

The City of Oklahoma City
Zoning and Planning Code

HANDOUT

Ordinances related to the
BRICKTOWN URBAN DESIGN
(BC)

CHAPTER 59 ZONING AND PLANNING CODE

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ARTICLE III. - ADMINISTRATIVE BODIES AND OFFICIALS

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§ 59-3400. - Bricktown Urban Design Committee.

3400.1. Establishment. The City of Oklahoma City has previously established the Bricktown Urban Design Committee.

3400.2. Powers. The Bricktown Urban Design Committee shall have the following powers:

- A. To administer the design review process for the Bricktown Core Development District.
- B. To issue Bricktown Certificates of Approval for property located within the Bricktown Core Development District.
- C. To comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the District.

3400.3. Membership, Terms and Organization.

- A. Membership. The Bricktown Urban Design Committee shall consist of five members, whom the Mayor shall appoint with the consent and approval of the City Council. The Bricktown Urban Design Committee shall be composed as follows:
 - (1) One citizen member shall be an architect knowledgeable in the field of historic preservation.
 - (2) Three citizen members shall be owners or tenants within the BC District. In lieu of this requirement, one such member may be a member of another City Design Review Committee or Commission.
 - (3) One member shall be a resident citizen of The City of Oklahoma City with demonstrated knowledge of the District.
- B. Officers. The Bricktown Urban Design Committee shall elect a Chairperson who shall serve for one year or until his/her successor takes office, and shall be eligible for re-election.
- C. Compensation. All members of the Bricktown Urban Design Committee shall serve without compensation
- D. Term of Office. The term of each member of the Bricktown Urban Design Committee shall be two years or until his/her successor takes office.
- E. Removal of Members. Members of the Bricktown Urban Design Committee may be removed by the Mayor for cause upon the filing of written charges and after a public hearing before the City Council for insufficiency, neglect of duty or malfeasance.
- F. Vacancies. Members may be appointed to fill the remainder of vacant terms by the Mayor, with the consent and approval of the City Council.

3400.4. Meetings and Procedures.

- A. Meetings. Meetings shall be scheduled monthly; these may be canceled for lack of applications. Special meetings of the Bricktown Urban Design Committee shall be held at the call of the Chairperson or at the request of the majority of the members of the Committee.
- B. Presiding Officer. The Chairperson or, in his/her absence, the Acting Chairperson, shall preside over the meeting, administer oaths and may request the attendance of witnesses.
- C. Attendance. Members of the Bricktown Urban Design Committee are required to attend at least 75 percent of the regularly scheduled Bricktown Urban Design Committee meetings over a one calendar year period. Failure to achieve this level of attendance shall result in the automatic termination of the member's tenure with the Bricktown Urban Design Committee and the Mayor may make an appointment to fill the vacancy.
- D. Quorum. Three members of the Bricktown Urban Design Committee shall constitute a quorum for the transaction of business.
- E. Open to Public. All meetings of the Bricktown Urban Design Committee shall be subject to the Oklahoma Open Meetings Act (25 O.S. § 301 et seq.). Any person shall be entitled to appear and be heard on any matter before the Bricktown Urban Design Committee.
- F. Rules. The Bricktown Urban Design Committee shall adopt its own rules of procedure not in conflict with Oklahoma statutes or the Municipal Code.
- G. Vote. Action taken at any meeting shall require the concurring vote of a majority of the members of the Bricktown Urban Design Committee who are present at the meeting.
- H. Records. The Bricktown Urban Design Committee shall keep a record of its proceedings, a copy of which shall be filed for public view in the office of the Planning Director.

(Ord. No. 23821, § 1, 3-24-09; Ord. No. 24009, § 2, 2-2-10)

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ARTICLE IV. - ADMINISTRATIVE PROCEDURES

§ 59-4100. - Applications and fees.

All applications for the administrative procedures established in this section shall be filed in accordance with the provisions set forth in this section.

4100.1. Receipt of Applications. Applications for special exception uses, special permit uses, variances, administrative appeals, zoning text and map amendments, development plans (including planned unit developments), Certificates of Appropriateness and Certificates of Approval shall be filed with the Planning Director, who shall distribute it to other appropriate City departments for review.

4100.2. Form, Number and Scale. Applications shall be on forms provided by the City and shall be filed in such number according to instructions provided. All plans that are part of any application shall be at a scale sufficient to permit a clear and precise understanding of the contents of the proposal.

4100.3. Submittal Requirements. Every application shall contain the required minimum submittal data and information as listed in the application form.

4100.4. Application Completeness. The Planning Department staff shall determine whether the application is complete. If the application is not complete, the Planning Department staff shall notify the applicant of any deficiencies and shall take no steps to process the application until the deficiencies are remedied. Once the Planning Department staff has determined that the application is complete, the application shall be scheduled for consideration at a public hearing, when applicable.

4100.5. Withdrawal of Application. An applicant shall have the right to withdraw an application at any time prior to the decision on the application by a City official, commission or board. Such withdrawal shall be in writing.

4100.6. Fees.

- A. **Filing Fees.** Every application shall be accompanied by the required filing fee, as established, and modified from time to time, by ordinance of the City Council. The failure to pay such fee when due shall be grounds for refusing to process the application and for denying or revoking any permit or approval sought or issued for the subject property. No fees shall be waived, and no fees shall be refunded, except those authorized by the City Council in its sole discretion.
- B. **Fee Waiver for Newly Annexed Properties.** For a period of 24 months following the date of annexation of property to the City, no filing fee shall be required for filing applications or petitions to change the zoning of property and to amend district boundaries, if, prior to the inclusion of said property within the corporate limits of the City, a petition or application for zoning said property and a filing fee was paid to a County Planning Commission. However, the usual fee provided by ordinances shall be paid for filing such petitions in all cases in which the petitioner is not requesting zoning equivalent to that petitioned or applied for and granted before such County Planning Commission.

