



OKC Development Codes Update

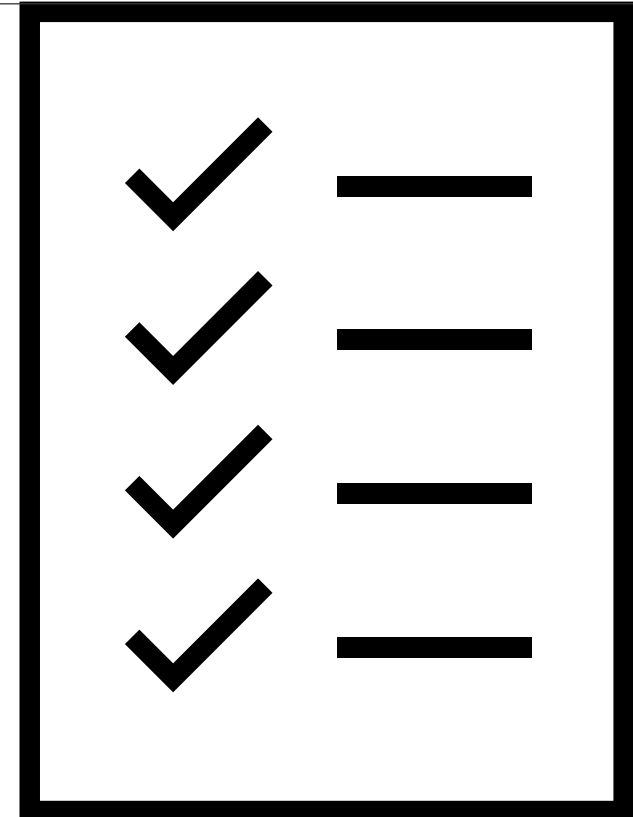
Building Design

AIA Government Affairs Committee

February 26, 2026

Presentation Outline

- Code Update update and plan**okc** approach
- Why are we introducing building design sections?
- Explanation of sections:
 - Building Configuration
 - Building Façade
 - Sensitive Edge Building Design
 - Screening of Roof and Building-Mounted Equipment
 - Adaptive Reuse
- Next steps for AIA review



