

(Published in *The Journal Record* July 31, 2024 )

ORDINANCE NO. 27,649

ORDINANCE RELATING TO ZONING AND PLANNING CODE, AMENDING CHAPTER 59 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, ARTICLE VII – SPECIAL PURPOSE DISTRICTS, SECTIONS 59-7150 - BRICKTOWN CORE DEVELOPMENT DISTRICT, 59-7150.1 - BC BRICKTOWN CORE DEVELOPMENT DISTRICT (TABLE 7150.2), RELATING TO CERTAIN URBAN AGRICULTURE USES, TO PROVIDE THAT SUCH USES ARE A CONDITIONAL USE WITHIN THE BRICKTOWN CORE DEVELOPMENT DISTRICT; AND AMENDING SECTIONS 59-7200 - DOWNTOWN DESIGN DISTRICTS, 59-7200.1 - DOWNTOWN DESIGN DISTRICTS (DBD, DTD-1, DTD-2) (TABLE 7200.1) RELATING TO CERTAIN URBAN AGRICULTURE USES, TO PROVIDE THAT SUCH USES ARE CONDITIONAL USES WITHIN THE DOWNTOWN DESIGN DISTRICTS; AND SECTIONS 59-7200.3 - DOWNTOWN TRANSITIONAL DISTRICT, LIMITED (DTD-1) (TABLE 7200.3) RELATING TO CERTAIN URBAN AGRICULTURAL USES, TO PROVIDE THAT SUCH USES ARE CONDITIONAL USES WITHIN THE DOWNTOWN TRANSITIONAL DISTRICT, LIMITED (DTD-1); AND BY AMENDING SECTIONS 59-7350 - STOCKYARDS CITY DEVELOPMENT DISTRICT, 59-7350.3 - USE REGULATIONS (TABLE 7350.1) RELATING TO CERTAIN URBAN AGRICULTURAL USES, TO PROVIDE THAT SUCH USES ARE CONDITIONAL USES WITHIN THE STOCKYARDS CITY DEVELOPMENT DISTRICT; AND AMENDING ARTICLE IX – USE STANDARDS, BY AMENDING SECTIONS 59-9350 - STANDARDS FOR SPECIFIC USES, 9350.19.1 COMMUNITY GARDEN (8150.6.1), 9350.30.1 GREENHOUSE (8150.6.3), 9350.34.1 HOME GARDEN (59-8150-6.4), 9350.34.2 HOOP HOUSE (59-8150.6.5) AND 9350.67.1 URBAN FARM (59-8150.9), MODIFYING STANDARDS TO APPLY TO THE BRICKTOWN, DOWNTOWN AND STOCKYARDS DISTRICTS.

### **ORDINANCE**

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

**SECTION 1.** That Chapter 59, Article VII, Section 59-7150 (Table 7150.2) of the Oklahoma City Municipal Code 2020, is hereby amended to read as follows:

### **CHAPTER 59**

### **ZONING AND PLANNING CODE**

\* \* \*

## ARTICLE VII. - SPECIAL PURPOSE DISTRICTS

\* \* \*

### § 59-7150. - Bricktown Core Development District.

#### § 59-7150.1. - BC Bricktown Core Development District.

\* \* \*

##### D. *Use Regulations.*

- (1) Uses permitted in the BC District can be found in Table 7150.2. Unless allowed conditionally as annotated in Table 7150.2, 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 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.
- (2) Accessory Uses and Structures. The following accessory uses and structures are permitted subject to the regulations in Section 59-12200, (Standards for Accessory Buildings, Structures, and Uses) of this chapter and the other applicable regulations and guidelines of this section:
  - (a) General accessory buildings.
  - (b) Fences.
  - (c) Home Occupations.
  - (d) Swimming Pools.

- E. *Development Regulations.* Table 7150.1 establishes the Bulk and Yard Regulations for the Bricktown Core Development District. Table 7150.2 establishes the Use Regulations for the Bricktown Core Development District. Special standards for specific uses identified in Table 7150.2 as Special Exception (SE) are found in Section 59-9350, Standards for Specific Uses.

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**TABLE 7150.2: BC BRICKTOWN CORE DEVELOPMENT DISTRICT USE REGULATIONS KEY:**  
**P = Permitted // C = Conditional // SE = Special Exception // V = Variance // SP = Special Permit**  
Reference [Section 59-9350](#) for standards for specific uses identified as (C) or (SE).

USE		BC DISTRICT
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE

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Reference [Section 59-9350](#) for standards for specific uses identified as (C) or (SE).