§ 59-4150. - Public hearings and notices.

4150.1. Setting a Public Hearing. When the Planning Department staff determines that the application is complete and a public hearing is required by this chapter, the date, time and location for such hearing shall be determined, and scheduled pursuant to the procedures and standards of this chapter.

4150.2. Published Notice of Public Hearings. The City shall arrange for the publication of a public notice in a newspaper of general circulation in The City of Oklahoma City for all applications requiring public hearings, including adoption or amendment of the Comprehensive Plan, changes in general zoning and/or subdivision regulations, zoning district boundary changes, planned unit developments, special permits, special exceptions, variances, and plat and subdivision approval. The notice shall include the date, time and location of such hearing, a description of the proposal or variance request to be heard or considered, and the address or particular location of the subject property. The notice shall be published at least 15 days prior to the public hearing.

4150.3. Written Notice of Public Hearings. In addition to the required published notice, the City shall be required to mail written notice for all applications for zoning district boundary changes, planned unit developments, special permits, special exceptions, variances, and plat and subdivision approval in accordance with the following provisions:

- A. Content and timing of written notice. Whenever notice by mail is required by this section, such notice shall include the date, time and location of the public hearing, a description of the proposal or variance request to be heard or considered, and the address or particular location of the subject property. The notice shall be given at least 20 days prior to the public hearing
- B. Recipients of written notice.
 - (1) All applications for zoning district boundary changes, planned unit developments, special permits, special exceptions, variances, and plat and subdivision approval shall require mailing written notice to all owners of property within a 300-foot radius, (100-foot radius for plats and subdivision approval), of the exterior boundary of the subject property, said radius to be extended by increments of 100 linear feet until the list of property owners includes not less than ten individual property owners of separate parcels.
 - (2) In the event that a zoning district boundary change, planned unit development and special permit originates with the City on the motion of the City Council or on the recommendation of the Planning Commission, written notice by mail in the manner specified above shall be given to the owner of the subject property for which the boundary change is proposed as such ownership is recorded in the Office of County Clerk.
- C. Compilation of Neighborhood Property Owners List. When notice by mail to neighboring property owners is required by this section, the listing of such neighboring property owners shall be submitted by the applicant and shall be compiled from the current year's records of the County Clerk or the current year's tax records of the county

or counties in which subject property is located. Further, such required listing of neighboring property owners shall be certified as true and correct by the applicant. Such listing of neighboring property owners shall include complete mailing addresses, including zip code, and shall include legal descriptions.

4150.4. Notice of Applications for Certificates of Appropriateness to Certain Adjacent Property Owners.

- A. Written Notice Requirement. The Historic Preservation Officer shall notify adjacent property owners of the substance of the application and the time, date and place of a hearing before the Historic Preservation Commission. Notification, as required herein, shall be given by regular mail at least six business days prior to the hearing, postage-paid, of a fully executed copy of the application filed by the applicant to the following persons:
- (1) The owners of the lots situated across the street from the property, which the application pertains.
 - (2) The owners of the lots situated on both sides of the lots described in Paragraph (1) above.
 - (3) The owners of the lots situated on both sides of the property, which the application pertains.
 - (4) The owners of the lots situated directly behind the property which the application pertains.
 - (5) The owners of the lots situated on both sides of the lots described in Paragraph (4) above.
- B. Compilation of Adjacent Property Owners List. The notification to adjacent property owners as required by Paragraph A above shall be provided by the Historic Preservation Officer.

4150.5 Public Hearing and Notice Requirements for Riverfront Design Committee Meetings. In order to encourage citizen participation and assure that all interested parties shall be heard, notice of public hearings regarding action to be taken by the Riverfront Design Committee shall be given as specified by the following:

- A. Notice by mail. Hearing notices of the Riverfront Design Committee meetings shall be sent at least six business days prior to such hearing by mailing written notice to all owners of property within a 150-foot radius of the exterior boundary of the subject property. Such notice by regular mail shall be the responsibility of the Staff.
- B. Compilation of notification list. The notification of all property owners within a 150-foot radius as required by this section shall be provided by Planning Department Staff.

4150.6. Public Examination and Copying of Applications and Other Documents. During normal business hours, any person may examine the application and material submitted in support of, or in opposition to, the application, subject to the exceptions set forth in the Freedom of Information Act. Upon reasonable request, any person shall be entitled to copies of the application and related documents. The Planning Department staff shall make copies of such materials available for a fee specified by the City.

4150.7. Conduct of Public Hearing. Matters pertaining to the conduct of public hearings shall be governed by the provisions of this chapter, and the rules and procedures promulgated by the board or commission conducting the hearing.

(Ord. No. 24487, § 1, 7-3-12; [Ord. No. 24901, § 2, 6-10-14](#))

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§ 59-4250. - DISCRETIONARY REVIEW PROCEDURES.

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4250.6. Bricktown Urban Design Review.

