-3	C-4
8300.18	Automotive and Equipment: Automobile Dealerships and Malls							SP	P
8300.19	Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment								P
8300.20	Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles								P
8300.21	Automotive and Equipment: Storage								P
8300.22	Bingo Parlors							P ⁵	P ⁵
8300.23	Building Maintenance Services				P			P	P
8300.24	Business Support Services		P		P	P	P	P	P
8300.25	Child Care Centers	P	P	P	P	P	P	P	P
8300.26	Commercial Blood Centers	SP	SP	SP	SP	SP	SP	SP	SP
8300.27	Communications Services: Antennas	C	C	C	C	C	C	C	C
8300.28	Communications Services: Broadcast Towers	C	C	C	C	C	C	C	C
8300.29	Communications Services: Limited		P		P		P	P	P
8300.30	Communications Services: Telecommunication Towers	C	C	C	C	C	C	C	C
8150.6.1	Community Garden	C	C	C	C	C	C	C	C
8250.2	Community Recreation: General		P				P	P	P
8250.3	Community Recreation: Property Owners Association		P					P	P
8250.4	Community Recreation: Restricted		P		P		P	P	P
8150.6.2	Composting	C	C	P	C	C	C	C	C
8300.31	Construction Sales and Services								P
8300.32	Convenience Sales and Personal Services		C ⁵		P ⁵				
8250.5	Cultural Exhibits		P ⁵		P ⁵			P ⁵	P ⁵
8350.3	Custom Manufacturing				P		P	P	P
8250.6	Domestic Violence Shelters	SP	SP	SP	SP	SP	SP	SP	SP
8200.2	Dwelling Units and Mixed Uses	P	P	P	P	P	P	P	P
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted		C/SP				SP	SP	SP
8300.34	Eating Establishments: Drive-In ¹				P ⁵			P ⁵	P ⁵
8300.35	Eating Establishments: Fast Food ²				P ⁵		P ⁵	P ⁵	P ⁵
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window				P ⁵		P ⁵	P ⁵	P ⁵
8300.37	Eating Establishments: Sitdown ⁶		C		P ⁵				
8300.38	Eating Establishments: Sitdown, Alcohol Permitted		C/SP		P	C	C	C	C
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted		C/SP		P	P	P	P	P
8250.7	Emergency Shelters and Feeding Sites	SP	SP	SP	SP	SP	SP	SP	SP
8300.41	Food and Beverage Retail Sales				P ⁵				

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TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS									
KEY:									
P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //									
V = Variance									
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).									
USE		O-1	O-2	RC	NB	C-1	C-2	C-3	C-4
8250.8	Forced Detention or Correction Facilities	SP	SP	SP	SP	SP	SP	SP	SP
8300.42	Funeral and Interment Services: Cremating		SP					SP	SP
8300.43	Funeral and Interment Services: Interring	SP	SP	SP	SP	SP	SP	SP	SP
8300.44	Funeral and Interment Services: Undertaking		P					P	P
8300.45	Gasoline Sales, Large						P	P	P
8300.46	Gasoline Sales, Small: Restricted			P	C	C	P	P	P
8300.47	Gasoline Sales: Truck Stop								P
8150.6.3	Greenhouse	P	P	P	P	P	P	P	P
8350.5	Hazardous Waste Disposal	SP	SP	SP	SP	SP	SP	SP	SP
8250.9	Heavy Public Protection and Utility	SP	SP	SP	SP	SP	SP	SP	SP
8250.10	High Impact Institutional	SP	SP	SP	SP	SP	SP	SP	SP
8150.6.4	Home Garden	C	C	C	C	C	C	C	C
8150.6.5	Hoop House	P	P	P	P	P	P	P	P
8150.7	Horticulture	C	C		C	C	C		
8300.48	Laundry Services				P			P	P
8250.11	Library Services and Community Centers	P	P		P	P	P	P	P
8250.12	Light Public Protection and Utility: General	P	P	P	P	P	P	P	P
8250.13	Light Public Protection and Utility: Restricted	P	P	P	P	P	P	P	P
8300.49	Lodging Accommodations: Bed and Breakfast		P ⁵		C ⁵			P ⁵	
8300.50	Lodging Accommodations: Campground								P
8300.51	Lodging Accommodations: Commercial Lodging		P ⁵					P ⁵	P ⁵
8300.51.1	Lodging Accommodations: Home Sharing				C				
8250.14	Low Impact Institutional: Neighborhood-Related	P	P	P	P	P	P	P	P
8300.52	Medical Services: General		C	P	P	P	P	P	P
8300.53	Medical Services: Restricted	P	P	P	P	P	P	P	P
8450.1	Mining and Processing: Minerals and Raw Material	SP	SP	SP	SP	SP	SP	SP	SP
8450.2	Mining and Processing: Oil and Gas	V	V	V	V	V	V	V	V
8250.15	Moderate Impact Institutional	SP	SP	SP	SP	SP	SP	SP	SP
8200.12	Multiple-Family Residential				C			C ³	
8250.16	Murals	C	C	C	C	C	C	C	C
8300.54	Outdoor Sales and Display, and Outdoor Storage							C	C
8300.55	Participant Recreation and Entertainment: Indoor				P ⁵		C ⁵	P ⁵	P ⁵

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TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS									
KEY:									
P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //									
V = Variance									
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).									
USE		O-1	O-2	RC	NB	C-1	C-2	C-3	C-4
8300.56	Participant Recreation and Entertainment: Outdoor							SP ⁵	SP ⁵
8300.57	Payday or Title Loan Agencies				P		P	P	P
8300.58	Personal Services: General		P ⁵	P ⁵	P ⁵		P ⁵	P ⁵	P ⁵
8300.59	Personal Services: Restricted	P ⁵	P ⁵		P ⁵				
8300.60	Personal Storage							C	P
8150.7.1	Rainwater Harvesting	C	C	C	C	C	C	C	C
8300.61	Repair Services: Consumer			P	P	P	P	P	P
8300.62	Research Services: Restricted		P		P			P	P
8250.17	Residential Facilities for Dependent and Neglected Children	SP							
8250.18	Residential Facilities for Drug or Alcohol Treatment Center	SP							
8300.63	Retail Sales and Services: General		C ⁵		P ⁵		P ⁵	P ⁵	P ⁵
8300.64	Retail Sales and Services: Outdoor Swap Meet			SP					SP
8300.65	Retail Sales and Services: Pawn Shops				C		P	P	P
8150.7.2	Roof Garden	C	C	C	C	C	C	C	C
8350.12	Sanitary Landfills		SP						
8200.13	Senior Independent Living						P	P	
8300.66	Signs: Non-Accessory							C	P
8200.14	Single-Family Residential				P				
8300.67	Spectator Sports and Entertainment: General						C ⁵	SP ⁵	P ⁵
8300.68	Spectator Sports and Entertainment: High Impact	SP ⁵							
8300.69	Spectator Sports and Entertainment: Restricted				P ⁵		P ⁵	P ⁵	P ⁵
8250.19	Transitional Mental Health Residential Facilities	SP							
8400.2	Transportation Facilities: Aircraft	SP							
8400.3	Transportation Facilities: Surface Passenger	SP							
8450.4	Underground Injection Wells: Enhanced Recovery Wells	SE							
8150.9	Urban Farm	C	C	C	C	C	C	C	C
8350.16	Wholesaling, Storage and Distribution: Restricted								P

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TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS

KEY:			
P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //			
V = Variance			
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).			
USE		C-CBD	C-HC
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE	SE
8300.1	Administrative and Professional Offices	P	
8300.2	Adult Day Care Facilities	P	P
8300.3	Adult Entertainment Uses	C	
8150.1	Agricultural Processing: General	C	C
8150.2	Agricultural Processing: Limited		C
8300.5	Alcoholic Beverage Retail Sales		P
8150.3	Animal Raising: Commercial	C	C
8150.4	Animal Raising: Commercial Feedlots	SP	SP
8150.5	Animal Raising: Personal	C	C
8300.8	Animal Sales and Services: Grooming	P	
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted	P	
8300.12	Automotive: Parking Garages	P	
8300.13	Automotive: Parking Lots, as a Principal Use	P	
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment	C	C
8300.17	Automotive Vehicle Impound Yards and Damaged Vehicle Auctions	C	
8300.18	Automotive and Equipment: Automobile Dealerships and Malls	P	P
8300.20	Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles		P
8300.22	Bingo Parlors	P ⁵	P ⁵
8300.23	Building Maintenance Services	P	
8300.24	Business Support Services	P	
8300.25	Child Care Centers	P	P
8300.27	Communications Services: Antennas	C	C
8300.28	Communications Services: Broadcast Towers	C	C
8300.29	Communications Services: Limited	P	
8300.30	Communications Services: Telecommunication Towers	C	C
8150.6.1	Community Garden	C	C
8250.2	Community Recreation: General	P	
8250.3	Community Recreation: Property Owners Association	P	
8250.4	Community Recreation: Restricted	P	
8150.6.2	Composting	P	P
8300.31	Construction Sales and Services	P	
8200.1	Congregate Care Housing and Convalescent Homes	P	
8300.32	Convenience Sales and Personal Services	P ⁵	C ⁵
8250.5	Cultural Exhibits	P ⁵	
8350.3	Custom Manufacturing	P	
8250.6	Domestic Violence Shelters	SP	SP
8200.2	Dwelling Units and Mixed Uses	P	P
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted	SP	SP
8300.34	Eating Establishments: Drive-In	P ⁵	P ⁵
8300.35	Eating Establishments: Fast Food	P ⁵	P ⁵
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window	P ⁵	P ⁵
8300.37	Eating Establishments: Sitdown ⁶	P ⁵	P ⁵
8300.38	Eating Establishments: Sitdown, Alcohol Permitted	C	C

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TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS			
KEY:			
P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //			
V = Variance			
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).			
USE		C-CBD	C-HC
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted	P	P
8250.7	Emergency Shelters and Feeding Sites	SP	SP
8300.41	Food and Beverage Retail Sales	P ⁵	
8250.8	Forced Detention or Correction Facilities	SP	SP
8300.42	Funeral and Interment Services: Cremating	P	
8300.43	Funeral and Interment Services: Interring	SP	SP
8300.44	Funeral and Interment Services: Undertaking	P	
8300.45	Gasoline Sales, Large		P
8300.46	Gasoline Sales. Small: Restricted		P
8300.47	Gasoline Sales: Truck Stop		P
8150.6.3	Greenhouse	P	P
8200.3	Group Residential	P	
8350.5	Hazardous Waste Disposal	SP	SP
8250.9	Heavy Public Protection and Utility	SP	SP
8250.10	High Impact Institutional	SP	SP
8150.6.5	Hoop House	P	P
8150.7	Horticulture	C	C
8300.48	Laundry Services	P	
8250.11	Library Services and Community Centers	P	
8250.12	Light Public Protection and Utility: General	P	P
8250.13	Light Public Protection and Utility: Restricted	P	P
8300.49	Lodging Accommodations: Bed and Breakfast	P ⁵	
8300.50	Lodging Accommodations: Campground		P
8300.51	Lodging Accommodations: Commercial Lodging	P ⁵	P ⁵
8250.14	Low Impact Institutional: Neighborhood-Related	P	
8300.52	Medical Services: General	P	
8300.53	Medical Services: Restricted	P	
8450.1	Mining and Processing: Minerals and Raw Material	SP	SP
8450.2	Mining and Processing: Oil and Gas	V	V
8200.12	Multiple-Family Residential	P	
8250.15	Moderate Impact Institutional	SP	SP
8250.16	Murals	C	C
8300.54	Outdoor Sales and Display, and Outdoor Storage	C	
8300.55	Participant Recreation and Entertainment: Indoor	P ⁵	
8300.56	Participant Recreation and Entertainment: Outdoor	SP ⁵	SP ⁵
8300.57	Payday or Title Loan Agencies	P	
8300.58	Personal Services: General	P ⁵	
8300.59	Personal Services: Restricted	P ⁵	
8300.60	Personal Storage	P	
8150.7.1	Rainwater Harvesting	C	C
8300.61	Repair Services: Consumer	P	
8300.62	Research Services: Restricted	P	
8250.17	Residential Facilities for Dependent and Neglected Children	SP	SP
8250.18	Residential Facilities for Drug or Alcohol Treatment Center	SP	SP
8300.63	Retail Sales and Services: General	P ⁵	
8300.65	Retail Sales and Services: Pawn Shops	P	
8150.7.2	Roof Garden	C	C

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KEY:			
P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //			
V = Variance			
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).			
USE		C-CBD	C-HC
8350.12	Sanitary Landfills	SP	SP
8300.66	Signs: Non-Accessory	P	C
8200.14	Single-Family Residential		P ⁴
8300.67	Spectator Sports and Entertainment: General	P ⁵	
8300.68	Spectator Sports and Entertainment: High Impact	SP ⁵	SP ⁵
8300.69	Spectator Sports and Entertainment: Restricted	P ⁵	
8250.19	Transitional Mental Health Residential Facilities	SP	SP
8400.2	Transportation Facilities: Aircraft	SP	SP
8400.3	Transportation Facilities: Surface Passenger	SP	SP
8450.4	Underground Injection Wells: Enhanced Recovery Wells	SE	SE
8150.9	Urban Farm	C	C
8350.16	Wholesaling, Storage and Distribution: Restricted	P	

FOOTNOTES: TABLE 6200.1

- ¹ Use Eating Establishment: Drive-In (8300.34) allowed for those in O-2 District: Group A (under 100,000 sf GFA in total).
- ² Use Eating Establishment: Fast Food (8300.35) allowed for those in O-2 District: Group B (over 100,000 sf GFA in total).
- ³ Multi-Family Residential is only permitted as allowed within the Mayfair Heights UCD.
- ⁴ The single-family residential use shall be permitted only for occupancy by an owner or operator and his family of a commercial business on the same property. A separate freestanding residential structure is permitted.
- ⁵ The owner/operator of any property who wishes to serve or sell alcoholic beverages, as defined by State law and subject to State licensing requirements, for on-premises consumption as an accessory function of the primary use of the property, shall meet the conditions below. If the conditions cannot be met, then said property owner/operator may apply for a Special Permit. The facility in which the alcoholic beverages are served or sold must comply with the City's building code requirements.
 - If food or beverages are consumed in an outdoor seating/activity area between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest abutting property line of the residential use.
 - The area allocated to the sale and consumption of alcoholic beverages shall not exceed 15,000 square feet.
- ⁶ Any Planned Unit Development or Simplified Planned Unit Development adopted prior to the effective date of this ordinance that permitted the 8300.37 Eating Establishment: Sitdown, Alcohol Not Permitted use unit shall be permitted to develop according to the 8300.38 Eating Establishment: Sitdown, Alcohol Permitted or 8300.39 Eating Establishment: Sitdown, Limited Alcohol Permitted uses provided they meet the applicable conditions, unless the PUD/SPUD specifically prohibited said uses.

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6200.3. *District Bulk Standards.* Table 6200.2 establishes yard and bulk regulations for the office and commercial districts.

TABLE 6200.2: OFFICE AND COMMERCIAL DISTRICT BULK STANDARDS				
BULK STANDARDS	O-1¹	O-2²	RC²	NB²
Minimum Lot Size	For Rezoning: 6,000 sf For Development: 5,000 sf	For Rezoning: 12,000 sf ³	For Rezoning: 40,000 sf ⁴	None
Minimum Lot Width	50 ft	50 ft	None	None
Maximum Height^{5, 6}	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Other: 35 feet and 2 stories	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story; Between 35 ft and 150 ft of said District: 35 ft and 2 stories; More than 150 ft from said District: 6 stories For the remainder of the parcel: height may be increased from 6 stories within a diagonal line representing 1 ft of additional building setback for every 2 ft of additional height Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter no height limit Other: None	Where abutting or within 75 ft of an AA, R A, R-1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 35 ft and 2 stories More than 75 ft of said District: 6 stories Where abutting or within 75 ft of an R—4 District: 35 ft and 2 stories, thereafter 6 stories Other: 6 stories	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Other: 35 feet and 2 stories
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)				
Front Yard	25 ft ⁷	25 ft	25 ft	None

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TABLE 6200.2: OFFICE AND COMMERICAL DISTRICT BULK STANDARDS				
BULK STANDARDS	O-1¹	O-2²	RC²	NB²
Side Yard	Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft Other: 5 ft for interior lot lines, 25 ft for the side of an exterior lot abutting an arterial street, 15 ft for all other exterior lot lines ⁸	Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 feet Other: 5 ft for interior lot lines, 15 ft for lot lines abutting a street	15 ft Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 feet	None Except where a side lot line abuts a residential district: 10 ft
Rear Yard	10 ft Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft	15 ft Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft	25 ft Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 25 feet	None Except where a side lot line abuts a residential district: 15 ft
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)				
Front Yard	25 ft	25 ft	25 ft	25 ft

TABLE 6200.2: OFFICE AND COMMERICAL DISTRICT BULK STANDARDS				
BULK STANDARDS	C-1²	C-2²	C-3²	C-4²
Minimum Lot Size	6,000 sf	For Rezoning: 2 acres ⁹	For Rezoning: 12,000 sf ¹⁰	For Rezoning: 40,000 sf ¹¹
Minimum Lot Width	50 ft	—	50 ft	—

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TABLE 6200.2: OFFICE AND COMMERCIAL DISTRICT BULK STANDARDS				
BULK STANDARDS	C-1²	C-2²	C-3²	C-4²
Maximum Height^{5,6}	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Other: 35 feet and 2 stories	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Between 35 ft and 75 ft of said District: 35 ft and 2 stories More than 75 ft of said District: 6 stories Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter 6 stories Other: 6 stories	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Between 35 ft and 150 ft of said District: 35 ft and 2 stories More than 150 ft from said District: 6 stories Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter 6 stories Other: 6 stories	Where abutting or within 75 ft of an AA, R A, R-1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 35 ft and 2 stories More than 75 ft of said District: 6 stories Where abutting or within 75 ft of an R-4 District: 35 ft and 2 stories, thereafter 6 stories Other: 6 stories
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)				
Front Yard	25 ft	25 ft	25 ft	25 ft
Side Yard	None Except where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft Where abutting other residential districts: building line setback of 15 ft Exterior lot line abutting arterial street: 25 ft or 75 ft from centerline, whichever is greater All other exterior lots: 15 ft	None Except where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft Where abutting other residential districts: building line setback of 15 ft Exterior lot line abutting an arterial street: 25 ft, or 75 ft from centerline, whichever is greater All other exterior lots: 15 ft	None Except where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft Where abutting other residential districts: building line setback 15 ft Exterior lot line abutting an arterial street: 25 ft or 75 ft from centerline, whichever is greater Other: 15 feet	None Except where an interior lot line abuts a residential district: 15 feet Exterior lot line abutting an arterial street: 25 ft or 75 ft from centerline, whichever is greater Other: 15 feet

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TABLE 6200.2: OFFICE AND COMMERICAL DISTRICT BULK STANDARDS				
BULK STANDARDS	C-1 ²	C-2 ²	C-3 ²	C-4 ²
Rear Yard	None	None	None	None Except where a rear lot line abuts a residential district: 15 ft
	Except where a side lot line abuts a residential district: 15 ft Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft	Except where a side lot line abuts a residential district: 15 ft Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft	Except where a rear lot line abuts a residential district: 15 ft Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft	

TABLE 6200.2: OFFICE AND COMMERICAL DISTRICT BULK STANDARDS		
BULK STANDARDS	C-CBD ²	C-HC ²
Minimum Lot Size	None	For Rezoning: 40,000 sf ¹²
Minimum Lot Width	None	100 ft
Maximum Height^{5, 6}	20 standard stories, unless setback from all street lines, 1 ft for each additional 10 ft If at any level the building does not cover more than 25% of the area of the lot, a tower, other than a radio, television or other wireless transmitting or receiving tower, may be erected at any height above such level. Such tower shall not be located closer than 15 ft to any lot line and no street wall of this tower shall occupy more than 60% of the frontage of the lot on which the wall faces	Where abutting or within 75 ft of an AA, R A, R-1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 35 ft and 2 stories More than 75 ft of said District: 6 stories Where abutting or within 75 ft of an R-4 District: 35 ft and 2 stories, thereafter 6 stories Other: 6 stories
Minimum Height		
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)		
Front Yard	None	25 ft
Side Yard	None	None Except where an interior lot line abuts a residential district: 15 feet Exterior lot line abutting an arterial street: 25 ft or 75 ft from centerline, whichever is greater Other: 15 feet
Rear Yard	None	None Except where a rear lot line abuts a residential district: 15 ft

FOOTNOTES: TABLE 6200.2

¹ There are special building lines established along certain streets—See Section 59-12100.4 (Special Setback Regulations).

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- ² This requirement shall not apply where an existing and contiguous C-4 boundary line in the same block will be extended by rezoning.
- ³ This requirement shall not apply where an existing and contiguous O-2 boundary line in the same block will be ended by rezoning.
- ⁴ This requirement shall not apply where an existing and contiguous RC boundary line in the same block will be extended by rezoning.
- ⁵ The following use units: Low Impact Institutional: Neighborhood-Related (59-8250.14), Low Impact Institutional: Residential-Oriented (59-8200.5), Moderate Impact Institutional (59-8250.15), and High Impact Institutional (59-8250.10), when permitted in a zoning district, may be erected to a height not to exceed the height permitted in the district or 60 feet, whichever is greater, provided that the building is set back from each property line at least one additional foot for each foot of additional building height above the height limit set by the applicable zoning district.
- ⁶ Chimneys, cooling towers, elevator shafts, bulkheads, broadcasting or receiving antennas on residences, private wind energy conversion system (PWECS) towers, fire towers, lofts, tanks, water towers, ornamental towers and spires, wireless towers and necessary mechanical appurtenances shall be excluded from the measured height of a building. These accessory features may be erected to a height not exceeding 15 feet above the applicable permitted maximum height for that building or to such greater height as may be provided in this chapter. Components located within electric sub-stations may be erected to a height not exceeding 35 feet above the applicable permitted maximum height but not to exceed 70 feet in height.
- ⁷ A 20-foot front yard shall be permitted in new areas where there is no existing 25-foot building line or where there is no greater setback established by existing construction in the same block frontage.
- ⁸ Where a platted lot line requires a greater setback, the platted lot line shall be required.
- ⁹ This requirement shall not apply where an existing and contiguous C-2 boundary line in the same block will be extended by rezoning.
- ¹⁰ This requirement shall not apply where an existing and contiguous C-3 boundary line in the same block will be extended by rezoning.
- ¹¹ This requirement shall not apply where an existing and contiguous C-4 boundary line in the same block will be extended by rezoning.
- ¹² Minimum lot size requirements for parcels that are not served by either sanitary sewer or a municipal water system shall conform to minimum lot requirements of all applicable City, County, and State codes.

6200.4. General Standards of Applicability.

- A. *Accessory Buildings, Structures and Uses.* See Section 59-12200 (Standards for Accessory Buildings, Structures and Uses) for standards covering accessory buildings, structures and uses.
- B. *Permitted Encroachments.* See Section 59-12250 (Permitted Encroachments) for standards governing encroachments.
- C. *Off-Street Parking, Loading and Access.* See Article X, Off-Street Parking, Loading and Access, for standards governing off-street parking and loading.
- D. *Landscaping and Screening.* See Article XI, Landscaping and Screening Regulations, for standards governing landscaping and screening.
- E. *Environmental Performance Standards.* See Section 59-12400 (Environmental

Performance Standards) for standards governing environmental performance standards.

- F. *Temporary Uses.* See Section 59-8500 (Temporary Uses) for standards governing temporary uses.

(Ord. No. 23755, § 3, 12-2-08; Ord. No. 24781, § 1, 11-19-13; Ord. No. 24804, § 2, 12-31-13; Ord. No. 25972, § 3, 7-31-18; Ord. No. 26081, § 2, 1-15-19; Ord. No. 26967, § 1, 2-1-22)

§ 59-6250. Industrial Districts.

6250.1. Purpose Statements.

- A. *TP Technology Park District.* The TP District is intended to provide locations for office, research, and limited technology and industrial uses that do not have adverse impacts on surrounding properties or the environment, and are typically located in a campus or industrial park setting.

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- B. *I-1 Light Industrial District.* The I-1 District is intended to accommodate low impact industrial development and supporting commercial or public uses, in areas where little or no nuisance effects are generated. These industrial uses may require good accessibility to air, rail or street transportation routes, but the size and volume of the raw materials and finished products should not be as great as that produced by uses in the moderate and heavy industrial districts. No manufacturing, assembly, repair, work activity or storage, other than outside sales and display as permitted by this chapter, shall take place outside the confines of an enclosed building.
- C. *I-2 Moderate Industrial District.* The I-2 District is intended primarily for the conduct of light manufacturing, assembly and fabrication, and for warehousing, wholesale and service uses, which may generate relatively low levels of noise, odor, smoke, dust or intense light. Industrial uses permitted may require good accessibility to air, rail or street transportation routes, but do not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operation and storage.
- D. *I-3 Heavy Industrial District.* The I-3 District is intended to provide locations for those industrial uses that may generate relatively high levels of noise, vibrations, smoke, dust, odor or light. These industrial uses are incompatible with residential uses. For this reason it is desirable that they be

located downwind, and as far away as possible, from residential and most commercial uses.

6250.2. *District Use Regulations.*

- A. Special standards for specific uses identified in Table 6250.1 as Special Exception (SE), Special Permit (SP) or Conditional (C) are found in Section 59-9350, Standards for Specific Uses.
- B. Table 6250.1 lists the uses allowed in the industrial districts.
- C. Unless allowed conditionally as annotated in Table 6250.1, the owner/operator of any property who wishes to serve or sell alcoholic beverages, as defined by State law and subject to State licensing requirements, for on-premises consumption as an accessory function of the primary use of the property, may apply for a Special Permit, subject to the following condition, providing that the primary use is permitted within the zoning district, and providing that the facility in which the alcoholic beverages are served or sold complies with the City's building code requirements.

If food or beverages are consumed in an outdoor seating/activity area between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest abutting property line of the residential use.

