

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE RELATING TO ZONING AND PLANNING CODE, AMENDING CHAPTER 59 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, AMENDING ARTICLE II - DEFINITIONS, BY AMENDING SECTION 59-2150 - DEFINITIONS, TO ADD DEFINITION FOR ACCESSORY DWELLING; AMENDING ARTICLE VI – ZONING BASE DISTRICTS, TABLE 6100.1, TO ALLOW ACCESSORY DWELLINGS AS A CONDITIONAL USE IN THE R-1, R-2, R-3 AND R-4 DISTRICTS; AMENDING ARTICLE VII – SPECIAL PURPOSE DISTRICTS, TABLE 7300.1, TO ALLOW ACCESSORY DWELLINGS AS A CONDITIONAL USE IN THE NC NEIGHBORHOOD CONSERVATION DISTRICTS; AMENDING ARTICLE VIII – USE UNIT CLASSIFICATIONS, BY AMENDING SECTION 59-8200 – RESIDENTIAL USE UNIT CLASSIFICATIONS, TO ADD 8200.05 ACCESSORY DWELLING AS A RESIDENTIAL USE UNIT CLASSIFICATION; AND AMENDING ARTICLE IX – USE STANDARDS, BY AMENDING SECTION 59-9350 – STANDARDS FOR SPECIFIC USES, TO ESTABLISH USE STANDARDS FOR ACCESSORY DWELLINGS.**

**ORDINANCE**

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

**SECTION 1:** That Chapter 59, Article II, Section 59-2150 of the Oklahoma City Municipal Code, 2020, is hereby amended to read as follows:

**CHAPTER 59**

**ZONING AND PLANNING CODE**

\* \* \*

**ARTICLE II. - DEFINITIONS**

\* \* \*

**§ 59-2150. - Definitions.**

\* \* \*

*2150.2. General Definitions.*

\* \* \*

*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.

*Accessory Dwelling:* A dwelling unit that is accessory to a Principal Dwelling on the same parcel. This includes a building or part of a building that provides complete independent living facilities for one (1) or more people, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

\* \* \*

**SECTION 2:** That Chapter 59, Article VI, Section 59-6100, Table 6100.1 of the Oklahoma

City Municipal Code, 2020, is hereby amended to read as follows:

## ARTICLE VI. ZONING BASE DISTRICTS

\* \* \*

### § 59-6100. - Agricultural and Residential Districts.

\* \* \*

<b>TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS</b> <b>KEY: P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance</b> <b>Reference <a href="#">Section 59-9350</a> for standards for specific uses identified as (C), (SE), or (SP).</b>													
USE		A A	RA 2	R A	R- 1	R- 1Z L	R -2	R -3	R- 3 M	R- 4 M	R -4	R- MH -1	R- MH -2
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE	SE	SE	S E	SE	S E	S E	SE	SE	S E	SE	SE
<u>8200.05</u>	<u>Accessory Dwelling</u>				<u>C</u>		<u>C</u>	<u>C</u>			<u>C</u>		
8300.2	Adult Day Care Facilities	SE	SE	SE	S E	SE	S E	S E	SE	SE	S E	SE	SE
8150.1	Agricultural Processing: General	SP											

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**Variance**  
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USE		A A	RA 2	R A	R- 1	R- 1Z L	R -2	R -3	R- 3 M	R- 4 M	R -4	R- MH -1	R- MH -2
8150.2	Agricultural Processing: Limited	P	C	C	C	C	C	C	C	C	C	C	C
8150.2.1	Animal Raising: Chickens and Quail	C	C	C	C	C	C	C	C	C	C	C	C
8150.3	Animal Raising: Commercial	P	C	C	C	C	C	C	C	C	C	C	C
8150.4	Animal Raising: Commercial Feedlots	SP											
8150.5	Animal Raising: Personal	P	C	C	C	C	C	C	C	C	C	C	C
8300.7	Animal Sales and Services: Auctioning	SP											
8300.9	Animal Sales and Services: Horse Stables	P											
8300.10	Animal Sales and Services: Kennel and Veterinary, General	SP											
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted	P											
8300.25	Child Care Centers	SE	SE	SE	S E	SE	S E	S E	SE	SE	S E	SE	SE