- A. Establishment and Purpose. The City of Oklahoma City has previously established the process for granting Bricktown Certificates of Approval.
- B. Authority and Execution. The Bricktown Urban Design Committee shall review and take action on applications for Bricktown Certificates of Approval.
- C. Procedure.
 - (1) Bricktown Certificate of Approval Required. No building permit shall be issued by the Public Works Director for exterior work on any structure or site located within a Bricktown Core Development District until a Bricktown Certificate of Approval has been approved, unless the applicant demonstrates that the proposed work does not require a Certificate of Approval.
 - (2) Applications. Applications for Bricktown Certificates of Approval shall be filed in accordance with the requirements of this section on forms provided by the City. Each application shall describe clearly all proposed changes.
 - (3) Action by the Bricktown Urban Design Committee.
 - (a) All complete applications received prior to the deadline for submission of applications for scheduled monthly meetings shall be heard by the Bricktown Urban Design Committee, unless a deferral is requested by the applicant.
 - (b) The Bricktown Urban Design Committee shall either approve or deny the application. However, the Bricktown Urban Design Committee may order and/or grant a continuance if it determines the application to be incomplete, or a continuance is requested.
 - (c) The Bricktown Urban Design Committee or staff shall forward applications for artistic graphics to the Arts Commission for comments and recommendations prior to taking final action.
 - (d) The Bricktown Urban Design Committee, in considering applications for a Bricktown Certificate of Approval, shall be guided by the design guidelines contained within the regulations of this section, and other adopted guidelines,

including the Bricktown Sign Design Guidelines, the Downtown Streetscape Master Plan, and the Building Conservation and Rehabilitation Guidelines.

- (e) The Bricktown Urban Design Committee may adopt design guidelines to aid in their design review responsibilities. Said guidelines may supplement the design guidelines established in this section, but not contradict them.
- D. Expirations of Bricktown Certificate of Approval. A Bricktown Certificate of Approval shall expire two years after the date of its approval by the Bricktown Urban Design Committee. Staff may determine, for good cause shown, that prior to the expiration of a Certificate of Approval, an extension for time to complete the work should be granted. A maximum of four extensions may be granted before a new review process is required, including application, attachments, and fee. Staff may forward such requests to the Committee for consideration as deemed necessary. For purposes of this section, good cause may include, but may not be limited to:
 - (1) a showing by the applicant that continuous progress is being made to complete said work;
 - (2) a showing by the applicant that due to the nature of the project, additional time is necessary to complete said work;
 - (3) a showing by the applicant that due to conditions beyond the control of the applicant, said work was unable to be completed within the prescribed time period.
- E. Recommendations and Review.
 - (1) The Director shall notify the members of the Bricktown Urban Design Committee of all actions undertaken by other City boards, committees, and commissions with respect to the effect of such actions upon the District.
 - (2) The Bricktown Urban Design Committee shall have the opportunity to comment upon and make recommendation on actions undertaken by other City boards, committees, and commissions with respect to the effect of such actions upon the District.
 - (3) The Committee's review shall primarily be concerned with the affect the proposal would have on the character of the BC Bricktown Core zone, as stated in the District Regulations and Design Guidelines, and the overall character, as stated in the General Description of Section 59-7150 of this chapter.
- F. Appeals. Any person aggrieved by a decision of the Bricktown Urban Design Committee or staff may appeal such decision to the Board of Adjustment. The appeal shall be filed in accordance with the provisions of Section 59-4250.10 (Appeals).
- G. Continuances. Continuances may be granted on any case, provided progress has been demonstrated. In the event no progress has been demonstrated on a case for a period of six continuous months, the case shall be deemed withdrawn.
- H. Preliminary Review. In order to facilitate the timely approval of projects with significant impact, applicants are encouraged to request a preliminary review by staff prior to formal submittal for analysis of compliance with the regulations and guidelines of the Bricktown Urban Design Committee. Preliminary review is most effective at the

schematic design phase. Based on the scale or significance of the project, staff may recommend that the project be presented to the Committee for preliminary comments prior to submittal of the application.

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4250.10. Appeals.

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- C. Authority and Execution. Appeals to the Board of Adjustment may be taken by any person aggrieved, or by any officer, department, board or bureau of the City affected by any decision of any City Official, Design Review Committee or Commission, related to the issuance of a building permit, the granting or denial of a Certificate of Approval or Certificate of Appropriateness, or enforcement of this chapter. Such appeal shall be taken within 30 days from the date of the decision, or ten business days if within the Bricktown Core Development District (BC), Downtown Design Districts (DBD, DTD-1, and DTD-2), Historic Preservation District (HP), Historic Landmark Overlay District (HL), Scenic River Overlay Design District (SRODD), Stockyards City Development District (SYD), Stockyards City Transitional Development Overlay District (SYT), and Urban Design (UD) Overlay District by filing with the Clerk of the Board of Adjustment a notice of appeal specifying the grounds thereof, and by paying the required filing fee at the time the notice is filed. The Clerk of the Board of Adjustment shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.

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(Ord. No. 23755, § 2, 12-2-08; Ord. No. 24009, § 3, 2-2-10; Ord. No. 24128, § 2, 8-31-10; Ord. No. 24136, § 1, 9-28-10; Ord. No. 24276, § 1, 5-24-11; Ord. No. 24290, § 2, 6-21-11; Ord. No. 24291, § 2, 6-21-11; Ord. No. 24478, § 1, 6-19-12; Ord. No. 24498, § 1, 7-31-12; Ord. No. 24574, § 1, 12-4-12; Ord. No. 24609, § 3, 2-19-13; Ord. No. 24726, § 2, 8-13-13; [Ord. No. 24901, § 2, 6-10-14](#))

ARTICLE VII. - SPECIAL PURPOSE DISTRICTS

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§ 59-7150. - Bricktown Core Development District.