USE		BC DISTRICT
8300.1	Administrative and Professional Offices	P
8300.2	Adult Day Care	SE
8300.5	Alcoholic Beverage Retail Sales	P
8300.11	Animal Sales & Services: Kennels & Veterinary, Restricted	P
8300.12	Automotive: Parking Garages	P
8300.13	Automotive: Parking Lots, as a Principal Use	P
8300.14	Automotive & Equipment: Cleaning & Repairs, Light Equipment	C
8300.23	Building Maintenance Services	P
8300.24	Business Support Services	P
8300.25	Child Care Centers	P
8300.27	Communications Services: Antennas	C
8300.29	Communications Services: Limited	P
<u>8150.6.1</u>	<u>Community Garden</u>	<u>C</u>
8250.2	Community Recreation: General	P
8250.3	Community Recreation: Property Owners Association	P
8250.4	Community Recreation: Restricted	P
8300.32	Convenience Sales & Personal Services	P <sup>1</sup>
8250.5	Cultural Exhibits	P <sup>1</sup>
8350.3	Custom Manufacturing	P
8300.33	Drinking Establishment: Sitdown, Alcohol Permitted	SP

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Reference [Section 59-9350](#) for standards for specific uses identified as (C) or (SE).

USE		BC DISTRICT
8200.2	Dwelling Units and Mixed Use	P
8300.34	Eating Establishment: Drive-In	P
8300.35	Eating Establishment: Fast Food	P
8300.37	Eating Establishment: Sitdown <sup>2</sup>	P
8300.38	Eating Establishment: Sitdown, Alcohol Permitted	P
8300.39	Eating Establishment: Sitdown, Limited Alcohol Permitted	P
8300.41	Food and Beverage Retail Sales	P
8300.46	Gasoline Sales, Small: Restricted	P
<u>8150.6.3</u>	<u>Greenhouse</u>	<u>C</u>
8200.3	Group Residential	P
<u>8150.6.4.</u>	<u>Home Garden</u>	<u>C</u>
<u>8150.6.5</u>	<u>Hoop House</u>	<u>C</u>
8150.7	Horticulture	P
8300.48	Laundry Services	P
8250.11	Library Service & Community Centers	P
8350.8	Light Industrial	P
8250.12	Light Public Protection & Utility: General	P
8250.13	Light Public Protection & Utility: Restricted	P
8200.4	Live Work Units	P
8300.49	Lodging Accommodations: Bed and Breakfast	P <sup>1</sup>

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Reference [Section 59-9350](#) for standards for specific uses identified as (C) or (SE).

USE		BC DISTRICT
8300.51	Lodging Accommodations: Commercial Lodging	P <sup>1</sup>
8300.51.1	Lodging Accommodations: Home Sharing	C
8300.52	Medical Services: General	P
8300.53	Medical Services: Restricted	P
8450.2	Mining and Processing: Oil and Gas	V
8250.15	Moderate Impact Institutional	SE
8200.12	Multiple-Family Residential	P
8250.16	Murals	P
8300.55	Participant Recreation & Entertainment: Indoor	P <sup>1</sup>
8300.56	Participant Recreation & Entertainment: Outdoor	P <sup>1</sup>
8300.58	Personal Services: General	P <sup>1</sup>
8300.59	Personal Services: Restricted	P <sup>1</sup>
<u>8150.7.1</u>	<u>Rainwater Harvesting</u>	<u>C</u>
8300.61	Repair Services: Consumer	P
8300.62	Research Services: Restricted	P
8300.63	Retail Sales & Service: General	P <sup>1</sup>
<u>8150.7.2</u>	<u>Roof Garden</u>	<u>C</u>
8200.14	Single-Family Residential	P
8300.67	Spectator Sports & Entertainment: General	P <sup>1</sup>
8300.68	Spectator Sports & Entertainment: High Impact	P <sup>1</sup>

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Reference [Section 59-9350](#) for standards for specific uses identified as (C) or (SE).

USE		BC DISTRICT
8300.69	Spectator Sports & Entertainment: Restricted	P <sup>1</sup>
8200.15	Three- & Four-Family Residential	P
8400.3	Transportation Facilities: Surface Passenger	P
8200.16	Two-Family Residential	P
8350.16	Wholesaling, Storage & Distribution: Restricted	P
8450.4	Underground Injection Wells: Enhanced Recovery Wells	SE
<u>8150.9</u>	<u>Urban Farm</u>	<u>C</u>

**FOOTNOTES: TABLE 7150.2**

<sup>1</sup> 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 condition below. If the condition 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.

- The area allocated to the sale and consumption of alcoholic beverages shall not exceed 15,000 square feet.

<sup>2</sup> 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.

(1) Exceptions.

(a) Height.

1. Accessory buildings located behind the front plane of the existing primary structure, or located behind the Setback/Build-To Line where a primary use does not warrant a primary structure and no such structure exists.

(b) Setbacks and/or Build-To Lines.