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USE		A A	RA 2	R A	R- 1	R- 1Z L	R -2	R -3	R- 3 M	R- 4 M	R -4	R- MH -1	R- MH -2
8150.6.1	Community Garden	C	C	C	C	C	C	C	C	C	C	C	C
8300.27	Communications Services: Antennas	C	C	C	C	C	C	C	C	C	C	C	C
8300.28	Communications Services: Broadcast Towers	C	C	C	C	C	C	C	C	C	C	C	C
8300.30	Communications Services: Telecommunication Towers	C	C	C	C	C	C	C	C	C	C	C	C
8250.2	Community Recreation: General	C	SP	SP	S P	SP	S P	S P	SP	SP	S P	SP	SP
8250.3	Community Recreation: Property Owners Association	P	P	P	P	P	P	P	P	P	P	P	
8250.4	Community Recreation: Restricted	C	C	C	C	C	C	C	C	C	C	C	C
8150.6.2	Composting	P	P	P	C	C	C	C	C	C	C	C	C
8200.1	Congregate Care Housing and Convalescent Homes									C	C		
8250.6	Domestic Violence Shelters	SP	SP	SP	S P	SP	S P	S P	SP	SP	S P	SP	SP

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USE		A A	RA 2	R A	R- 1	R- 1Z L	R -2	R -3	R- 3 M	R- 4 M	R -4	R- MH -1	R- MH -2
8250.7	Emergency Shelters and Feeding Sites	SP	SP	SP	S P	SP	S P	S P	SP	SP	S P	SP	SP
8300.40	Family Day Care Homes	P	P	P	P	P	P	P	P	P	P	P	P
8250.8	Forced Detention or Correction Facilities	SP	SP	SP	S P	SP	S P	S P	SP	SP	S P	SP	SP
8300.43	Funeral and Interment Services: Interring	SP	SP	SP	S P	SP	S P	S P	SP	SP	S P	SP	SP
8150.6.3	Greenhouse	P	P	P	C	C	C	C	C	C	C	C	C
8200.3	Group Residential										P		
8350.5	Hazardous Waste Disposal	SP											
8250.9	Heavy Public Protection and Utility	SP	SP	SP	S P	SP	S P	S P	SP	SP	S P	SP	SP
8250.10	High Impact Institutional	SP	SP	SP	S P	SP	S P	S P	SP	SP	S P	SP	SP
8150.6.4	Home Garden	P	C	C	C	C	C	C	C	C	C	C	C
8150.6.5	Hoop House	P	P	P	C	C	C	C	C	C	C	C	C
8150.7	Horticulture	C	C	C									
8250.11	Library Services and Community Centers		C	C	C	C	C	C	C	C	C	C	C

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**Variance**  
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USE		A A	RA 2	R A	R- 1	R- 1Z L	R -2	R -3	R- 3 M	R- 4 M	R -4	R- MH -1	R- MH -2
8250.12	Light Public Protection and Utility: General	P	C	C	C	C	C	C	C	C	C	C	C
8250.13	Light Public Protection and Utility: Restricted	P	P	P	P	P	P	P	P	P	P	P	P
8200.4	Live/Work Units												
8300.49	Lodging: Accommodations Bed and Breakfast				S P	SP	S P	C	C	C	C		
8300.50	Lodging Accommodations : Campground	SE											C
8300.51.1	Lodging Accommodations : Home Sharing	C	C	C	C	C	C	C	C	C	C	C	
8250.14	Low Impact Institutional: Neighborhood-Related	P	C	C	C	C	C	C	C	C	C	C	C
8200.5	Low Impact Institutional: Residential-Oriented	P	P	P	P	P	P	P	P	P	P		
8450.1	Mining and Processing: Minerals and Raw Material	SP											
8450.2	Mining and Processing: Oil and Gas	V	V	V	V	V	V	V	V	V	V	V	V