TABLE 6250.1: INDUSTRIAL DISTRICTS USES REGULATIONS					
KEY:					
P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //					
V = Variance					
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).					
USE		TP	I-1	I-2	I-3
8350.2	Aboveground Flammable Liquid Storage: Restricted		C	C	C
8300.1	Administrative and Professional Offices	P	P	P	P
8300.2	Adult Day Care Facilities	P	P	P	P
8150.1	Agricultural Processing: General	C	C	C	C
8150.2	Agricultural Processing: Limited	C	C	C	C
8300.4	Agricultural Supplies and Services		C	P	P
8300.5	Alcoholic Beverage Retail Sales		P	P	P
8300.6	Animal Interment Services		SP	SP	SP
8150.2.1	Animal Raising: Chickens and Quail	C	C	C	C
8150.3	Animal Raising: Commercial	C	C	C	C
8150.4	Animal Raising: Commercial Feedlots			SP	SP

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TABLE 6250.1: INDUSTRIAL DISTRICTS USES REGULATIONS					
KEY:					
P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //					
V = Variance					
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).					
USE		TP	I-1	I-2	I-3
8150.5	Animal Raising: Personal	C	C	C	C
8300.7	Animal Sales and Services: Auctioning				P
8300.8	Animal Sales and Services: Grooming		P	P	P
8300.10	Animal Sales and Services: Kennel and Veterinary, General			P	P
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted		P	P	P
8150.6	Animal Waste Processing				P
8300.12	Automotive: Parking Garages	P	P	P	P
8300.13	Automotive: Parking Lots, as a Principal Use	P	P	P	P
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment		C	P	P
8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment			P	P
8300.16	Automotive Auction			P	P
8300.17	Automotive Vehicle Impound Yards and Damaged Vehicle Auctions			C	C
8300.18	Automotive and Equipment: Automobile Dealerships and Malls		C	P	P
8300.19	Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment			P	P
8300.20	Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles		C	P	P
8300.21	Automotive and Equipment: Storage			P	P
8300.22	Bingo Parlors		P ³	P ³	P ³
8300.23	Building Maintenance Services		P	P	P
8300.24	Business Support Services	P	P	P	P
8300.25	Child Care Centers	P	P	P	P
8300.26	Commercial Blood Centers		SP	SP	P
8300.27	Communications Services: Antennas	C	C	C	C
8300.28	Communications Services: Broadcast Towers	C	C	C	C
8300.29	Communications Services: Limited	P	P	P	P
8300.30	Communications Services: Telecommunication Towers	C	C	C	C
8150.6.1	Community Garden	C	C	C	C
8150.6.2	Composting	P	P	P	P
8300.31	Construction Sales and Services		C	P	P
8300.32	Convenience Sales and Personal Services	C ³	P ³	P ³	
8250.5	Cultural Exhibits	P ³	P ³	P ³	
8350.3	Custom Manufacturing	P	P	P	P
8250.6	Domestic Violence Shelters	SP	SP	SP	SP
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted	SP	SP	SP	SP
8200.2	Dwelling Units Above the Ground Floor	P	P	P	P
8300.34	Eating Establishments: Drive-In		P ³	P ³	P ³
8300.35	Eating Establishments: Fast Food		P ³	P ³	P ³
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window		P ³	P ³	P ³
8300.37	Eating Establishments: Sitdown ⁴	P ³	P ³	P ³	P ³
8300.38	Eating Establishments: Sitdown, Alcohol Permitted	C	C	C	C
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted	P	P	P	P
8250.7	Emergency Shelters and Feeding Sites	SP	SP	SP	SP
8300.41	Food and Beverage Retail Sales		P ³	P ³	P ³

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TABLE 6250.1: INDUSTRIAL DISTRICTS USES REGULATIONS					
KEY:					
P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //					
V = Variance					
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).					
USE		TP	I-1	I-2	I-3
8250.8	Forced Detention or Correction Facilities	SP	SP	SP	SP
8300.42	Funeral and Interment Services: Cremating		SP	SP	SP
8300.43	Funeral and Interment Services: Interring		SP	SP	SP
8300.44	Funeral and Interment Services: Undertaking		P	P	P
8300.45	Gasoline Sales, Large		P	P	P
8300.46	Gasoline Sales, Small: Restricted		P	P	P
8300.47	Gasoline Sales: Truck Stop		P	P	P
8150.6.3	Greenhouse	P	P	P	P
8350.4	Hazardous Industrial				SP
8350.5	Hazardous Waste Disposal	SP	SP	SP	SP
8250.9	Heavy Public Protection and Utility	SP	SP	SP	SP
8250.10	High Impact Institutional	SP	SP	SP	SP
8150.6.5	Hoop House	P	P	P	P
8150.7	Horticulture		C	P	P
8350.6	Industrial, Heavy				P
8350.7	Industrial, Moderate			P	P
8350.8	Industrial, Light	P	P	P	P
8300.48	Laundry Services		P	P	P
8250.12	Light Public Protection and Utility: General	P	P	P	P
8250.13	Light Public Protection and Utility: Restricted	P	P	P	P
8300.50	Lodging Accommodations: Campgrounds		SE		
8300.51	Lodging Accommodations: Commercial Lodging	P ³	P ³		
8300.52	Medical Services: General	P	P	P	
8300.53	Medical Services: Restricted	P	P	P	
8450.1	Mining and Processing: Minerals and Raw Material	SP	SP	SP	SP
8450.2	Mining and Processing: Oil and Gas	V	V	V	V
8250.15	Moderate Impact Institutional	SP	SP	SP	SP
8250.16	Murals	C	C	C	C
8300.54	Outdoor Sales and Display, and Outdoor Storage		C	C	C
8300.55	Participant Recreation and Entertainment: Indoor	P ³	P ³	P ³	P ³
8300.56	Participant Recreation and Entertainment: Outdoor		SP ³	SP ³	SP ³
8300.57	Payday or Title Loan Agencies	P	P	P	P
8300.58	Personal Services: General	P ³	P ³	P ³	P ³
8300.59	Personal Services: Restricted	P ³	P ³	P ³	P ³
8300.60	Personal Storage		P	P	P
8400.1	Railroad Facilities: Refuse, Biomedical Waste and Hazardous Waste			SP	SP
8150.7.1	Rainwater Harvesting	C	C	C	C
8350.11	Recycling Collection and Processing Facilities		P	P	P
8300.61	Repair Services: Consumer		P	P	P
8350.10	Research and Development	P	P	P	P
8300.62	Research Services: Restricted	P	P	P	P
8250.17	Residential Facilities for Dependent and Neglected Children	SP	SP	SP	SP
8250.18	Residential Facilities for Drug or Alcohol Treatment Centers	SP	SP	SP	SP
8300.63	Retail Sales and Services: General		P ³	P ³	P ³
8300.64	Retail Sales and Services: Outdoor Swap Meet			SP	SP
8300.65	Retail Sales and Services: Pawn Shops		P	P	P
8150.7.2	Roof Garden	C	C	C	C

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TABLE 6250.1: INDUSTRIAL DISTRICTS USES REGULATIONS					
KEY:					
P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //					
V = Variance					
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).					
USE		TP	I-1	I-2	I-3
8350.12	Sanitary Landfills	SP	SP	SP	SP
8350.13	Scrap Operations			SP ¹	SP ²
8300.66	Signs: Non-Accessory		C	P	P
8300.67	Spectator Sports and Entertainment: General		P ³	P ³	P ³
8300.68	Spectator Sports and Entertainment: High Impact	SP ³	SP ³	SP ³	SP ³
8300.69	Spectator Sports and Entertainment: Restricted		P ³	P ³	P ³
8350.14	Stockyards		SP	SP	SP
8250.19	Transitional Mental Health Residential Facilities	SP	SP	SP	SP
8400.2	Transportation Facilities: Aircraft	SP	SP	SP	SP
8400.3	Transportation Facilities: Surface, Passenger	SP	SP	SP	SP
8400.4	Transportation Facilities: Surface, Restricted			P	P
8400.5	Transportation Facilities: Surface Goods, General				P
8450.4	Underground Injection Wells: Enhanced Recovery Wells	SE	SE	SE	SE
8450.3	Underground Injection Wells: Disposal Wells			SE	SE
8150.9	Urban Farm	C	C	C	C
8350.15	Wholesaling, Storage and Distribution: General				P
8350.16	Wholesaling, Storage and Distribution: Restricted	P	P	P	P

FOOTNOTES: TABLE 6250.1

¹ No outside storage and/or activity.

² Outside storage and/or activity permitted.

³ The owner/operator of any property who wishes to serve or sell alcoholic beverages, as defined by State law and subject to State licensing requirements, for on-premises consumption as an accessory function of the primary use of the property, shall meet the conditions below. If the conditions cannot be met, then said property owner/operator may apply for a Special Permit. The facility in which the alcoholic beverages are served or sold must comply with the City's building code requirements.

- If food or beverages are consumed in an outdoor seating/activity area between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest abutting property line of the residential use.
- The area allocated to the sale and consumption of alcoholic beverages shall not exceed 15,000 square feet.

⁴ Any Planned Unit Development or Simplified Planned Unit Development adopted prior to the effective date of this ordinance that permitted the 8300.37 Eating Establishment: Sitdown, Alcohol Not Permitted use unit shall be permitted to develop according to the 8300.38 Eating Establishment: Sitdown, Alcohol Permitted or 8300.39 Eating Establishment: Sitdown, Limited Alcohol Permitted uses provided they meet the applicable conditions, unless the PUD/SPUD specifically prohibited said uses.

6250.3 District Bulk Standards. Table 6250.2 establishes yard and bulk regulations for the industrial districts.

TABLE 6250.2: INDUSTRIAL DISTRICTS BULK STANDARDS				
BULK STANDARDS	TP¹	I-1	I-2	I-3
Minimum Lot Size	For Rezoning: 12,000 sf ²	For Rezoning: 12,000 sf ³	For Rezoning: 24,000 sf ⁴	For Rezoning: 40,000 sf ⁵

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TABLE 6250.2: INDUSTRIAL DISTRICTS BULK STANDARDS				
BULK STANDARDS	TP¹	I-1	I-2	I-3
Minimum Lot Width	—	—	—	150 ft
Maximum Height^{6, 7}	<p>Where abutting or within 35 ft of an AA, R A, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story</p> <p>Between 35 and 75 ft of said District: 35 feet and 2 stories</p> <p>Between 75 ft and 150 ft of said District: 6 stories within a diagonal line representing 2 ft of additional building setback for every 1 ft of additional height</p> <p>For the remainder of the parcel: building height may be increased above 6 stories within a diagonal line representing 1 ft of additional building setback for every 2 ft of additional height</p> <p>Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter no height limit</p> <p>Other: None</p>	<p>Where abutting or within 35 ft of an AA, R A, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story</p> <p>Between 35 and 75 ft of said District: 35 feet and 2 stories</p> <p>Between 75 ft and 150 ft of said District: 6 stories within a diagonal line representing 2 ft of additional building setback for every 1 ft of additional height</p> <p>For the remainder of the parcel: building height may be increased above 6 stories within a diagonal line representing 1 ft of additional building setback for every 2 ft of additional height</p> <p>Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter no height limit</p> <p>Other: None</p>	<p>Where abutting or within 75 ft of an AA, RA, R- 1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 35 feet and 2 stories</p> <p>Between 75 ft and 150 ft of said District: 6 stories within a diagonal line representing 2 ft of additional building setback for every 1 ft of additional height</p> <p>For the remainder of the parcel: building height may be increased above 6 stories within a diagonal line representing 1 ft of additional building setback for every 2 ft of additional height</p> <p>Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter no height limit</p> <p>Other: None</p>	<p>Where abutting or within 75 ft of an AA, R-A, R-1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 15 ft and 1 story</p> <p>Between 75 ft and 150 ft of said District: 6 stories within a diagonal line representing 2 ft of additional building setback for every 1 ft of additional height</p> <p>For the remainder of the parcel: building height may be increased above 6 stories within a diagonal line representing 1 ft of additional building setback for every 2 ft of additional height</p> <p>Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter no height limit</p> <p>Other: None</p>

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TABLE 6250.2: INDUSTRIAL DISTRICTS BULK STANDARDS				
BULK STANDARDS	TP¹	I-1	I-2	I-3
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)				
Front Yard	25 ft	25 ft	25 ft	—
Side Yard	None Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HL or HP District: building setback of 15 ft and landscaped buffer strip of 5 ft	None Except where a plat- ted building line exists, that line shall take precedence if greater than this requirement; Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HL or HP District: building setback of 15 ft and landscaped buffer strip of 5 ft	None Except where a plat- ted building line exists, that line shall take precedence if greater than this requirement; Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2 HL or HP District: 25 ft, provided a railroad spur or tracks shall be permitted within this area	None Except where abut- ting an AA, RA, R-1, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, O-1, O-2, HL or HP District: 50 ft, provided a railroad spur or tracks shall be permitted within this area
Rear Yard	None Except where abut- ting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HL or HP District: build- ing setback of 15 ft	None Except where abut- ting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R- MH-2, HL or HP District: building setback of 15 ft and landscaped buffer strip of 5 ft	None Except where abut- ting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2 HL or HP District: 15 ft, provided a railroad spur or tracks shall be permitted within this area	None Except where abut- ting an AA, RA, R-1, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, O-1, O-2, HL or HP District: 50 ft, provided a railroad spur or tracks shall be permitted within this area and the required setback shall be permitted to be reduced by the width of any abutting railroad right-of-way

FOOTNOTES: TABLE 6250.2

- ¹ There are special building lines established along certain streets—See Section 12100.4 (Special Setback Regulations).
- ² This requirement shall not apply where an existing and contiguous TP boundary line in the same block will be extended by rezoning.
- ³ This requirement shall not apply where an existing and contiguous I-1 boundary line in the same block will be extended by rezoning.
- ⁴ This requirement shall not apply where an existing and contiguous I-2 boundary line in the same block will be extended by rezoning.
- ⁵ Parcels of this minimum size, which have been rezoned to I-3, may be subdivided as part of a development planned for smaller individual ownerships in a larger industrial area. This requirement shall not apply where an existing and contiguous I-3 boundary line in the same block will be extended by rezoning.
- ⁶ The following use units: Low Impact Institutional: Neighborhood-Related (59-8250.14), Low Impact Institutional: Residential-Oriented (59-8200.5), Moderate Impact Institutional (59-8250.15), and High Impact Institutional (59-8250.10), when permitted in a zoning district, may be erected to a height not to exceed the height permitted

in the district or 60 feet, whichever is greater, provided that the building is set back from each property line at least one additional foot for each foot of additional building height above the height limit set by the applicable zoning district.

- ⁷ Chimneys, cooling towers, elevator shafts, bulkheads, broadcasting or receiving antennas on residences, private wind energy conversion system (PWECS) towers, fire towers, lofts, tanks, water towers, ornamental towers and spires, wireless towers and necessary mechanical appurtenances shall be excluded from the measured height of a building. These accessory features may be erected to a height not exceeding 15 feet above the applicable permitted maximum height for that building or to such greater height as may be provided in this chapter. Components located within electric sub-stations may be erected to a height not exceeding 35 feet above the applicable permitted maximum height but not to exceed 70 feet in height.

6250.4. General Standards of Applicability.

- A. *Accessory Buildings, Structures and Uses.* See Section 59-12200 (Standards for Accessory Buildings, Structures and Uses) for standards covering accessory buildings, structures and uses.
- B. *Permitted Encroachments.* See Section 59-12250 (Permitted Encroachments) for standards governing encroachments.
- C. *Off-Street Parking, Loading and Access.* See Article XI, Off-Street Parking, Loading and Access, for standards governing off-street parking and loading.
- D. *Landscaping and Screening.* See Article XI, Landscaping and Screening Regulations, for standards governing landscaping and screening.
- E. *Environmental Performance Standards.* See Section 59-12400 (Environmental Performance Standards) for standards governing environmental performance standards.
- F. *Temporary Uses.* See Section 59-8500 (Temporary Uses) for standards governing temporary uses.

(Ord. No. 23755, § 3, 12-2-08; Ord. No. 24009, § 4, 2-2-10; Ord. No. 24781, § 1, 11-19-13; Ord. No. 24804, § 2, 12-31-13; Ord. No. 25972, § 3, 7-31-18; Ord. No. 26967, § 1, 2-1-22)

§ 59-8150. Agricultural Use Unit Classifications.

8150.1. Agricultural Processing: General. Packing or processing of crops, and their byproducts, raised on or off the premises, including picking, cutting, sorting and boxing, but not including canning, reduction or similar activities. This use unit shall be subject to use regulations set forth in Section 59-9350.5 (Agricultural Processing: General and Agricultural Processing: Limited).

8150.2. Agricultural Processing: Limited. Packing or processing of crops grown on the premises or by the processor, including picking, cutting, sorting,

and boxing, but not including canning, reduction or similar activities. This use unit shall be subject to use regulations set forth in Section 59-9350.5 (Agricultural Processing: General and Agricultural Processing: Limited).

8150.2.1 Animal Raising: Chickens/Quail. Premises where chickens (hens) or quail are fed or kept primarily for personal use. This use unit shall be subject to use regulations set forth in Section 59-9350.7.1 (Animal Raising: Chickens/Quail).

8150.3. Animal Raising: Commercial. Premises where animals are fed or kept for commercial purposes or projects by the owner or occupant of the premises. Typical uses include beef ranches, sheep ranches, piggeries, chicken farms and dairy farms, but exclude stockyards or commercial feedlots. This use unit shall be subject to use regulations set forth in Section 59-9350.8 (Animal Raising: Commercial and Animal Raising: Personal).

8150.4. Animal Raising: Commercial Feedlots. Premises where animals are fed or kept for commercial use or for animal products, animal increase or value increases.

8150.5. Animal Raising: Personal. Premises where agricultural animals are fed or kept for personal use and for agriculturally related projects of the owner or occupant of the premises. For this use unit, agricultural animals shall mean livestock and poultry including, but not limited to, the following domesticated animals: cattle, horses, sheep, goats, asses, mules, swine, chickens, turkeys, ducks, geese, quail, doves, pea fowl, ostriches, and guinea fowl. Domesticated chickens, turkeys, ducks, guinea fowl, quail, doves, pea fowl, ostriches, and geese are the only birds included in this use unit. This use unit shall be subject to use regulations set forth in Section 59-9350.8 (Animal Raising: Commercial and Animal Raising: Personal).

8150.6. Animal Waste Processing. Processing of animal waste and byproducts including, but not limited to, animal manure, animal bedding waste, and similar byproducts of an animal raising

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agricultural operation, for use as a commercial fertilizer or soil conditioner, and including composting operations.

8150.6.1. Community Garden. Land managed and maintained by a group of individuals used to grow and harvest Agricultural Products for personal or group consumption, sales, or donation, with permission of the property owner, on property with or without a Dwelling Unit. A lot owned by the City, County, or other public entity may be used by a person or a group of individuals for the purpose of creating a community garden with permission of the property owner. A community garden may be divided into separate plots for cultivation by one or more individuals or may be cultivated collectively by members of the group. A community garden may be developed on any lot, as a principal or accessory use. This use unit shall be subject to use regulations set forth in Section 59-9350.19.1 (Community Garden).

8150.6.2. Composting. Creating Compost for agricultural and other growing practices. This use unit shall be subject to use regulations set forth in Section 59-9350.21.1 (Composting).

8150.6.3. Greenhouse. A building or structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of Agricultural Products and/or other plants for personal or commercial use. This use unit shall be subject to use regulations set forth in Section 59-9350.30.1 (Greenhouse).

8150.6.4. Home Garden. Land where Agricultural Products and/or other plants are grown by the property owner, or with permission of the property owner, on a lot with a Dwelling Unit. This use unit shall be subject to use regulations set forth in Section 59-9350.34.1 (Home Garden).

8150.6.5. Hoop House. An unheated structure whose roof and sides are made largely of transparent or translucent material, typically other than glass, for the purpose of the cultivating Agricultural Products and/or other plants for personal or commercial use. This use unit shall be subject to use regulations set forth in Section 59-9350.34.2 (Hoop House).

8150.7. Horticulture. Such uses are primarily devoted to the cultivation and storage of horticultural and floricultural specialties, such as flowers, shrubs and trees, intended for ornamental or landscaping purposes on a wholesale sales basis. Typical uses include plant nurseries.

8150.7.1. Rainwater Harvesting. A method of catching and storing rainwater runoff in a rain barrel, drum, cistern, or similar enclosed container.

This use unit shall be subject to use regulations set forth in Section 59-9350.51.1 (Rainwater Harvesting).

8150.7.2. Roof Garden. A garden on the roof of a building managed and maintained by an individual or a group of individuals used to grow and harvest Agricultural Products for personal or group use, with permission of the property owner. This use unit shall be subject to use regulations set forth in Section 59-9350.56.1 (Roof Garden).

8150.8. Row and Field Crops. Premises primarily devoted to the cultivation, primarily for sale rather than home consumption, of agricultural products grown in regular or scattered patterns, such as wheat, field, forage and other plant crops intended to provide food or fibers. Operation of a single roadside stand for the display and sale of products produced on the premises, or on other property owned or leased by the vendor is permitted, provided the stand does not exceed 200 square feet in area. A roadside stand shall not be located nearer than 15 feet to any street or highway right-of-way.

8150.9. Urban Farm. A plot of land located in an urban setting used to grow and harvest Agricultural Products primarily for commercial purposes. An Urban Farm may be divided into plots for cultivation by one or more individuals and/or groups or cultivated by individuals and/or groups collectively. An Urban Farm may be operated by the property owner or with permission from the property owner. Property owned by the City, County, or other public entity may be leased for the purpose of operating an Urban Farm. The lot may or may not contain a Dwelling Unit or accessory structures. This use unit shall be subject to use regulations set forth in Section 59-9350.67.1 (Urban Farm).

(Ord. No. 24804, § 3, 12-31-13; Ord. No. 26832, § 1, 8-31-21; Ord. No. 26967, § 2, 2-1-22)

§ 59-8300. Commercial and office use unit classifications.

Commercial and office use unit classifications include the distribution, sale or rental of goods, and the provision of services other than those classified as civic uses.

8300.1. Administrative and Professional Offices. Offices of firms or organizations providing professional and executive management or administrative services. Typical uses include advertising agencies, architectural and engineering offices, corporate offices, data management and computer software consulting, government offices, financial institutions, investment brokers, law offices, non-profit organization offices, real estate offices and other office uses that generate a low proportion of vehicle trips or walk-in traffic attributable to visi-

tors or clients in relationship to employees. This use does not include Personal Services (59-8300.58 and 59-8300.59).

8300.2. Adult Day Care Facilities. Any place, home or institution, which, for periods of over six hours in a 24-hour calendar day or for more than 20 hours per week, provides supervision and care, but not housing, for six or more individuals for part of the 24-hour day on either a temporary or ongoing basis.

8300.3. Adult Entertainment Uses. Amusement or entertainment which is distinguished or characterized by an emphasis on acts or material depicting, describing or relating to "Sexual Conduct" or "Specified Anatomical Areas" including, but not limited to, topless or bottomless dancers, exotic dancers, strippers, male or female impersonators, or similar entertainment. Such uses also include, but are not limited to, adult bookstores, adult motion picture theaters, adult motels, massage parlors, sexual encounter centers and adult motion picture arcades.

8300.4. Agricultural Supplies and Services. Establishments or places of business primarily engaged in the retail or wholesale sales from the premises of feed, grain, fertilizer, pesticides and similar goods, as well as the provision of agriculturally-related services with incidental storage on lots other than where the service is rendered. Typical uses include feed and grain stores, crop dusting supply stores and tree service firms.

8300.5. Alcoholic Beverage Retail Sales. Establishments or places of business primarily engaged in the retail sale of alcoholic beverages. Typical uses include liquor stores.

8300.6. Animal Interment Services. Interring services involving the permanent disposition of animal bodies. Typical uses include animal cemeteries.

8300.7. Animal Sales and Services: Auctioning. Auctioning of livestock on a wholesale or retail basis with incidental on-site storage of animals on a temporary basis not to exceed a 48-hour period. Typical uses include animal or livestock auctions, or livestock auction yards.

8300.8. Animal Sales and Services: Grooming. Grooming of dogs, cats and small domestic animals. Typical uses include dog bathing and clipping salons, or pet grooming shops.

8300.9. Animal Sales and Services: Horse Stables. Boarding, breeding or raising of horses not owned by the occupants of the premises, or riding of horses by other than the occupants of the premises. Typical uses include boarding stables or public stables.

8300.10. Animal Sales and Services: Kennels and Veterinary, General. Kennel and veterinary services for domestic animals, with accessory outdoor storage, exterior animal enclosures and dog runs permitted. Typical uses include animal and veterinary hospitals, boarding and breeding kennels, pet motels, and animal training centers.

8300.11. Animal Sales and Services: Kennels and Veterinary, Restricted. Kennel and veterinary services for small domestic animals, such as dogs, cats or other household pets, with all operations and storage conducted within an enclosed building. Typical uses include animal or veterinary hospitals, boarding and breeding kennels, pet motels, and animal training centers.

8300.12. Automotive: Parking Garages. Transient parking (non-storage) of automobiles or non-commercial vehicles, within an enclosed structure of one or more stories, with or without a fee. A parking garage shall be considered a primary structure and not an accessory use for purposes of applying the development regulations of a district.

8300.13. Automotive: Parking Lots, as a Principal Use. Transient parking (non-storage) of automobiles or non-commercial vehicles within an off-street parking area, with or without a fee. This use unit does not refer to parking areas contiguous to a residential, commercial, industrial or civic development which have been provided to meet parking requirements for the use and are permitted as a part of the use.

8300.14. Automotive and Equipment: Cleaning and Repairs, Light Equipment. Establishments or places of business engaged in the washing, polishing and light repair of automobiles, and the sale, installation and service of automobile equipment and parts, but excluding body repairs and painting. Typical uses include automated car washes and facilities for manual washing, and repairing of light motor vehicles, including quick oil change operations, tire and muffler shops, transmission repair, tune-up shops or auto glass shops.

8300.15. Automotive and Equipment: Heavy Repairs, Heavy Equipment. Repair of motor vehicles, such as aircraft, boats, recreational vehicles and trucks, as well as the sale, installation and service of automotive equipment and parts, together with body repairs, painting and steam cleaning. Typical uses include engine replacement or rebuilding operations, truck transmission shops, body shops or motor freight maintenance facilities, and wrecking services, which include temporary storage of damaged vehicles.