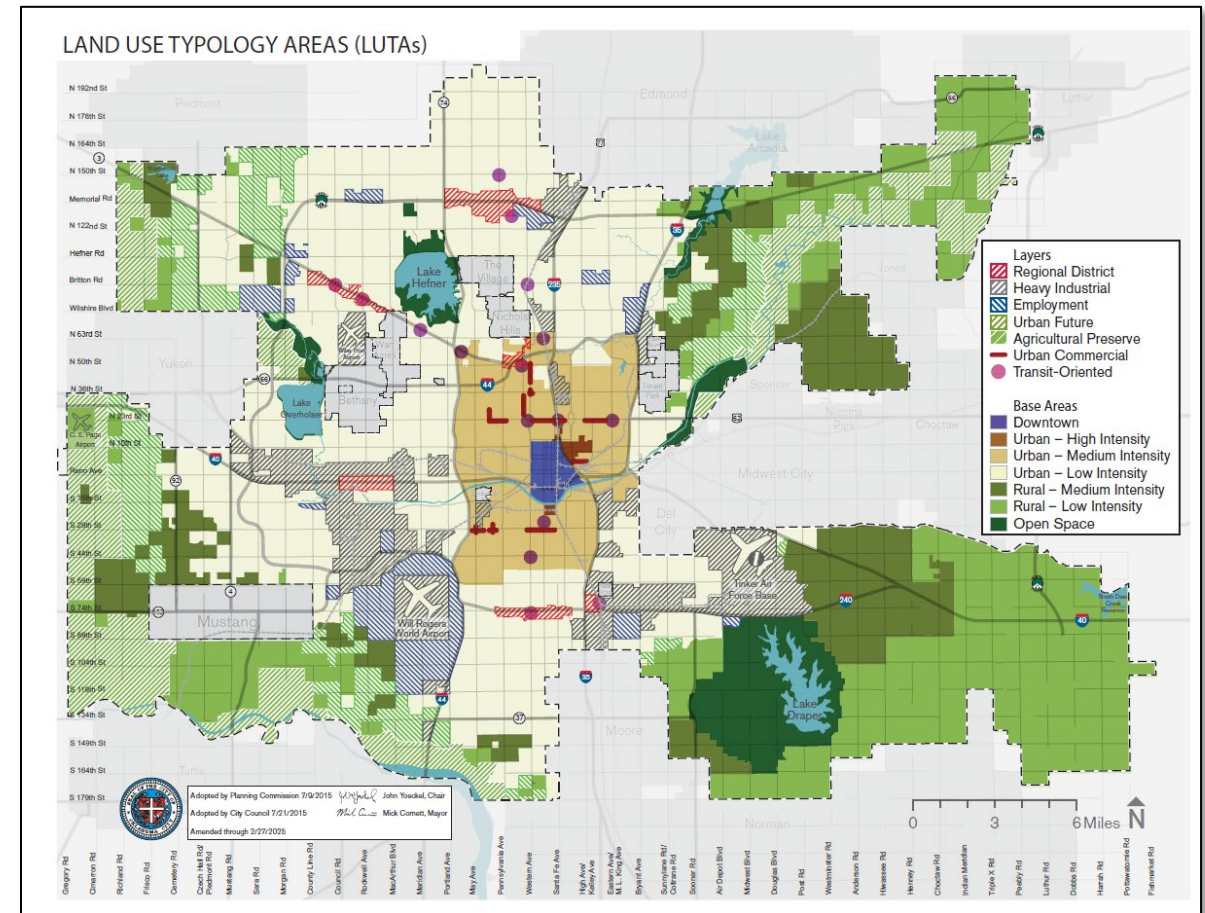


Overview of New Code Approach

- Different rules for different areas of the city
- Housing is a major focus
- Development carefully designed to complement neighborhoods

Different rules for different areas of the city

- New zones better match each neighborhood's needs
- New code integrates and mixes uses, ensuring compatibility through thoughtful design
- Updated rules for rural lots support safe septic system installation



Housing is a major focus of the new code

- Protect the character of neighborhoods while allowing more housing types and infill
- Support “gentle density” in and adjacent to single dwelling neighborhoods
- Include building and site design standards to maintain privacy and blend with surroundings



Commercial and mixed-use development designed to enhance neighborhoods

- Protect privacy and reduce noise through buffers and landscaping
- Guide higher density to mixed-use areas, transit hubs, and major roads.
- Manage size and density to fit neighborhood context