7150.1. BC Bricktown Core Development District.

- A. General Description. This mixed-use district allows for a wide range of commercial, residential, office, warehouse and limited industrial uses. It is intended to facilitate the adaptation of a warehouse district to a more vital mixture of uses, while conserving the visual architectural character of structures with historic significance.
- B. Certificate of Approval Required. Bricktown Certificate of Approval shall be required in the following instances prior to the commencement of work upon any structure or site located within a Bricktown Core Development District.
 - (1) The Bricktown Urban Design Committee shall review and issue Certificates of Approval for the following, unless administrative approval is permitted, as referenced in this section:
 - (a) New construction, additions, or exterior modification of an existing structure and associated sites.
 - (b) Signage, including any Electronic Message Display (EMD) sign exceeding 25 square feet in total area.
 - (c) Demolition of a structure except structures declared dilapidated and approved for demolition by City Council.
 - (d) Public or private streetscape improvements.
 - (e) Proposed plans for the removal of historically significant public improvements. These include, but are not limited to portions of brick streets and railroad lines or rails within the district.
 - (2) Staff may review and issue Certificates of Approval for the following:
 - (a) Modifications or alterations to a structure or site where the impact of the proposed change is less than ten percent of the site or structure being modified.
 - (b) Revisions to submittals previously approved by the Bricktown Urban Design Committee where the changes impact less than 20 percent of the project.
 - (c) Painting of the exterior of any previously painted structure, subject to the following conditions.
 - 1. Staff approval shall be limited to paint colors of off-white, or medium-to-dark shades of red, brown, or green; for trim or hardware, the above colors may be used as well as black or gray.
 - 2. In granting an approval, staff shall determine that the proposed paint colors complement the red brick character of the district, provide an

appropriate color scheme for the subject property, and are compatible with adjacent properties.

(d) Signage, including:

1. Any Electronic Message Display (EMD) sign less than or equal to 25 square feet in total area;
2. All other signs less than 100 square feet;
3. Any Projection Image Sign; and
4. Temporary Signs — Large Display Banners and Supergraphics.

(e) Parking lots of ten or fewer spaces.

(f) Awnings, canopies and lighting.

(g) Fencing.

(h) Screening of mechanical equipment and waste receptacle enclosures.

(i) Minor public and private improvements including but not limited to sidewalks, kiosks, landscaping, bus stop shelters, benches, and ornamental lighting.

(j) Submittals for extensions to unexpired Certificates of Approval.

(3) Staff may forward administrative cases to the Committee for consideration as deemed necessary.

(4) A Bricktown Certificate of Approval shall not be required for Ordinary Maintenance and Repair that involves no change in materials, dimensions, design, configuration, color, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.

(5) Revisions to Certificates of Approval.

(a) Staff may approve minor revisions and adjustments to an active Certificate of Approval without additional fee provided the following conditions are satisfied:

1. No more than five percent of the site or building is modified from the original Certificate of Approval;
2. Revisions do not significantly alter the work previously approved;
3. Revisions are in conformance with regulations and meet the intent of the guidelines; and
4. Revisions are consistent with any conditions associated with the original Certificate of Approval.

C. Use Regulations.

(1) Uses permitted in the BC District can be found in Table 7150.1.

(2) Conditions for Approval of Artistic Graphics (59-8250.1).

- (a) Artistic graphics shall be attached to or be painted onto an existing building or structure in the BC District.
- (b) The maximum height of an artistic graphic shall not exceed the wall onto which it is attached or painted.
- (c) The location of the artistic graphic shall be subject to the approval of the Bricktown Urban Design Committee.
- (d) The sponsorship of said artistic graphic shall be restricted to a sponsorship recognition area not to exceed ten percent of the total size of said graphic; provided in no event shall the sponsorship area exceed two and one-half percent of the surface of the wall onto which the graphic is attached or painted.
- (e) The artistic graphic shall be of historical architectural, or cultural significance to the "Bricktown Area" the City of Oklahoma City or the State of Oklahoma as determined by the Bricktown Urban Design Committee.
- (f) The Arts Commission shall have an opportunity to review the artistic graphic and provide their recommendations to the Bricktown Urban Design Committee within 45 working days of the Arts Commission's receipt of the application for the artistic graphic. This 45 working day period shall be in addition to the 30-working day period allowed for the review of the application and action by the Bricktown Urban Design Committee.

D. Development Regulations.

- (1) Special standards for specific uses identified in Table 7150.1 as Special Exception (SE) are found in Section 59-9350, Standards for Specific Uses.
- (2) Bulk standards for BC District can be found in Table 7150.2.

E. Accessory Uses. The following are permitted subject to the regulations in § 59-12200 (Standards for Accessory Buildings, Structures and Uses) of this chapter:

- (1) General accessory structures.
- (2) Accessory uses with specific regulations:
 - (a) Fence
 - 1. Stockade fencing, chain-link fencing with opaque materials inserted/woven between the fence material, and sight-proof metal fencing are not permitted; however, stockade fencing and chain-link fencing with the insertions/weaving may be used for the screening of dumpsters.
 - 2. Sight-proof fencing shall not be used in any other situation, except as approved by the Urban Design Committee.
 - 3. All walls and fences required for parking lots shall be constructed of brick, wood, wrought iron or stone masonry or any combination of said materials.
 - (b) Accessory signs, subject to sign regulations.