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**Variance**  
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USE		A A	RA 2	R A	R- 1	R- 1Z L	R -2	R -3	R- 3 M	R- 4 M	R -4	R- MH -1	R- MH -2
8200.7	Manufactured (Mobile) Home Residential	P			C <sub>1</sub>							P	P
8200.8.	Model Home				P								
8200.9	Model Home Accessory Parking Lot				C								
8200.10	Manufactured (Mobile) Home Residential: Construction	C	C	C	C								
8200.11	Manufactured (Mobile) Home Residential: Medical Hardship	SE	SE	SE	S E		S E	S E			S E		
8250.15	Moderate Impact Institutional	SP	SP	SP	S P	SP	S P	S P	SP	SP	S P	SP	SP
8200.12	Multiple-Family Residential								P <sup>2</sup>	P	P		
8250.16	Murals	P	P	P	P	P	P	P	P	P	P	P	P
8300.56	Participant Recreation and Entertainment: Outdoor	SP											
8300.60	Personal Storage										S P		
8150.7.1	Rainwater Harvesting	C	C	C	C	C	C	C	C	C	C	C	C
8250.17	Residential Facilities for	SP	SP	SP	S P	SP	S P	S P	SP	SP	S P	SP	SP

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

USE		A A	RA 2	R A	R- 1	R- 1Z L	R -2	R -3	R- 3 M	R- 4 M	R -4	R- MH -1	R- MH -2
	Dependent and Neglected Children												
8250.18	Residential Facilities for Drug or Alcohol Treatment Centers	SP	SP	SP	S P	SP	S P	S P	SP	SP	S P	SP	SP
8150.7.2	Roof Garden	C	C	C	C	C	C	C	C	C	C	C	C
8150.8	Row and Field Crops	P	P	P									
8350.12	Sanitary Landfill	SP											
8200.13	Senior Independent Living									P	P		
8200.14	Single-Family Residential	P	P	P	P	P	P	P	P	P	P	P	
8300.68	Spectator Sports and Entertainment: High Impact	SP											
8350.14	Stockyards	SP											
8200.15	Three- and Four-Family Residential							P	P	P	P		
8200.16	Two-Family Residential						P	P	P	P	P		
8250.19	Transitional Mental Health Residential Facility	SP	SP	SP	S P	SP	S P	S P	SP	SP	S P	SP	SP



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

USE		A A	RA 2	R A	R- 1	R- 1Z L	R -2	R -3	R- 3 M	R- 4 M	R -4	R- MH -1	R- MH -2
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	S E	SE	S E	S E	SE	SE	S E	SE	SE
8150.9	Urban Farm	C	C	C	C	C	C	C	C	C	C	C	C

**FOOTNOTES: TABLE 6100.1**

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

<sup>2</sup> No more than eight dwelling units.

\* \* \*

**SECTION 3:** That Chapter 59, Article VII, Section 59-7300, Table 7300.1 of the Oklahoma City Municipal Code, 2020, is hereby amended to read as follows:

**ARTICLE VII. SPECIAL PURPOSE DISTRICTS**

\* \* \*

**§ 59-7300. - Neighborhood Conservation District.**

<b>TABLE 7300.1: NC NEIGHBORHOOD CONSERVATION DISTRICT USE REGULATIONS</b>						
<b>KEY:</b>						
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	NC DISTRICT - TRACT					
		1	2	3	4G	5
8350.1	Aboveground Flammable Liquid Storage: General	SE	SE		SE	SE
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE	SE	SE	SE	SE
<u>8200.05</u>	<u>Accessory Dwelling</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
8300.1	Administrative and Professional Offices				P	P
8300.2	Adult Day Care Facilities	SE	SE	SE	SE	SE
8300.6	Animal Interment Services	SE	SE	SE	SE	SE
8150.5	Animal Raising: Personal	P	P	P	P	P
8150.3	Animal Raising: Commercial	P	P	P	P	P
8300.8	Animal Sales and Services: Grooming				P	P
8300.13	Automotive: Parking Lots, as a Principal Use			P	P	
8300.23	Building Maintenance Services				P	P
8300.24	Business Support Services				P	P
8300.25	Child Care Centers	SE	SE	SE	SE	SE
8300.28	Communications Services: Broadcast Towers	SP	SP	SP	SP	SP