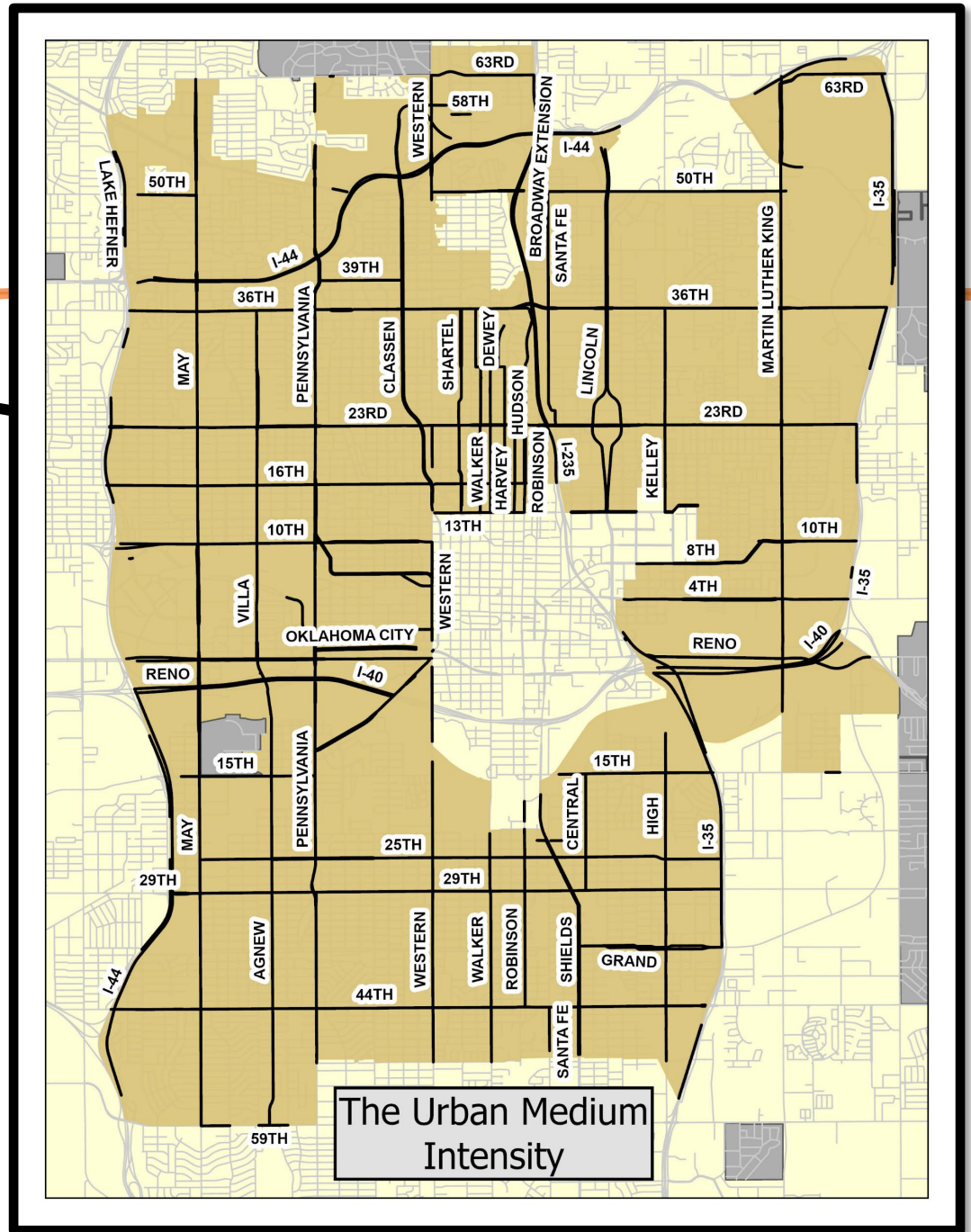