F. Parking and Landscaping Requirements.

- (1) Off-Street Parking. For the purpose of this section, off-street parking shall mean all stand-alone parking lots (Use Unit 8300.13 - Automotive: Parking Lots, as a Principle Use) and all surface parking associated with a development as defined in this chapter.
 - (a) All off-street parking shall be subject to the following sections of Chapter 59 of the Zoning and Planning Code:
 1. Section 59-11250.E, Automotive Parking Lot Landscape Requirements;
 2. Section 59-11350, Landscape Irrigation Requirements; and
 3. Article X, Off-Street Parking, Loading and Access.
 - (b) Off-street parking shall not be located:
 1. Within 50 feet of the corner of intersecting public streets, as measured from the abutting property lines along each street; nor
 2. Within 75 feet of the nearest edge of the Bricktown Canal.
 - (c) Where off-street parking abuts a street frontage, either or both of the following screening options shall be installed and maintained so as not to encroach upon the public rights-of-way:
 1. A minimum three-foot high wall or fence.
 - a. In cases where a fence height above three feet is desired, the fence panel areas must provide for visual transparency and shall not be solid panels.
 2. A minimum five-foot wide irrigated landscaped area.
 - a. Landscaped areas shall be designed to discourage damages to the vegetation due to pedestrian through-traffic.
 - (d) If an existing off-street parking lot is modified to increase the square footage by more than 500 square feet for the purpose of providing additional parking stalls, the entire parking lot shall be required to come into compliance with this chapter.
 1. Exceptions:
 - a. 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 expansion may remain in place, but shall otherwise come into compliance with this chapter.
 - b. Modifications to existing parking lots shall not mean activities associated with the repair of existing parking lots, such as resurfacing, patching, or restriping to the extent consistent with Section 59-7150.1.F.(1)(d).

(2) Parking Garages.

(a) All parking garages (Use Unit 8300.12—Automotive: Parking Garages) shall provide screening of parked vehicles at street and canal level.

(3) New and existing parking lots required to come into compliance with Section 59-112.50.E of this chapter should also conform to the following guidelines:

(a) Trees that drop gum, excessive amounts of moisture, blossoms, seeds or pods, as well as those with low growing branches and those that encourage excessive roosting or nesting should be avoided.

(b) All vegetation should be adapted to and appropriate for the urban climate and should be placed to ensure its adequate access to light and air circulation. The use of drought tolerant plants is encouraged.

(c) For assistance in selecting appropriate plant materials applicants should refer to Planning Department staff.

(d) Parking areas shall meet all design standards of Article X. Off Street Parking, Loading and Access.

G. Outside Storage.

(1) Materials stored outside and visible from an abutting street shall be screened from the abutting street with trees planted between the outside storage area and the street, with at least one tree planted every 20 feet adjacent to the street. Deciduous trees shall measure at least one and one-half-inch caliper. Non-deciduous trees shall be at least four feet in height.

(2) The screening defined in Paragraph (1) above may or may not provide a sight-proof screen for the materials. An alternative screening design that proposes sight-proof screening shall not be permitted without a Bricktown Certificate of Approval from the Bricktown Urban Design Committee.

H. Dumpsters and Other Commercial Waste Collection Receptacles.

(1) Dumpsters and other commercial waste collection receptacles shall be sight-proof screened from view on all sides of the dumpsters. A building, fence, vegetation or other form of screening, in accordance with Sections 59-11250. F (Sight-Proof Screening and Security Fences) and 12200.4 E (Limitations on Dumpsters), shall satisfy this requirement.

(2) A 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 would require a fence permit.

(3) The receptacles shall be so screened and maintained by the property owner so that they do not generate trash, debris or odor beyond the screened facility.

I. Paint on Masonry Structures. The painting of unpainted brick, stone, or cast stone on structures is prohibited, except as approved by the Bricktown Urban Design Committee. For the removal of paint from such materials, the use of mechanical equipment; high-

pressure abrasive cleaning methods, including, but not limited to, blasting with soda, peanut or walnut shells, sand, or water; or acidic chemical cleaners for the removal of paint from masonry shall be prohibited. Paint removal from masonry should use alkaline or organic based chemical strippers. Low-pressure abrasive cleaning methods may be appropriate.

- J. Design Review Process. The design review process for the BC District can be found in Section 59-4250.6 (Bricktown Certificates of Approval).
- K. Design Guidelines for Certificates of Approval for BC Zoned Properties. The following design guidelines are advisory and serve as a reference for all parties involved in the design review process. They do not constitute regulations. The Bricktown Urban Design Committee shall be guided by these guidelines:
 - (1) The setbacks for new buildings and additions to buildings should be in keeping with other buildings on the block. Normally, new buildings should be located on the front and side property lines. Where new buildings are not situated on the front and/or side property lines, the setback area should be designed and landscaped so as to complement the existing facilities within the core area. The historic character and texture of the area is best served through the observance of platted building property lines.
 - (2) Brick building façades, preferably varying shades of red brick, are an established and a critical characteristic of the district's core. New and renovated façades should enhance or complement this characteristic. Innovative design and creative use of building materials, such as glass, concrete and architectural metals are encouraged. Mirrored glass and vinyl siding are discouraged.
 - (3) Buildings should have the appearance of a flat roof from the ground, and pitched roofs should be hidden by parapets. Roofs with other appearances should be closely reviewed for the district's architectural improvement and for design impact on the district and adjacent structures.
 - (4) Window alignment and type should be compatible with adjacent buildings.
 - (5) During and after the restoration and renovation of window openings, the windows should be set in two inches to three inches from the façade front. An alternative window design may be authorized by the Bricktown Urban Design Committee.
 - (6) Original window, door and freight bay door openings have been blocked in with wood, brick or other materials, these openings should be reestablished during renovations, on a story-level-by-story-level basis for those stories included within a building permit application. Doors, windows and freight bay doors should not typically be blocked in with brick and panels. For example, one of the compatible styles of closure for freight bay doors would resemble a tongue and groove wooden warehouse door.
 - (7) Existing brick surfaces should not be covered with paint, or by stucco, wood, plastic, metal or other materials. This shall not apply to historic signage, as these may be restored with paint. As stated in the zoning provisions, painting on unpainted bricks is prohibited unless previously authorized by the Bricktown

Urban Design Committee. The preferred method of signage of buildings is the attached sign mounted on the building.