1. Accessory buildings and secondary buildings where an existing primary structure occupies the street frontage(s), or located behind the Setback/Build-To Line where a primary use does not warrant a primary structure and no such structure exists.

~~(1)~~(2) Building Frontage Designations. Streets in the BC District are designated as either Commercial Frontage streets or Mixed-Use Frontage streets based on the primary use and function of the corridor, as defined by the Downtown

Development Framework, maintained online or in the office of the City Clerk. Development is subject to the design and yard standards provided in Table 7150.1.

~~(2)~~(3) Parking and Landscape Requirements.

- (a) *Off-Street Parking*. For the purpose of this section, off-street parking shall mean any stand-alone surface parking lot (Use Unit 8300.13 - Automotive: Parking Lots, as a Principle Use) and any surface parking lot associated with a development.
  - 1. The Bricktown Core Development District is exempt from providing minimum off-street parking per Section 59-10600.3.I., however, when parking is provided, all off-street parking shall be subject to the following sections of Chapter 59 of the Zoning and Planning Code:
    - a. Section 59-11250.E., Automotive Parking Lot Landscape Requirements;
    - b. Section 59-11350, Landscape Irrigation Requirements; and
    - c. Article X, Off-Street Parking, Loading and Access.
  - 2. Off-street parking shall not be located:
    - a. Within 50 feet of the corner of intersecting public streets, as measured from the abutting property lines along each street; nor
    - b. Within 75 feet of the nearest edge of the Bricktown Canal.
  - 3. Where off-street parking abuts a street frontage, one or both of the following screening elements shall be installed and maintained so as to create a continuous visual barrier designed to minimize views of parked vehicles. Such screening elements shall not encroach upon the public right-of-way:
    - a. A minimum three-foot high wall or fence.
      - i. In cases where a fence height more than three feet tall is desired, the fence panel areas over three feet tall must provide for visual transparency and shall not be solid panels.
      - ii. When the fencing material proposed is open and does not provide a continuous screen, the landscaped strip required in Section b. below, must be provided.
      - iii. When the fence or wall proposed provides a continuous visual screen, any landscaped strip provided in front of the wall or fence does not need to be a continuous screen.
    - b. A minimum five-foot wide irrigated landscaped strip.

- i. Landscape plantings shall be planted with species that will create a continuous visual screen of at least three feet in height at maturity.
  - ii. Landscaped areas shall be designed to discourage damage to the vegetation due to pedestrian through-traffic.
- 4. Any modification to an existing parking lot that results in an increase in square footage of more than 500 square feet for the purpose of providing additional parking stalls shall be required to bring the entire parking lot into compliance with all applicable provisions of this chapter.
  - a. Exceptions:
    - i. Any off-street parking stalls that exist within 50 feet of the corner of a public street, as measured from the abutting property line along each street, or within 75 feet of the nearest edge of the Bricktown Canal at the time of such proposed parking lot modification may remain in place, but shall otherwise come into compliance with this chapter.
    - ii. Modifications to existing parking lots shall not mean activities associated with the repair of existing parking lots, such as resurfacing, patching, or restriping.
  - (b) *Parking Garages.* All parking garages (Use Unit 8300.12 - Automotive: Parking Garages) shall be designed to screen views of parked vehicles at every level of the parking garage from all canal and street level views. Such screening for parking garages shall be provided through the use of visually appealing architectural materials or through architectural methods that disguise the garage to look like a building.

~~(3)~~(4) Irrigation. All landscaping shall be irrigated by one of the methods specified in Section 59-11350.

~~(4)~~(5) Sidewalks. Sidewalks shall be provided as part of all projects as follows:

- (a) All sidewalks and sidewalk treatments shall be subject to all permitting requirements of the Public Works Department.
- (b) In conjunction with all new development and with the renovation of existing structures where no sidewalks exist, sidewalks shall be extended within the public right-of-way along the entire property frontage to the adjacent side lot lines. In the case of corner lots, sidewalks shall be extended to the adjacent lot along each street frontage.
- (c) The required sidewalk shall be a minimum of five feet wide. All required sidewalks shall be maintained free of any obstructions to allow for the passage of pedestrians. The sidewalk shall not be shared with the Amenity or Storefront Zones, unless otherwise provided for herein.



1. Exceptions:

- a. Where necessary to address specific pedestrian access needs, match adjacent sidewalk segments, or enhance existing sidewalk conditions, sidewalks may be wider than five feet with the minimum width being determined by staff based on the surrounding conditions.
- b. In instances where there is not sufficient right-of-way to provide the minimum five-foot wide sidewalk, all available space between the back of the curb and the building line shall be improved as sidewalk.
- c. The Bricktown Urban Design Committee or staff, upon consideration of a specific land use such as residential, may approve a reduced sidewalk width provided that a landscaped area is located between the back of the curb and the sidewalk and between the building facade or building element and the sidewalk.