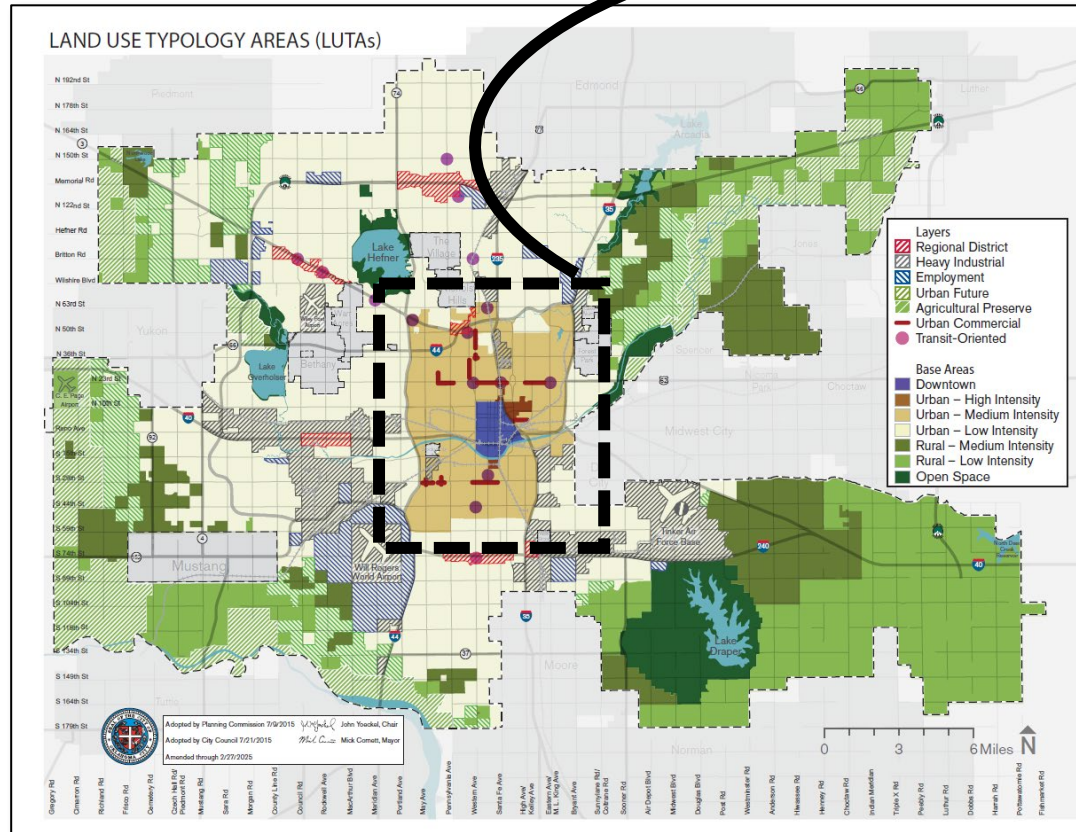


