

## SUMMARY OF CHANGES

### 1. Article I. Title, Purpose and Intent

- This article provides the information necessary to implement the new Ordinance. A major change in this section was the addition of a provision that states that if an existing Community Unit Plan has not been initiated at the time of adoption of this ordinance the CUP will become null and void. Upon adoption of this ordinance the Planning Staff will do a review of the existing CUPs and identify the CUPs that will be affected by this provision.

### 2. Article II. Definitions

- This article has consolidated the definitions from the various sections of the zoning ordinance into one location at the front of the ordinance. Additional definitions have been added that include current Planning terms that are used across the country but were not defined in our ordinance. The definition section also includes illustrations to help with the interpretation of the definitions.

### 3. Article III. Administrative Bodies and Officials

- This article includes the powers and duties of all the Commissions and Boards that are involved with the administration of the Zoning ordinance. It also includes the primary City staff members that are involved in the administration of the ordinance. This article includes the powers and duties relating to the zoning ordinance of the City Council, the Planning Commission, the Board of Adjustment, the Historic Preservation Commission and the various design commissions including the Downtown Design Review Committee. This article also outlines the powers and duties relating to the zoning ordinance of the Planning Director, the City Clerk and the Public Works Director.

### 4. Article IV. Administrative Procedures

- This article establishes the procedures for the application process including the requirements for application submittals. This article also establishes the requirements of Public Hearings and the notice requirements for those meetings.
- The article also establishes procedures for the review of building permits. In this article creates a provision that allows the Public Works Director to issue a temporary permit in the case of a natural disaster. This provision was added to address issues that arose after the May 3<sup>rd</sup> 1999 tornado.

- This article also includes the application provisions for closing an easement. These requirements have historically been administered through a City Council resolution and will now be part of the ordinance.
- The Discretionary Review Procedures are also included in this article; this includes procedures for Special Exceptions, Special Permits, Certificates of Appropriateness and Certificates of Approval, Variances, Closings and Appeals. The Planning Commission's review of the Comprehensive Plan and the review of Public Projects are included here. The article also includes information relating to enforcement, violations and penalties.

#### 5. Article V. Zoning Districts and Official Zoning District Map

- This article establishes the zoning districts for the official zoning map. This article also includes the statement that all land in the corporate boundaries of Oklahoma City shall be classified into one of these districts. This article identifies the two new districts Rural Commercial and Technology Park. This article also establishes the criteria for interpretation of district boundaries.

#### 6. Article VI. Zoning Base Districts

- This article includes the zoning district descriptions; this article is divided by Agricultural and Residential Districts, Office and Commercial Districts and Industrial Districts. This article introduces the use and bulk tables for all the zoning districts. The use table lists all the permitted uses in the ordinance and indicates what districts they are allowed in. The table includes designations that indicate if the use is a permitted use, a conditional use, a special exception use, or a special permit use. The bulk standard table indicates the minimum lot size, lot width, maximum height, and front, side and rear yard setbacks. The inclusion of use and bulk tables is probably the most significant change to the ordinance. A user will now be able reference a table and not search through the individual zoning districts to determine the use and bulk standards.
- A section in this article has been reserved to include a Traditional Neighborhood District if it is determined to be necessary in the future. A traditional neighborhood development could be requested using the PUD process.

#### 7. Article VII. Special Purpose Districts

- This article includes the general provisions for all the Special Purpose Districts, which include the Bricktown Development District, Downtown Design Districts, Historic Preservation Regulations, Neighborhood Conservation District, and Stockyards City Development District.