~~(5)(6)~~ Building Materials. Vinyl, aluminum, sheet metal siding, and concrete tilt-up walls shall be prohibited.

~~(6)(7)~~ Signs. Signs within the Bricktown Core (BC) Development District shall comply with sign regulations as referenced in Chapter 59, Article XVI of the Code.

~~(7)(8)~~ Dumpsters and Other Commercial Waste Collection Receptacles

- (a) Dumpsters and other commercial waste collection receptacles shall be sight-proof screened from view on all sides of the dumpsters or receptacles. A building, fence, wall, vegetation or other form of screening, built in accordance with Sections 59-11250.F.(3) and (4), (Sight-Proof Screening and Security Fences) and 12200.4.E(2) and (3), (Limitations on Dumpsters), shall be provided to satisfy this requirement. Building materials for sight-proof screening in the BC District shall be as follows:

1. Walls or fences for the screening of dumpsters shall be constructed of brick or masonry covered with brick or brick veneer.
2. Gates for the trash enclosure shall be made of solid metal.
3. Wood fencing and chain-link fencing with insertions/ weaving shall not be permitted for screening of dumpsters.

- (b) A dumpster or receptacle and its required screening may only be located in the public right-of-way upon the issuance of a Revocable Permit for both the receptacle and the installation of the screening. Any immobile screening fence or wall shall require a fence permit.

~~(8)(9)~~ Fences and Walls. Where fences or walls are proposed for purposes other than required sight-proof screening pursuant to Section 59-7150.1.E.(7), such fences shall result in a structure which is durable, attractive, and compatible with any adjacent structures.

(a) *Materials.*

1. Permitted materials for fences and walls are brick, masonry, wrought iron, anodized aluminum, and wood.
2. If the fence material is wood, the surface shall be painted or stained in a uniform color that matches or complements the colors of the nearest building.
3. Chain-link fencing and cable fencing shall be prohibited.

(b) *Front Yard Fences and Walls.* Front yard fences and walls, other than those that enclose outdoor dining areas that face the public right-of-way, or those required to screen parking lots pursuant to Section 59-7150.1.E.(2), shall be prohibited.

\* \* \*

**SECTION 2.** That Chapter 59, Article VII, Section 59-7200, 59-7200.1 (Table 7200.1) and 59-7200.3 (Table 7200.3) of the Oklahoma City Municipal Code 2020, is hereby amended to read as follows:

**§ 59-7200. - Downtown Design Districts.**

\* \* \*

**§ 59-7200.1. - Downtown Design Districts (DBD, DTD-1, DTD-2).**

\* \* \*

E. *Use Regulations.*

- (1) Table 7200.1 lists the uses allowed in the Downtown Design Districts. Unless allowed conditionally as annotated in Table 7200.1, 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 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.
- (2) *Accessory Uses.* Refer to Table 12200.1: Permitted Accessory Structures and Uses.

F. *Development Regulations.* Table 7200.2 establishes yard and bulk regulations for the Downtown Design Districts.

(1) *Exceptions.*

(a) *Height.*

1. Expansions to existing structures.
2. The following use units are exempt from the minimum height regulations: Automotive and Equipment: Automobile Dealerships and Malls (59-8300.18), Food and Beverage Retail Sales (59-8300.41), or Gasoline Sales, Small: Restricted (59-8300.46).
3. Accessory buildings located behind the front plane of the existing primary structure, or located behind the Setback/Build-To Line where a primary use does not warrant a primary structure and no such structure exists.
4. Canopies, awnings, pergolas, and kiosks.

(b) *Setbacks and/or Build-To Lines*

1. Automotive and Equipment: Automobile Dealerships and Malls (59-8300.18).
2. Gasoline Sales, Small: Restricted (59-8300.46).
3. Food and Beverage Sales (59-8300.41) and Retail Sales and Services: General (59-8300.63).
  - i. Where on-site surface parking to the side or rear is being provided for buildings at least 30,000 square feet or larger, the building line may be set back to accommodate a drop-off/pickup lane no wider than 22 feet along the street frontage between the property line and the building face provided that sufficient pedestrian access is also provided.
4. In the DTD-1 and DTD-2 Districts, the front yard setback, or front and side yard setbacks for corner lots of new Single Family Residential (59-8200.14) and Two Family Residential (59-8200.16) construction shall be a maximum of 20 feet.
5. Expansions to existing buildings.
6. Accessory buildings and secondary buildings where an existing primary structure occupies the street frontage(s), or where the primary use does not warrant a primary structure and no such structure exists.
7. Canopies, awnings, pergolas, and kiosks.