Goals



- Promote compatibility between uses
- Provide human scale development at street frontages and property lines
- Focus on design that is sensitive to surrounding urban form
- Develop design guidelines that:
 - minimize the view of parking lots
 - create a sense of proportion (street width to building height, human scale); architectural detailing/fenestration (windows and door placement); inclusion of front porches in residential design
- Establish a list of preferred and discouraged building materials for all zoning districts

Urban Medium



New Code Approach

LUTA	Proposed Districts	Current District(s)
UM, Urban: Medium Intensity	UM-SD, Single-Dwelling	R-1, R-2
	UM-MD, Multi-Dwelling	R-3, R-3M, R-4, R-4M
	UM-O, Office UM-MC Mixed Commercial UM-MX, Mixed Use UM-LI, Infill Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1,

One zone
Multiple options

Based on:

Mid-block location
Street intersections
Alley conditions
Development type preferences

“Patterns” for a variety of housing

Less silo-ing

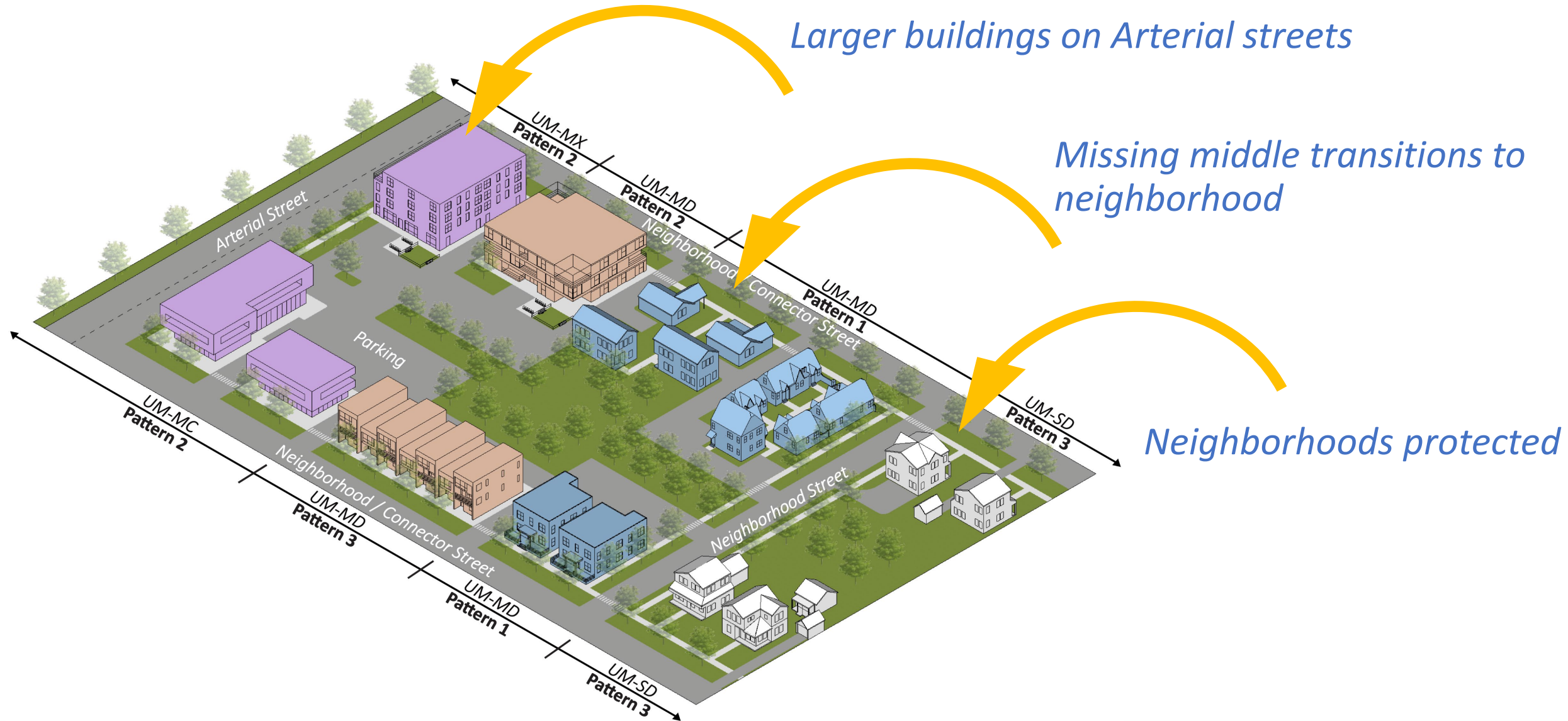


More middle-ing





Infill in context with streets and neighborhoods





Why do we need Building Design in the UM?

New code: Building Design to integrate commercial and residential in the core

A “**Sensitive Edge**” is a higher intensity adjacent to a lower intensity residential zone

- Landscaping can soften edges between commercial and residential
- Building Design can also help soften the edges in relation to window placement, blank walls and differences in building heights