8300.16. Automotive Auction. A facility that auctions passenger automobiles and trucks to automobile dealers or the general public.

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8300.17. Automotive Vehicle Impound Yard and Damaged Vehicle Auctions. Tow-away lots and/or impound lots and lots used for the storage of damaged vehicles offered for sale and/or auction.

8300.18. Automotive and Equipment: Automobile Dealerships and Malls. A business that provides display space and centralized services for any number of automobile facilities that rents, sells or leases new or used passenger automobiles and trucks, and may have a vehicle showroom and multiple accessory uses, such as automobile maintenance and service, parts storage, and financial services on the same premises.

8300.19. Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment. Sales or rental from the premises of heavy farm or construction equipment, trucks, buses, trailers, aircraft or similar heavy mobile equipment, together with incidental maintenance.

8300.20. Automotive and Equipment: Sales and Rentals, Manufactured (Mobile) Homes and Recreational Vehicles. Sale or rental from the premises of equipment together with incidental maintenance, including paint and body repair facilities that are a part of the agency. Typical uses include motor home and travel trailer sales, manufactured (mobile) home sales, boat sales, and moving truck rental agency.

8300.21. Automotive and Equipment: Storage. Storage of vehicles used regularly in business operations and not available for sale or long-term storage, and facilities or structures for the storage of non-operating motor vehicles. Typical uses include new car dealer's off-site auto storage lots, taxi fleets, truck storage facilities or yards, and auto storage garages, but excluding junk or salvage yards.

8300.22. Bingo Parlors. An establishment engaged in the operation of bingo games, as authorized and defined in Title 3A O.S. § 401 et seq.

8300.23. Building Maintenance Services. Establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments primarily to other firms, rather than to individuals, but excluding automotive, construction and farm equipment. Typical uses include office equipment and supply firms, janitorial services, disinfecting and exterminating services, and vending machines sales and services.

8300.24. Business Support Services. Establishments primarily engaged in the provision of services of a clerical, employment, protective or minor processing nature to firms, rather than individuals, and where the storage of goods or equipment, other

than as samples or as necessary for daily operation, is prohibited. Typical uses include secretarial services, telephone answering services, blueprint services and reproduction services.

8300.25. Child Care Centers. Any day nursery, nursery school, foster home or preschool, or any place, home or institution which receives eight or more children under the age of 18 years and not of common parentage for foster care, apart from their natural parents, legal guardians or custodians, whether for compensation or not. This use shall not include public or private schools which offer before school or after school activities of an educational or recreational nature, and shall not include any non-profit corporation or organization, which receives eight or more children under the age of 18 years, and not of common parentage, for foster care apart from their natural parents, legal guardians or custodians, when received for periods not exceeding six hours in a 24-hour calendar day, and which operates no more than 20 hours per week. This use unit shall include Large Family Child Care Homes as defined in 10 O.S. 1998 Supp., Section 402. This use does not include Family Day Care Homes (8300.40).

8300.26. Commercial Blood Centers. Establishments engaged in extracting blood or plasma from individuals, and paying said individuals for the blood or plasma. This use unit does not include those facilities where blood or plasma is donated by individuals.

8300.27. Communication Services: Antennas. Any structure or device used to collect or radiate electromagnetic waves, including antennas and other equipment, such as whips but excluding satellite earth stations, to be used in connection with mobile cellular telephones, mobile radio systems facilities and commercial mobile services which are not located on a tower. This use unit shall be subject to use regulations set forth in Section 59-9350.19 C (Antennas).

8300.28. Communications Services: Broadcast Towers. Any tower used for radio and television broadcasting, and/or business dispatching or receiving antennas located on a tower, which are taller than 50 feet above ground level at grade and/or any broadcast tower attached to a building which is proposed to reach a height over 20 feet above the roof line of the building. Where a broadcast tower is permitted, a broadcast studio is permitted to locate on the same site. This use unit does not include any tower used for wireless and/or cellular telecommunications facilities, or any tower used for amateur uses, such as ham radio operations, if the tower is under a height of 50 feet.

8300.29. Communications Services: Limited. Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephone mechanisms, but excluding those classified as major impact services and utilities. Typical uses include television/radio studios and telecommunication service centers.

8300.30. Communications Services: Telecommunication Towers. Towers used for wireless and/or cellular telecommunications facilities. This facility is inclusive of the placement of the following referenced equipment on a communication tower 35 feet or taller: whip antennas, panel antennas, microwave dishes, cell enhancers, and related equipment for wireless transmission from a sender to one or more receivers, such as for mobile cellular telephones, mobile radio systems facilities and commercial mobile radio service. This term does not include small wireless facilities, as defined by state law.

8300.31. Construction Sales and Services. Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites. This includes wholesale or retail sales, from the premises, of materials used in the construction of buildings or other structures, but excluding equipment and uses found in Automotive and Equipment: Automobile Dealerships and Malls (59-8300.18). Typical uses include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops.

8300.32. Convenience Sales and Personal Services. Establishments or places primarily engaged in the provision of frequently needed, day-to-day retail commercial goods and services. Such uses are designed and intended to serve a limited local market, and to be generally within a short walking or driving distance of a residential area. Typical uses include small grocery stores, candy stores, ice cream parlors, dry cleaning establishments, barbershops, shoe repair shops, self-service laundries, newsstands, and body piercing and tattoo parlors, provided they do not exceed 10,000 square feet in area. Uses that create increased traffic, noise or other such impacts that would be considered incompatible with a residential use shall not be permitted.

8300.33. Drinking Establishments: Sitdown, Alcohol Permitted. Establishments or places of business where customers are seated and served and which are primarily engaged in the sale, mixing or dispensing of alcoholic beverages as defined by State law for consumption on the

premises. Typical uses include a tavern or private club with minimal or no kitchen facilities and little or no food items served.

8300.34. Eating Establishments: Drive-In. Establishments or places of business with little or no inside seating where prepared food and beverages are consumed within a motor vehicle on the premises or are carried outside by the purchaser to tables. These uses are normally adjacent to high volume vehicular movement areas, and are characterized by either remote order of food from within the vehicle and delivery by attendants or by carry-out packages for consumption on or off the premises.

8300.35. Eating Establishments: Fast Food. Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on- and off-premise consumption. These uses are normally adjacent to high volume pedestrian and/or vehicular movement areas, and are characterized by pre-packaged and pre-cooked foods, and a central ordering and serving point within the establishment.

8300.36. Eating Establishments: Fast Food, with Drive-Thru Order Window. Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on- and off-premise consumption. The fast food restaurants within this use unit classification have drive-thru order windows that allow patrons to pick up food orders from their vehicles and encourage off-premises consumption.

8300.37. Eating Establishments: Sitdown. Establishments or places of business where customers are seated and served, and that are primarily engaged in the sale of prepared foods and beverages for on-premises consumption. They are located at high capacity/high volume sites that are easily accessed by vehicles and pedestrians. Typical uses include restaurants, short-order eating places, cafeterias, and coffee shops.

8300.38. Eating Establishments: Sitdown, Alcohol Permitted. Establishments or places of business where customers are seated and served and are engaged in the sale, mixing or dispensing of alcoholic beverages as defined by State law for on-premises consumption as accessory to the primary purpose of a restaurant operation. Typical uses include restaurants and short order eating places.

8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted. Establishments or places of business where customers are seated and served, and are engaged in the sale or dispensing of beer and wine as defined by State law for on-premises consumption as accessory to the primary purpose of a restaurant operation. Typical uses include restaurants and short order eating places, serving beer and wine.

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8300.40. Family Day Care Homes. A family home that provides supervision, care and/or protection for seven or fewer children for part of the 24-hour day. This definition shall not include informal arrangements that parents make independently with neighbors or friends, nor shall it include the child's home. (An informal arrangement is a situation, not on a regular basis, where the caregiver is not compensated and no advertising is done in any way.) A Family Day Care Home shall be classified as a home occupation and subject to the applicable provisions thereof.

8300.41. Food and Beverage Retail Sales. Establishments or places of business primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include grocery stores and delicatessens.

8300.42. Funeral and Interment Services: Cremating. Crematory services within a funeral home or within a special structure on the grounds of a cemetery involving the purification and reduction of the human dead by fire. A typical use includes crematoriums.

8300.43. Funeral and Interment Services: Interment. Interring services involving the permanent disposition of human bodies. Typical use is a cemetery, which may include on-site structures for such accessory uses as columbarium, crematoriums, funeral homes and mausoleums.

8300.44. Funeral and Interment Services: Undertaking. Undertaking services, such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

8300.45. Gasoline Sales, Large. Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental retailing. Typical uses include automobile filling stations. Road service tow trucks are permitted, but not temporary or permanent parking or storage of damaged, wrecked or inoperable vehicles. This use does not include facilities for semi-trucks and trailers.

8300.46. Gasoline Sales, Small: Restricted. Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental retailing. Typical uses include automobile filling stations. Road service tow trucks are permitted, but not temporary or permanent parking or storage of damaged, wrecked or inoperable vehicles. This use does not include facilities for semi-trucks and trailers. Small gasoline sales establishments shall be limited to two service islands and three gasoline pumps per island.

8300.47. Gasoline Sales: Truck Stops. Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental sale of tires and batteries, and replacement items, lubricating services and minor repair services for both vehicles and trucks. Other incidental uses may include the sale of prepared foods and beverages for on-premises consumption, along with sleeping and showering facilities. Typical uses include truck stops.

8300.48. Laundry Services. Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as Convenience Sales and Personal Services (59-8300.32). Typical uses include laundry agencies, diaper services or linen supply services.

8300.49. Lodging Accommodations: Bed and Breakfast. Lodging services that provide rooms for rent for short periods of time and meals only to those persons renting rooms in the establishment, and are the operator's personal residence and occupied by the operator at the time of room rental.

8300.50. Lodging Accommodations: Campgrounds. Campground services involving temporary accommodation areas for travelers, recreational vehicles or tents, including food, drink and other sales and services intended for the convenience of guests. Typical uses include recreational vehicle parks and campgrounds.

8300.51. Lodging Accommodations: Commercial Lodging. Lodging services that provide room accommodations for travelers and may include food, drink, and other sales and services intended for the convenience of guests and the broader public. Typical uses include hotels, motels and transient boardinghouses. Size and location of all retail facilities shall be subject to all the zoning district regulations in which the use unit is located.

8300.51.1 Lodging Accommodations: Home Sharing. Lodging accommodations that are provided in a dwelling or room(s) in a dwelling for rent for a temporary period of time not to exceed more than 30 consecutive days per renter/guest, and the dwelling is the host's primary residence; provided if the dwelling is located within a Historic Preservation District or said dwelling is not the primary residence of the host, a special exception must be obtained from the Board of Adjustment. The use of a dwelling for such purpose must meet the use standards of Section 9350.38.1 Lodging Accommodations: Home Sharing.

8300.52. Medical Services: General. Establishments primarily engaged in the provision of personal health services, including related retail sales activities. Typical uses include medical offices, dental offices, dental laboratories, clinics and health

maintenance facilities with related sales facilities, such as opticians or apothecaries in the same structure, but not including hospitals, convalescent centers or nursing homes.

8300.53. Medical Services: Restricted. Establishments primarily engaged in the provision of personal health services, including the prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel, as well as the provision of medical testing and analysis services. Typical uses include medical offices, dental offices, dental laboratories, clinics and health maintenance organizations, but not including any sales facilities, hospitals, convalescent centers or nursing homes.

8300.54. Outdoor Sales and Display, and Outdoor Storage. Part of a lot permanently used for outdoor sales and display, and/or outdoor storage of goods in conjunction with or accessory to the principal use.

8300.55. Participant Recreation and Entertainment: Indoor. Those participant recreation and entertainment uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, dance halls, gymnasiums, health clubs, skating rinks and arcades. Any spectators would be incidental to the participant recreation activity.

8300.56. Participant Recreation and Entertainment: Outdoor. Those participant recreation and entertainment uses conducted in open facilities. Typical uses include driving ranges, miniature golf courses, batting cages, go-cart tracks, drive-in theaters and amusement parks.

8300.57. Payday or Title Loan Agencies. An establishment providing loans to individuals in exchange for receiving personal checks or titles to the borrowers' motor vehicles as collateral.

8300.58. Personal Services: General. Establishments primarily engaged in the provision of services to customers or clients which have one or more of the following characteristics: high customer volume, hand-carried parcel delivery or mailing facilities, overnight parking for small service or delivery vehicles, or sale of non-mercantile items such as postage stamps or public event tickets, and all activity takes place within a completely enclosed building. Typical uses include theater ticket offices, post offices, employment offices, motor vehicle licensing facilities, spas operated by licensed massage therapist and certified personal trainers and utility company business offices.

8300.59. Personal Services: Restricted. Establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services, which are able to be

located in an office-type building. Typical uses include photography studios, travel agencies, reducing salons, dancing and music academies, automobile driving schools, and classrooms for business schools. Lodge and meeting halls including, but not limited to, a Masonic Lodge, V.F.W. Post and Shrine Temple, shall also be included in this use unit. Excluded are services which would be classified as Payday or Title Loan Agency (59-8300.57), Spectator Sports and Entertainment (59-8300.67, 59-8300.68 and 59-8300.69), Participant Recreation and Entertainment (59-8300.58 and 59-8300.59), or Lodging Accommodation (59-8300.49, 59-8300.50 and 59-8300.51).

8300.60. Personal Storage. Buildings containing enclosed individual rental storage facilities not exceeding 800 square feet per unit. These facilities are not used for sales purposes or storage of highly combustible materials. Typical uses include mini-warehouses and storage for recreational vehicles, boats or trailers. A single living quarters for caretakers and/or security personnel is permitted.

8300.61. Repair Services: Consumer. Establishments primarily engaged in the provision of repair services to individuals and households, rather than to firms. Typical uses include appliance repair, apparel repair, musical instrument repair, electrical repair, shoe repair and jewelry repair shops.

8300.62. Research Services: Restricted. Administrative offices plus research facilities of a technical or scientific nature which are located within a completely enclosed building. There is no product manufacturing and no outside storage, display or activity. Typical uses include electronics or medical research facilities, product testing laboratory or a pharmaceutical laboratory.

8300.63. Retail Sales and Services: General. Establishments engaged in the sale or rental of goods and services, both retail and wholesale, of commonly used goods, merchandise and services. Excluded are retail sales establishments that would be classified as Retail Sales and Services: Pawn Shops (59-8300.65).

8300.64. Retail Sales and Services: Outdoor Swap Meets. The display, exchange, barter or sale of new or used common household items or office equipment and furnishings, carried out on any open lot. Typical uses include flea markets where clothing, personal effects, household furnishings and household appliances are sold or otherwise exchanged.

8300.65. Retail Sales and Services: Pawn Shops. An establishment where used merchandise is sold at retail. This term includes pawn shops, but does not include antique or collectibles stores or other

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retail sales establishments that would be classified as Retail Sales and Service (59-8300.63, 59-8300.64 and 59-8300.65).

8300.66. Signs: Non-Accessory. A sign or advertising device which directs attention to an activity, service or product sold or offered elsewhere than on the premises in which the sign is located; a principal use of the land on which it is located.

8300.67. Spectator Sports and Entertainment: General. Establishments or places engaged in the provision of cultural, entertainment, athletic and other events to spectators, as well as providing space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity of more than 500 people, and include retail sales, storage facilities and other activities incidental to the operation. Typical uses include large theaters and amusement places.

8300.68. Spectator Sports and Entertainment: High Impact. Establishments or places engaged in the provision of cultural, entertainment, athletic and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity of more than 500 people, which may generate significant noise, odor, traffic or other impacts, and include retail sales, storage facilities and other activities incidental to the operation. Typical uses include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade exhibitions.

8300.69. Spectator Sports and Entertainment: Restricted. Establishments or places engaged in provision of cultural, entertainment, athletic and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted within an enclosed building with a capacity of 500 or less people, and include retail sales and storage facilities that are incidental to the operation of such uses. Typical uses include small theaters and amusement places.

(Ord. No. 24726, § 4, 8-13-13; Ord. No. 25972, § 5, 7-31-18; Ord. No. 26081, § 4, 1-15-19; Ord. No. 26434, § 1, 4-28-20)

§ 59-9350. Standards for specific uses.

Certain uses of land or buildings exhibit unique characteristics that necessitate the application of special standards in order to coexist with adjacent and nearby uses, and the neighborhood or land use areas in which they are to be placed. The use matrices and provisions included in Article VI, Zoning Base Districts, and Article VII, Special Purpose and Overlay Districts, indicate whether the use is a prohibited, permitted, conditional, special exception or special permit use. The specific standards for that use are included below.

9350.1. Aboveground Flammable Liquid Storage: General (59-8350.1).

- A. The site shall be at least five acres in size.
- B. No aboveground storage tank use shall be permitted within 1,000 feet of a residential zoning district or use, except that a caretaker's or watchman's house shall be exempt from this restriction.
- C. The setback line for any aboveground storage tank shall be not less than 100 feet from any lot line or greater if determined necessary by the City Council.
- D. A chain-link fence or noncombustible wall eight feet in height from finished grade shall be provided around the use. Signs warning of the potential hazard, no less than four square feet in area, shall be posted along the fence at no less than 200-foot intervals.
- E. Diking around any storage area, to a minimum height for containment of complete spillage from the largest tank(s), must be constructed.
- F. These aboveground tank(s) must be used only for wholesale sales distributors and/or for use in vehicles owned by the owner of the tank(s).
- G. All flammable liquid storage must meet all requirements of the Oklahoma City Fire Department plus all state and federal air and water quality and/or protection standards. Such storage will be limited to Class I and II rated motor fuels only.

9350.2. Aboveground Flammable Liquid Storage: Restricted (59-8350.2).

- A. The site shall be at least two and one-half acres in size.
- B. The design, installation and maintenance of the storage tank(s) must be in accordance with the City Fire Code and must have the approval of the Fire Marshal.
- C. The aboveground storage tank(s) shall be located at least 100 feet from all property lines and any occupied building on the site. However, a protected tank, meeting the criteria of the Fire Marshal's office, may be located not less than 50 feet from an occupied building on the site. A protected tank must be set back a minimum of 50 feet from all property lines, but may not be located within 100 feet of any non-industrial zoning district.

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- D. The dispensing of material contained within the tank shall be prohibited for sales. The material may be dispensed into commercial or business vehicles, which must be owned by the owner of the tank(s).
- E. A chain-link fence or noncombustible wall eight feet in height from finished grade shall be provided around the use. Signs warning of the potential hazard, no less than four square feet in area, shall be posted along the fence at no less than 200-foot intervals.
- F. Secondary containment must be provided.
- G. All flammable liquid storage must meet all requirements of the Oklahoma City Fire Department plus all state and federal air and water quality and/or protection standards. Such storage will be limited to Class I and II rated motor fuels only.

9350.3. *Adult Day Care Facilities (59-8300.2).*

- A. Adult Day Care Facilities located in non-residential districts or are accessory uses to churches, schools or other institutional uses in residential districts shall be permitted uses.
- B. Adult Day Care Facilities that are principal uses in residential districts shall require a special exception.
- C. The Board of Adjustment shall make assurance that no residential structure in a residential zoning district shall be physically altered in such a way that would have a negative impact on adjacent residential uses. Any paving, signs and structural remodeling shall maintain physical compatibility with the surrounding area.

9350.4. *Adult Entertainment Uses (59-8300.3).*

- A. *Purpose.* It has become apparent that the concentration of Adult Entertainment Uses in the City tends to result in the blighting and deterioration of those areas subject to such concentration. Accordingly, it is deemed necessary to regulate such uses in a manner reasonably calculated to prevent the occurrence of such deleterious effects upon surrounding properties.
- B. *Development Regulations for Adult Entertainment Uses.* Any person applying for a conditional use permit to locate, remodel, alter, rebuild or relocate any of the above-referenced uses within the City must show that said use will comply with

the following developmental criteria, as well as other criteria contained within this article generally:

- (1) Adult entertainment uses as specified herein above shall be permitted to locate only in the C-3, C-4, C-CBD and DBD Districts.
- (2) No conditional use permit shall be granted for any proposed location which is within a 1,000-foot radius of any other Adult Entertainment Use, as specified herein above.
- (3) No Adult Entertainment Use shall be allowed to locate within a 500-foot radius of any church, public or private school (i.e. type which offers a compulsory educational curriculum), or public or private park. No Adult Entertainment Use shall be allowed to locate within 500 feet of any area zoned for residential use.
- (4) All distances required to be met pursuant to the terms of this section shall begin at the property line of the proposed use and be measured to the nearest property line of the public or private school, park, church, residentially zoned area or Adult Entertainment Use within the proscribed distance, if any.

- C. *Adult Entertainment Uses in Violation of These Provisions.* Any business in existence as of the effective date of this chapter, which is in violation hereof, shall be deemed an illegal use. Such illegal uses shall not in any manner be enlarged, extended, altered or rebuilt except that such uses may be changed to comply with the provisions of this section.

Such uses as are deemed nonconforming uses pursuant to the terms of this section shall be permitted to continue until February 18, 1986, unless such use is terminated for any reason whatsoever prior thereto for a period of 30 days or more, thereafter such nonconforming use shall terminate or come into compliance with the terms of this section.

- D. *First Use Deemed Complying.* In the event that any two or more Adult Entertainment Uses are located within 1,000 feet of each other as of the effective date of this chapter, that Adult Entertainment Use first been licensed or continually operated shall be deemed to be the complying use. The person, firm, corporation or other entity

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responsible for the operation or management of the Adult Entertainment Use in such cases shall have the responsibility of proving to the Director, or his/her designated representative, by documented evidence, the date on which such Adult Entertainment Use was first licensed or began continuous operation.

9350.5. Agricultural Processing: General (59-8150.1) and Agricultural Processing: Limited (59-8150.2).

A. Agricultural processing requirements for specific districts shall be as follows:

- (1) In Residential Districts and districts abutting a Residential District:
 - (a) Agricultural Processing shall be located at least five feet from the property line.
 - (b) No storage of equipment, supplies, or processed products shall be allowed in the front yard.

B. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all local, State and Federal requirements.

C. Agricultural Processing shall comply with other applicable standards, including Chapter 35 (Nuisances), Section 59-12350 (Site Lighting Requirements), and Section 59-12400 (Environmental Performance Standards).

9350.6. Agricultural Supplies and Services (59-8300.4).

A. Outside sales and display shall be allowed provided the following conditions for approval are satisfied:

- (1) No manufacturing, assembly, repair, work activity, or storage other than permitted outside sales and display shall take place outside the confines of an enclosed building.
- (2) Outside sales and display shall be only materials or products actively offered for sale and may remain outside at all times.
- (3) No outside sales or display shall be permitted within ten feet of any lot line abutting an AA, R-A, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HP District, or PUD or SPUD Districts which permit the uses allowed in the aforementioned districts.

(4) No outside sales or display shall be stacked or extend above the required sightproof screening.

(5) Any lawfully existing outside storage or display activities not in accordance with these regulations shall comply with these regulations by June 1, 1988.

(6) No required parking lot area shall be used as a display or sales area.

(7) No public sidewalk or street right-of-way shall be used for outside sales or display, except for an approved temporary special merchant promotion authorized by City regulations.

(8) No outside sales or display shall be allowed in the sight distance triangle as set forth in Section 59-12300 (Sight Distance Triangle Requirements).

9350.7. Animal Interment Services (59-8300.6).

A. Off-street parking or loading spaces shall be located a minimum of 20 feet from any lot line abutting a residential district.

B. Animal Interment Service uses that are legally in existence at the time of adoption of this chapter may be permitted to expand without requiring a special permit, provided that the expansion does not increase the floor area of the establishment by more than 25 percent.

9350.7.1 Animal Raising: Chickens/Quail (59-8150.2.1).

A. Animal raising structures, enclosures and activities shall be subject to applicable provisions of Chapter 8 - ANIMALS of the Oklahoma City Municipal Code.

B. These uses shall be subject to the development regulations of the district in which located, except as modified by this section. This section is not intended to be construed in derogation or in conflict with any restrictive covenant which may be applicable to any property.

C. These uses shall not require a conditional use permit be obtained from the Director prior to approval of said use.

D. On parcels of less than one acre, keeping, feeding, and maintaining of up to a total of six chickens (hens) or quail shall be permitted.

- (1) No roosters shall be allowed.

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- (2) Chickens and quail shall be sheltered in a coop and shall not be allowed inside a dwelling.
 - (3) A coop shall provide at least four square feet of space per chicken or quail. Coops shall be located no closer than five feet from any side property line and no closer than ten feet from any rear property line. Coops shall be located at least 30 feet from any dwelling unit located on an adjacent lot.
 - (4) Chickens or quail shall be kept within a coop from dusk until dawn. During the other hours of the day, chickens or quail shall have access to an unpaved outdoor roaming area of at least eight square feet per animal.
 - (5) Chickens or quail or their coops or enclosures shall not be allowed front of the rear wall of the primary structure.
 - (6) Coops shall be kept clean so as to prevent pests, infestations, and noxious odors.
 - (7) Coops shall be designed, built, and maintained to prevent access by predators.
 - (8) Water and food shall be provided onsite and accessible at all times.
 - (9) Any electrical or heat sources shall comply with the City Building Code.
 - (10) Outdoor slaughter of chickens or quail is prohibited.
- following (excluding unweaned offspring less than six months of age) shall be permitted per each one-half acre:
- (1) One horse, donkey or mule.
 - (2) One cow, bull, heifer or steer.
 - (3) Two goats, sheep or similar animals.
- E. On parcels between one and five acres in size, raising, feeding, maintaining and breeding of not more than one of the following shall be permitted per each one acre:
- (1) One sow or boar hog, excluding unweaned offspring less than 50 pounds in weight.
 - (2) Three barrows or gilts.
- F. No building or enclosure in which animals are quartered shall be located closer than 200 feet to any dwelling, church, school building or place of business on adjacent properties. (An enclosure is any area, corral, open-sided shelter or enclosed shelter, which has artificial flooring or is substantially denuded of permanent vegetation as a result of animal activity, and would include unfenced areas that become areas of animal congregation such that permanent forage is removed.)
- G. No rooster shall be tethered closer than 400 feet to any dwelling, church, school building or place of business on adjacent properties.
- H. No enclosure in which roosters are quartered shall be located closer than 400 feet to any dwelling, church, school building or place of business on adjacent properties.