8300.29	Communications Services: Limited				P	P
8300.30	Communications Services: Telecommunications Towers	SP	SP	SP	SP	SP
8250.2	Community Recreation: General	SE	SE	SE	P	P
8250.3	Community Recreation: Property Owners Association	P	P	P	P	P
8250.4	Community Recreation: Restricted	C	C	C	P	P
8200.1	Congregate Care Housing and Convalescent Homes		C	C		
8300.32	Convenience Sales and Personal Services				P	P
8250.5	Cultural Exhibits				p <sup>2</sup>	p <sup>2</sup>
8350.3	Custom Manufacturing				P	P
8250.6	Domestic Violence Shelters	SP	SP	SP	SP	SP
8300.36	Eating Establishment: Drive-In				p <sup>2</sup>	p <sup>2</sup>
8300.37	Eating Establishment: Sitdown <sup>3</sup>				p <sup>2</sup>	p <sup>2</sup>
8300.38	Eating Establishment: Sitdown, Alcohol Permitted				C	C
8300.39	Eating Establishment: Sitdown, Limited Alcohol Permitted				P	P
8250.7	Emergency Shelter and Feeding Sites	SP	SP	SP	SP	SP
8300.41	Food and Beverage Retail Sales				p <sup>2</sup>	p <sup>2</sup>
8250.8	Forced Detention and Correction Facilities	SP	SP	SP	SP	SP
8300.43	Funeral and Interment Services: Interring	SE	SE	SE	SE	SE
8350.5	Hazardous Waste Disposal	SP	SP	SP	SP	SP
8250.9	Heavy Public Protection and Utility	SP	SP	SP	SP	SP
8250.10	High Impact Institutional	SP	SP	SP	SP	SP
8150.7	Horticulture				P	P
8300.48	Laundry Services				P	P
8250.11	Library Service and Community Centers	C	C	C	P	P

8250.12	Light Public Protection and Utility: General	C	C	C	P	P
8250.13	Light Public Protection and Utility: Restricted	P	P	P	P	P
8250.14	Low Impact Institutional: Neighborhood-Related	C	C	C	P	P
8200.5	Low Impact Institutional: Residential-Oriented	P	P	P		
8300.51.1	Lodging Accommodations: Home Sharing	C	C	C		C
8300.52	Medical Services: General				P	P
8300.53	Medical Services: Restricted				P	P
8450.1	Mining and Processing: Minerals and Raw Material	SP	SP	SP	SP	SP
8450.2	Mining and Processing: Oil and Gas	V	V	V	V	V
8250.15	Moderate Impact Institutional	SE	SE	SE	SE	SE
8200.12	Multiple-Family Residential		P	P	P	P
8250.16	Murals	P	P	P	P	P
8300.55	Participant Recreation and Entertainment: Indoor				P <sup>2</sup>	P <sup>2</sup>
8300.56	Participant Recreation and Entertainment: Outdoor				SE <sup>2</sup>	SE <sup>2</sup>
8300.58	Personal Services: General				P <sup>2</sup>	P <sup>2</sup>
8300.59	Personal Services: Restricted				P <sup>2</sup>	P <sup>2</sup>
8300.61	Repair Services: Consumer				P	P
8300.62	Research Services: Restricted				P	P
8250.17	Residential Facility for Dependent and Neglected Children	SP	SP	SP	SP	SP
8250.18	Residential Facility for Drug or Alcohol Treatment Centers	SP	SP	SP	SP	SP
8300.63	Retail Sales and Service: General				P <sup>1, 2</sup>	P <sup>1, 2</sup>
8350.12	Sanitary Landfill	SP	SP	SP	SP	SP
8200.14	Single-Family Residential	P	P	P		P
8300.67	Spectator Sports and Entertainment: General				SE <sup>2</sup>	

8300.68	Spectator Sports and Entertainment: High Impact	SP <sup>2</sup>	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>2</sup>
8200.15	Three- and Four-Family Residential		P	P	P	P
8250.19	Transitional Mental Health Residential Facilities	SP	SP	SP	SP	SP
8400.2	Transportation Facilities: Aircraft	SP	SP	SP	SP	SP
8400.3	Transportation Facilities: Surface Passenger	SP	SP	SP	SP	SP
8200.16	Two-Family Residential	P	P	P		P
8450.4	Underground Injection Well: Enhanced Recovery Well	SE	SE	SE	SE	SE

**FOOTNOTES: TABLE 7300.1**

<sup>1</sup> Pawnshops are not permitted. In addition, convenience stores are not permitted; these are small grocery stores serving a market area larger than the immediate neighborhood, normally generating a high level of quick turnover traffic and open after 10:00 in the evening.