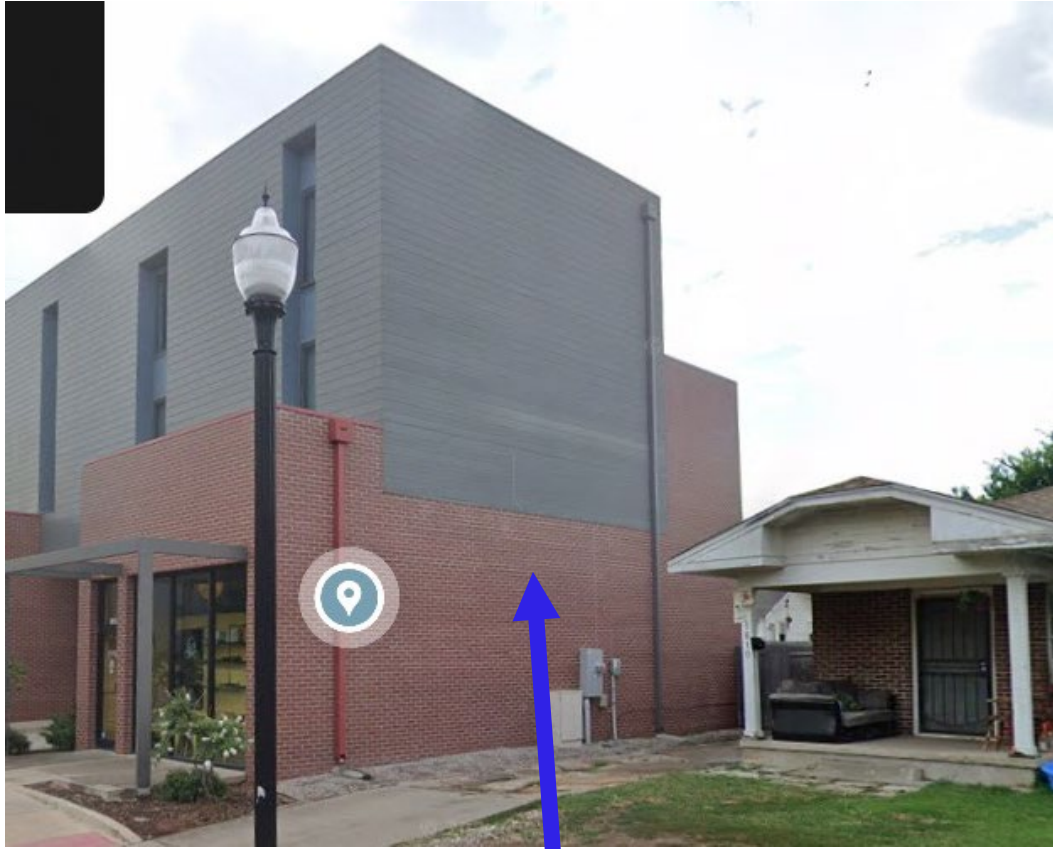


Building Design to blend infill



Larger multi-dwelling, mixed use or commercial projects adjacent to residential – walls, mechanical equipment, height differences

Building Design to blend infill – large scale



Larger multi-dwelling, mixed use or commercial projects adjacent to residential – walls, mechanical equipment, height differences

Building Design to blend infill – small scale



Corner projects that face away from the Neighborhood Street –blank walls, entrance that faces the street, height differences



What do Building Design sections cover?

Building Design sections

OKC core and all Mixed-Use projects

Applicable to:

- Walls of Principal Buildings that face a street in Urban Medium, Urban High and Downtown zones; and Urban Low Mixed- Use projects
- Walls that are part of an addition that is 40 percent or more of the building square footage
- Walls that face a Sensitive Edge



Building Design in the current code

New code “baking in” some design district regulations and guidelines

- Maintain existing street walls (80% of the front façade builds to the front setback, 20% may be setback for plazas)
- Buildings should orient toward the street
- Buildings need street access doorways and glass storefronts, up to 60 percent of the ground floor
- Blank walls not permitted
- Articulation every 20 to 40 feet, clear visual division between 1st and 2nd floors
- Building Materials delineated





Building Configuration

How should entrances look





Building Configuration

Building widths

- At what point should the buildings be broken into sections
- How long can a building be without a pedestrian pass-through





Building Facade

What Articulation/Fenestration is required





Building Facade

What Articulation/Fenestration is required





Building Facade

What Transparency is required





Building Facade
How much transparency is required.