9350.8. Animal Raising: Commercial (59-8150.3) and Animal Raising: Personal (59-8150.5).

- A. Animal raising structures, enclosures and activities shall be subject to applicable provisions of Chapter 8 of the Oklahoma City Municipal Code, 2020.
- B. These uses shall be subject to the development regulations of the district in which located, except as modified by this section.
- C. These uses shall be allowed only on sites at least one acre in size. For purposes of this section, lot and/or parcel size shall be defined to mean net usable area, excluding public and private street rights-of-way.
- D. On parcels between one and five acres in size, raising, feeding, maintaining and breeding of not more than one of the following exceptions to the 200-foot setback in Paragraph F. above apply, provided that no more than one of the following conditions is applied:
 - (1) When no more than one horse is maintained on the property, there shall be a 75-foot setback for enclosures.
 - (2) When no more than one cow, bull, heifer or steer is maintained on the property, there shall be a 75-foot setback on enclosures.
 - (3) When no more than a combined total of four sheep, goats or similar animals are maintained on the property, there shall be a 75-foot setback on enclosures.

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(4) When no more than one barrow, gilt, sow or boar hog is maintained on the property, there shall be a 75-foot setback on enclosures.

J. Structures in which animals are quartered, existing as of the date on which this section takes effect, if not complying with provisions of Paragraph F. above, shall be deemed legally nonconforming structures.

K. If any dwelling, church or school building or place of business is constructed adjacent to property on which animal raising activities are taking place, structures or enclosures existing on said property in which animals are quartered and located closer than 200 feet to said dwelling, church or school building or place of business shall be considered legally nonconforming as of the date of issuance of a building permit for said dwelling, church, school building or place of business.

L. Any nonconforming uses in existence as of the effective date of this Chapter or any amendments to this Chapter shall, within three months of such effective date, terminate or otherwise come into compliance with the terms of this Section.

9350.9. Animal Raising: Commercial Feedlots (59-8150.4).

- A. The site shall be at least 20 acres in size.
- B. No such use shall be permitted within one-half mile of an R-1, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2 or HP District.
- C. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all local, state and federal requirements.

9350.10. Animal Sales and Services: Auctioning (59-8300.7). These provisions shall apply in the AA and RC Districts:

- A. The site shall be at least five acres in size.
- B. The area should not be planned for residential development by the Comprehensive Plan or any adopted area plans.
- C. No building or animal containment area shall be located within 50 feet of any property line.

9350.11. Animal Sales and Services: Kennels and Veterinary, General (59-8300.10). These provisions shall apply in the AA and C-4 Districts:

- A. No outside runs shall be located within 50 feet of a residential district.
- B. All outside runs shall be fenced.

9350.12. Artistic Graphics (59-8250.1).

Conditions for Approval in DBD, DTD-1 and DTD-2 Districts. All Artistic Graphics in the DBD, DTD-1 and DTD-2 Districts may be permitted upon review by the Oklahoma City Arts Commission.

9350.13. Automotive and Equipment: Cleaning and Repairs, Light Equipment (59-8300.14).

- A. Where vehicles or equipment are to be parked or stored outside while awaiting repair at a use permitted in this district, said parking or storage areas shall be screened from view from the street by a sight-proof fence, building, vegetation or other form of screening in accordance with Article XI, Landscaping and Screening Regulations, of this chapter.
- B. No vehicle or equipment awaiting repair can be stored on the property for more than ten working days.
- C. When located in the BC District, this use is not permitted within the following area: The BNSF Railway viaduct on the west, E Main Street on the north, E Reno Avenue on the south, and Joe Carter Avenue on the east. Elsewhere in the BC District, this use shall not be visible from the street except for entrances and/or exits.
- D. The storage and display of tires shall comply with the following additional regulations: Tires shall not be stored outside the confines of an enclosed building; however, tires may be displayed for sale outside the confines of an enclosed building, but only between the hours of 6:00 a.m. and 9:00 p.m. daily.

9350.14. Automotive Vehicle Impound Yard and Damaged Vehicle Auctions (59-8300.17).

- A. All vehicles stored or parked outside the confines of an enclosed structure shall be parked on a surface meeting one of the following standards:
 - (1) On compacted sub grade a minimum six-inch layer of traffic bound surface coarse (TBSC) Type D or Type E compacted to 95 percent standard proctor density.

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- (2) Eight inches of cement kiln dust overlaid with five inches of dust-free asphalt millings.
 - (3) Three to four inches of crusher run over one and one-half to two inches of gravel.
 - (4) Equivalent standard as approved by the City Engineer.
- B. Sight-proof fencing shall be provided on all sides abutting a public street, excluding gates. All gates that are not sight-proof must be equipped with screening slats to reduce visibility into the site from the adjoining street.
- C. Where the site abuts a public street there shall be a landscaped buffer at least ten feet in width between the street right-of-way and the required sight-proof fencing, such landscaped buffer shall include non-deciduous trees planted on not more than 20-foot centers. The provisions of Paragraph E. (2nd paragraph) below notwithstanding, this requirement shall not apply at any time to nonconforming uses in existence as of the effective date of this chapter.
- D. No outside storage or parking area shall be permitted within 300 feet of a residential zoning district or property used for residential purposes. The provisions of Paragraph E (2nd paragraph) below notwithstanding, this requirement shall not apply to nonconforming uses in existence as of the effective date of this chapter, including any future enlargement, extension or reconstruction of the nonconforming use.
- E. Any use in existence as of the effective date of this chapter, which is in violation of Paragraphs A. and B. above shall be deemed nonconforming. Such nonconforming use shall not, in any manner, be enlarged, extended, altered or rebuilt except so as to comply with the provisions of this section.
- F. All uses deemed nonconforming uses pursuant to the terms of this section shall, within three years of the effective date of this Ordinance, terminate or come into compliance with the terms of this section.
- residential zoning district exists directly across the major arterial street from any portion of the site.
- B. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets. Vehicular access shall not be permitted between the facility and abutting minor streets with less than 51 feet of public right-of-way.
- C. The facility shall be fenced, screened and landscaped as required by this chapter. Establishments with outdoor sales and display may cluster landscaping in order to optimize the view of the automobiles for sale.
- D. As a condition of the granting of a special permit, the City Council may impose such additional requirements, as it deems necessary in the public interest.
- E. The area of Automotive and Equipment: Automobile Dealerships and Malls devoted to incidental uses shall not exceed 40 percent of the area devoted to primary uses. Primary uses shall include inside and outside display and showrooms, while incidental uses shall include automotive painting, body and frame repair, and major repair of motors, transmissions and differentials.

9350.16. Automotive and Equipment: Sales and Rentals, Manufactured (Mobile) Homes and Recreational Vehicles (59-8300.20).

9350.15. Automotive and Equipment: Automobile Dealership and Malls (59-8300.18).

- A. The site shall be located, and have frontage, on an interstate highway, expressway or major arterial street. A site shall not be allowed on a major arterial street with less than 300 feet of public right-of-way if a
- A. The use shall only be permitted as an accessory use to those uses classified as Personal Storage (59-8300.60). The use shall not be permitted in a planned unit development where the outside storage of vehicles and rental trucks has been prohibited.
- B. The use shall be limited to the rental of light trucks, moving vans, trailers, etc., and accessory sales of related items such as boxes, packing materials, tape, etc. The incidental installation of lights, trailer hitches, etc. shall be permitted.
- C. A total of no more than five trucks, vans, trailers and/or pieces of moving equipment will be permitted on the site.
- D. Adequate space shall be provided on private property to provide for parking, loading and maneuvering of vehicles in accordance with regulations established in Article XII, Off-Street Parking, Loading and Access, of this chapter.

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- E. Moving trucks shall be limited in size to two axles, 26 feet in length and 13 feet in height.
- F. A maximum of two rental light trucks may be located along the street frontage if each truck can be located a minimum of 100 feet from a single-family dwelling. Otherwise, the moving equipment must be located at the rear of the property, out of sight of the adjoining street, and may be positioned between buildings, where practical.

9350.17. *Child Care Centers (59-8300.25).*

- A. Child Care Centers that are located in non-residential districts or are accessory uses to churches, schools or other institutional uses in residential districts shall be permitted uses.
- B. Child Care Centers that are principal uses in residential districts shall require a special exception. The Board of Adjustment shall make assurance that no residential structure in a residential zoning district shall be physically altered in such a way that would have a negative impact on adjacent residential uses. Any paving, signs and structural remodeling shall maintain physical compatibility with the surrounding area.

9350.18. *Commercial Blood Centers (59-8300.26).*
The use shall not be located within a residential district.

9350.19. *Communication Services (59-8300.27, 59-8300.28, 59-8300.29 and 59-8300.30).*

A. *Broadcast Towers (59-8300.28).*

- (1) *Conditions for Approval of a Conditional Use.* The following provisions shall apply in the AA, O-1, O-2, NB, C-1, C-2, C-3, C-4, C-CBD, DBD, DTD-1, DTD-2, C-HC, I-1, I-2, I-3 and PUD Districts:

- (a) The maximum height of the tower, including antenna array, shall not exceed 200 feet in height. Any tower that does not meet the 200 foot height restriction shall be required to obtain a Special Exception.
- (b) All towers shall be located on a site so as to provide a minimum distance equal to the height of the tower from all property lines. The Director may modify this requirement to not less than 50 percent of the height of the tower where tower design will

assure a collapsing tower will fall within a smaller area. The minimum distance required by this Paragraph shall be measured from the base of the tower to all abutting property lines.

- (c) All guys and guy anchors shall be located within the buildable area of the lot and not within the front, rear or side yard setbacks, and no closer than five feet to any property line.
- (d) All towers shall observe a minimum setback of 50 feet from any abutting street right-of-way and a minimum setback from any abutting expressway or highway of 100 feet.
- (e) A fence not less than eight feet in height, as measured from finished grade, shall be installed around the site with access through a locked gate.
- (f) All broadcast tower sites shall be landscaped and maintained with non-deciduous trees, at least six feet in height, planted on ten-foot centers, on the outside of the required fence, on all sides of the site. Upon written request, the Director may modify or waive this requirement if the landscaping requirement is not consistent with the surrounding area.
- (g) No signals or illumination shall be permitted on any tower unless required by the Federal Communication Commission (FCC) Federal Aviation Administration (FAA) or City agency.
- (h) No commercial advertising or signage shall be allowed on any tower.
- (2) *Residential Districts Waiver.* Broadcast Towers may be located in a residential district if:
 - (a) Development conditions listed in 9350.19B below are met. The height restrictions of 9350B(1)(a) below are applicable and refer to residential uses and not districts.
 - (b) The subject site is vacant and/or unplatted. However, the subject

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site may be occupied with a non-residential land use which is a legal use and/or a legal nonconforming use.

- (c) There are no residential uses located within a radius equal to 125 percent of the height of the tower measured from the base of the tower.

B. *Telecommunication Towers (59-8300.30).*

- (1) *Conditions for Approval of a Conditional Use.* The following provisions shall apply in the AA, O-1, O-2, NB, C-1, C-2, C-3, C-4, C-CBD, DBD, DTD-1, DTD-2, C-HC, I-1, I-2, I-3 and PUD Districts:

- (a) The maximum height of the tower, including antenna array, shall not exceed 200 feet in height. Any tower that does not meet the 200 foot height restriction shall be required to obtain a Special Exception.

- (b) *Minimum Distances for Towers and Sites*

- 1. All towers shall be located so as to provide a minimum distance equal to the height of the tower from any residential district or use.
- 2. All cellular or telecommunication sites shall be located so as to provide a minimum distance of 25 feet from all exterior boundaries of the cellular or telecommunication site to all property lines of any abutting parcels in the AA, O-1, O-2, NB, C-1, C-2, C-3, C-4, C-CBD, DBD, DTD-1, DTD-2, C-HC or I-1 Districts. A cellular or telecommunication site may be located closer than 25 feet to such property lines if the written consent of all abutting property owners whose property line(s) would be within 25 feet of the site is obtained. The minimum distance required by this Paragraph shall be measured from the fence

surrounding the site, as required by Paragraph (i) below, to all property lines of any abutting property in the AA, O-1, O-2, NB, C-1, C-2, C-3, C-4, C-CBD, DBD, DTD-1, DTD-2, C-HC or I-1 Districts.

- 3. All towers shall be located so as to provide a minimum distance of 50 feet from the tower to all property lines of any abutting parcels in the AA, O-1, O-2, NB, C-1, C-2, C-3, C-4, C-CBD, DBD, DTD-1, DTD-2, C-HC or I-1 Districts. A tower may be located closer than 50 feet to such property lines if the written consent of all abutting property owners whose property line(s) would be within 50 feet of the site is obtained. The minimum distance required by this Paragraph shall be measured from the base of the tower to all property lines of any abutting parcels in the AA, O-1, O-2, NB, C-1, C-2, C-3, C-4, C-CBD, DBD, DTD-1, DTD-2, C-HC or I-1 Districts.
- (c) All towers shall be constructed so that it may be utilized by three or more wireless communication providers. Proof of such capacity shall be submitted before a building permit is issued.
- (d) New telecommunication towers, above 75 feet in height, shall be a minimum distance of at least one-half mile from another telecommunication tower. New telecommunication towers between the heights of 35 and 75 feet shall observe a minimum distance of at least one-quarter mile from another telecommunication tower.
- (e) All towers shall be of monopole type construction if located within 500 feet of any residential district or use.

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- (f) All guys and guy anchors shall be located within the buildable area of the lot and not within the front, rear or side yard setbacks, and no closer than five feet to any property line.
 - (g) All towers shall observe a minimum setback from any abutting street rights-of-way or from any abutting expressway or highway.
 - (h) Any related unmanned equipment building shall not contain more than 750 square feet of gross floor area per carrier and shall not be more than 12 feet in height from finished floor elevation. Small equipment cabinets, which contain all necessary instruments to the operation of the antenna, are encouraged as an alternative to the equipment building.
 - (i) A fence not less than eight feet in height, as measured from finished grade, shall be installed around the telecommunication site with access through a locked gate.
 - (j) All telecommunication sites shall be landscaped and maintained with non-deciduous trees, at least six feet in height, planted on ten-foot centers, on the outside of the required fence, on all sides of the site. Upon written request, the Director may modify or waive this requirement, if the landscaping requirement is not consistent with the surrounding area.
 - (k) No signals or warning lights shall be permitted on any tower unless required by the Federal Communications Commission (FCC), Federal Aviation Administration (FAA) or City agency.
 - (l) No commercial advertising or signage shall be allowed on any tower.
- (2) *Residential District Waiver.* Towers and antennas used for wireless and/or cellular telecommunication facilities may be located in a residential district provided all of the following conditions are met:
- (a) Development conditions listed in 9350.19B above are met. The height restrictions of 9350.19B(1)(a) above are applicable and refer to residential uses and not districts.
 - (b) The subject site is vacant and/or unplatted. However, the subject site may be occupied with a non-residential land use which is a legal use and/or legal nonconforming use.
 - (c) There are no residential uses located within a radius equal to 125 percent of the height of the tower measured from the base of the tower.
- (3) Telecommunication towers which have not been used for a period of one year shall be removed from a site. The last service provider shall notify the Director within 30 days that the use has been discontinued.
- (4) Any tower which does not meet any of the conditions outlined herein shall be required to obtain a Special Exception.
- (5) Specific Standards for Special Exception Uses for Telecommunication Towers (59-8300.30).
- The applicant shall provide the following information:
- (a) Evidence that there is a gap in coverage or a demonstrated lack of cellular voice or data service capacity in the area identified by the wireless service provider; and
 - (b) Evidence that there are no other available sites that would close the gap in coverage or provide capacity relief demonstrated by the wireless service provider; and
 - (c) Evidence that there are no collocation opportunities (locations on existing buildings/structures) available that would mitigate the issues demonstrated by the wireless service provider; and

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- (d) Evidence that the proposed new tower site would satisfy the least intrusive means test of closing the gap in coverage or relieving capacity.
- C. *Antennas (59-8300.27).*
- (1) *Placement of Telecommunication Antennas on Existing Towers/Sign Structure.*
- (a) Telecommunication antennas are allowed in all zoning districts without further zoning proceedings only on existing utility, lighting, telecommunication towers and sign structures, provided that the antenna does not exceed the height of the structure by more than 20 feet. All such placements are subject to a revocable permit, if applicable.
- (b) Telecommunication antennas located on existing structures are not subject to any separation requirement.
- (c) If any additions, changes or modifications are to be made to the existing structure, the Director shall have the authority to require the submission of an engineering certification letter to confirm the addition, change or modification conforms to structural wind load and all other requirements of the current Building Code adopted by the City of Oklahoma City.
- (2) *Replacement of Telecommunication Antennas on Existing Towers/Poles.*
- (a) Existing structures may be rebuilt in all zoning districts, without further zoning proceedings, if necessary to support the load of the new antenna if the rebuilt structure is substantially similar in appearance to the existing structure it replaces. Rebuilding of existing structures is limited to one time per structure.
- (b) If the replacement or rebuilding is necessary for co-location, then the existing structure may be increased by 30 feet higher than the existing structure, up to a maximum height of 200 feet. Replacement or rebuilding for co-location purposes is limited to one time per structure and the structure must be constructed so that it may be utilized by three or more wireless communication providers.
- (3) *Placement of Roof-Mounted Telecommunication Antennas.* Such placements are allowed on non-residential and residential structures located within the R-4 District which are at least three stories in height, without further zoning proceedings, provided all of the following conditions are met:
- (a) A non-whip antenna does not exceed the height of the building by more than 20 feet.
- (b) A whip antenna does not exceed the height of the building by more than 20 feet and is located no closer than five feet to the perimeter of the building.
- (c) As a part of the building permit proceedings, the Planning Director shall be provided with an engineer's certification that the roof will support the proposed antenna and associated equipment.
- (4) *Placement Building-Mounted Telecommunication Antennas.* Such placement of non-whip antennas are allowed on non-residential structures in any zoning district and residential structures located within the R-4 District, which are at least three stories in height, without further zoning proceedings, provided the antenna is mounted flush with the exterior of the building so that it projects no more than 41 inches from the surface of the building to which it is attached.
- 9350.19.1. *Community Garden (59-8150.6.1).*
- A. Activities and appurtenances may include greenhouses, hoop houses, cold frames, sheds or other small structures for the keeping of tools and equipment, composting, hydroponics/aquaponics, and/or rainwater harvesting. Above-ground appurtenances are subject to the setback, lot coverage, and height requirements of the underlying zoning district as set forth in Sections 59-6100.3., Table 6100.2. (Agricultural and Residential Zoning

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Districts Bulk Standards) and 59-6200.3., Table 6200.2. (Office and Commercial District Bulk Standards).

- B. Hydroponic/aquaponic activities within a community garden must be managed to prevent infestation of insects and other pests.
- C. A sign clearly identifying the responsible party including relevant contact information shall be displayed at the community garden. Community garden signs shall be considered Noncommercial, expressive signs as defined in Chapter 3-100.6.
- D. A Community garden shall be free of rank weeds as defined in Chapter 35 (Nuisances).

9350.20. Community Recreation: General (59-8250.2).

- A. Each use shall comply with all standards and provisions of the zoning district, unless specifically modified by this section.
- B. The site shall front or have direct access to a street meeting minimum design standards for, at least, a collector street, as designated on the Functional Classification Plan for Oklahoma City.
- C. Lighted outdoor facilities shall be located no closer than 20 feet to any property line that adjoins a residential use, and all lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- D. Off-street parking or loading spaces shall be located a minimum of 20 feet from any lot line abutting a residential district.
- E. *Additional Standards for Approval of a Special Exception.* The following provisions shall apply in the RA2, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2 and NC Districts:

- (1) The size of the operation, its location and the hours of operation shall be determined to not have a negative effect on any surrounding residential development, either existing or future.
- (2) Each use shall comply with all standards and provisions of the relevant zoning district, unless specifically modified by this section.
- (3) The site shall front or have direct access to a street meeting minimum design standards for, at least, a collector street.

- (4) Lighted outdoor facilities shall not be located closer than 20 feet to any property line that adjoins a residential use, and all lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- (5) Off-street parking or loading spaces shall be located a minimum of 20 feet from any lot line abutting a residential district.

9350.21. Community Recreation: Restricted (59-8250.4).

- A. Each use shall comply with all standards and provisions of the zoning district, unless specifically modified by this section.
- B. The site shall front or have direct access to a street meeting minimum design standards for, at least, a collector street, as designated on the Functional Classification Plan for Oklahoma City.
- C. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- D. Off-street parking or loading spaces shall be located a minimum of 20 feet from any lot line abutting a residential district.
- E. The minimum site size for each district shall:
 - (1) AA, RA2, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1: 80,000 sf.
 - (2) R-MH-2: 40,000 sf.
 - (3) NC Tract 1, Tract 2, Tract 3: 6,000 sf.
- F. Except in the AA, RA2, and RA Districts, no building shall be located closer than 20 feet to any lot line abutting any residential use.

9350.21.1. Composting (59-8150.6.2).

- A. In Residential Districts R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, or R-MH-2 Composting requirements shall be as follows:
 - (1) Compost shall be located in the rear yard.
- B. Composting shall be managed and cared for to prevent infestation of insects, rats, vermin, other pests, and shall not be allowed to become trash as defined in Oklahoma State Statute Section 11-22-111. (Cleaning and Mowing of Property).
- C. Composting must be managed to prevent unpleasant or noxious odors and comply

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with Environmental Performance Standards, as set forth in Section 59-12400 (Environmental Performance Standards).

- D. Composting must minimize run-off into waterways and onto adjacent properties.

9350.22. Congregate Care Housing and Convalescent Homes (59-8200.1).

- A. No building shall be located closer than 15 feet to any lot line abutting any residential zoning district. In the NC District Tract 3 no building shall be located closer than 15 feet to any lot line abutting any residential zoning district or NC District Tract 1.
- B. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- C. Off-street parking and loading requirements for specific districts shall be as follows:

- (1) In the R-4M District, off-street parking or loading spaces shall be located a minimum of ten feet from any lot line abutting an R-1, R-1ZL, R-2, R-3, R-3M or R-MH-1 District.
- (2) In the R-4 District, off-street parking or loading spaces shall be located a minimum of ten feet from any lot line abutting an R-1, R-1ZL, R-2, R-3, R-3M or R-MH-1 District.
- (3) In the NC District Tract 2, off-street parking or loading spaces shall be located a minimum of ten feet from any lot line abutting an R-1, R-1ZL, R-2, R-3 or R-3M District, or single-family use.
- (4) In the NC District Tract 3, off-street parking or loading spaces shall be located a minimum of ten feet from any lot line abutting an R-1, R-1ZL, R-2, R-3, R-3M or NC District Tract 1.

9350.23. Construction Sales and Services (59-8300.13).

- A. Outside sales and display shall be allowed provided the following conditions for approval are satisfied:
- (1) No manufacturing, assembly, repair, work activity, or storage other than permitted outside sales and display shall take place outside the confines of an enclosed building.

- (2) Outside sales and display shall be only materials or products actively offered for sale and may remain outside at all times.
- (3) No outside sales or display shall be permitted within ten feet of any lot line abutting an AA, R-A, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HP District, or PUD or SPUD Districts which permit the uses allowed in the aforementioned districts.
- (4) No outside sales or display shall be stacked or extend above the required sightproof screening.
- (5) Any lawfully existing outside storage or display activities not in accordance with these regulations shall comply with these regulations by June 1, 1988.
- (6) No required parking lot area shall be used as a display or sales area.
- (7) No public sidewalk or street right-of-way shall be used for outside sales or display, except for an approved temporary special merchant promotion authorized by City regulations.

9350.24. Convenience Sales and Personal Services (59-8300.32). Each use shall comply with all standards and provisions of the applicable zoning district, unless specifically modified by this section.

A. *Conditions for Approval in the O-2 and TP Districts.*

- (1) The facilities shall be located entirely within a principal building as an accessory use and shall have access from an interior lobby, hallway or interior courtyard, provided that one major exterior entrance shall be permitted.
- (2) The facilities shall not collectively occupy more than ten percent of the gross floor area of the entire project.

B. *Conditions for Approval in the C-HC District.*

- (1) Conditional commercial uses shall be permitted if they are designed as part of a commercial complex which has been developed to primarily serve customers coming from the highway, such as a motel, filling station or a store combined with a truck stop.

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- (2) Off-street parking or loading spaces shall be located a minimum of 20 feet from any lot line abutting a residential district.

9350.25. Domestic Violence Shelters (59-8250.6).

- A. The application shall address: a description of the type of program proposed, the number of participants that would be in the program at one time, the number of staff that would be associated with the program and their general duties, the type of supervision that will be provided for the participants in the program, the means to mitigate any impact upon the surrounding land uses from the operation of the program, and the behavior of the participants in the program.
- B. Staff in its report to the Planning Commission and the City Council shall identify other uses in the following use units within one mile of the proposed facility: other Domestic Violence Shelters (59-8250.6), Emergency Shelters and Feeding Sites (59-8250.7), Forced Detention or Correction Facilities (59-8250.8), Residential Facilities for Dependent and Neglected Children (59-8250.17), Residential Facilities for Drug or Alcohol Treatment Centers (59-8250.18), and Transitional Mental Health Residential Facilities (8250.19). Staff shall provide the appropriate data and information to aid in the deliberations of the Planning Commission and City Council.
- C. The inordinate concentration of these use units is discouraged and locations dispersed throughout the community are promoted. The City Council shall determine whether an inordinate concentration of these uses would result from establishment of an additional such use in the particular area. In determining whether an inordinate concentration would result in a negative impact to the surrounding community from approval of a particular application, the City Council shall consider all facts and circumstances relating to the application and areas surrounding the proposed site, including, but not limited to, the differences or similarities in existing uses among these use units and the compatibility or incompatibility of such uses in the particular area.

9350.25.1 Drinking Establishments: Sitdown, Alcohol Permitted (59-8300.33).

- A. Each use shall comply with all standards and provisions of the zoning district, unless specifically modified by this section.