\* \* \*

**TABLE 7200.1: DOWNTOWN DESIGN 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		DBD	DTD-1 <sup>1</sup>	DTD-2
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE	SE	SE
8300.1	Administrative and Professional Offices	P	P	P
8300.2	Adult Day Care Facilities	P	P	P

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USE		DBD	DTD-1 <sup>1</sup>	DTD-2
8300.3	Adult Entertainment Uses	C		
8300.5	Alcoholic Beverage Retail Sales	P	P <sup>1</sup>	P
8300.8	Animal Sales and Services: Grooming	P	P <sup>1</sup>	P
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted	P	P <sup>1</sup>	P
8250.1	Artistic Graphics	C	C <sup>1</sup>	C
8300.12	Automotive: Parking Garages	P	P <sup>1</sup>	P
8300.13	Automotive: Parking Lots, as a Principal Use	P	P	P
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment	C	C	P
8300.18	Automotive and Equipment: Automobile Dealerships and Malls	P	P <sup>1</sup>	P
8300.21	Automotive and Equipment: Storage		SP	SP
8300.22	Bingo Parlors	P <sup>2</sup>	P <sup>1,2</sup>	P <sup>2</sup>
8300.23	Building Maintenance Services	P	P <sup>1</sup>	P
8300.24	Business Support Services	P	P <sup>1</sup>	P
8300.25	Child Care Centers	P	P	P
8300.26	Commercial Blood Centers	SP	SP	SP
8300.27	Communications Services: Antennas	C	C	C
8300.28	Communications Services: Broadcast Towers	C	C	C
8300.29	Communications Services: Limited	P	P <sup>1</sup>	P
8300.30	Communications Services: Telecommunication Towers	C	C	C
<u>8150.6.1</u>	<u>Community Garden</u>	<u>C</u>	<u>C</u>	<u>C</u>

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USE		DBD	DTD-1 <sup>1</sup>	DTD-2
8250.2	Community Recreation: General	P	P <sup>1</sup>	P
8250.3	Community Recreation: Property Owners Association	P	P <sup>1</sup>	P
8250.4	Community Recreation: Restricted	P	P	P
8300.31	Construction Sales and Services			P
8200.1	Congregate Care Housing and Convalescent Homes	P	P	P
8300.32	Convenience Sales and Personal Services	P	P	P
8250.5	Cultural Exhibits	P <sup>2</sup>	P <sup>1,2</sup>	P <sup>2</sup>
8350.3	Custom Manufacturing	P	P <sup>1</sup>	P
8250.6	Domestic Violence Shelters	SP	SP	SP
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted	SP	SP	SP
8200.2	Dwelling Units And Mixed Use	P	P	P
8300.34	Eating Establishments: Drive-In	P	P <sup>1</sup>	P
8300.35	Eating Establishments: Fast Food	P	P <sup>1</sup>	P
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window	P	P <sup>1</sup>	P
8300.37	Eating Establishments: Sitdown <sup>3</sup>	P	P <sup>1</sup>	P
8300.38	Eating Establishments: Sitdown, Alcohol Permitted	P	P <sup>1</sup>	P
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted	P	P <sup>1</sup>	P
8250.7	Emergency Shelters and Feeding Sites	SP	SP	SP
8300.41	Food and Beverage Retail Sales	P <sup>2</sup>	P <sup>1,2</sup>	P <sup>2</sup>
8250.8	Forced Detention or Correction Facilities	SP	SP	SP

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 Reference [Section 59-9350](#) for standards for specific uses identified as (C), (SE) or (SP).

USE		DBD	DTD-1 <sup>1</sup>	DTD-2
8300.42	Funeral and Interment Services: Cremating	P	SP	SP
8300.44	Funeral and Interment Services: Undertaking	P	SP	SP
8300.46	Gasoline Sales. Small: Restricted	P	P <sup>1</sup>	P
<u>8150.6.3</u>	<u>Greenhouse</u>	<u>C</u>	<u>C</u>	<u>C</u>
8200.3	Group Residential	P	P <sup>1</sup>	P
8250.10	High Impact Institutional	P	P <sup>1</sup>	P
<u>8150.6.4</u>	<u>Home Garden</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>8150.6.5</u>	<u>Hoop House</u>	<u>C</u>	<u>C</u>	<u>C</u>
8150.7	Horticulture	SP	SP	P
8350.7	Moderate Industrial			SP
8300.48	Laundry Services	P	P <sup>1</sup>	P
8250.11	Library Services and Community Centers	P	P <sup>1</sup>	P
8350.8	Light Industrial	SP	P <sup>1</sup>	P
8250.12	Light Public Protection and Utility: General	P	P <sup>1</sup>	P
8250.13	Light Public Protection and Utility: Restricted	P	P <sup>1</sup>	P
8200.4	Live/Work Units	P	P	P
8300.51	Lodging Accommodations: Commercial Lodging	P	P <sup>1</sup>	P
8300.51.1	Lodging Accommodations: Home Sharing	C	C	C
8250.14	Low Impact Institutional: Neighborhood-Related	P	P	P
8200.5	Low Impact Institutional: Residential-Oriented	P	P	P

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 Reference [Section 59-9350](#) for standards for specific uses identified as (C), (SE) or (SP).