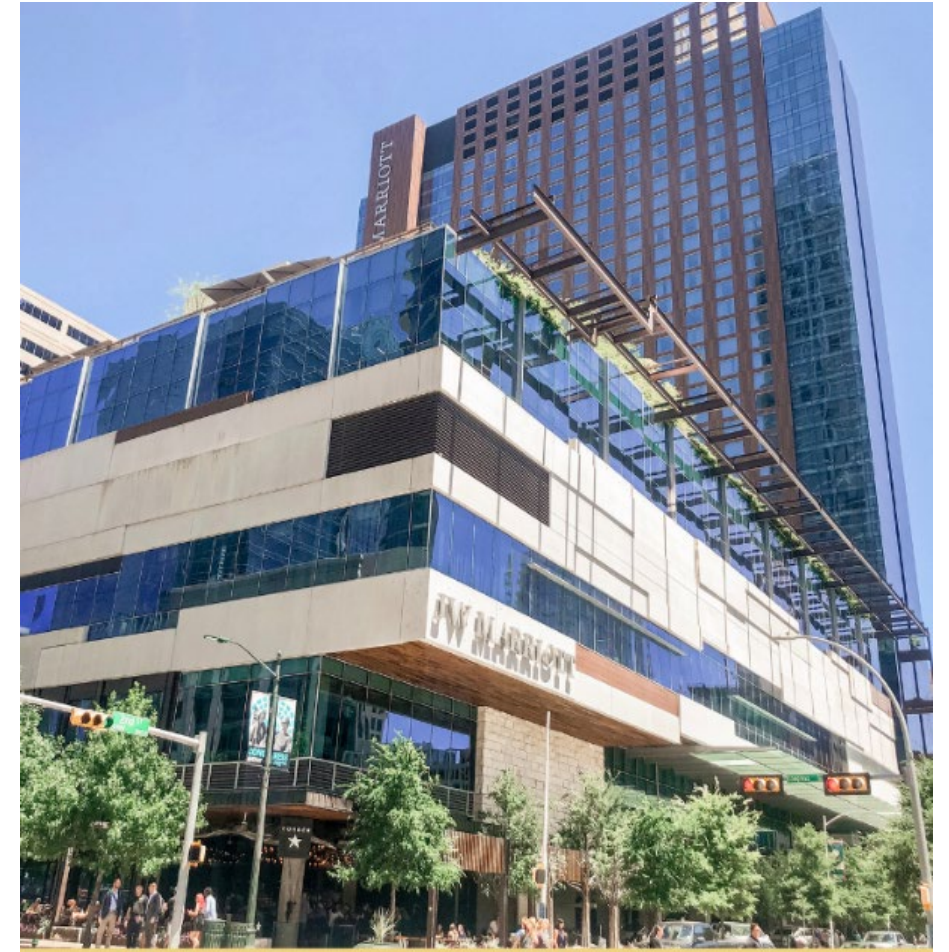
Building Facade

What Building Materials are permitted



Sensitive Edge Building Design

Height Stepdowns



Sensitive Edge
Building Design
Windows that
respect privacy



Screening of Rooftop or Building-Mounted Equipment

Rooftop Equipment Rules

(these would be citywide)



Screening of Rooftop or Building- Mounted Equipment

Building-Mounted Equipment rules (these would be citywide)



Adaptive Reuse of Historic Structures

Incentives

- Exemptions or increased flexibility for height, setbacks, lot coverage, density and uses
- Exemptions or increased flexibility for parking and landscaping
- Exempt from new Building Design Standards
- Historic signs are exempt



*Buick Building with recreation of historic roof sign at
1101 N Broadway*

Adaptive Reuse of Historic Structures

Who qualifies

- National Register Listed properties or SHPO determined
- Locally designated (HP/HL) zones
- Properties identified as “Historic Resources” in Oklahoma City’s Historic Resource Inventory
- Properties determined by HP Commission to be Historic Resources



Calvary Baptist Church, converted to law office, at 300 N Walnut



What we need from AIA?

Questions?

- Do these sections accomplish compatibility?
- Is there anything else we could add toward that goal?
- Do you understand the terminology, was it accurate?
- Is any of the language confusing?
- Would you be able to apply these metrics to projects?

FINALLY...

- How do y'all want to review these? Timeline?



BUILDING THE FUTURE OF OKC

Join a discussion on
zoning code updates for central OKC

March 10, 6 - 8 p.m.

Belle Isle Library
5501 N Villa Ave.

**Learn more &
provide
feedback**





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