- (8) The removal of paint from a façade should utilize test patches to determine the least damaging method, as referenced in this chapter.
- (9) Façades should be designed or renovated with a design that is compatible with the older and historic buildings common to the area. Façade designs to be discouraged include those characterized by mirrored glass, panel walls made of glass, plastic or metal, smooth steel or smooth composite walls, or prefabricated tilt-up concrete walls.
- (10) Historic building ornamentation should not be removed or covered.
- (11) Demolition
 - (a) Purpose and Intent

Buildings and structures form the framework of special districts. The placement height, and materials of buildings and structures, as well as their history, form the character of a district; therefore, it is appropriate to evaluate the impact of the proposed demolition of a structure on the district as a whole. In some cases, demolition or removal of an existing structure may have an adverse affect on the quality and character of the district. However, in other cases, demolition or removal of an existing structure may be appropriate to provide for the continued growth and vitality of the district, and may facilitate economic development or otherwise improve a district's appearance or viability.

(b) Guidelines for Demolition

In considering a Certificate of Approval for the demolition or removal of a structure, the Bricktown Urban Design Committee (or staff, if applicable) may consider any of the following factors:

1. Design, Form, or Urban Character

- i. Staff shall make a recommendation (or determination, if applicable) regarding whether removal of the structure will have an adverse impact on the design, form, or urban character of the district. For purposes of this section, the terms design, form, and urban character shall mean:
 - a. Design refers to the use of architectural components, building materials, or other distinct elements of structures that create a cohesive theme and standard of quality within the urban environment.
 - b. Form refers to the physical layout and design of the built environment, taking into consideration building height, density and floor-area ratio, mass and scale, and the configuration and relationships formed between adjacent buildings, streets, pedestrian areas, and open spaces.

- c. Urban character refers to the general atmosphere and experience created by an environment exhibiting heavy concentrations of entertainment, civic, residential, office, commercial, and cultural uses. Urban character may be physically expressed through:
 - i. Buildings defining corners and blocks and forming a sense of enclosure through a continuous street wall:
 - ii. Landscaping within public rights-of-way, defining public spaces, and the pedestrian realm; and
 - iii. A well-connected, accessible network of sidewalks, streets, and public spaces.
2. Significance
- i. Staff shall make a recommendation (or determination, if applicable) regarding whether the structure is a Historic Resource or Architectural Resource, using information that may include, but not be limited to, the following.
 - a. Research, investigations, and historical or architectural surveys;
 - b. Archival information from newspapers and libraries, which may include photographs, a review of Sanborn Fire Insurance Maps, and historic city directories such as Polk or Criss-Cross; or
 - c. Documentation verifying that the structure is listed in the National Register of Historic Places or has an official Determination of Eligibility from the National Park Service for the National Register.
 - ii. Burden of Proof. In support of the application, the applicant may (but is not required to) submit information as described in this Section regarding whether the structure is a Historic Resource or Architectural Resource.
3. Structural Integrity
- i. The structure, which has not otherwise been declared a public nuisance by the City Council, poses an imminent threat to public health or safety and the demolition of said structure is required to alleviate said threat.
 - ii. Burden of Proof. In support of the application, the applicant may (but is not required to) submit:
 - a. A signed, stamped analysis from a licensed professional engineer describing any structural deficiencies in the building or structure proposed for demolition.
 - b. The scope of work that would be necessary to repair or remedy such deficiencies.

4. Economic Feasibility

- i. There is no viable economic use of the structure. For purpose of this paragraph, the term “no viable economic use” shall mean:
 - a. The existing structure is incapable of earning a reasonable economic return.
 - b. The structure cannot reasonably be adapted or rehabilitated for any other use which would result in a reasonable economic return.
 - c. The owner or developer, using due diligence, has been unable to find a financier, purchaser or tenant that would enable the owner or developer to realize a reasonable economic return.
- ii. Standard. For purposes of evaluating a reasonable economic return, the applicable standard is what an owner or developer, in its good faith judgment, would consider to be a reasonable economic return for such a structure, as determined in a manner that is consistent with commonly accepted practices and expectations of persons who buy, sell, develop or invest in similar types of property in the community.
- iii. Burden of Proof. In support of the application, the applicant may (but is not required to) submit: a cost analysis and supporting documents, including the cost of demolition and financial information regarding stabilization, repair, rehabilitation, and/or re-use of the building or structure, which may include appraisals, profit and loss statements, itemized expenses, listings of the property for sale, current fair market value, records depicting the current conditions of the property and other relevant documentation.

iv. Economic Review Board

- a. If the applicant requests issuance of a Certificate of Approval for demolition based upon “no viable economic use” of the property, the Bricktown Urban Design Committee (or staff, if applicable) shall either (i) approve the application, or (ii) immediately refer the application to the Economic Review Board, which shall consist of three independent experts appointed by the City Manager. Economic Review Board members shall be knowledgeable in the economics of real estate, renovation and redevelopment. “Independent” as used in this Paragraph means that the expert has no financial interest in the property, its renovation or redevelopment; is not an employee of the property owner, is not a City employee, is not a member of the Bricktown Urban Design Committee, and is not compensated for serving on the Economic Review Board.
- b. The Economic Review Board shall have 60 days to hold a public hearing, review the submitted documentation (which may include appraisals, profit and loss statements, itemized expenses, listings of

the property for sale, current fair market value, records depicting the current condition of the property and other relevant documentation, including the cost of demolition and financial information regarding stabilization, repair, rehabilitation, and/or re-use of the building or structure), consider all options for renovation, adaptive reuse and redevelopment, and forward a non-binding recommendation to the Bricktown Urban Design Committee.