#### 8. Article VIII. Use Unit Classifications

- This article lists and describes all the different use units that are used in the zoning ordinance. The use units are separated by Agricultural, Residential, Civic, Commercial and Office, Industrial, Transportation, Extractive and Temporary. New use units have been introduced into the ordinance in this article. The intent of these new use units is to either address uses that were not previously described or to further describe uses that may have been too broad in scope.
- This article adds the use unit **Outdoor Sales & Display, Outdoor Storage**. The existing code list outside storage as a conditional use in certain districts. The new ordinance creates the use unit and then lists the various conditions for each district that allows Outdoor Sales, Display or Storage in Article IX of this Chapter.
- The only change in the Agricultural use units is the addition of a statement in **Row and Field Crops** use unit that clarifies that roadside stands are permissible.
- Changes to the Residential use units include: **Dwelling Units Above the Ground Floor** as a conditional use which describes a residential unit above a commercial or office use and **Senior Independent Living** which describes assisted living facilities.
- Changes to the Civic use units include the addition of **Artistic Graphics and Murals**.
- Changes to the Commercial and Office use units include: the addition of **Bingo Parlors; Gasoline Sales, Small: Restricted; Lodging Accommodations: Bed and Breakfast; Payday or Title Loan Agency; and Pawn Shops. Tattoo and Body Piercing shops** were added as typical uses in the Convenience Sales and Personal Services use unit.
- Changes to the Industrial use units include the **Research and Development** use unit. This use was added because of the addition of the new Technology Park zoning district.
- The Transportation, Extractive and Temporary use units did not include significant changes.

## 9. Article IX. Use Standards

- This article is to establish certain regulations that apply to individual zoning districts, as well as other regulations that are applied uniformly to all zoning districts. Certain regulations established in this article will apply to all districts

unless they are specifically exempted herein. Since they are uniform in application, they are listed here to avoid repetition in each district.

- This article includes a list of 67 use units that have some type of specific standard or requirement that have been applied to those specific uses. This article includes Conditional uses, Special Exception uses and Special Permit uses. All uses that have additional requirements needed to operated are included in this article.
- Additionally, the committee made recommendations that changed some uses from one type of special use classification to another type of use classification. The intent was to try to address issues that the staff or committee members had identified in the past. Examples of this included;
  1. Day Care Centers and Adult Day Care Centers changed from Special Exception uses in all districts to Special Exceptions in the residential districts and permitted uses in the office, commercial and industrial districts.
  2. Auto Sales changed from Special Exceptions in the C-3 district to Special Permits.
  3. Construction Mobile Homes changed from Special Exceptions to Conditional uses.
  4. Participant Recreation and Entertainment changed from Special Exception to Special Permit.
  5. Swap Meets changed from Special Exceptions to Special Permits.
  6. Retail Sales and Services General and Animal Sales and Services; Grooming changed from not permitted to permitted in the I-3 District.
  7. Community Recreation changed from Special Exception in the residential districts to a Special Permit.
  8. Moderate Impact Institutional (high school) changed from Special Exception to Special Permit.
  9. Special Permits for Sanitary Landfills, Transportation Facilities: Aircraft, Transportation Facilities: Surface Passenger and Hazardous Waste Disposal are no longer allowed to be applied for in the residential districts.

#### 10. Article X. Off-Street Parking, Loading and Access

- These regulations provide that adequate parking, loading and maneuvering facilities will be a part of all land uses within the City. They establish standards and review procedures intended to assure that the demand created by each land use will be satisfied by facilities that are functionally adequate and aesthetically pleasing.
- This article includes all general requirements for off-street parking in Oklahoma City. Construction standards, design standards, joint and shared

parking standards, queuing space and drive-through facility standards are included in this article. Additional parking standards for recreational vehicles, commercial trucks, semi-trailers and buses are also included. This article also provides for computation of the number of required spaces, off-street loading requirements and addresses the issues relating to access.

- The parking standards in this article were reviewed and compared to parking standards from around the country. The current ordinance has several use units in which the parking standards are subject to the Public Works Director's approval. The new ordinance establishes specific standards for many of these uses. Additionally, the committee recommended reduction in the parking standards tables for Retail and Office uses. This reduction primarily affected properties when they exceeded 48,000 square feet for retail and 12,000 square feet for office uses. The new ordinance does not increase the required number of spaces for any of the uses.