- B. Any Drinking Establishment: Sitdown Alcohol Permitted use within the O-2 General Office District must meet the specific use standards for an eating establishment set forth in 9350.26.

C. *Location Requirements.*

- (1) No drinking establishment use shall be allowed to locate within 300 feet of any church property primarily and regularly used for worship services and religious activities, or any public or private school of the type which offers a compulsory education curriculum; however, a college or university located within an improvement district created pursuant to Section 39-103.1 of Title 11 of the Oklahoma Statutes may waive the 300-foot requirement pursuant to 37A O.S. § 2-139. Distances shall be measured from the nearest property line of the public or private school, or church to the nearest perimeter wall of any such drinking establishment.
- (2) If food or beverages are consumed in an outdoor seating/activity area at any time between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest property line of the residential use.

- D. *Site Plan Requirements.* In addition to the Special Permit site plan requirements as specified in 59-4250.2.D., the location and dimensions of the area(s) designated for the sales and consumption of alcoholic beverages shall be shown on the site plan.

- E. *Notification Requirements.* Applications for a Special Permit allowing the Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) use shall be accompanied by a list of all owners of property within 600 feet of the exterior boundary of the subject property upon which the special permit is requested. In addition, the 600-foot radius shall be extended by increments of 100 lineal feet until the list contains a minimum of ten individual property owners of ten separate parcels.

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F. *Revocation of Special Permit for Drinking Establishments: Sitdown, Alcohol Permitted (8300.33).* A Special Permit may be revoked as specified in 59-4250.2.F.

G. *Expiration of Special Permit for Drinking Establishments: Sitdown, Alcohol Permitted (8300.33).* In addition to the conditions for expiration of a Special Permit as specified in 59-4250.2.F., a Special Permit for the use Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) will expire if:

- (1) For a period of 12 months or more any of the following occurs:
 - (a) The City license for the sale of alcoholic beverages is not renewed when due.
 - (b) The occupation tax relating to the sale of alcoholic beverages is not paid when due.
 - (c) The sale or consumption of alcoholic beverages on the premises ceases.
- (2) The State revokes or does not renew the operator's license.

H. *Nonconforming Uses.*

- (1) All establishments legally established under an Alcoholic Beverage Consumption Overlay District (ABC-3) shall continue to operate in accordance with the zoning overlay unless an application to remove the overlay is approved by the City Council.
- (2) All establishments legally established prior to May 9, 1985 shall be considered legal nonconforming. If such a use was approved as a special permit or special exception, and fails to continue operating in accordance with that approval, then the use will be considered illegal.
 - (a) Legal nonconformities will cease if:
 - (1) For a period of six months or more, any of the following occurs:
 - i. The City license for the sale of alcoholic beverages is not renewed when due.
 - ii. The occupation tax relating to the sale of alcoholic beverages is not paid when due.

iii. The sale and consumption of alcoholic beverages on the premises ceases.

- (2) The use of the premises is changed to a use other than one relating to or authorizing the on-site consumption of alcoholic beverages.
- (3) The original special permit or special exception is revoked.
- (4) The State revokes or does not renew the operator's license.

9350.26. Eating Establishments: Sitdown (59-8300.37) and Eating Establishments: Sitdown, Limited Alcohol Permitted (59-8300.39).

- A. Each use shall comply with all standards and provisions of the zoning district, unless specifically modified by this section.
- B. The facilities shall be located entirely within a principal building as an accessory use and shall have access from an interior lobby, hallway or interior courtyard, provided that one major exterior entrance shall be permitted.
- C. The facilities shall not collectively occupy more than ten percent of the gross floor area of the entire project.

9350.26.1 Eating Establishments: Sitdown, Alcohol Permitted (59-8300.38).

- A. Each use shall comply with all standards and provisions of the zoning district, unless specifically modified by this section.
- B. In addition to the conditions contained within this section, any Eating Establishment: Sitdown, Alcohol Permitted use within the O-2 General Office District must meet the specific use standards for an eating establishment set forth in 9350.26.
- C. Any existing Planned Unit Development or Simplified Planned Unit Development permitting the 8300.37 Eating Establishment: Sitdown, Alcohol Not Permitted use unit shall be permitted to develop according to the 8300.38 Eating Establishment: Sitdown, Alcohol Permitted or 8300.39 Eating Establishment: Sitdown, Limited Alcohol Permitted uses provided they meet the applicable conditions, unless the existing PUD/SPUD specifically prohibits said uses.

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- D. Exterior lighting shall be installed and arranged to minimize glare on adjacent properties and streets, and be in compliance with the lighting requirements in Section 59-12350.
 - E. If food or beverages are consumed in an outdoor seating/activity area between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest property line of the residential use.
 - F. The area allocated to the sale and consumption of alcoholic beverages shall not exceed 15,000 square feet.
 - G. Any Eating Establishments: Sitdown, Alcohol Permitted use which does not meet the conditions outlined herein shall be required to obtain a Special Permit.
 - H. Nonconforming Uses.
 - (1) All establishments legally established under an Alcoholic Beverage Consumption Overlay District (ABC-2) shall continue to operate in accordance with the zoning overlay unless an application to remove the overlay is approved by the City Council.
 - (2) All establishments legally established prior to May 9, 1985 shall be considered legal nonconforming. If such a use was approved as a special permit or special exception, and fails to continue operating in accordance with that approval, then the use will be considered illegal.
 - (a) Legal nonconformities will cease if:
 - (1) For a period of six months or more, any of the following occurs:
 - i. The City license for the sale of alcoholic beverages is not renewed when due.
 - ii. The occupation tax relating to the sale of alcoholic beverages is not paid when due.
 - iii. The sale and consumption of alcoholic beverages on the premises ceases.
- (2) The use of the premises is changed to a use other than one relating to or authorizing the on-site consumption of alcoholic beverages.
 - (3) The original special permit or special exception is revoked.
 - (4) The State revokes or does not renew the operator's license.

9350.27. Emergency Shelters and Feeding Sites (59-8250.7).

- A. The application shall address: a description of the type of program proposed, the number of participants that would be in the program at one time, the number of staff that would be associated with the program and their general duties, the type of supervision that will be provided for the participants in the program, the means to mitigate any impact upon the surrounding land uses from the operation of the program, and the behavior of the participants in the program.
- B. Staff in its report to the Planning Commission and the City Council shall identify other uses in the following use units within one mile of the proposed facility: Domestic Violence Shelters (59-8250.6), other Emergency Shelters and Feeding Sites (59-8250.7), Forced Detention or Correction Facilities (59-8250.8), Residential Facilities for Dependent and Neglected Children (59-8250.17), Residential Facilities for Drug or Alcohol Treatment Centers (59-8250.18), and Transitional Mental Health Residential Facilities (59-8250.19). Staff shall provide the appropriate data and information to aid in deliberations of the Planning Commission and City Council.
- C. The inordinate concentration of these use units is discouraged and locations dispersed throughout the community are promoted. The City Council shall determine whether an inordinate concentration of these uses would result from establishment of an additional such use in the particular area. In determining whether an inordinate concentration would result in a negative impact to the surrounding community from approval of a particular application, the City Council shall consider all facts and circumstances relating to the application and areas surrounding the proposed site, including, but not limited to, the differ-

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ences or similarities in existing uses among these use units and the compatibility or incompatibility of such uses in the particular area.

9350.28. Forced Detention or Correction Facilities (59-8250.8).

- A. The application shall address: a description of the type of program proposed, the number of participants that would be in the program at one time, the number of staff that would be associated with the program and their general duties, the type of supervision that will be provided for the participants in the program, the means to mitigate any impact upon the surrounding land uses from the operation of the program, and the behavior of the participants in the program.
- B. Staff in its report to the Planning Commission and the City Council shall identify other uses in the following use units within one mile of the proposed facility: Domestic Violence Shelters (59-8250.6), Emergency Shelters and Feeding Sites (59-8250.7), other Forced Detention or Correction Facilities (59-8250.8), Residential Facilities for Dependent and Neglected Children (59-8250.17), Residential Facilities for Drug or Alcohol Treatment Centers (59-8250.18), and Transitional Mental Health Residential Facilities (59-8250.19). Staff shall provide the appropriate data and information to aid in the deliberations of the Planning Commission and City Council.
- C. The inordinate concentration of these use units is discouraged and locations dispersed throughout the community are promoted. The City Council shall determine whether an inordinate concentration of these uses would result from establishment of an additional such use in the particular area. In determining whether an inordinate concentration would result in a negative impact to the surrounding community from approval of a particular application, the City Council shall consider all facts and circumstances relating to the application and areas surrounding the proposed site, including, but not limited to, the differences or similarities in existing uses among these use units and the compatibility or incompatibility of such uses in the particular area.
- D. All applications for Special Permit for uses in this category that house sex offenders or persons convicted of a capital offense, shall include written verification of compliance

with Section 1, Chapter 136, Oklahoma State Law (57 O.S. Supp. 2008, § 563.4). Such written verification shall include a notarized statement affirming compliance with the statute, a list of individuals notified by certified mail and copies of the return receipts.

9350.29. Funeral and Interment Services: Inter-ring (59-8300.43).

- A. Off-street parking or loading spaces shall be located a minimum of 20 feet from any lot line abutting a residential district.
- B. Structures, permitted as a part of the use, including on-site columbariums, crematoriums, mausoleums and funeral homes, shall be surrounded on two or more sides by the cemetery grounds and shall be set back a minimum of 75 feet from a street and 20 feet from a residential zoning district.
- C. Uses that are legally in existence at the time of adoption of this chapter are permitted to expand without requiring a special permit, provided that the expansion does not increase the floor area of the establishment by more than 25 percent.

9350.30. Gasoline Sales, Small: Restricted (59-8300.46).

- A. Each use shall comply with all standards and provisions of the zoning district unless specifically modified by this section.
- B. Pump islands shall be a minimum of 12 feet from all street rights-of-way and interior lot lines.
- C. In the C-1 District, no service or repair garage, towing or wrecking service, equipment rental, or storage facility shall be permitted.

9350.30.1. Greenhouse (59-8150.6.3). This use shall be subject to the development regulations of the district in which located, except as modified by this section.

- A. In R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, or R-MH-2 Districts a greenhouse shall not be located in the front yard.

9350.31. Hazardous Industrial (59-8350.4).

- A. The site shall be at least five acres in size.
- B. No such use shall be permitted within 1,000 feet of a residential district, provided that a caretaker's or watchman's house shall be exempt from this restriction.

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- C. The setback line for any hazardous industrial activity shall be not less than 100 feet from any lot line or greater if determined to be necessary by the City Council.
- D. A chain-link fence or wall not less than eight feet in height, as measured from finished grade, shall be provided around the use. Signs of approximately four square feet in area shall be posted along the fence at 200-foot intervals warning of the potential hazard.

9350.32. Hazardous Waste Disposal (59-8350.5).

- A. The site shall be at least 20 acres in size.
- B. All maintenance, repair and mechanical work shall be performed in enclosed buildings unless the zoning district regulations permit otherwise.
- C. Such uses shall be open in character and essentially free of development, and shall not be located closer than 1,000 feet from any building or structure not a part of the disposal site that is used continuously or intermittently for human occupancy.
- D. The setback line for any disposal facility shall be not less than 100 feet from any lot line.
- E. A chain-link fence or wall not less than eight feet in height from finished grade shall be provided around the use. Signs warning of the potential hazard, four square feet in area, shall be posted along the fence at 200-foot intervals.
- F. Access shall be through a locked gate.
- G. No hazardous waste disposal site shall be located within 150 feet of any highway, or 1,500 feet from any drainage canal, lake, stream, navigable waterway or regulatory floodway.

9350.33. Heavy Public Protection and Utility (59-8250.9).

- A. The site shall be at least five acres in size.
- B. All maintenance, repair and mechanical work shall be performed in enclosed buildings unless the zoning district regulations permit otherwise.
- C. Off-street parking or loading spaces shall be located a minimum of 50 feet from any lot line abutting a residential district.
- D. No use shall be permitted within 500 feet of occupied dwellings.

9350.34. High Impact Institutional (59-8250.10).

- A. All development regulations shall conform to the provisions of the O-2 District, or as additionally required by the special permit.
- B. Properties developed and occupied as hospitals prior to November 21, 1980, and in continual use as such since that date, shall be allowed to continue the use of such property for hospital purposes and to expand existing facilities without securing a special permit, provided the following conditions are met:
 - (1) The property is zoned for office, commercial or industrial uses, and was so designated prior to November 21, 1980.
 - (2) All expansions or additions to existing facilities shall conform to the development regulations of the O-2 District.
 - (3) Accessory uses, allowed only by grant of special exception or special permit, shall not be exempt from the requirements otherwise placed upon them by this chapter.
 - (4) No expansion or addition to an existing hospital facility shall be permitted within a residential district without the grant of special permit.
 - (5) The application shall at least address: the size of the proposed site, the use anticipated, a description of the operation, and the means to mitigate impacts to surrounding land uses.

9350.34.1. Home Garden (59-8150.6.4).

- A. A home garden may be grown in the front, rear, or side yards.
- B. Activities and appurtenances may include greenhouses, hoop houses, cold frames, sheds or other small structures for the keeping of tools and equipment, composting, hydroponics/aquaponics, and/or rainwater harvesting. Above-ground appurtenances are subject to the setback, lot coverage, and height requirements of the underlying zoning district as set forth in Sections 59-6100.3., Table 6100.2. (Agricultural and Residential Zoning Districts Bulk Standards) and 59-6200.3., Table 6200.2. (Office and Commercial District Bulk Standards).
- C. Hydroponic/aquaponic and rainwater harvesting activities within a home garden must be managed to prevent infestation of insects and other pests.

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- D. A home garden shall be free of rank weeds as defined in Chapter 35 (Nuisances).

9350.34.2. Hoop House (59-8150.6.5). This use shall be subject to the development regulations of the district in which located, except as modified by this section.

- A. In R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, or R-MH-2 Districts a hoop house shall not be located in the front yard.

9350.35. Horticulture (59-8150.7).

- A. Outside sales and display shall be allowed provided the following conditions for approval are satisfied:

- (1) No manufacturing, assembly, repair, work activity, or storage other than permitted outside sales and display shall take place outside the confines of an enclosed building.
- (2) Outside sales and display shall be only materials or products actively offered for sale and may remain outside at all times.
- (3) No outside sales or display shall be permitted within ten feet of any lot line abutting an AA, R-A, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HP District, or PUD or SPUD Districts which permit the uses allowed in the aforementioned districts.
- (4) No outside sales or display shall be stacked or extend above the required sightproof screening.
- (5) Any lawfully existing outside storage or display activities not in accordance with these regulations shall comply with these regulations by June 1, 1988.
- (6) No required parking lot area shall be used as a display or sales area.
- (7) No public sidewalk or street right-of-way shall be used for outside sales or display, except for an approved temporary special merchant promotion authorized by City regulations.

9350.36. Library Services and Community Centers (59-8250.11), Light Public Protection and Utility: General (59-8250.12), and Low Impact Institutional: Neighborhood-Related (59-8250.14).

- A. Each use shall comply with all standards and provisions of the zoning district, unless specifically modified by this section.

- B. The site shall front or have direct access to a street meeting minimum design standards for, at least, a collector street, as designated on the Functional Classification Plan for Oklahoma City.

- C. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

- D. Off-street parking or loading spaces shall be located a minimum of 20 feet from any lot line abutting a residential district.

- E. Except in the RA District, no building shall be located closer than 20 feet to any lot line abutting any residential use.

- F. Minimum lot sizes for Library Services and Community Centers shall be as follows:

- (1) AA, RA2, RA: 80,000 sf
- (2) R-1, R-1ZL, R-2: 40,000 sf
- (3) R-3, R-3M, R-4M, R-4: None
- (4) R-MH-1, R-MH-2: 40,000 sf
- (5) NC Tract 1: 40,000 sf
- (6) NC Tract 2, NC Tract 3: None

- G. Minimum lot sizes for Light Public Protection and Utility: General shall be as follows:

- (1) AA, RA2, RA: 80,000 sf
- (2) R-1, R-1LZ, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2: 20,000 sf
- (3) NC Tract 1: 40,000 sf
- (4) NC Tract 2, NC Tract 3: 20,000 sf

- H. Minimum lot sizes for Low Impact Institutional: Neighborhood-Related shall be as follows:

- (1) RA2, RA: 80,000 sf.
- (2) R-1, R-1LZ, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, NC Tract 1, NC Tract 2, NC Tract 3: 40,000 sf.

9350.37. Lodging: Accommodations: Bed and Breakfast (59-8300.49).

- A. Special Permit required in the R-1, R-1ZL and R-2 Districts.

- B. Guest rooms shall not include cooking facilities.

- C. A maximum of ten bedrooms may be provided for registered guests. No other bedrooms shall be used by other roomers, borders or guests.

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- D. The maximum stay by any guest shall be limited to 30 days.
- E. All required guest parking shall be provided on-site. In the BC District, any guest parking provided may be permitted off-site.

9350.38. Lodging: Accommodations: Campgrounds (59-8300.50).

- A. Each use shall comply with all standards and provisions of the applicable zoning district, unless specifically modified by this section.
- B. The site shall front or have direct access to a street meeting minimum design standards for, at least, a collector street, as designated on the adopted Functional Classification Plan for Oklahoma City.
- C. Transient accommodations, limited to travel trailers or recreational vehicles only, shall occupy no more than 25 percent of the total number of spaces of any Manufactured (Mobile) Home Park in the R-MH-2 District.
- D. No building shall be located closer than 20 feet to any lot line abutting any residential use.
- E. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- F. No off-street parking or loading space shall be located closer than 20 feet to any lot line abutting a residential district.
- G. Conditions for Approval in the AA and I-1 Districts
 - (1) The site shall front or have direct access to a street meeting minimum design standards for, at least, an arterial street, as designated on the Functional Classification Plan for Oklahoma City.
 - (2) The site shall not abut, nor be within 300 feet of, a residential district, other than the AA District.
 - (3) In the AA District, there shall be a landscaped buffer strip with a depth of at least 50 feet along the perimeter of the site. The buffer strip shall contain no roads or drives, RV spaces, or buildings or other types of structures, except for sight-proof screening.
 - (4) The maximum density shall be ten recreational vehicle spaces per acre.

- (5) Landscaped open space shall be provided in the ratio of at least 400 square feet per recreational vehicle space.
- (6) Sight-proof screening shall be provided around all sides of the site, except where transversed by driveways. Sight triangles shall be observed.
- (7) The space for each recreational vehicle shall be provided with a permanent hard-surfaced pad.
- (8) Compliance with the regulations in Chapter 31 of the Oklahoma City Municipal Code, 2020, as amended, concerning RV parks shall be achieved.

59-9350.38.1. Lodging Accommodations: Home Sharing.

- A. The rental of the entire home or bedroom(s) may not exceed 30 consecutive days per renter/guest.
- B. The host shall be required to comply with any applicable building or fire codes adopted by the City, including but not limited to working smoke detectors, a carbon monoxide detector and a functioning fire extinguisher.
- C. The host must obtain a home sharing license.
- D. All applicable fees and taxes must be collected and paid.
- E. A special exception must be obtained for home sharing where the property:
 - (1) is not the primary residence of the host; or
 - (2) is located within the boundaries of a Historic Preservation District, in which case the property shall be the host's primary residence and occupied by the host at the time of the rental.

Provided, a special exception shall not be required for any property at which, prior to January 15, 2019, lodging accommodations in a dwelling or room(s) in a dwelling were provided for rent for a temporary period of time not exceeding 30 consecutive days per guest and for which a home sharing license has been granted by the Supervisor of Licenses pursuant to Section 13-510 of this Code.

- F. A special exception pursuant to Subsection E of this section may be granted for a maximum period of ten years. When the

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time period expires, if the applicant desires to continue the use, the applicant shall file a new application for a special exception and have the case reviewed by the Board of Adjustment.

9350.39. Medical Services: General (59-8300.52).

- A. Each use shall comply with all standards and provisions of the applicable zoning district, unless specifically modified by this section.
- B. The facilities shall be located entirely within a principal building as an accessory use and shall have access from an interior lobby, hallway or interior courtyard, provided that one major exterior entrance shall be permitted.
- C. The facilities shall not collectively occupy more than ten percent of the gross floor area of the entire project.

9350.40. Mining and Processing: Minerals and Raw Materials (59-8450.1).

- A. No use shall be permitted within 200 feet of a habitable dwelling, provided that a caretaker's or watchman's house shall be exempt from this restriction.
- B. A restoration plan shall be submitted with the application and shall include the following:
 - (1) Final proposed topography of the site after all proposed restoration is completed.
 - (2) Proposed depth of topsoil, and a vegetation and landscaping plan.
 - (3) A drainage plan showing the direction of all drainage during excavation and after restoration.
- C. No excavation, stockpiling of material, or accessory or incidental use of the mining operation shall be permitted within 70 feet of any property line, street right-of-way line, or drainage or utility easement.

9350.41. Manufactured (Mobile) Home Residential (59-8200.7).

- A. Each use shall comply with the bulk standards of the AA district, unless specifically modified by this section.
- B. There shall be a minimum lot size of five acres per dwelling unit.
- C. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

D. In the R-1 District, neither public water supply nor public sewage treatment shall be available to lots used for Manufactured (Mobile) Home Residential.

E. In the R-1 District, lots developed for Manufactured (Mobile) Home Residential uses shall conform to the development regulations of the AA District.

9350.42. Manufactured (Mobile) Home Residential: Construction (59-8200.10).

A. Staff approval, subject to the following conditions for a period of two years depending on the situation.

- (1) A Manufactured (Mobile) Home for temporary dwelling purposes may be granted only if and where a permanent dwelling is being constructed upon the premises.
- (2) In no case shall both the Manufactured (Mobile) Home and the dwelling under construction be occupied.
- (3) The site shall be at least one acre in size.

B. Only one Manufactured (Mobile) Home shall be allowed accessory to a permanent single-family detached residential structure under construction.

C. The location of such Manufactured (Mobile) Home shall conform to all lot area, setback, height and off-street parking requirements of the district in which located.

D. When all required inspections have been made and approved on the permanent dwelling or the building permit for the permanent dwelling or the Manufactured (Mobile) Home expires, is revoked or otherwise terminated, the Manufactured (Mobile) Home shall be removed within 30 days of any of the above events.

9350.43. Manufactured (Mobile) Home Residential: Medical Hardship (59-8200.11).

A. A special exception may be granted for a period of one, two or three years depending on the situation. When the time period expires, the applicant shall file a new application for a special exception and have the case reviewed. At that time, the Board of Adjustment shall determine if the need that led to the granting of the original special exception is still present, and if there has been any material change of conditions relevant to the granting of the special exception.

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B. Conditions for Approval

- (1) The principal for whom the special exception is requested shall be a relative by blood or marriage, and the extenuating conditions shall not be caused by the applicant.
- (2) The special exception shall not be granted unless medical hardship exists caused by physical condition, such as age or infirmity, or by mental condition of the principal.

C. Only one manufactured (mobile) home shall be allowed accessory to a permanent single-family detached residential structure.

D. The location of such manufactured (mobile) home shall conform to all lot area, setback, height and off-street parking requirements of the district in which it is located, and the manufactured (mobile) home shall be located only behind the front wall of the principal dwelling.

E. The proposed manufactured (mobile) home installation shall meet all City and State Department of Environmental Quality standards and regulations.

F. The Board of Adjustment may include additional conditions as it considers necessary including, but not limited to, extraordinary setbacks, landscaping and installation of utilities.

G. The use of the manufactured (mobile) home shall terminate at any time when the hardship that led to the granting of the original special exception ceases.

9350.44. Model Home Accessory Parking Lot (59-8250.9).

A. The parking lot must be adjacent to a permitted model home. The parking lot must be completely removed when the model home reverts to residential use.

B. The lot shall be constructed of asphalt millings and consist of either ground up (crushed) asphalt or millings from a milling machine (PR 800-7 or approved equal). The compacted thickness of the "recycled millings" shall be a minimum of four inches thick.

C. The side and rear of the lot abutting other residences should be screened with a six (6) foot sight-proof fence, which may not extend beyond the front of the model home.

D. Sidewalks must be installed across both the model home and the parking lot.

E. A ten-foot landscape strip must be installed between the public sidewalk and parking area, and a five-foot strip along the side and rear of the lot. The lot should be landscaped with trees and shrubs.

F. No lighting is allowed other than low-voltage landscape fixtures.

9350.45. Moderate Impact Institutional (59-8250.15).

A. The site shall front, or have direct access to, a street meeting design standards for, at least, a collector street.

B. No off-street parking or loading space shall be located closer than 20 feet to any lot line abutting a residential district.

C. Lighted outdoor facilities shall not be located closer than 20 feet to any property line that adjoins a residential use. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

D. Properties developed and occupied as schools prior to the effective date of this chapter, shall be allowed to continue the use of such property for school purposes and to expand existing facilities without securing a special permit, provided the following conditions are met:

(1) The property is zoned for residential, office or commercial use and was so designated prior to the effective date of this chapter.

(2) All expansions or additions to existing facilities shall conform to the development regulations of the applicable zoning district.

(3) Accessory uses shall be allowed only by grant of special exception or special permit and shall not be exempt from the requirements otherwise placed upon them by this chapter.

(4) The application shall address: the size of the proposed site, the use anticipated, a description of the operation, and the means to mitigate impacts to surrounding land uses.

