

CHAPTER 59

ZONING

ARTICLE IV. SPECIAL REGULATIONS

Sec. 59-4980. NWC North Western-Classen Urban Development District.

A General Description. The following are standards for an overlay-zoning district, which allows for the wide range of uses permitted in the North Western-Classen Urban Development District.

B District Use and Development Regulations

(1) Dumpsters and Other Commercial Waste Collection Receptacles.

(a) Dumpsters commenced after the effective date of this ordinance shall be located within an area screened by a 6-8' high fence or masonry wall and any gates associated with the dumpster shall also be solid and opaque.

(2) Signs

(a) No freestanding sign shall exceed 10 feet in height or 125 square feet of display surface. Building identification or directional signage shall not be included in this restriction. There shall be a maximum of two ground signs per building.

(b) Portable signs are prohibited.

(c) Freestanding signs shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the commercial buildings they serve. Ground-mounted directional signs that are less than eight square feet shall be considered incidental and allowed within this District.

(d) Decorative artwork and/or architectural structures shall be permitted throughout the District area including across public right-of-way, subject to approval by the Public Works Department. Artwork/architectural structures may include but is not limited to fountains, individual art pieces, clock towers, etc. The decorative artwork/architectural structures shall not exceed 25 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 25 feet from the curb of any adjacent street.

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(3) Lighting

- (a) To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties.
- (b) To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams at a cutoff angle that is less than 90 degrees.
- (c) Lighting standards shall have a maximum height of 18 feet.

(4) Height restrictions

- (a) When abutting or within 150 feet of an AA, R- A, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, or HP District, building height shall be limited within a bulk plane determined as follows:
- (b) When abutting said zoning district, the maximum height within 35 feet of said district shall be 20 feet and the building shall contain no more than one story; beyond 35 and within 75 feet from said district, building height shall not exceed 35 feet, and the building shall contain no more than two stories.
- (c) From 75 to 150 feet of distance from said zoning district boundary, building height may be increased above 35 feet to a maximum height of six stories within a diagonal line representing two feet of additional building setback for every one foot of additional height.
- (d) For the balance of the parcel, building height may be increased to a maximum height of six stories within a diagonal line representing one foot of additional building setback for every two feet of additional height.
- (e) Multi-story commercial or industrial buildings built after the effective date of this ordinance and adjacent to the boundary of residential properties shall be designed so that the wall facing residential properties contains either no upper story window or upper story windows with opaque glass.

(5) Sidewalks

- (a) Five-foot (5') sidewalks shall be constructed on the arterial streets with each development prior to any occupancy certificates being issued. Four-foot (4') sidewalks shall be constructed on the interior streets with each development parcel prior to any occupancy certificates being issued.

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- (6) Building Facades:
- (a) Exterior building wall finish on all structures built after the effective date of this ordinance shall consist of a minimum 70% brick veneer, masonry, drivet, rock, stone, stucco, or wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted. 100% exposed metal or 100% exposed concrete block buildings shall not be permitted.
 - (b) Buildings constructed after the effective date of this ordinance shall be oriented such that the backs of buildings are not facing towards any street.
- (7) Outside Storage of Materials and Equipment
- (a) Materials and equipment, not including passenger vehicles, stored outside of a building shall be screened from all streets and residentially developed parcels with a sight-proof fence, excluding gates, within two (2) years of the effective date of this ordinance. All gates that are not sight-proof shall be equipped with screening slats to reduce visibility into the site from abutting streets.
 - (b) Barbed wire, razor wire and other similar security fencing materials shall not be allowed on fencing in this District.
 - (c) Properties without structures at the effective date of this ordinance shall not be allowed to store equipment, vehicles, or materials outside of a building.
 - (d) No sight-proof fence in this District shall be constructed of metal, plastic or plywood sheets. However, ribbed steel panel fencing may be used provided such fencing material meets the following minimum property standards:
 - (i) Ribbed steel panel dimensions: rib depth of 1 to 1 ½ inches by width of 2 ½ to 3 ½ inches with 6 to 12 inches between rib centers.
 - (ii) Ribbed steel panels must be properly primed and coated with a factory thermal set silicone polyester base finish.
 - (iii) The fence shall be kept in an attractive state, in good repair, and in safe and sanitary condition at all times by the property owner.