USE		DBD	DTD-1 <sup>1</sup>	DTD-2
8300.52	Medical Services: General	P	P <sup>1</sup>	P
8300.53	Medical Services: Restricted	P	P <sup>1</sup>	P
8450.2	Mining and Processing: Oil and Gas	V	V	V
8250.15	Moderate Impact Institutional	P	P <sup>1</sup>	P
8200.12	Multiple-Family Residential	P	P	P
8250.16	Murals	P	P	P
8300.54	Outdoor Sales and Display, and Outdoor Storage	C	C	C
8300.55	Participant Recreation and Entertainment: Indoor	P <sup>2</sup>	P <sup>1,2</sup>	P <sup>2</sup>
8300.56	Participant Recreation and Entertainment: Outdoor	SP <sup>2</sup>	SP <sup>2</sup>	P <sup>2</sup>
8300.57	Payday or Title Loan Agencies	P	P <sup>1</sup>	P
8300.58	Personal Services: General	P <sup>2</sup>	P <sup>1,2</sup>	P <sup>2</sup>
8300.59	Personal Services: Restricted	P <sup>2</sup>	P <sup>1,2</sup>	P <sup>2</sup>
8300.60	Personal Storage	P	P <sup>1</sup>	P
<u>8150.7.1</u>	<u>Rainwater Harvesting</u>	<u>C</u>	<u>C</u>	<u>C</u>
8300.61	Repair Services: Consumer	P	P <sup>1</sup>	P
8300.62	Research Services: Restricted	P	P <sup>1</sup>	P
8250.17	Residential Facilities for Dependent and Neglected Children	SP	SP	SP
8250.18	Residential Facilities for Drug or Alcohol Treatment Center	SP	SP	SP
8300.63	Retail Sales and Services: General	P <sup>2</sup>	P <sup>1,2</sup>	P <sup>2</sup>
<u>8150.7.2</u>	<u>Roof Garden</u>	<u>C</u>	<u>C</u>	<u>C</u>

**TABLE 7200.1: DOWNTOWN DESIGN 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		DBD	DTD-1 <sup>1</sup>	DTD-2
8200.14	Single-Family Residential	P	P	P
8300.67	Spectator Sports and Entertainment: General	P <sup>2</sup>	SP <sup>2</sup>	P <sup>2</sup>
8300.68	Spectator Sports and Entertainment: High Impact	SP <sup>2</sup>	SP <sup>2</sup>	SP <sup>2</sup>
8300.69	Spectator Sports and Entertainment: Restricted	P <sup>2</sup>	P <sup>1, 2</sup>	P <sup>2</sup>
8200.15	Three- and Four-Family Residential	P	P	P
8250.19	Transitional Mental Health Residential Facilities	SP	SP	SP
8200.16	Two-Family Residential	P	P	P
8450.4	Underground Injection Wells: Enhanced Recovery Wells	SE	SE	SE
<u>8150.9</u>	<u>Urban Farm</u>	<u>C</u>	<u>C</u>	<u>C</u>
8350.16	Wholesaling, Storage and Distribution: Restricted	SP	P <sup>1</sup>	P

**FOOTNOTES: TABLE 7200.1**

<sup>1</sup> There are specific areas of the DTD-1, as defined in Section 59-7200.3.B(1)(a) and (b), where the uses noted are not permitted. See Table 7200.3.

<sup>2</sup> 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 condition below. If the condition 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.

- The area allocated to the sale and consumption of alcoholic beverages shall not exceed 15,000 square feet.

<sup>3</sup> 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.

\* \* \*

**§ 59-7200.3. - Downtown Transitional District, Limited (DTD-1)**

\* \* \*



- B. *Use Regulations.* Table 7200.1 lists the general uses allowed in the DTD-1 district, and Table 7200.3 lists the limited uses allowed within specific areas of the DTD-1 District.

- (1) *Permitted Uses for Specific Areas.* In order to ensure compatible development with existing traditional mixed residential uses, there are two specific areas within the DTD-1 District where only a limited number of uses are permitted.