9350.46. Murals (59-8250.16).

A. Murals shall be considered a conditional use in all zoning districts, except the HP District.

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- B. Murals, which are to be located in a special zoning district, or proposed to be affixed to public structures, shall be approved by the appropriate board and/or commission.
 - C. Murals shall be submitted to the Arts Commission for review and comment. Those murals that require approval from a special board and/or commission shall obtain said approval following submittal of said mural to the Arts Commission.
 - D. Murals that extend beyond or project above the vertical or horizontal line of any wall onto which the mural is painted or affixed shall be appropriately attached so as to not create a safety hazard to the public.
 - E. Murals shall not create a public safety issue, such as a distraction to drivers.
 - F. Applications for a mural permit shall be submitted to the Department on an approved application form accompanied by the following information:
 - (1) Site plan showing the lot and building dimensions, and indicating the proposed location of the mural.
 - (2) Scale drawing and color photo of the building showing proposed size and placement of the mural.
 - (3) Colored drawings of the proposed mural.
 - (4) Proposed maintenance schedule.
 - (5) An affidavit signed by the property owner giving permission to place the mural on the building.
 - (6) A statement by the applicant indicating said applicant waives any VARA rights.
 - G. Applicants for a mural permit shall not be required to be a licensed sign contractor.
 - H. Such application shall be accompanied by the fee established in Chapter 60 of the Oklahoma City Municipal Code, 2020, as amended. Such fee shall be used to defray the expense of processing the mural application and shall be nonrefundable, regardless of the action taken on the application.
- 9350.47. Outdoor Sales and Display, and Outdoor Storage (59-8300.54).*
- A. If sight-proof screening is required by this chapter, no Outdoor Sales and Displays, and Outdoor Storage shall be stacked or extend above the required sight-proof screening.
 - B. Where vehicles or equipment are permitted to be stored outside while awaiting repair at a use permitted in the district, said parking or storage areas shall be screened from view by a sight-proof fence or a building. No vehicle shall be stored outside for longer than 45 days.
 - C. In the C-1 District, the display shall be limited to the private sidewalk in front of the store; and no required parking lot area, public sidewalk or street right-of-way shall be used as a display or sales area. Provided, the storage and display of tires shall comply with the following additional regulations: (1) Tires shall not be stored outside the confines of an enclosed building; however, tires may be displayed for sale outside the confines of an enclosed building, but only between the hours of 6:00 a.m. and 9:00 p.m. daily; and (2) All premises upon which tires are stored or displayed in violation of this Subsection C shall be brought into compliance with this subsection within six months of the effective date of this ordinance.
 - D. In the NB District the following restrictions will apply:
 - (1) Gasoline sales but subject to the conditions referred to in this section as well as all other applicable codes and ordinances.
 - (2) Sales of perishable items such as flowers, fruits, vegetables, and nuts subject to the conditions referred to in this section as well as all other applicable codes and ordinances.
 - (3) Sales of prepared food and beverage items whether intended to be consumed on or off-site subject to the conditions referred to in this section as well as all other applicable codes and ordinances.
 - (4) Special sales merchandise may be temporarily displayed outdoors for up to 4 times per year and for no longer than six consecutive calendar days.
 - (5) Temporary special merchant promotions, authorized by City regulations, may display on public sidewalk for up to four times per year and for no longer than six consecutive calendar days.
 - E. In the C-2 District, only permanent outside sales and display areas for retail stores, such as garden centers, are permitted. The

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sales and display area shall be located behind the front building setback line and screened so that it cannot be seen from any property line. Provided, the storage and display of tires shall comply with the following additional regulations: (1) Tires shall not be stored outside the confines of an enclosed building; however, tires may be displayed for sale outside the confines of an enclosed building, but only between the hours of 6:00 a.m. and 9:00 p.m. daily; and (2) All premises upon which tires are stored or displayed in violation of the Subsection E shall be brought into compliance with this subsection within six months of the effective date of this ordinance.

- F. In the C-3 District, only permanent outside sales and display areas for retail stores, such as garden centers, are permitted. The sales and display area shall be located behind the front building setback line and screened so that it cannot be seen from any property line. Special sales merchandise may temporarily be displayed outside provided the display shall be limited to the private sidewalk in front of the store; and no required parking lot area, public sidewalk or street right-of-way shall be used as a display or sales, area. Provided, the storage and display of tires shall comply with the following additional regulations: (1) Tires shall not be stored outside the confines of an enclosed building; however, tires may be displayed for sale outside the confines of an enclosed building, but only between the hours of 6:00 a.m. and 9:00 p.m. daily; and (2) All premises upon which tires are stored or displayed in violation of the Subsection F shall be brought into compliance with this subsection within six months of the effective date of this ordinance.
- G. In the C-4 District no required parking lot area shall be used as a display or sales area. No public sidewalk or street right-of-way shall be used for display, except for an approved temporary special merchant promotion authorized by City regulations. No article not being actively offered for sale shall be stored on a temporary or permanent basis outside the confines of an enclosed building. Provided, the storage and display of tires shall comply with the following additional regulations: (1) Tires shall not be stored outside the confines of an enclosed building; however, tires may be displayed for sale outside the confines of an enclosed building, but only between the hours of 6:00 a.m. and 9:00 p.m. daily;

and (2) All premises upon which tires are stored or displayed in violation of the Subsection G shall be brought into compliance with this subsection within six months of the effective date of this ordinance.

- H. In the CBD District, no article or material shall be kept, stored or displayed outside the confines of the building unless it is so screened by fences, walls, or planting that it cannot be seen from a public street.
- I. In the CH-C District, all uses permitted shall take place within a completely enclosed building except gasoline sales.
- J. In the DBD, DTD-1, and DTD-2 Districts, no article or material shall be kept, stored, sold, or displayed, outside the confines of the building, with the following exceptions:
- (1) In the DTD-1 and DTD-2 Districts, Light Industrial (59-8350.8) uses may be permitted outdoor storage upon approval, and subject to any conditions imposed, through the Special Permit process.
 - (2) Sale of merchandise that is accessory and/or non-accessory to the principal use to include Food From Vehicle Sales (as referenced in Chapter 21, Article VIII) and Outdoor Sellers shall be permitted, subject to the following:
 - (a) All applicable provisions of Chapter 21 and Chapter 39 of the Oklahoma City Municipal Code shall be met unless modified by this section.
 - (b) All temporary materials and structures used for the conduct of sales of merchandise or consumable products, including but not limited to stands, pushcarts, tents, vehicles, signs, and displays shall be removed from the property or stored inside a building when not being used for permitted sales activity.
 - (c) Except for sales associated with an approved Revocable Permit, Administrative Revocable Permit, Special Event Permit or Activity Permit, no such sales shall be conducted within the following areas: Beginning at the northeast corner of Hudson Avenue and Dean A. McGee

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Avenue; thence proceeding north along the east side of Hudson Avenue to the southeast corner of NW 7th Street; thence proceeding east along the south side of NW 7th Street to the center of the north/south alley in Block 16, Oklahoma City Addition located between Robinson Avenue and Broadway Avenue; thence proceeding south along the center of the alleys in Blocks 16, 17, 18 and 19 to the north side of Dean A. McGee Avenue; thence west along the north side of Dean A. McGee Avenue to the northeast corner of Hudson Avenue.

offered for sale and may remain outside only during the normal working hours of the business. Provided, the storage and display of tires shall comply with the following additional regulations: (1) Tires shall not be stored outside the confines of an enclosed building; however, tires may be displayed for sale outside the confines of an enclosed building, but only between the hours of 6:00 a.m. and 9:00 p.m. daily; and (2) All premises upon which tires are stored or displayed in violation of the Subsection M shall be brought into compliance with this subsection within six months of the effective date of this ordinance.

- K. In the DBD, DTD-1, and DTD-2 Districts display of goods and materials not actively offered for sale shall be prohibited.
- L. In the DBD, DTD-1, and DTD-2 Districts, temporary outdoor displays for special sales merchandise that is accessory to the principal use is permitted provided the display shall be limited to the sidewalk in front of the store and is subject to all required permits. Provided, the storage and display of tires shall comply with the following additional regulations: (1) Tires shall not be stored outside the confines of an enclosed building; however tires may be display for sale outside the confines of an enclosed building but only within the hours of 6:00 a.m. and 9:00 p.m. daily; and (2) All premises upon which tires are stored or displayed in violation of Subsection L. shall be brought into compliance with this subsection within six months of the effective date of this ordinance.
- M. In the I-1 District, outdoor work, manufacturing, assembly, repair or storage restrictions:
- (1) No required parking lot area shall be used as a display or sales area.
 - (2) No public sidewalk or street right-of-way shall be used for outside sales or display, except for an approved temporary special merchant promotion authorized by City regulations.
 - (3) No manufacturing, assembly, repair, work activity, or storage shall take place outside the confines of an enclosed building.
 - (4) Outside sales and display shall be only material or products actively
- N. In the I-2 and I-3 Districts, outdoor work areas, sales, display and storage restrictions: Outdoor work areas, sales, display and storage of merchandise and materials are permitted subject to the following regulations:
- (1) No required parking lot area shall be used as a display, sales, storage, or work area.
 - (2) No public sidewalk or street right-of-way shall be used, except for an approved temporary special merchant authorized by City regulations.
 - (3) All outside activity other than permitted sales may be enclosed by a fence or wall, which is not required to be sightproof, except as provided in the landscape ordinance when abutting a residential district. Said fence or wall may be located on the property line on all sides provided that proper sight triangles are maintained at all street and driveway intersections.
- O. Outdoor Sales and Displays, and Outdoor Storage accessory to the following use units shall not be considered part of the Outdoor Sales and Display, and Outdoor Storage use unit: Automotive and Equipment: Cleaning and Repairs, Light Equipment (59-8300.14), Gasoline Sales, Large: Restricted (59-8300.45), Gasoline Sales, Small: Restricted (59-8300.46), Automotive and Equipment: Automobile Dealerships and Malls (59-8300.18). Provided, the storage and display of tires shall comply with the following additional regulations: (1) Tires shall not be stored outside the confines of an enclosed building; however, tires may be displayed for sale outside the

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confines of an enclosed building, but only between the hours of 6:00 a.m. and 9:00 p.m. daily; and (2) All premises upon which tires are stored or displayed in violation of the Subsection O shall be brought into compliance with this subsection within six months of the effective date of this ordinance.

9350.48. Participant Recreation and Entertainment: Indoor (59-8300.55).

- A. Each use shall comply with all standards and provisions of the applicable zoning district, unless specifically modified by this section.
- B. All facilities shall be designed as an integral part of an entire shopping center project, and shall be completely enclosed or confined by permanent buildings, not including fences.

9350.49. Participant Recreation and Entertainment: Outdoor (59-8300.56).

- A. Land area should be sufficient so that noise generated shall not exceed limits imposed by City noise ordinances.
- B. Lights shall be located no closer than 20 feet to any property line that adjoins a residential district or use. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- C. The City Council may include additional conditions it considers necessary including, but not limited to, extraordinary setbacks, landscaping and installation of utilities.

9350.50. Personal Storage (59-8300.60).

- A. The site shall front, or have access to, a street meeting minimum design standards for, at least, a collector street.
- B. No wholesale or retail sales shall be permitted from the personal storage units.
- C. No outside storage shall be permitted.
- D. Lights shall not be located closer than 20 feet to any property line that adjoins a residential district or use. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- E. No maintenance, repair or mechanical work shall be permitted.
- F. A single living quarters for caretakers and/or security personnel is permitted.

9350.51. Railroad Facilities: Refuse, Biomedical Waste and Hazardous Waste (59-8400.1).

- A. The site shall be at least five acres in size.
- B. No site shall be permitted within 1,500 feet of a residential, office or commercial zoning district.
- C. There shall be no activity, use, storage or building within 100 feet from any lot line of the site.
- D. A chain-link fence or wall not less than eight feet in height, as measured from finished grade, shall be provided around the site. Signs no less than four square feet in area shall be posted along the exterior of the fence at 200-foot intervals warning of the potential hazard. No material shall be stored outside of an enclosed building in such a manner that it exceeds the height of the fence.
- E. No site shall be located within 1,500 feet from a designated floodway or reservoir. Run-off from the site must be processed through a detention facility approved by the City Engineer.
- F. All buildings and structures accessory to the operation shall comply with all applicable codes of the City.
- G. Access shall be restricted by a locked gate at all times when the site is not in operation. Notice shall be posted that only authorized personnel are allowed on the site.
- H. All access shall be by a hard-surface access road(s).
- I. Street access must be from a street classified as an industrial collector, arterial, expressway or freeway.
- J. Off-street parking or loading spaces shall be a minimum of 100 feet from any lot line.
- K. No site shall be permitted on property designated for environmental conservation by the Comprehensive Plan.
- L. If necessary to protect the general public and the use of neighboring property from potential loss of use or decrease in land value, the City Council may require additional sight-proof screening and landscaping according to standards contained in Article XI, Landscaping and Screening Regulations, of this chapter.

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9350.51.1. Rainwater Harvesting (59-8150.7.1).

A. Any home garden, community garden, roof garden, or urban farm may include equipment for the collection of rainwater to be used as a supplemental watering system, provided that the rainwater collection system conforms to the following provisions:

- (1) Rainwater shall be stored in such a way as to prevent the infestation of insects and other pests through the following means:
 - (a) Systems shall be securely covered.
 - (b) All inlets and points where standing water could be exposed to the outside shall contain screens with a pore size of one mm or less.
- (2) Discharge water shall not discharge directly to a street, alley or other public way, and shall not create an icy condition on any sidewalk, street, parking area, or other paved surface.
- (3) Above ground storage containers shall not be allowed in front of the front building wall of the primary structure and shall not be visible from the public way, with the following exception:
 - (a) Rainwater storage containers less than 85 gallons with a maximum of two containers per structure.

9350.52. Residential Facilities for Dependent and Neglected Children (59-8250.17).

- A. The application shall address: a description of the type of program proposed, the number of participants that would be in the program at one time, the number of staff that would be associated with the program and their general duties, the type of supervision that will be provided for the participants in the program, the means to mitigate any impact upon the surrounding land uses from the operation of the program, and the behavior of the participants in the program.
- B. Staff in its report to the Planning Commission and the City Council shall identify other uses in the following use units within one mile of the proposed facility: Domestic Violence Shelters (59-8250.6), Emergency Shelters and Feeding Sites (59-8250.7), Forced Detention or Correction Facilities

(59-8250.8), other Residential Facilities for Dependent and Neglected Children (59-8250.17), Residential Facilities for Drug or Alcohol Treatment Centers (59-8250.18), and Transitional Mental Health Residential Facilities (59-8250.19). Staff shall provide the appropriate data and information to aid in the deliberations of the Planning Commission and City Council.

- C. The inordinate concentration of these use units is discouraged and locations dispersed throughout the community are promoted. The City Council shall determine whether an inordinate concentration of these uses would result from establishment of an additional such use in the particular area. In determining whether an inordinate concentration would result in a negative impact to the surrounding community from approval of a particular application, the City Council shall consider all facts and circumstances relating to the application and areas surrounding the proposed site including, but not limited to, the differences or similarities in existing uses among these use units and the compatibility or incompatibility of such uses in the particular area.

9350.53. Residential Facilities for Drug or Alcohol Treatment Centers (59-8250.18).

- A. The application shall address: a description of the type of program proposed, the number of participants that would be in the program at one time, the number of staff that would be associated with the program and their general duties, the type of supervision that will be provided for the participants in the program, the means to mitigate any impact upon the surrounding land uses from the operation of the program, and the behavior of the participants in the program.
- B. The Planning Department Staff in its report to the Planning Commission and the City Council shall identify other uses in the following use units within one mile of the proposed facility: Domestic Violence Shelters (59-8250.6), Emergency Shelters and Feeding Sites (59-8250.7), Forced Detention or Correction Facilities (59-8250.8), Residential Facilities for Dependent and Neglected Children (59-8250.17), other Residential Facilities for Drug or Alcohol Treatment Centers (59-8250.18), and Transitional Mental Health Residential Facilities (8250.19). The Planning Department Staff shall provide the appropriate

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data and information to aid in the deliberations of the Planning Commission and City Council.

- C. The inordinate concentration of these use units is discouraged and locations dispersed throughout the community are promoted. The City Council shall determine whether an inordinate concentration of these uses would result from establishment of an additional such use in the particular area. In determining whether an inordinate concentration would result in a negative impact to the surrounding community from approval of a particular application, the City Council shall consider all facts and circumstances relating to the application and areas surrounding the proposed site, including, but not limited to, the differences or similarities in existing uses among these use units and the compatibility or incompatibility of such uses in the particular area.

9350.54. Retail Sales and Services: General (59-8300.63).

- A. *Conditions for Approval in the O-2 District: 100,000 or More Square Feet Gross Floor Area in Total Complex.*
- (1) Each use shall comply with all standards and provisions of the O-2 District, unless specifically modified by this section.
 - (2) The facilities shall be located entirely within a principal building as an accessory use and shall have access from an interior lobby, hallway or interior courtyard, provided that one major exterior entrance shall be permitted.
 - (3) The facilities shall not collectively occupy more than ten percent of the gross floor area of the entire project.

9350.55. Retail Sales and Services: Outdoor Swap Meets (59-8300.64).

- A. Applies only to outdoor sales activity.
- B. Land area shall be sufficient to provide for safe ingress and egress, adequate off-street parking and proper separation from adjacent land uses.

9350.56. Retail Sales and Services: Pawn Shops (59-8300.65). Within the NB District, Pawn Shops shall be limited to one within a radius of 1,000 feet when measured from the proposed pawn shop to the existing building or space containing a pawn shop.

9350.56.1. Roof Garden (59-8150.7.2).

- A. Activities and appurtenances may include greenhouses, hoop houses, cold frames, sheds or other small structures for the keeping of tools and equipment, composting, hydroponics/aquaponics, and/or rainwater harvesting.
- B. Hydroponic/aquaponic activities within a roof garden must be managed to prevent infestation of insects and other pests.
- C. A roof garden shall be free of rank weeds as defined in Chapter 35 (Nuisances).

9350.57. Sanitary Landfills (59-8350.12).

- A. The site shall be at least ten acres in sizes.
- B. No activity area shall be permitted within 1,500 feet of permanently or temporarily occupied dwellings.
- C. A chain-link fence or wall not less than eight feet in height, as measured from finished grade, shall be provided around the use.
- D. Access shall be through a locked gate.
- E. No sanitary landfill shall be located within 150 feet of any highway, drainage canal, lake, stream, navigable waterway, regulatory floodway or property line.
- F. All buildings and structures accessory to the operation shall comply with all applicable codes of the City.
- G. The entrance of the facility shall have an all-weather access road.
- H. Access shall be through a gate that can be locked at all times and that carries official notice that only authorized persons are allowed on the site.
- I. No residentially developed street shall be used for access.
- J. A restoration plan shall be submitted with the application and shall include the following:
- (1) Final proposed topography of the site after all proposed restoration is completed.
 - (2) Proposed depth of topsoil and a vegetation and landscaping plan.
 - (3) A drainage plan showing the direction of all drainage after restoration.

9350.58. Scrap Operations (59-8350.13).

- A. The site shall be at least two acres in size.

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- B. Outdoor Storage (59-8300.54) accessory to scrap operations shall only be permitted in the I-3 District.
 - C. A chain-link fence or wall not less than eight feet in height, as measured from finished grade, shall be provided around the use. No scrap or waste material shall be stored in such a manner that it exceeds the height of the fence.
 - D. In addition to screening requirements in Article XI, Landscaping and Screening Regulations, of this chapter, sight-proof screening shall be erected along all arterial streets, expressways and freeways, unless it is determined by the City Council that the nature of adjacent land uses makes this requirement unnecessary.
 - E. All outdoor storage areas for automobile, truck, boat and recreational vehicle salvage yards shall be on a permanent hard-surfaced area meeting the design requirements of Article X, Off-Street Parking, Loading and Access, of this chapter.
- (2) Property shall about a roadway meeting minimum standards for a freeway.
 - (3) Property shall be vacant prior to sign erection, or the sign shall be separated from all other uses in accordance with Non-Accessory Sign separation standards contained in the sign regulations.
 - (4) The Non-Accessory Sign shall be removed prior to occupancy of any other permitted structures or uses, or said sign shall be brought into conformance with the sign regulations to serve as the permitted freestanding accessory sign.

9350.59. *Signs: Non-Accessory (59-8300.66).*

A. *Conditions for Approval in the C-3 District.*

- (1) *Non-Accessory Signs shall be allowed provided:*
 - (a) The lot size is a minimum of 5,000 square feet and is not developed or used for residential, commercial, institutional or industrial purposes.
 - (b) After erection of a Non-Accessory Sign, if a lot is subsequently developed or used for residential, commercial, institutional or industrial purposes, the sign shall be removed prior to occupancy or brought into conformance with the regulations for accessory signs in terms of permitted size and spacing.
 - (c) The sign shall comply with all the applicable standards listed in Chapter 3 for non-accessory signs.

B. *Conditions for Approval in the C-HC District.*

- (1) Each use shall comply with all standards and provisions of the C-HC District, unless specifically modified by this section.

C. *Conditions for Approval in I-1 District.*

- (1) Non-Accessory Signs shall be allowed provided:
 - (a) The lot size is a minimum of 5,000 square feet.
 - (b) The sign shall comply with all the applicable standards listed in Chapter 3 for non-accessory signs.

D. *Conditions for Approval in DBD District.*

- (1) All non-accessory signs located within the DBD District shall be subject to the C-CBD Sign Regulations contained in Chapter 3 of the City Code.
- (2) In order to protect the viewscales of the Oklahoma City National Memorial, non-accessory signs are not permitted in an area of the DBD District located between Dean A. McGee Avenue, NW 7th Street, North Broadway Avenue and North Hudson Avenue.

9350.60. *Spectator Sports and Entertainment: General (59-8300.67).*

A. *Conditions for Approval in the C-2 District.*

- (1) Each use shall comply with all standards and provisions of the applicable zoning district, unless specifically modified by this section.
- (2) All facilities shall be designed as an integral part of an entire shopping center project, and shall be completely enclosed or confined by permanent buildings, not to include fences.

B. All facilities shall be designed as an integral part of an entire shopping center project,

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and shall be completely enclosed or confined by permanent buildings, not to include fences.

9350.61. Spectator Sports and Entertainment: High Impact (59-8300.68).

- A. The site shall be of sufficient size to accommodate the required activities and provide for minimum impact on adjacent properties.
- B. The design shall include noise buffering techniques, such as earthen berms, vegetation or other acceptable methods.
- C. Outdoor high intensity lighting shall be no closer than 100 feet from the property line and shall meet the lighting criteria of the Oklahoma City Municipal Code, 2020, as amended.
- D. There shall be at least two access points to a street meeting minimum design standards for an arterial street.

9350.62. Stockyards (59-8350.14).

- A. The site shall be at least five acres in size.
- B. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all local, State and Federal requirements.
- C. No such use shall be permitted within one-half mile of an R-1, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH- 2, HL or HP District.

9350.63. Transitional Mental Health Residential Facilities (59-8250.19).

- A. The application shall address: a description of the type of program proposed, the number of participants that would be in the program at one time, the number of staff that would be associated with the program and their general duties, the type of supervision that will be provided for the participants in the program, the means to mitigate any impact upon the surrounding land uses from the operation of the program, and the behavior of the participants in the program.
- B. Staff in its report to the Planning Commission and the City Council shall identify other uses in the following use units within one mile of the proposed facility: Domestic Violence Shelters (59-8250.6), Emergency Shelters and Feeding Sites (59-8250.7), Forced Detention or Correction Facilities (59-8250.8), Residential Facilities for

Dependent and Neglected Children (59-8250.17), Residential Facilities for Drug or Alcohol Treatment Centers (59-8250.18), and other Transitional Mental Health Residential Facilities (59-8250.19). Staff shall provide the appropriate data and information to aid in the deliberations of the Planning Commission and City Council.

- C. The inordinate concentration of these use units is discouraged and locations dispersed throughout the community are promoted. The City Council shall determine whether an inordinate concentration of these uses would result from establishment of an additional such use in the particular area. In determining whether an inordinate concentration would result in a negative impact to the surrounding community from approval of a particular application, the City Council shall consider all facts and circumstances relating to the application and areas surrounding the proposed site, including, but not limited to, the differences or similarities in existing uses among these use units and the compatibility or incompatibility of such uses in the particular area.

9350.64. Transportation Facilities: Aircraft (59-8400.2).

- A. Before the Planning Department accepts an application for special permit, the applicant must have received qualified approval for license from the Department of Airports and present a letter showing such qualified approval when filing an application for special permit.
- B. A site plan showing the following shall be filed by the applicant:
 - (1) Description of property.
 - (2) Intended size, layout and specifications of all improvements.
 - (3) Surrounding land use.
- C. An operation plan shall be submitted which shall include:
 - (1) Proposed uses of facility, types of operation and hours of operation.
 - (2) Routes of approach and departure.
 - (3) Designated emergency landing areas.
 - (4) Description of the relationship of the facility to establish airports, helistops and heliports.
 - (5) Expansion plans.

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- (6) Methods of mitigating the effects on noise, lighting and pollution.
- D. Miscellaneous requirements:
 - (1) A statement on public need for the facility.
 - (2) Structure report by a registered engineer, if the proposed site is on a rooftop.
- E. Improvement of the site shall be in conformance with the development regulations of the zoning district in which it is located.
- F. The site shall conform to all requirements established by local, state and federal regulatory agencies for aviation activities.
- G. All helicopter landing pads at ground level shall have controlled access to protect people on the ground.
- H. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- I. Off-street parking or loading spaces shall be located a minimum of 20 feet from any lot line abutting a residential district.
- B. With respect to the injection well, copies of all filings made pursuant to the application and reporting under Oklahoma Corporation Commission rules shall be supplied to the Public Works Director.
- C. The injection well application shall be submitted to the Public Works Director and the State Department of Environmental Quality for review.
- D. The Board of Adjustment may impose such additional requirements, as it deems necessary in the public interest including, but not limited to, restrictions on the hours or manner of operation and requiring the site be fenced, screened and landscaped.
- E. Operation of the injection well shall be done in compliance with Oklahoma Corporation Commission rules.
- F. In accordance with the Safe Drinking Water Act of 1974, as amended, the well shall be sited, tested at least every five years, and maintained so as to protect the underground sources of drinking water, as defined by the Safe Drinking Water Act.

9350.65. Transportation Facilities: Surface Passenger (59-8400.3).

- A. Improvement of the site shall be in conformance with the development regulations of the zoning district in which it is located.
- B. In any zoning district, other than I-2 and I-3 Districts, all maintenance, repair, mechanical work and storage shall be performed in enclosed buildings.
- C. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- D. A transportation facility located adjacent to an AA, R-A, R-1, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HL or HP District shall be screened in accordance with the provisions of Article XI, Landscaping and Screening Regulations, of this chapter.
- E. Off-street parking or loading spaces shall be located a minimum of 20 feet from any lot line abutting a residential district.