#### 11. Article XI. Landscaping and Screening Regulations

- This article reflects the current landscaping requirement in Oklahoma City. The only amendments to these standards were made to address a few minor technical changes that staff has identified during the implementation of the ordinance over the last few years.

#### 12. Article XII. Site Development Standards

- This article reflects the ordinance requirements as they relate to lot area, yards and setbacks. This article includes regulations relating to requirements concerning issues such as number of structures per lot, conversion of structures, architectural regulations, handicap ramp requirements and special building lines. This article also includes standards for accessory buildings, carports, fences, sight triangle regulations, site lighting requirements and home occupations.
- This article also includes an Environmental Performance Standards Section that identifies some potential environmental issues and references other code provisions that typically address these issues. Examples would include; Noise, Glare and Heat, and Vibrations.

#### 13. Article XIII. Zoning Overlay Districts

- This article includes the provisions for all of the zoning overlay districts, including the Airport Zoning Overlay, ABC Overlay, Classen Boulevard Overlay District, Historic Landmark, Manufactured Home Overlay, Parking Overlay, Scenic River Overlay, Scenic River Overlay Design Districts, Stockyards City Transitional Development District, Twenty-third Street Uptown Corridor Overlay District, Urban Conservation Districts, and Urban

Design Overlay District. It also includes the designation criteria and designation procedures. The ordinance updates the Urban Conservation District requirements to make general requirements in each district consistent. This ordinance removed the legal descriptions from each district and moved them to an appendix at the end of the ordinance.

#### 14. Article XIV. Planned Unit Development

- This article increases the minimum size for Simplified Planned Unit Development to 5 acres. If a SPUD proposed variations from the underlying zoning, a Master Development Plan has to be submitted in addition to the written conditions. The current ordinance does not allow variations to the ordinance for SPUDs and does not require a Master Development Plan map.
- This article proposes modifications to the Master Development Plan that are intended to provide more direction to staff when they review the proposals. The Master Development Plans will be required to show street layout, buffering between uses, pedestrian linkages within the PUD and between adjacent properties. Additionally the Master Development Plan Map will show the general location of parking for non-residential uses and the general location of landscaping in common areas and parking areas.
- This article proposes modifications to the Design Statement that will now require the applicant to describe landscaping and commit to compliance with the landscape ordinance in effect at the time of development. Also a description of lighting, dumpster location and sidewalks or pedestrian ways must be included in the written design statement.
- The article now requires a Specific Plan to be submitted for review by the Planning Commission at the time of platting. This review will show the Planning Commission how the property will actually development in accordance with the approved PUD.
- This article now provides minimum percentages for administrative amendment approval for minor amendments. The ordinances establish 20% modifications as the standard for possible amendments that can be approved by the Planning Director. The Planning Director currently uses 20% as his guideline when he considers proposed administrative amendments.
- The article also deletes the 5-year reversion clause that is currently applied to PUDs and SPUDs that are less than 2 acres.

#### 15. Article XV. Nonconformities

- This article includes provisions that address nonconforming uses of Land and Buildings. It also includes provision that addresses low intensity residential

uses. Within the districts established by this Chapter, or amendments that may later be adopted, there are uses, structures and lots that were lawful before this Chapter was adopted or amended, but became prohibited under the terms of this Chapter. This article regulates such uses, structures and lots.

#### 16. Appendix A

- Appendix A includes the legal descriptions of the Bricktown Core District, the Fringe and Central Business District Parking Overlay Districts, Classen Boulevard Overlay District, the Neighborhood Conservation District and each of its five Tracts, the Scenic River Overlay District, the Scenic River Overlay Design Districts, the Stockyards City Development and Transitional Districts, each of the Urban Conservation Districts, and the Urban Design Districts.