- (a) Area 1, known as the “Cottage District,” is defined as: Beginning at a point of intersection between the centerlines of NW 8th Street and North Dewey Avenue; thence west to the centerline of North Lee Avenue; thence north a distance of 190 feet to the centerline of the plated east-west alley between NW 8th Street and 9th Streets; thence west along said alley to the centerline of North Shartel Avenue; thence north to a point of intersect with the extended centerline of the east-west alley, located in Block 6, Northwest Addition; thence west along the centerlines said Block 6 and block 5, Northwest Addition, to a point of intersection with the extended west line of Lot10, said Block 5, according to the recorded plat, thereof; thence south along said west line to a point of intersection between the extended west line of Lot 23 and the centerline of the plated east-west alley, located in Block 8, Northwest Addition, thence east to the centerline of North Francis Avenue; thence south to the NW 7th Street; thence west to a point of intersection with the extended west line of Lot 27, Block 11, Northwest Addition, thence south along said west line to a point of intersection with the centerline of the plated alley located in said Block 11; thence east to the centerline of North Francis Avenue; thence south to the centerline of NW 6th Street; thence east to the centerline of North Shartel Avenue; thence north to the centerline of NW 7th Street; thence east to the centerline of North Lee Avenue; thence south to the centerline of the plated alley, located between NW 5th and 6th Streets; thence east to the centerline of North Dewey Avenue; thence north and along the centerline of Dewey Ave. to the point of beginning.

1. The “Cultural Exhibits” use unit (8250.5) is not allowed in Area 1.

- (b) Area 2 is defined as: all property on the north side of NW 13th Street from the east right-of-way line of Classen Boulevard, to a point 100 feet east of the east right-of-way line of Hudson Avenue.

\* \* \*

**TABLE 7200.3: DOWNTOWN TRANSITIONAL DISTRICT, LIMITED (DTD-1) USES REGULATIONS**

**KEY:**

**P = Permitted // C = Conditional // SE = Special Exception // V = Variance // SP = Special Permit**

**Reference [Section 59-9350](#) for standards for specific uses identified as (C) or (SE).**

USE		DTD-1
8300.1	Administrative and Professional Offices	P
8300.13	Automotive: Parking Lots, as a Principal Use	P

**TABLE 7200.3: DOWNTOWN TRANSITIONAL DISTRICT, LIMITED (DTD-1) USES REGULATIONS**

**KEY:**

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

USE		DTD-1
<u>8150.6.1</u>	<u>Community Garden</u>	<u>C</u>
8250.4	Community Recreation: Restricted	P
8200.1	Congregate Care Housing and Convalescent Homes	P
8300.32	Convenience Sales and Personal Services	P
8250.5	Cultural Exhibits	P <sup>1</sup>
8200.2	Dwelling Units and Mixed use	P
<u>8150.6.3</u>	<u>Greenhouse</u>	<u>C</u>
<u>8150.6.4</u>	<u>Home Garden</u>	<u>C</u>
<u>8150.6.5</u>	<u>Hoop House</u>	<u>C</u>
8200.4	Live/Work Units	P
8250.14	Low Impact Institutional: Neighborhood-Related	P
8200.5	Low Impact Institutional: Residential-Oriented	P
8200.12	Multiple-Family Residential	P
<u>8150.7.1</u>	<u>Rainwater Harvesting</u>	<u>C</u>
<u>8150.7.2</u>	<u>Roof Garden</u>	<u>C</u>
8200.14	Single-Family Residential	P
8200.15	Three- and Four-Family Residential	P
8200.16	Two-Family Residential	P
<u>8150.9</u>	<u>Urban Farm</u>	<u>C</u>

**FOOTNOTES: TABLE 7200.3**

<sup>1</sup> The “Cultural Exhibits” use is not permitted within the “Cottage District” area, as defined in Section 59-7200.3.B(1)(a).

\* \* \*

**SECTION 3.** That Chapter 59, Article VII, Section 59-7350, 59-7350.3 (Table 7350.1) of the Oklahoma City Municipal Code 2020, is hereby amended to read as follows:

**§ 59-7350. - Stockyards City Development District.**

\* \* \*

**§ 59-7350.3. - Use Regulations.**

- A. Uses permitted in the SYD District can be found in Table 7350.1.
- B. The district shall be considered a commercial zoning district for the purposes of allowing ABC Overlay Districts.
- C. Condition for Approval of Bingo Parlors (59-8300.22)  
On-site parking shall be provided in the amount of one parking space per 50 square feet of gross floor area.