- c. After the Economic Review Board has made a written recommendation, the application shall be deemed complete and the Bricktown Urban Design Committee shall hold a public hearing within 65 days of receiving said recommendation for the purpose of considering the Certificate of Approval for demolition or removal. The Bricktown Urban Design Committee shall either approve or deny the application unless the applicant agrees to a continuance.

5. Demolition with Accompanying Proposal for Replacement

- i. If demolition of an existing structure is requested and a new development is being proposed to replace the existing structure, the applicant is encouraged to submit information demonstrating that the proposed new development's contribution to the design, form, and urban character of the district would outweigh that of the building or structure proposed for demolition. Such information may include (but not be limited to) the following:
 - a. Information showing that the new development would conform with adopted plans, such as the City's comprehensive plan and special use plans. If such information is submitted, staff may review applicable plans and make a recommendation concerning the level of conformance that the proposed development demonstrates.
 - b. Information showing that the height, massing, architecture, and placement of the new development would complement the urban form and character of the district.
 - c. Information showing that the overall contribution of the new development would outweigh the loss of any building or structure that is determined to be a Historic Resource or an Architectural Resource.

6. Burden of Proof. The applicant has the burden of proof to establish, by a preponderance of evidence, the necessary facts to warrant demolition.

(12) Accessory and non-accessory signs may be appropriate if designed as a landmark that conveys a message or logo enhancing the identity of the district.

- (13) Non-accessory signs serving as local directional signs for patrons of Bricktown businesses may be permitted on a limited basis, such as two per geographic block. The display surface should not exceed 12 square feet per sign. Styles of lettering commonly used around the construction date of the structure housing the business being served are recommended. Wall and ground signs constructed of wood and/or metal are preferred. Off-site directional signs for public or private parking lots shall be considered under this section.
- (14) Sight-proof screening may include natural or manmade materials, and the design should yield a screen which is durable. When the material used is not vegetation, brick or stone, the surface should be painted or otherwise coated in a uniform color.
- (15) The street frontages of parking lots are highly visible and the lot boundaries should be designed to create security, a pleasant environment, and an obscured view of both debris and parked vehicles. The addition of landscaping can provide beneficial microclimatic effects.
- (16) Sidewalks should be constructed along all street frontages, with the width being from the street curb to the building line. Sidewalk construction shall include the installation of street trees planted in tree-wells, with tree grates, located on the inside of the curb, spaced at a minimum of an average of 20 feet. Sidewalk construction materials should consist of concrete, brick, stone or granite. A minimum of five feet by five feet by three and one-half feet deep tree wells should be provided in existing or new sidewalks. Selected trees species should be adaptable to the harsh conditions of a dense urban environment.
- (17) Colors of paint should complement the red-brick character of the district.
- (18) For parcels abutting the canal, building orientation and emphasis on architectural detailing of façades should be addressed along street and canal frontages.
- (19) Parking garages (Use Unit 8300.12—Automotive: Parking Garages) should be designed to:
 - (a) Reserve building space at street and canal level for parking garage access and active uses such as but not limited to retail, cultural, or eating establishments.
 - (b) Locate ramped and sloping interior floors on the alley or side yard, and not along the street frontage.
 - (c) Locate stairwells on the exterior corners of parking garages and construct them so that at least one wall of the stairwell be visually open to the outdoors.
 - (d) Clearly mark entries and exits for both pedestrians and vehicles through the use of materials, lighting, signage, etc. to ensure visibility and promote pedestrian safety.
- (20) Sites should be designed to maintain building mass along street edges and corners, and avoid the placement of surface parking at the corner of streets and alleys.
- (21) New construction is encouraged to maintain a height limit of 80 feet unless a greater height is compatible with existing buildings located on the same block on either side of the street. Buildings should incorporate design treatments that assure

compatibility, such as the alignment of features such as belt courses, cornices, and windows.

TABLE 7150.1: BC BRICKTOWN CORE DISTRICT USE REGULATIONS

KEY:

P = Permitted // C = Conditional // SE = Special Exception // V = Variance
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
8300.1	Administrative and Professional Offices	P
8300.2	Adult Day Care Facility	SE
8300.5	Alcoholic Beverage Retail Sales	P
8300.11	Animal Sales and Services: Kennels and Veterinary, Restricted	P
8250.1	Artistic Graphics	C
8300.12	Automotive: Parking Garages	P
8300.13	Automotive: Parking Lots, as a Principle Use	P
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment	C
8300.23	Building Maintenance Services	P
8300.24	Business Support Services	P
8300.25	Child Care Centers	P
8300.29	Communications Services: Limited	P
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
8300.33	Drinking Establishment: Sitdown, Alcohol Permitted	P
8200.2	Dwelling Units and Mixed Use	P
8300.35	Eating Establishment: Fast Food	P
8300.37	Eating Establishment: Sitdown, Alcohol Not Permitted	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
8200.3	Group Residential	P
8150.7	Horticulture	P
8300.48	Laundry Services	P
8250.11	Library Service and Community Centers	P
8350.8	Light Industrial	P
8250.12	Light Public Protection and Utility: General	P
8250.13	Light Public Protection and Utility: Restricted	P

8200.4	Live/Work Units	P
8300.49	Lodging Accommodations: Bed and Breakfast	P
8300.51	Lodging Accommodations: Commercial Lodging	P
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
8300.55	Participant Recreation and Entertainment: Indoor	P
8300.56	Participant Recreation and Entertainment: Outdoor	P
8300.58	Personal Services: General	P
8300.59	Personal Services: Restricted	P
8300.61	Repair Services: Consumer	P
8300.62	Research Services: Restricted	P
8300.63	Retail Sales and Service: General	P
8300.68	Spectator Sports & Entertainment: High Impact	P
8200.14	Single-Family Residential	P
8300.67	Spectator Sports and Entertainment: General	P
8300.69	Spectator Sports and Entertainment: Restricted	P
8200.15	Three- and Four-Family Residential	P