<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 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.

<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.

\* \* \*

**SECTION 4:** That Chapter 59, Article VIII, Section 59-8200 of the Oklahoma City

Municipal Code, 2020, is hereby amended to read as follows:

\* \* \*

**ARTICLE VIII. USE UNIT CLASSIFICATIONS**

\* \* \*

## **§ 59-8200. - Residential use unit classifications**

Residential use unit classifications include the occupancy of living accommodations on a non-transient basis and shall specifically exclude those providing 24-hour hospital care and those providing forced residence, including detention and correction facilities.

8200.05 Accessory Dwelling: A dwelling unit that is accessory to a Principal Dwelling on the same parcel. This includes a building or part of a building that provides complete independent living facilities for one (1) or more people, including permanent provisions for living, sleeping, eating, cooking and sanitation.

*8200.1. Congregate Care Housing and Convalescent Homes.* Residential facilities that provide residents support services and 24-hour nursing home care. These are not treatment centers for people with emotional or mental disturbances or drug or alcohol problems, or those who exhibit anti-social behavior, nor are these facilities for criminal offenders. The facilities do not contain retail activities that are open to and marketed towards the general public. Typical uses include nursing homes and hospices for the elderly or terminally-ill.

\* \* \*

**SECTION 5:** That Chapter 59, Article IX, Section 59-9350 of the Oklahoma City

Municipal Code, 2020, is hereby amended to read as follows:

## **ARTICLE IX. - USE STANDARDS**

\* \* \*

## **§ 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.

\* \* \*

*9350.2. 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.

- 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.

9350.2.1. Accessory Dwelling (8200.05).

- A. The site is located in the Urban Medium (UM), or Urban High (UH) Land Use Typology Area as identified and defined in Chapter 2 (Development Guide), part 2.0 (Land Use Plan) of the comprehensive plan.
- B. The site is zoned Single-Family Residential District (R-1), or the site is zoned NC, R-2, R-3, or R-4 and is occupied by a Single-Family structure, provided however, an Accessory Dwelling shall not be allowed if the site is within a Historic Landmark Overlay District, or the site is zoned in a SPUD or PUD and the use was not specifically permitted by the SPUD or PUD.
- C. A Building Permit is required when a new Accessory Dwelling is constructed, or when an existing structure is converted to an Accessory Dwelling.
- D. Accessory Dwellings shall be subject to the standards of this section. Accessory Dwellings, including any Accessory Building that includes an Accessory Dwelling, are not subject to the standards of Section 59-12200 Standards for accessory buildings, structures, and uses.
- E. For the purposes of this section, a Principal Dwelling is the Dwelling closest to the front yard and constitutes the Primary Use of a parcel.
- F. General Standards
  - 1. A maximum of one Accessory Dwelling per parcel is permitted. The Accessory Dwelling may be any one of these types of Accessory Dwellings:
    - a. Detached. A detached Accessory Dwelling is an independent structure or a dwelling unit above or beside a detached garage.
    - b. Attached. An attached Accessory Dwelling is attached to the Principal Dwelling and has a separate exterior entrance from the Principal Dwelling.
    - c. Internal. An attached Accessory Dwelling is attached to the Principal Dwelling and does not have a separate exterior entrance from the Principal Dwelling.
  - 2. One family is permitted per Accessory Dwelling.
  - 3. Accessory Dwellings shall be addressed separately from the Primary Dwelling.
  - 4. The Accessory Dwelling shall not be divided from the property ownership of the Principal Dwelling.
- G. Use Restrictions
  - 1. Manufactured Homes (as defined in 59-2150.2) are not allowed.
  - 2. Accessory Dwellings shall only be used for Home Sharing/Short Term Rental as defined in Chapter 13 Section 13-500 Definitions and according to 59-9350 Standard for specific uses if the Accessory Dwelling is located on the same parcel as the host's primary

residence and the host's primary residence is occupied by the host at the time of the rental. A special exception for home sharing/short term rental must be obtained as described in 59-9350.38.1.E.

H. Utility Connections. The Accessory Dwelling shall have water and wastewater connections as approved by the Utilities Department.