\* \* \*

**TABLE 7350.1 SYD STOCKYARDS CITY DEVELOPMENT DISTRICT USE REGULATIONS**

**KEY:**

P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit

**Reference Section 59-9350 for standards for specific uses identified as (C), (SE) or (SP).**

<b>USE</b>		<b>SYD</b>
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE
8300.1	Administrative and Professional Offices	P
8300.2	Adult Day Care Facilities	SE
8300.5	Alcoholic Beverage Retail Sales	P
8150.3	Animal Raising: Commercial	P
8150.5	Animal Raising: Personal	P
8300.8	Animal Sales and Services: Grooming	P

8300.11	Animal Sales and Services: Kennels and Veterinary, Restricted	P
8300.12	Automotive: Parking Garages	P
8300.13	Automotive: Parking Lot, as a Principal Use	P
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment	P
8300.22	Bingo Parlor	C
8300.23	Building Maintenance Services	P
8300.24	Business Support Services	P
8300.25	Child Care Centers	SE
8300.26	Commercial Blood Centers	SP
8300.28	Communications Services: Broadcast Towers	SP
8300.29	Communications Services: Limited	P
8300.30	Communications Services: Telecommunications Tower	SE
<u>8150.6.1</u>	<u>Community Garden</u>	<u>C</u>
8250.2	Community Recreation: General	P
8250.3	Community Recreation: Property Owners Association	P
8250.4	Community Recreation: Restricted	P
8300.32	Convenience Sales and Personal Services	P
8250.5	Cultural Exhibits	P
8350.3	Custom Manufacturing	P
8250.6	Domestic Violence Shelters	SP
8300.35	Eating Establishment: Fast Food	P
8300.37	Eating Establishment: Sitdown, Alcohol Not Permitted	P
8300.38	Eating Establishment: Sitdown, Alcohol Permitted	P

8250.7	Emergency Shelters and Feeding Sites	SP
8300.41	Food and Beverage Retail Sales	P
8250.8	Forced Detention and Correction Facilities	SP
8300.45	Gasoline Sales, Large	P
8300.46	Gasoline Sales, Small: Restricted	P
<u>8150.6.3</u>	<u>Greenhouse</u>	<u>C</u>
8350.4	Hazardous Industrial	SP
8350.5	Hazardous Waste Disposal	SP
8250.9	Heavy Public Protection and Utility	SP
8250.10	High Impact Institutional	SP
<u>8150.6.4</u>	<u>Home Garden</u>	<u>C</u>
<u>8150.6.5</u>	<u>Hoop House</u>	<u>C</u>
8150.7	Horticulture	P
8300.48	Laundry Services	P
8250.11	Library Service and Community Centers	P
8250.12	Light Public Protection and Utility: General	P
8250.13	Light Public Protection and Utility: Restricted	P
8300.51	Lodging Accommodations: Commercial Lodging	P
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
8250.15	Moderate Impact Institutional	SE

8250.16	Murals	P
8300.55	Participant Recreation and Entertainment: Indoor	P
8300.58	Personal Services: General	P
8300.59	Personal Services: Restricted	P
<u>8150.7.1</u>	<u>Rainwater Harvesting</u>	<u>C</u>
8300.61	Repair Services: Consumer	P
8300.62	Research Services: Restricted	P
8250.17	Residential Facility for Dependent and Neglected Children	SP
8250.18	Residential Facility for Drug or Alcohol Treatment Center	SP
8300.63	Retail Sales and Service: General	P
<u>8150.7.2</u>	<u>Roof Garden</u>	<u>C</u>
8350.12	Sanitary Landfill	SP
8300.68	Spectator Sports and Entertainment: High Impact	SP
8300.69	Spectator Sports and Entertainment: Restricted	P
8350.14	Stockyards	SP
8250.19	Transitional Mental Health Residential Facility	SP
8400.2	Transportation Facilities: Aircraft	SP
8400.3	Transportation Facilities: Surface Passenger	SP
8450.4	Underground Injection Wells: Enhanced Recovery Wells	SE
<u>8150.9</u>	<u>Urban Farm</u>	<u>C</u>
8350.16	Wholesaling, Storage and Distribution: Restricted	C

**SECTION 4.** That Chapter 59, Article IX, Sections 59-9350, 9350.19.1, 9350.30.1, 9350.34.1, 9350.34.2 and 9350.67.1 of the Oklahoma City Municipal Code 2020, is hereby amended to read as follows:

**ARTICLE IX. – USE STANDARDS**

\* \* \*

**§ 59-9350. - Standards for specific uses.**

\* \* \*

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

\* \* \*

***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 BC, DBD, DTD-1, DTD-2, SYD, 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.

\* \* \*

***9350.34.1. 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).~~

\* \* \*

**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 BC, DBD, DTD-1, DTD-2, SYD, 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.

\* \* \*

**9350.67.1. 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).~~

\* \* \*

**INTRODUCED AND READ** in the open meeting of the Council of The City of Oklahoma City, Oklahoma, this 2ND day of JULY, 2024.

**PASSED** by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, on this 30TH day of JULY, 2024.



**THE CITY OF OKLAHOMA CITY**

**ATTEST:**

Amy K. Simpson  
CITY CLERK



David Holt  
MAYOR

**REVIEWED** for form and legality.

Susan Romfall  
Assistant Municipal Counselor