9350.66. Underground Injection Wells: Disposal Wells (59-8450.3).

- A. The injection well shall have the approval and authorization of the Oklahoma Corporation Commission.

9350.67. Underground Injection Wells: Enhanced Recovery Wells (59-8450.4).

- A. The injection well shall have the approval and authorization of the Oklahoma Corporation Commission.
- B. Copies of all filings made pursuant to application and reporting under Oklahoma Corporation Commission rules with respect to the injection well shall be supplied to the Planning Director.
- C. The injection well application shall be submitted to the Public Works Director and the State Department of Environmental Quality for review.
- D. The Board of Adjustment may impose such additional requirements as it deems necessary in the public interest including, but not limited to, restrictions on the hours or manner of operation and requiring the site be fenced, screened and landscaped.
- E. Operation of the injection well shall be done in compliance with Oklahoma Corporation Commission rules.
- F. In accordance with the Safe Drinking Water Act of 1974, as amended, the well shall be sited, tested at least every five years and maintained so as to protect the underground sources of drinking water as defined by the Safe Drinking Water Act.

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- G. The Board of Adjustment may require that all fluids to be injected shall be transported by underground pipeline to the injection well site.
- H. A mechanical integrity test of all pipelines, valves and associated fittings shall be performed annually by the operator of the injection facility.

9350.67.1. *Urban Farm (59-8150.9).*

- A. Activities and appurtenances may include greenhouses, hoop houses, cold frames, sheds or other small structures for the keeping of tools and equipment, composting, hydroponics/aquaponics, rainwater harvesting and office space for employees. Above-ground appurtenances are subject to the setback, lot coverage, and height requirements of the underlying zoning district as set forth in Sections 59-6100.3., Table 6100.2. (Agricultural and Residential Zoning Districts Bulk Standards) and 59-6200.3., Table 6200.2. (Office and Commercial District Bulk Standards).
- B. Hydroponic/aquaponic activities within an urban farm must be managed to prevent infestation of insects and other pests.
- C. An urban farm shall be free of rank weeds as defined in Chapter 35 (Nuisances).

9350.68. *Wholesaling, Storage and Distribution: Restricted.*

- A. When located in the Stockyards City Development District (§ 59-7350) or the Stockyards City Transitional Development Overlay District (§ 59-13550), buildings shall not be located on lots fronting S. Agnew Avenue, SW 15th Street, or Exchange Avenue. Exterior cladding shall be brick.

(Ord. No. 23546, § 2, 2-12-08; Ord. No. 23755, § 6, 12-2-08; Ord. No. 24009, § 7, 2-2-10; Ord. No. 24037, § 1, 3-23-10; Ord. No. 24103, § 1, 7-20-10; Ord. No. 24291, § 4, 6-21-11; Ord. No. 24574, § 3, 12-4-12; Ord. No. 24609, § 6, 2-19-13; Ord. No. 24726, § 6, 8-13-13; Ord. No. 24783, § 1, 11-19-13; Ord. No. 24783, § 1, 11-19-13; Ord. No. 24804, § 4, 12-31-13; Ord. No. 24925, § 1, 7-29-14; Ord. No. 25434, § 5, 8-16-16; Ord. No. 25972, § 6, 7-31-18; Ord. No. 26081, § 5, 1-15-19; Ord. No. 26434, § 2, 4-28-20; Ord. No. 26832, § 2, 8-31-21; Ord. No. 26967, § 3, 2-1-22)

§ 59-13800. **Healthy Neighborhoods Overlay District.**

59-13800.1 *Purpose and Intent.* The purpose of the Healthy Neighborhoods Overlay District (HNO) is to promote the public health, safety and welfare by enacting additional regulations in a specified area where there is a desire and need for greater

diversity for healthy retail food options and convenient access to fresh meats, fruit, and vegetables. These regulations are intended to:

- (1) Avoid and reduce over-concentration of small-box discount stores in a specified area.
- (2) Encourage access to fresh meats, fruit, and vegetables.
- (3) Encourage greater diversity in retail food options in a specified area.

59-13800.2 *District Boundaries.* This ordinance shall apply to properties partially or wholly located within the 73111 zip code, excluding properties under jurisdiction of the State's Capitol-Medical Zoning Commission within the Oklahoma Capitol-Medical Center Improvement Zoning District. District boundaries are delineated more specifically in Appendix A of this chapter.

59-13800.3 *Applicability.* The regulations of this Section are applicable to properties located within the boundaries of the Healthy Neighborhoods Overlay (HNO) district. Except as otherwise expressly stated, the regulations of this section shall not apply to small box discount stores in existence and open for business prior to the date Ordinance No. 26141 became effective.

59-13800.4 *Dispersal Standards for Small-Box Discount Stores.* Any small-box discount store, as defined in Section 59-2150 of Article II of this Chapter, must be separated from another small box discount store within or outside the overlay area by a minimum distance of 5,280 feet. The required separation distance must be measured in a straight line from the nearest point on the lot line of the property occupied by a small box discount store to the nearest point on a lot line of the other property occupied by a small box discount store.

- A. Exemptions from the Dispersal Standards.
 - (1) Uses that contain a prescription pharmacy
 - (2) Uses that dedicate a minimum floor area of 500 square feet of retail floor space to the sale of fresh meat, fruit, and vegetables, subject to proper licensing

(Ord. No. 26348, § 2, 1-7-20)

11. Healthy Neighborhoods Overlay District.

The general boundaries are properties located within the 73111 zip code, excluding the Oklahoma Capitol-Medical Center Improvement District, more specifically described as:

Beginning at the Northwest Corner of section 26 Township 12 North Range 3 West of the Indian

Meridian, Oklahoma County Oklahoma, said point being the intersection of the centerline of Northeast 23rd Street and the centerline of North Kelly Avenue; thence south along the centerline of North Kelly Avenue a distance of 2467.1 feet to the intersection of the centerline of North Kelly Avenue and the extension of the North line of lots 14-26 Block 13 of Gast Heights Addition according to the recorded plat thereof; thence east along the extension of the North line of lots 14-26 Block 13 a distance of 33.00 feet to the NW corner of lot 14; thence east along the north line of lots 14-26 a distance of 286.50 feet to the NW corner of lot 25; thence south along the west line of lot 25 a distance of 140.00 feet to the SW corner of lot 25; thence east along the south line of lots 25 & 26 a distance of 50.00 feet to the SE corner of lot 26; thence east along the extension of the south line of lots 25 & 26 a distance of 30.00 feet to the centerline of North Stonewall Avenue; thence North along North Stonewall Avenue a distance of 140.00 feet to the intersection of the centerline of North Stonewall Avenue and the extension of the south alley line of Block 14 of Gast Heights Addition according to the recorded plat thereof; thence east along the extension of the South alley line a distance of 30.00 feet to the NW corner of lot 21 Block 14 of Gast Heights Addition; thence east along the north line of lots 21-40 a distance of 500.00 feet to the NE corner of lot 40 Block 14 of Gast Heights Addition; thence east along the extension of the north line of lots 21-40 Block 14 a distance of 30.00 feet to the intersection of the north line of lots 21-40 Block 14 and the centerline of North Everest Avenue; thence east along the extension of the north line of lots 19-36 Block 15 of Gast Height addition according to the recorded plat thereof a distance of 30 feet to the NW corner of lot 19 of said Gast Heights Addition; thence east along the north line of lots 19-36 Block 15 a distance of 400 feet to the NW corner of lot 35; thence south along the west line of lot 35 a distance of 140 feet to the SW corner of lot 35; thence east along the south line of lots 35 & 36 a distance of 54 feet to the SE corner of Lot 36 Block 15 of Gast Heights Addition; thence east along the extension of the south line of lots 19-36 Block 15 a distance of 53.00 feet to the intersection of the centerline of North Lottie Avenue and the extension of the south line of lots 19-36 Block 15 of Gast Heights Addition; thence south along the centerline of North Lottie Avenue a distance of 37.50 feet to the intersection of the centerline of NE 16th street and the centerline of North Lottie Avenue; thence east along the centerline of N.E. 16th Street a distance of 203' to the intersection of the centerline of N.E. 16th Street and the extension of the East line of lot 22 Block 16 of Gast Heights Addition; thence North along the extension of the east line of lot 22 Block 16 a distance of 37.50' to the SE corner of lot 22

Block 16 of Gast Height addition according to the recorded plat thereof; thence North along the east line of lot 22 a distance of 140.00 feet to the NE corner of Lot 22; thence East along the North line of lots 23-32 a distance of 281.70 to the NE corner of lot 32 Block 16 Gast Heights Addition; thence east along the extension of the north line of lots 17-32 block 16 of Gast Heights addition a distance of 30.00 feet to the centerline of North Kate Avenue; thence south along the centerline of North Kate Avenue a distance of 19.00 feet; thence east along the extension of the North line of lots 25-48 block 4 of Bancroft addition according to the recorded plat thereof a distance of 30.00' to the NW corner of lot 25; thence east along the north line of lots 25-48 block 4 of said plat a distance of 603.30 feet to the NE corner of lot 48; thence east along the extension of the North line of lots 25-48 block 4 of said plat a distance of 25.00 feet to the centerline of North Prospect Avenue; thence north along the centerline of North Prospect Avenue a distance of 6.50 feet; thence east along the extension of the south line of lots 1-11 block 1 of Stouts Addition according to the recorded plat thereof a distance of 25.00 feet to the NW corner of lot 12 of said plat; thence east along the south line of lots 1-11 Block 1 of said plat a distance of 275 feet to the NE corner of lot 21; thence east along the extension of the South line of lots 1-11 Block 1 of said plat a distance of 21.83 feet to the centerline of North Bath Avenue; thence south along the centerline of North Bath Avenue a distance of 165.00 feet to the centerline of N.E. 16th Street; thence east along the centerline of N.E. 16th Street approximately 2,328.95 feet to the SW Corner of the NW Quarter of Section 25 Township 12 North Range-3-West. Thence East along the Centerline of Northeast 16th Street approximately 2612.63 feet to the Southwest Corner of the NE/4 of Section 25 Township 12 North Range 3 West; Thence continuing East along the Centerline of Northeast 16th Street a distance of 186.50 feet to the intersection of Northeast 16th Street and North Page Avenue; Thence North along the Centerline of North Page Avenue a distance of 170.00 feet to the intersection of North Page Avenue and an extension of the South line of Lot 25 Block 9 of Edwards Heights Addition (Re-Subdivision of Success Heights); Thence 25.00 feet East to the Southwest Corner of Lot 25 Block 9 of said Edwards Heights; Thence East along the South lines of lots 25 through 12 a distance of 350.00 feet to the Southeast corner of Lot 12 Block 9 of said Edwards Heights; Thence East along the extension of the South line of Lot 25 Block 9 a distance of 10.00 feet to a point on the west line of Lot 6 Block 9 of said Edwards Heights; Thence South a distance of 15.00 feet to the Southwest corner of Lot 6 Block 9 of said Edward Heights; Thence South a distance of 50.00 feet to the Southwest Corner of Lot 8 Block 9 of said

Edwards Heights; Thence East a distance of 140.00 feet to the Southeast Corner of Lot 8 Block 9 of said Edwards Heights; Thence East along the extension of the North line of Lot 9 Block 9 a distance of 200.00 feet to the Southwest Corner of Lot 18 Block 8 of said Edwards Heights; Thence South a distance of 80 feet along the West line of lots 18 through 21 to the Southwest Corner of Lot 21 Block 8 of said Edwards Heights; Thence East along the South line of Lot 21 Block 8 of said Edwards Heights a distance of 66.00 feet to the Southeast corner of a property described in Book RE12089 Page 1315 filed for record at Oklahoma County Clerk's Office; Thence North along said property line a distance of 130.00 feet to a point on the North line of Lot 17 Block 8 of said Edwards Heights said point being the Northeast Corner of said property; Thence East along the North line of Lot 17 Block 8 a distance of 74.00 feet to the Northeast Corner of Lot 17 Block 8 of said Edwards Heights; Thence East along the extension of the North line of Lot 17 Block 8 a distance of 10.00 feet to a point on the West line of Lot 22 Block 8 of said Edwards Heights; Thence North along the West line of Lot 22 Block 8 a distance of 5.00 feet to the Northwest Corner of Lot 22 Block 8 of said Edwards heights; Thence East along the North line of Lots 22-31 a distance of 245.50 feet to the Northeast Corner of Lot 31 Block 8 of said Edward Heights, said point also being a point on the West Line of Lot 9 Block 2 of McDonald Heights Addition according to the Plat thereof; Thence North along the West Line of Lot 9 Block 2 of said McDonald Heights Addition a distance of 10.00 feet to the Northwest Corner of said Lot 9; Thence East along the North line of Lots 9 through 13 a distance of 250.00 feet to the Northeast Corner of Lot 13 Block 2 of said McDonald Heights; Thence South along the East Line of said Lot 13 a distance of 145.00 feet to the Southeast Corner of said Lot 13; Thence East along the South Line of Lots 14 & 15 a distance of 100.00 feet to the Southeast Corner of Lot 15 Block 2 of said McDonald Heights Addition; Thence North along the East line of said Lot 15 a distance of 145.00 feet to the Northeast Corner of said Lot 15; Thence East along the North Line of Lot 16 Block 2 of Said McDonald Heights Addition a distance of 51.70 feet to the Northeast Corner of said Lot 16; Thence East a distance of 25.00 feet to the intersection of the Centerline of Edwards Avenue and an extension of the North line of Lot 16 Block 2 of Said McDonald Heights Addition; Thence South along the Centerline of Edwards Avenue a distance of 5.00 feet to the intersection of the Centerline of Edwards Avenue and an Extension of the North line of Lot 17 Block 17 of Edwards Heights Addition according to the Plat thereof; Thence East along the extension of the North line of Lot 17 Block 17 of Edwards Heights Addition a distance of 25.00 feet to the Northwest Corner of Lot 17 Block 17; Thence

East along the North Line of Lots 17 through 30 a distance of 700.00 feet to the Southeast Corner of Lot 3 Block 17 of said Edwards Heights Addition; Thence North along the East Line of Lot 3 Block 17 a distance of 140.00 feet to the Northeast Corner of Lot 3 Block 17 of said Edwards Heights Addition; Thence North along the extension of the East line of Lot 3 Block 17 a distance of 50.00 feet to the Southeast Corner of Lot 22 Block 16 of said Edwards Heights Addition; Thence North along the East line of lot 22 Block 16 a distance of 93.30 feet to the Northwest Corner of Lot 24 Block 16 of said Edwards Heights Addition; Thence East along the North line of Lot 24 Block 16 a distance of 105.00 feet to the Northeast Corner of Lot 24 Block 16 of said Edwards Heights Addition; Thence East along an extension of the North Line of Lot 24 Block 16 a distance of 50.00 to the Centerline of North Bryant Avenue; Thence North along the Centerline of North Bryant Avenue a distance of 211.70 feet to the intersection of North Bryant Avenue and Northeast 18th Street; Thence West along the Centerline of Northeast 18th Street a distance of 144.93 to the intersection of the extension of the East line of Lot 9 Block 3 Dodson Heights Addition according to the Plat thereof and the Centerline of Northeast 18th Street; Thence North along the extension of the East line of Lot 9 Block 3 a distance of 25.00 feet to the Southeast Corner of Lot 9 Block 3 of said Dodson Heights Addition; Thence North along the East line of said Lot 9 a distance of 120.00 feet to the Northeast Corner of Lot 9 Block 3 of said Dodson Heights Addition; Thence West along the North line of said Lot 9 a distance of 24.32 feet to the Southeast Corner of Lot 7 Block 3 of said Dodson Heights Addition; Thence North along the East line of Lots 7 through 1 a distance of 490.00 feet to the Northeast Corner of Lot 1 Block 3 of Said Dodson Heights Addition; Thence North along an Extension of the East Line of Lot 1 Block 3 of said Dodson Heights addition a distance of 25.00 feet to the Centerline of Northeast Success Street; Thence East along the Centerline of Northeast Success Street a distance of 170.00 feet to the intersection of Success Street and North Bryant Avenue; Thence North along the centerline of North Bryant Avenue a distance of 165.00 feet to the intersection of the centerline of North Bryant Avenue and the south line of Block 1 of Bryant Center according to the recorded plat thereof; Thence West along the extension of the South line of Block 1 a distance of 50.00 feet to the Southeast corner of Block 1 of said Bryant Center recorded plat; Thence West along the South line of Block 1 a distance of 884.09 feet to the far Southwestern corner of said plat; Thence North along the West line of Block 1 a distance of 43.20 feet to a jog in the boundary of said plat; Thence West along the outside boundary of Block 1 a distance of 25.00 feet

to the Northern most Southwesterly corner of said plat; Thence North along the West line of Block 1 a distance of 140.27 feet to a jog in the boundary of said plat; Thence continuing North along the West line of Block 1 a distance of 280.00 feet to the Northwest corner of said plat; Thence East along the North line of Block 1 of said recorded plat of Bryant Center a distance of 456.85 feet to the southwest corner of a property described in Book 11056 Page 1613 filed for record at the Oklahoma County Clerk's office; Thence North along the West line of said property a distance of 349.66 feet to the Northwest corner of property as described in said record; Thence East along the North line of said property a distance of 449.00 feet to the Northeast corner of property as described in said record; Thence East along the extension of the North line of said property a distance of 33.00 feet to the centerline of North Bryant Avenue; Thence North along the centerline of North Bryant Avenue a distance of 343.00 feet to the intersection of North Bryant Avenue and Northeast 23rd Street; Thence North along the Centerline of North Bryant Avenue a distance of 193.00 feet to the intersection of the Centerline of North Bryant Avenue and the Extension of the South Line of Lot 1 Block 4 Wails' 2nd Addition according to the Plat thereof; Thence West a distance of 33.00 feet to the Southeast Corner of Lot 1 Block 4 of said Wails' 2nd Addition, said point also being the Southeast Corner of a property described in Book 10234 Page 1766 filed for record at the Oklahoma County Clerk's Office; Thence continuing West along the South line of said Property a distance of 160 feet to the Southwest Corner of said Property, said point also being 10.00 feet West of the Southwest corner of Lot 6 Block 4 of said recorded plat of Wails' 2nd Addition; Thence North along the West line of said Property a distance of 140.00 feet to a point on the North Line of Block 4 of said Wails' 2nd Addition, said point also being the Northwest Corner of said Property; Thence North along the extension of the West line of said recorded property a distance of 30.00 feet to the intersection of the centerline of Northeast 24th Street; Thence East along the centerline of Northeast 24th Street a distance of 193.00 to the intersection of the centerline of North Bryant Avenue; Thence North along the centerline of North Bryant Avenue a distance of 390.00 feet to the intersection of the centerline of North Bryant Avenue and the extension of the South line of Block 13 Wails' Addition according to the recorded plat thereof; Thence West along the extension of the South line of said Block 13 a distance of 33.00 feet to the Southeast Corner of Lot 32 Block 13 of said Wails' Addition; Thence West along the South Line of Lots 30 through 32 a distance of 75.00 feet to the Southwest Corner of Lot 30 of Block 13 of said Wails' Addition; Thence North along the West line of said Lot 30 a distance

of 140.00 feet to the Northwest Corner of Lot 30 Block 13 of said Wails' Addition; Thence East along the North line of lots 30 through 32 a distance of 75.00 feet to the Northeast corner of Lot 32 Block 13 of said Wails' Addition; Thence East along an Extension of the North Line of said Lot 32 a distance of 33.00 feet to the centerline of North Bryant Avenue; Thence North along the Centerline of North Bryant Avenue a distance of 1,446.24 feet to the Southeast Corner of a Property described in Book 12677 Page 592 filed for record at the Oklahoma County Clerk's Office; Thence West along the South Line of said record Property a distance of 334.00 feet to the Southwest corner of said Property; Thence North along the West line of said record Property a distance of 300.00 feet to the Northwest Corner of said Property; Thence East along the North line of said record Property a distance of 40.93 feet to the Southwest Corner of Lot 3B Block 3 Forest Village Estates Section 1 according to the recorded Plat thereof; Thence North along the West line of said Lot 3B a distance of 148.31 feet to the Northwest Corner of Lot 3B Block 3 of said Forest Village Estates Section 1; Thence S 89°58'02" W along the boundary of said Forest Village Estates Section 1 a distance of 6.92 feet, as described on Forest Village Estates Section 1 Plat; Thence N 00°01'58" W along the boundary of said Forest Village Estates Section 1 a distance of 50.00 feet, as described on Forest Village Estates Section 1 Plat; Thence N 89°58'02" E along the boundary of said Forest Village Estates Section 1 a distance of 74.63 feet, as described on Forest Village Estates Section 1 Plat; Thence N 44°58'02" E along the boundary of said Forest Village Estates Section 1 a distance of 35.36 feet, as described on Forest Village Estates Section 1 Plat; Thence N 00°01'58" E along the boundary of said Forest Village Estates Section 1 a distance of 95.06 feet, as described on Forest Village Estates Section 1 Plat, to the Southeast Corner of Lot 1A Block 1; Thence S 89°58'02" W along the South Line of said Lot 1A a distance of 99.63 feet to the Southwest Corner of Lot 1A Block 1 as described on Forest Village Estates Section 1 Plat; Thence N 00°01'58" W along the West line of Block 1 a distance of 438.86 feet to the Northwest Corner of Lot 6B Block 1 as described on Forest Village Estates Section 1 Plat; Thence North along an extension of the West line of said Block 1 a distance of 279.77 feet to the Southwest Corner of Common Area "A" of said Forest Village Estates Section 1 Plat; Thence North along the West line of said Common Area "A" a distance of 69.17 feet to the Northwest Corner of Common Area "A" of said Forest Village Estates Section 1 Plat; Thence East along the North line of said Common Area "A" a distance of 249.99 feet to the Northeast Corner of said recorded Plat of Forest Village Estates Section 1; Thence East along an extension of the North line

of said Plat a distance of 50.00 feet to the centerline of North Bryant Avenue; Thence North along the centerline of North Bryant Avenue a distance of 1537.46 feet to the intersection of North Bryant Avenue and Northeast 36th Street; Thence North along the Centerline of North Bryant Avenue a distance of 5,294.8 feet to the intersection of North Bryant Avenue and Northeast 50th Street; Thence North along the Centerline of North Bryant Avenue a distance of 5,291.88 feet to the intersection of North Bryant Avenue and Northeast 63rd Street; Thence North along the centerline of North Bryant Avenue a distance of 50.00 feet to the intersection of North Bryant Ave. and the extension of the North Right-of-way Line of Northeast 63rd Street; Thence West a distance of 50.00 feet to a point on the North right-of-way line of Northeast 63rd Street, said point also being the Southeast corner of a property described in Book RE14092 Page 1080 filed for record at the Oklahoma County Clerk's Office; Thence S 89°40'35" W along the South property line of said property a distance of 199.79 feet as recorded in said book; Thence N 68°12'25" W along the Southwesterly property line of said property a distance of 98.48 feet to the Southwest corner of said property, said point also being on the East right-of-way line of Interstate Highway No. 35; Thence N 01°36'22" E along the East right-of-way line of Interstate Highway No. 35 also being the West property line of said property as described in Book RE14092 Page 1080 a distance of 370.73 feet to the Southwest Corner of a property as described in Book 10648 Page 1277 filed for record at the Oklahoma County Clerk's Office; Thence continuing N 01°36'22" E along the East right-of-way line of Interstate Highway No. 35 also being the West property line of said property as described in Book 10648 Page 1277 a distance of 100.06 feet to the Southwest corner of a property as described in Book RE11450 Page 337 filed for record at the Oklahoma County Clerk's Office; Thence Continuing N 01°36'22" E along the East right-of-way line of Interstate Highway No. 35 also being the West property line of said property as described in Book RE1145 Page 337 a distance of 32.41 feet to a point, said point also being a jog in the East right-of-way line of Interstate Highway No. 35; Thence N 01°36'22" E along the extension of the East right-of-way line on Interstate Highway No. 35, also being the extension of the West property line of said property as described in Book RE1145 Page 337 a distance of 1,319.45 feet to a point of curvature on the Northwesterly right-of-way line of Interstate Highway No. 35; Thence along the Northwesterly right-of-way line of Interstate Highway No. 35 on a curve to the Left having a radius of 1,105.92 feet a curve length of 85.04 feet a chord bearing of N 33°11'13" E and a chord distance of 85.02' feet to the Southeast corner of a property described in