I. Building Siting & Massing

1. Building Area. The total floor area of an Accessory Dwelling shall not exceed 950 square feet.
2. Lot Coverage. The zoning district lot coverage requirement applies to all structures (as defined in Section 59-2150) on the lot, including new and existing Accessory Dwellings and all other accessory structures.
3. Building Height. The maximum height of a Detached Accessory Dwelling shall not exceed the height of the Primary Dwelling or 25 feet, whichever is less, except that an above garage accessory dwelling existing on the effective date of this ordinance shall be allowed at its existing height, as defined in Section 59-2150 Building Height.

J. Location of an Accessory Dwelling on parcel

1. Detached Accessory Dwellings shall be located in the rear yard and meet setback regulations of the zoning district, except:
  - a. If an existing home is located at the rear of a property, a new second Dwelling may be located on the front of a property. The new Dwelling is considered the Principal Dwelling and shall meet all setback, height, lot coverage and parking requirements of the zoning district. The existing home is then considered an Accessory Dwelling and is allowed to exceed the height and setback requirements of this section only to the extent that they are already exceeded at the time of the construction of the additional dwelling.
  - b. An existing accessory structure on a property that was constructed prior to the adoption of this section may be considered an Accessory Dwelling if the Accessory Dwelling is allowed by Section 9350.2.1 and the structure meets, or is improved to meet, all City building code requirements. The existing accessory structure is allowed to exceed the height and setback requirements of the zoning district and this section if they are already exceeded on the effective date of this ordinance.
2. Required Distance Between Buildings. A detached Accessory Dwelling shall meet the requirements for distance between detached accessory buildings and main buildings as described in 59-12100.2.E.(2).
3. If no vehicular access is available to the Accessory Dwelling, a minimum three-foot wide pathway shall be provided for emergency services to access the rear Accessory Dwelling without having to egress through the primary dwelling. This access shall be from the front of the property or for corner lots may be from the side street.

K. Parking.

1. One off-street parking space is required unless:
  - a. The paved street frontage from curb to curb is 26 feet or greater in width; or,
  - b. The total floor area of the Accessory Dwelling is 600 square feet or less.
2. One off-street parking space is required along paved, uncurbed streets regardless of street width.
3. If off-street parking is provided, it shall meet the requirements in Article X Off-Street Parking, Loading, and Access, with the exception that an improved alley may provide primary access to an Accessory Dwelling.
4. No new parking space shall be allowed in front of the Principal Dwelling.
5. Garage space(s) shall count towards the required parking space for the Accessory Dwelling as long as the required parking for the Principal Dwelling is also met.



L. Design

1. Decks above the second floor are prohibited.
2. Porches, Balconies, Decks, and Patios.
  - a. Porches and patios (covered or uncovered) at the ground level are allowed.
  - b. Second floor outdoor space, including, but not limited to balconies and decks:
    1. shall not exceed 100 square feet in area.
    2. shall be oriented toward the front property line except that balconies or decks located on corner lots may be oriented toward the side street.
    3. shall include a sight-proof sidewall along the full depth of the deck or balcony that limits views into the nearest adjacent property.
3. Materials. Materials shall meet the City's adopted residential building codes and the building design standards of the zoning district or overlay district.
4. Windows. Second floor window openings (except those facing the front property line or, when on corner lots, those facing the side street) must use opaque glass or film or have a windowsill height of at least 60 inches above the finished floor.

M. Notice

1. When a building permit application for a new accessory dwelling or the renovation of an existing accessory dwelling is submitted, the property owner shall place one Temporary Sign on the property in accordance with Incidental Signs 59-16110.A.4.
  - a. Sign may be freestanding or wall mounted.
  - b. Sign shall be placed within 30 days of the date that the building permit is filed and shall remain in place until a Certificate of Occupancy is issued.
  - c. Sign shall include the property address, building permit number, and the website address and/or QR code that links to the online Citizen Access Portal permit search database.
  - d. Sign is subject to impoundment or removal according to 59-16116.B.

\* \* \*

**INTRODUCED AND READ** in open meeting of the Council of The City of Oklahoma City, Oklahoma this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**PASSED** by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, on the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**REVIEWED** for form and legality.

  
\_\_\_\_\_  
ASSISTANT MUNICIPAL COUNSELOR