Book 7817 Page 1546 filed for record at the Oklahoma County Clerk's Office; Thence continuing along Northwesterly right-of-way line of Interstate Highway No. 35 along a curve to the left having a radius of 1,105.92 feet a curve length of 126.91 feet a chord bearing of N 27°41'48" E and a chord distance of 126.84 feet to a point of tangency; Thence N 23°52'26" E and continuing along the Northwesterly right-of-way line of Interstate Highway No. 35 a distance of 111.78 feet to a point of curvature; Thence continuing along the Northwesterly right-of-way line of Interstate highway No. 35 along a curve to the left having a radius of 914.93 feet a curve length of 290.77 feet a chord bearing of N 13°43'20" E and a chord distance of 289.55 feet to a point of tangency, said point also being the Southeast corner of a property as described in Book 6312 Page 1519 filed for record at the Oklahoma County Clerk's Office; Thence N 00°23'36" W along the West right-of-way line of Interstate Highway No. 35 of way a distance of 165.00 feet to a point on the North line of the Southeast Quarter (SE/4) of Section 1 Township 12 North Range 3 West; Thence East along the North line of said Southeast Quarter (SE/4) a distance of 50.00 feet to the centerline of North Bryant Avenue; Thence North along the centerline of North Bryant Avenue a distance of 665.00 feet to the intersection of the centerline of North Bryant Avenue and the extension of the South line of a property as described in Book 9773 Page 59 filed for record at the Oklahoma County Clerk's Office; Thence West along the extension of the South Line of said Property described in Book 9773 Page 59 a distance of 200.00 feet to the Southeast corner of a property described in Book 11030 Page 126 filed for record at the Oklahoma County Clerk's Office; Thence West along the South line of said property a distance of 452.33 feet to the Southwest Corner of said property as described in Book 11030 Page 126; Thence North along the West Property line of said property a distance of 370.87 feet to the Southwest corner of a property described in Book 13118 Page 1343 filed for record at the Oklahoma County Clerk's Office; Thence North along the West line of said property a distance of 287.47 feet to the Northwest Corner of said property as described in Book 13118 Page 1343 said point also being on the South line of Government Lot 1 Section 1 Township 12 North Range 3 West; Thence West along the South Line of said Government Lot 1 a distance of 27.23 feet to the Southeast Corner of a Property described in Book 11333 Page 1188 filed for record at the Oklahoma County Clerk's Office; Thence West along the South Line of said property as described in Book 11333 Page 1188 a distance of 618.10 feet to the Southwest corner of said property; Thence North along the West line of said property as described in Book 11333 Page 1188 a distance of 275.10 feet to the Southwest Corner of a property

as described in Book 6927 Page 326 filed for record at the Oklahoma County Clerk's Office; Thence North along the West line of said property as described in Book 6927 Page 326 a distance of 356.50 feet to the Northwest Corner of said property; Thence East along the North Line of said property as described in Book 6927 Page 326 a distance of 956.43 feet to the Southwest Corner of a property as described in Book 9177 Page 1381 filed for record at the Oklahoma County Clerk's Office; Thence East along the South Line of said Property as described in Book 9177 Pag 1381 a distance of 343.90 feet to the Southeast Corner of said property, said point being on the centerline of North Bryant Avenue; Thence North along the centerline of North Bryant Avenue a distance of 633.60 feet to the intersection of East Wilshire Boulevard and North Bryant Avenue; Thence West along the Centerline of East Wilshire Boulevard a distance of 416.66 feet to the Southeast Corner of a property as described in Book RE 13399 Page 1747 filed for record at the Oklahoma County Clerk's Office; Thence North along the East line of the SE/4 of said Section 36 a distance of 2,625.09 Feet to the Northeast Corner of the SE/4 of said Section 36; Thence West along the North line of the SE/4 of said Section 36 a distance of 2,629.54 feet to the Northwest Corner of the SE/4 of said Section 36; Thence South along the West line of the SE/4 of said Section 36 a distance of 1312.41 feet to the Northeast Corner of a property described in Book 12623 Page 1227 filed for record at the Oklahoma County Clerk's Office; Thence West along the North line of said property a distance of 413.60 feet to the Northeast Corner of a property as described in Book 3684 Page 106 filed for record at the Oklahoma County Clerk's Office; Thence West along the North line of said Property a distance of 413.60 feet to the Northeast Corner of a property as described in Book RE 12221 Page 269; Thence West along the North line of said property a distance of 1,739.79 feet to the Northwest corner of said property as described; Thence along the East Right-of-way line of North Eastern Avenue the following four (4) courses as described in said Book RE12221 Page 261;

1. Southeasterly along a curve to the left having a radius of 683.80 feet (said curve being subtended by a chord that bears S 26°38'43" E a distance of 248.01 feet) for an arc distance of 249.39 feet to a point;
2. Thence S 37°05'36" E a distance of 333.92 feet to a point of curvature;
3. Southeasterly along a curve to the right having a radius of 749.80 feet (said curve subtended by a chord that bears S 18°24'44" E a distance of 479.61 feet) for an arc distance of 488.19 feet to a point;

4. Thence S 00°14'24" W a distance of 330.28 feet to a point; said point also being the Southwest Corner of said property as described in Book RE12221 Page 261;

Thence South along the extension of the West line of said property as described in Book 12221 Page 261 a distance of 40.00 feet to the intersection of the Centerline of East Wilshire Boulevard; Thence West along the Centerline of East Wilshire Boulevard a distance of 33.00 feet to the intersection of North Martin Luther King Avenue and East Wilshire Boulevard; Thence West along the Centerline of East Wilshire Boulevard a distance of 495.00 feet to the Southwest Corner of a property as described in Book 9743 Page 1891 filed for record at the Oklahoma County Clerk's Office said point also being the Southeast Corner of Section 35 Township 13 North Range 3 West of the Indian Meridian, Oklahoma County Oklahoma; Thence West along East Wilshire Boulevard a distance of 400.00 feet to the Southeast Corner of a property as described in Book 10344 Page 879 filed for record at the Oklahoma County Clerk's Office; Thence North along the East line of said property a distance of 577.50 feet to the Northeast corner of said property as described; Thence West along the North line of said property a distance of 234.29 feet to the Northwest Corner of said property as described; Thence South along the West line of said property a distance of 577.50 feet to the Southwest corner of said property said point also being a point in the centerline of East Wilshire Boulevard; Thence West along the Centerline of East Wilshire Boulevard a distance of 1,042.83 feet to the intersection of the Centerline of East Wilshire Boulevard and the extension of the East Property line of a property as described in Book 10359 Page 421 filed for record at the Oklahoma County Clerk's Office; Thence North along the extension of the East line of said property a distance of 33.00 feet to the Southeast corner of said property as described; Thence North along the East line of said property a distance of 157.20 feet to the Northeast Corner of said property as described; Thence West along the North line of said property a distance of 300.00 feet to a point on the East line of a property as described in Book 7927 Page 558 filed for record at the Oklahoma County Clerk's Office; Thence North along the East line of said Property a distance of 1,127.53 feet to the Northeast Corner of said property as described; Thence West along the North line of said property a distance of 330.66 feet to the Northwest Corner of said property as described; Thence South along the West line of said property a distance of 659.00 feet to the Northeast corner of a property as described in Book RE12848 Page 591 filed for record at the Oklahoma County Clerk's Office; Thence West along the North line of said property a distance of 330.33 feet to a point on the East line of a property described in Book RE12448

Page 131, Book 8176 Page 1609, and Book RE11299 Page 183 filed for record at the Oklahoma County Clerk's Office; Thence North along the East line of said property a distance of 1,318.28 feet to the Southerly Northeast corner of said property as described; Thence West along said Property Line a distance of 330.59 feet to a point; Thence North along said Property Line a distance of 659.31 feet to the Northerly Northeast Corner of Said Property as described; Thence West along the North line of said property a distance of 992.71 feet to the Northwest Corner of said property as described; Thence South along the West line of said Property a distance of 1,979.52 feet to the Northeast Corner of a property as described in Book 13788 Page 1202 filed for record at the Oklahoma County Clerk's Office; Thence West along the North line of said property a distance of 329.97 feet to the Northwest Corner of said property as described; Thence South along the West line of said property a distance of 660.68 feet to the Southwest corner of said property said point also being a point in the centerline of East Wilshire Boulevard; Thence West along the Centerline of East Wilshire Boulevard a distance of 448.91 feet to the intersection of the Centerline of East Wilshire Boulevard and North Kelley Avenue, said point also being the Northeast corner of a property as described in Book 8011 Page 1031 filed for record at the Oklahoma County Clerk's Office, said point also being the Northeast Corner of the NE/4 of Section 3 Township-12-North Rang-3-West of the Indian Meridian, Oklahoma County Oklahoma. Thence West along the North line of said Property a distance of 1,855 feet to the Northwest Corner of said property as described; Thence South along the West line of said Property a distance of 826.56 feet to a point; Thence East along said Property Line a distance of 526.50 feet to a point; Thence East along said Property line a distance of 7.81 feet to a point; Thence South along said Property line a distance of 719.36 feet to the Southwest Corner of said Property as described; Thence East along the South line of said Property a distance of 1320.19 feet to the Southeast Corner of said Property, said point also being a point on the Centerline of North Kelley Avenue; Thence South along the Centerline of North Kelley Avenue a distance of 431.84 feet to the intersection of the Centerline of North Kelley Avenue and Extension of the North Line of Lot 8 Block 2 K.O.M.A. Heights according to the recorded Plat thereof; Thence West along the extension of the North line of Lot 8 Block 2 a distance of 50.00 feet to the Northeast Corner of Lot 8 Block 2 of said K.O.M.A. Heights Plat; Thence continuing West along the North line of said Lot 8 Block 2 K.O.M.A. Heights a distance of 190 feet to the Northwest Corner of Lot 8 Block 2; Thence South along the West line of Lot 8 Block 2 of said Plat a distance of 76.20 feet to the Southwest Corner of Lot 8 Block 2;

Thence East along the South Line of Lot 8 Block 2 a distance of 190.00 feet to the Southeast Corner of Lot 8 Block 2 of said K.O.M.A. Heights Plat; Thence East along the extension of the South Line of Lot 8 Block 2 of said K.O.M.A. Heights a distance of 50.00 feet to a point in the Centerline of North Kelley Avenue; Thence South along the Centerline of North Kelley Avenue a distance of 523.80 feet to the Northeast corner of the Southeast Quarter (SE/4) of Section 3 Township 12 North Range 3 West, said point also being the Northeast corner of Ravenswood Manor Addition according to the recorded Plat thereof. Thence west along the North line of said Plat a distance of 230 feet to an extension of the West line of Lot 11 Block 1 of said Plat; Thence South along an extension of the West line of said Lot 11 Block 1 a distance of 30 feet to the Northwest corner of said Lot 11 Block 1; Thence South along the West lines of Lots 11 and 44 Block 1 a distance of 233.71 feet to the Southwest Corner of Lot 44 Block 1 of said Plat; Thence South along the extension of the West line of Lot 44 Block 1 of said Plat a distance of 60 feet to the Northwest Corner of Lot 11 Block 8 of said Plat; Thence South along the West line of Lot 11 Block 8 of said Plat a distance of 116.10 feet to the Northwest Corner of Lot 44 Block 8; Thence West along the North line of Lots 42-43 Block 8 a distance of 50.00 feet to the Northwest Corner of Lot 42 Block 8 of said Plat; Thence South along the West line of Lot 42 Block 8 a distance of 116.10 feet to the Southwest Corner of Lot 42 Block 8 of said Plat; Thence East along the South Line of Lots 42 & 43 Block 8 a distance of 50.00 feet to the Southeast Corner of Lot 43 Block 8 of said Plat; Thence South along the Extension of the East line of Lot 43 Block 8 a distance of 60.00 feet to the Northwest Corner of Lot 11 Block 9 of said Plat; Thence South along the West line of Lot 11 Block 9 a distance of 116.10 feet to the Southwest Corner of Lot 11 Block 9 of said Plat; Thence East along the South line of Lots 10 & 11 a distance of 50.00 feet to the Southeast Corner of Lot 10 Block 9 of said Plat; Thence East along the extension of the South line of Lot 10 Block 9 a distance of 20.00 feet to a point on the West line of Lot 5 Block 9 of said Plat; Thence South along the West line of Lot 5 Block 9 a distance of 12.50 feet to the Southwest Corner of Lot 5 Block 9 of said Plat; Thence South along the West Line of Lots 6 through 9 Block 9 a distance of 103.60 feet to the Southwest Corner of Lot 9 Block 9 of said Plat; Thence South along the extension of the West line of Lot 9 Block 9 a distance of 60 feet to the Northwest Corner of Lot 1 Block 16 of said Plat; Thence South along the West line of Lots 1 through 9 a distance of 232.20 to the Southwest Corner of Lot 9 Block 16 of said Plat; Thence South along the extension of the West line of Lot 9 Block 16 a distance of 30.00 feet to the Centerline of Northeast 68th Street; Thence East

along the Centerline of Northeast 68th Street a distance of 160.00 feet to the intersection of Northeast 68th Street and North Kelley Avenue; Thence South along the Centerline of North Kelley Avenue a distance of 322.20 feet to the intersection of North Kelley Avenue and the extension of the North Line of Lot 1 Block 24 of said Plat; Thence West along the Extension of the North Line of Lot 1 Block 24 a distance of 40.00 feet to the Northeast Corner of Lot 1 Block 24 of said Plat; Thence West along the North line of Lot 1 a distance of 120.00 feet to the Northwest Corner of Lot 1 Block 24 of said Plat; Thence South along the West line of Lots 1 through 9 Block 24 a distance of 232.20 feet to the Southwest Corner of Lot 9 Block 24 of said Plat; Thence South along the extension of the West Line of Lot 9 Block 24 a distance of 60.00 feet to the Northwest Corner of Lot 1 Block 25 of said Plat; Thence West a distance of 20.00 feet to the Northeast Corner of Lot 10 Block 25 of said Plat; Thence West along the North line of Lots 10 through 13 Block 25 a distance of 100.00 feet to the Northwest Corner of Lot 13 Block 25 of said Plat; Thence South along the West line of Lots 13 and 42 Block 25 a distance of 232.20 feet to the Southwest Corner of Lot 42 Block 25 of said Plat; Thence South along the extension of the West line of Lot 42 Block 25 a distance of 30.00 feet to the intersection of the extension of the West line of Lot 42 Block 25 and the Centerline of Northeast 65th Street; Thence East along the Centerline of Northeast 65th Street a distance of 120.00 feet to the intersection of Northeast 65th Street and the extension of the West line of Lot 1 Block 34 of said Plat; Thence South along the Extension of the West line of Lot 1 Block 34 a distance of 30.00 feet to the Northwest Corner of Lot 1 Block 34 of said Plat; Thence South along the West line of Lots 1 through 9 Block 34 a distance of 232.20 feet to the Southwest Corner of Lot 9 Block 34 of said Plat; Thence South along the extension of the West line of Lot 9 Block 34 a distance of 60.00 feet to the Northwest Corner of Lot 1 Block 35 of said Plat; Thence South along the West line of Lots 1 through 9 a distance of 232.20 feet to the Southwest Corner of Lot 9 Block 35 of said Plat; Thence South along an extension of the West line of Lot 9 Block 35 a distance of 40.00 feet to the intersection of the Extension of the West line of Lot 9 Block 35 and the Centerline of Northeast 63rd Street said point also being 160.00 feet West of the SE Corner of Section 3 Township 12 North Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. Thence West along the centerline of Northeast 63rd Street. a distance of 80.00 feet to the intersection of Northwest 63rd Street and the extension of the West line of a property as described in Book 9432 Page 749 filed for record at the Oklahoma County Clerk's Office; Thence South along the extension of the West line of said property

also being the extension of the East Right-of-way line of Interstate 44 Service Road a distance of 50.00 feet to the Northwest corner of said property as described in Book 9432 Page 749; Thence South along the West line of said described property also being the East Right-of-way line of Interstate 44 Service Road a distance of 109.21 feet to a point of curvature; Thence Southerly along the West line of said described property also being the East Right-of-way line of Interstate 44 Service Road on a curve to the right having a radius of 840.91 feet, (said curve subtended by a chord bearing of S 07°58'17" W (South 07°59'14" W Record) and a chord distance of 231.40 feet record) an arc length of 232.14 feet to a point as described in Book 9432 Page 749; Thence S 00°00'36" E parallel to the centerline of North Kelley Avenue a distance of 674.56 feet to a point on the North line of Woodward Park Addition according to the recorded plat thereof, said point also being on the South Right-of-way line of Interstate 44; Thence along the South Right-of-way line of Interstate 44 the following Six (6) courses:

1. Thence S 41°37'38" W a distance of 393.15 feet;
2. Thence S 65°30'47" W a distance of 167.48 feet;
3. Thence S 43°37'18" W a distance of 724.90 feet;
4. Thence S 55°27'24" W a distance of 295.83 feet;
5. Thence S 31°18'39" E a distance of 161.45 feet;
6. Thence S 00°25'27" E a distance of 100.00 to a point;

Said point being on the South Right-of-way line of interstate 44, said point further being described in Book 12711 Page 824 filed for record at the Oklahoma County Clerk's Office;

Thence the following eighteen (18) courses as per property recorded in said book of record:

1. Thence N 45°12'11" W a distance of 95.44 feet;
2. Thence N 65°05'36" W a distance of 93.42 feet;
3. Thence S 68°22'33" W a distance of 444.56 feet;
4. Thence S 29°05'12" W a distance of 637.53 feet;
5. Thence S 44°11'26" W a distance of 454.95 feet;
6. Thence S 58°43'13" W a distance of 61.81 feet;

7. Thence Southwesterly along a non-tangent curve to the right having a radius of 553.87 feet (said curve subtended by a chord which bears S 23°23'42" W a distance of 106.53 feet) for an arc distance of 106.71 feet to the intersection of the easterly right-of-way line of Lincoln Boulevard and the southeasterly right-of-way line of Interstate 44;
8. Thence S 08°55'14" E a distance of 596.93 feet;
9. Thence S 13°37'42" E a distance of 182.80 feet;
10. Thence Southerly along a non-tangent curve to the right having a radius of 3,924.70 feet (said curve subtended by a chord which bears S 08°16'28" E a distance of 76.84 feet) for an arc distance of 76.84 feet;
11. Thence S 87°15'27" E a distance of 344.94 feet;
12. Thence S 07°16'02" E a distance of 155.51 feet;
13. Thence S 62°02'04" W a distance of 163.95 feet;
14. Thence along a curve to the Left having a radius of 270.79 feet, a curve length of 65.24, a chord bearing of S 39°22'51" W, and a chord bearing of 65.08 feet;
15. Thence N 75°21'58" W a distance of 115.38 feet;
16. Thence N 87°15'27" W a distance of 330.92 feet;
17. Thence S 03°40'14" W a distance of 284.24 feet;
18. Thence S 00°02'23" W a distance of 476.10 feet to the Southwest corner of said property described in Book 12711 Page 824, said point being on the centerline of Northeast 50th Street;

Thence East along the Centerline of 50th Street a distance of 1,077.17 feet to the intersection of an extension of the West line of Block 1 Burr Oaks Addition according to the Plat thereof and 50th Street; Thence N 27°01'15" E along said extension of the West line of Block 1 Burr Oaks Addition a distance of 460.85 feet; Thence N 41°00' E continuing along the West line of said Block 1 a distance of 280.00 feet; Thence N 52°35' E continuing along the West line of said Block 1 a distance of 550.00 feet to the Southwest corner of Lot 10 Block 1 of the Re

subdivision of Lot 10, Block 1 Burr Oaks Addition; Thence along the South line of said Lot 10 Block 1 the following courses;

1. Thence S 51°22' E a distance of 185.00 feet;
2. Thence N 55°44' E a distance of 130.00 feet;
3. Thence N 89°53' E a distance of 275.00 feet to the Southeast corner of said Lot 10 Block 1;

Thence East along the extension of the South line of Lot 10 a distance of 50.00 feet to a point on the centerline of Kelly Avenue; Thence South along the Centerline of Kelly Ave. a distance of 917.28 feet the intersection of Kelly Avenue and Northeast 50th Street; Thence South along the Centerline of North Kelley Avenue a distance of 162.88 feet to the Intersection of the Centerline of North Kelley Avenue and an Extension of the North Line of Lot 6 Block 7 Thompson's Woodland Addition according to the recorded plat thereof; Thence West along the extension of the North line of Lot 6 Block 7 a distance of 33.00 feet to the Northeast corner of Lot 6 Block 7 of said Thompson's Woodland Addition. Thence West along the North line of Lot 6 Block 7 a distance of 190.00 feet to the Northwest Corner of Lot 6 Block 7 of said Thompson's Woodland Addition. Thence South along the West line of Lots 6 and 7 a distance of 260.00 feet to the Southwest Corner of Lot 7 Block 7 of Said Thompson's Woodland Addition; Thence East along the South line of Lot 7 Block 7 a distance of 190.00 feet to the Southeast Corner of Lot 7 Block 7 of said Thompson's Woodland Addition; Thence East along an extension of the South line of Lot 7 Block 7 a distance of 33.00 feet to the intersection of the extension of the South Line of Lot 7 Block 7 of Thompson's Woodland Addition and the Centerline of North Kelley Avenue; Thence South along the Centerline of North Kelley Avenue a distance of 270 feet; Thence West a distance of 33.00 feet to a point on the East line of Lot 6 Block 9 of Thompson's Woodland Addition, said point also being a point of tangency of the West Right-of-way line of North Kelly Avenue and the South Right-of-way line of Northeast 49th Street; Thence South along the East line of Lot 6 Block 9 a distance of 165.59 feet to the Northeast Corner of Lot 7 Block 9 of said Thompson's Woodland Addition. Thence Northwesterly along the North line of Lot 7 Block 9 a distance of 138.38 feet to the Northwest Corner of Lot 7 Block 9 of said Thompson's Woodland Addition; Thence Southwesterly along the West line of Lot 7 Block 9 a distance of 168.95 feet to the Northwest Corner of Lot 8 Block 9 of said Thompson's Woodland Addition; Thence South on the West line of Lots 8 through 11 a distance of 495.00 feet to the Southwest Corner of Lot 11 Block

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9 of Said Thompson's Woodland Addition; Thence South along an extension of the West line of Lot 11 Block 8 of said Thompson's Woodland Addition a distance of 60.00 feet to the Northwest Corner of Lot 1 Block 10 a Re-subdivision of Thompson's Woodland Addition according to the recorded Plat thereof; Thence South along the West line of Lots 1 through 6 of Block 10 of said Re-Subdivision of Thompson's Woodland Addition a distance of 715.00 feet to the Northwest Corner of Lot 8 Block 12 of Thompson's Woodland Addition according to the recorded Plat thereof; Thence South along the West line of Lots 8 through 10 Block 12 a distance of 375.00 feet to the Southwest Corner of lot 10 Block 12 of said Thompson's Woodland Addition; Thence East along the South line of Lot 10 Block 12 a distance of 218.12 feet to the intersection of an extension of the South Line of Lot 10 Block 12 of said Thompson's Woodland Addition and the Centerline of North Kelley Avenue; Thence South on the Centerline of North Kelley Avenue a distance of 30.00 feet to the Northeast Corner of a property described in Book RE 12394 Page 732 filed for record at the Oklahoma County Clerk's Office, said point also being the intersection of the centerline of North Kelly Avenue and the centerline of Northeast 42nd Street; Thence West along the North line of said property also being the centerline of Northeast 42nd Street a distance of 1,321.71 feet to the Northwest Corner of said property; Thence South along the West line of said property a distance of 1,320.36 feet to the Northwest corner of a property described in Book 10346 Page 779 filed for record at the Oklahoma County Clerk's Office; Thence East along the North line of said property a distance of 330.14 feet to the Northeast corner of said property; Thence South along the East line of said property a distance of 1,320.78 feet to the Southeast corner of said property, said point being on the Centerline of Northeast 36th Street; Thence East along the Centerline of Northeast 36th Street a distance of 762 feet to the Southwest Corner of a property described in Book 12566 Page 1344 filed for record at the Oklahoma County Clerk's Office; Thence North along the West line of said property described in Book 12566 Page 1344 a distance of 250.00 feet to the Northwest Corner of said property; Thence East along the North Line of said Property described in Book 12566 Page 1344 a distance of 250.00 feet to the Northeast Corner of said property, said point also being a point on the Centerline of North Kelley Avenue; Thence South along the Centerline of North Kelley Avenue a distance of 250.00 feet to the intersection of North Kelley Avenue and Northeast 36th Street; Thence West along the Centerline of Northeast 36th Street a distance of 190.00 feet to the intersection of the centerline of Northeast 36th Street and the centerline of Springlake Drive as recorded in Park Terrace Addition

according to the Plat thereof; Thence South along the Centerline of Springlake Drive a distance of 165.00 feet to the intersection of the centerline of Springlake Drive and an extension of the South line of Block A of said Park Terrace Addition; Thence East along an Extension of the South line of Block A of said Plat a distance of 52.08 feet; Thence South a distance of 50.00 feet to the Northwest Corner of Lot 9 Block C of said Park Terrace Addition; Thence Southwesterly along the West line of Lots 8 and 9 Block C a distance of 318.34 feet to the Southwest Corner of Lot 8 Block C of said Park Terrace Addition; Thence Southeasterly along the South Line of Lot 8 Block C a distance of 180.00 feet to the Northwest Corner of Lot 4 Block C of said Park Terrace Addition; Thence Southwesterly along the West line of Lot 4 Block C a distance of 100.00 feet to the Southwest Corner of Lot 4 Block C of said Park Terrace Addition; Thence Southwesterly along an extension of the West line of Lot 4 Block C of said Plat a distance of 30.00 feet to a point on the North Line of Lot 3 Block 8 of said Park Terrace addition; Thence Southeasterly along the North Line of Lots 3 through 8 of Block 8 a distance of 268.21 feet to the Northeast Corner of Lot 8 Block 8 of said Park Terrace Addition; Thence East a distance of 40.00 feet to the Centerline of North Kelley Avenue; Thence South along the Centerline of North Kelley Avenue a distance of 1,480.34 feet to the intersection of North Kelley Avenue and an extension of the North Line of Lot 1 Block 1 of McNabb Park Addition according to the Plat thereof; Thence West along an extension of the North Line of Lot 1 Block 1 a distance of 33.00 feet to the Northeast Corner of Lot 1 Block 1 of said McNabb Park Addition; Thence West along the North Line of Lots 1 through 4 a distance of 200.00 feet to the Northwest Corner of Lot 4 Block 1 of said McNabb Park Addition; Thence South along the West line of Lot 4 Block 1 a distance of 140.00 feet to the Southwest Corner of Lot 4 Block 1 of said McNabb Park Addition; Thence East along the South line of Lot 4 Block 1 a distance of 50.00 feet to the Southwest Corner of Lot 3 Block 1 of said McNabb Park Addition; Thence South along an extension of the West line of Lot 3 Block 1 a distance of 20.00 feet to the Northwest Corner of Lot 21 Block 1 of said McNabb Park Addition; Thence South along the West line of Lot 21 a distance of 140.00 feet to the Southwest Corner of Lot 21 Block 1 of said McNabb Park Addition; Thence East along the South line of Lots 21 through 23 a distance of 150.00 feet to the Southeast Corner of Lot 23 Block 1 of said McNabb Park Addition; Thence East along an extension of the South line of Lot 23 Block 1 of said McNabb Park Addition a distance of 33.00 feet to the Centerline of North Kelley Avenue; Thence South along the Centerline of North Kelley Avenue a distance of

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33.00 feet to the intersection of the centerline of North Kelley Avenue and the centerline of Northeast 30th Street; Thence South along the Centerline of North Kelley Avenue a distance of 2,644.77 feet to the intersection of the centerline of Northeast 23rd Street and the centerline North Kelly Avenue, said point also being the Northwest corner of Section 26 Township 12 North Range 3 West of the Indian Meridian, Oklahoma County Oklahoma and the point or place of beginning.

(Ord. No. 26348, § 3, 1-7-20)