8400.3	Transportation Facilities: Surface Passenger	P
8200.16	Two-Family Residential	P
8350.16	Wholesaling, Storage and Distribution: Restricted	P
8450.4	Underground Injection Wells: Enhanced Recovery Wells	SE

TABLE 7150.2: BC BRICKTOWN CORE DISTRICT BULK REGULATIONS	
BULK STANDARDS	BC DISTRICT
Minimum Building Height	For new construction, 25 feet at street level and 35 feet at canal level for buildings fronting the Bricktown Canal.
Maximum Building Height	For new construction, 140 feet
YARDS	
Front Yard	<p>None, however, for new construction a Build-To Line along street frontages is established as follows:</p> <ul style="list-style-type: none"> • New construction from street level to 25' above grade shall be placed at or within 10 ft. of the street right-of-way or Bricktown Canal walkway. • Up to 40% of the building on the primary street-frontage may be recessed to allow for entryways, plazas, or similar design features. • Where any setback from the Build-To Line is not a hardscaped plaza or entryway, a landscaped area shall be installed.
Side Yard	None
Rear Yard	None

(Ord. No. 24009, § 5, 2-2-10; Ord. No. 24094, § 1, 7-6-10; Ord. No. 24128, § 3, 8-31-10; Ord. No. 24291, § 3, 6-21-11; Ord. No. 24574, § 2, 12-4-12; Ord. No. 25264, § 11-28-15)

* * *

ARTICLE VIII. - USE UNIT CLASSIFICATIONS

* * *

§ 59-8500. - Temporary uses.

* * *

8500.2. Permitted Temporary Uses.

* * *

B. Temporary Construction Sites.

- (1) Temporary Buildings, On-Site. In all districts, temporary buildings for uses incidental to construction work shall be permitted provided they shall be removed upon the completion or abandonment of the construction work.
- (2) Temporary Construction Staging Areas, Off-Site. In the BC, DBD, DTD-1, DTD-2, and SRODD Districts, off-site staging areas may be allowed on a temporary basis in order to facilitate construction projects. Temporary Construction Staging Areas, Off-Site shall:
 - (a) Accommodate only temporary storage of equipment and materials during the period of construction;
 - (b) Provide screening of materials and equipment from street frontages;
 - (c) Be allowed to provide screening by installation of manufacturer coated chain-link fencing with mesh screening along street frontages;
 - (d) Be allowed to install gravel surface where the existing surface is not paved to City's standards, as long as appropriate materials to prevent gravel from infiltrating the soil and erosion controls in accordance with Chapter 16 and Chapter 48 are installed; and
 - (e) Be returned to original or better condition, including removal of fencing materials and gravel, within two weeks of completion of construction or abandonment of the construction work.

* * *

(Ord. No. 24128, § 4, 8-31-10; Ord. No. 24609, § 5, 2-19-13; Ord. No. 24726, § 5, 8-13-13)

ARTICLE IX. - USE STANDARDS

* * *

§ 59-9350. - Standards for specific uses.

* * *

9350.13. Automotive and Equipment: Cleaning and Repairs, Light Equipment (59-8300.14).

* * *

- C. When located in the BC District, this use is not permitted within the following area: The BNSF Railway viaduct on the west, E Main Street on the north, E Reno Avenue on the south, and Joe Carter Avenue on the east. Elsewhere in the BC District, this use shall not be visible from the street except for entrances and/or exits.

* * *

9350.37. Lodging: Accommodations: Bed and Breakfast (59-8300.49).

* * *

- E. All required guest parking shall be provided on-site. In the BC District, any guest parking provided may be permitted off-site.

* * *

ARTICLE XII. - SITE DEVELOPMENT STANDARDS

* * *

§ 59-12200. - Standards for accessory buildings, structures and uses.

12200.1. Permitted Accessory Structures and Uses. Accessory structures and uses, including swimming pools, which are customarily associated with, and incidental and subordinate to a principal use, shall be permitted, subject to applicable City codes and the regulations of this chapter. Table 12200.1 indicates which accessory uses are permitted within each district, subject to the regulations of this article.

TABLE 12200.1: PERMITTED ACCESSORY STRUCTURES AND USES

DISTRICT	PERMITTED ACCESSORY STRUCTURES AND USES						
	General Accessory Buildings (Subject to Section 59-12200.2)	Fence (Subject to Section 59-12200.3B)	Accessory Signs (Subject to Municipal Code, Chapter 3 and Section 59-12200.3E) and 59-12200.4C	Home Occupation (Subject to Section 59-12200.3C)	Carport (Subject to Section 59-12200.3A)	Swimming Pools (Subject to City Code Chapter 12)	Satellite Dishes (Subject to Section 59-12200.3D)
AA ²	X	X	X	X		X	
RA2	X	X	X	X		X	X
RA	X	X	X	X		X	X
R-1	X	X	X	X	X	X	X

R-1ZL	X	X	X	X	X	X	X
R-2	X	X	X	X	X	X	X
R-3	X	X	X	X	X	X	X
R-3M	X	X	X	X	X	X	X
R-4M	X	X	X	X	X	X	X
R-4	X	X	X	X	X	X	X
R-MH-1	X	X	X	X		X	X
R-MH-2 ²	X	X	X	X		X	X
TN	X	X	X	X		X	X
O-1 ²	X		X			X	
O-2 ²	X	X ¹	X	X ¹		X	X ¹
RC						X	
NB	X	X ¹	X	X		X	X ¹
C-1 ²	X		X			X	
C-2 ²	X		X			X	
C-3 ²	X	X	X	X		X	X ¹
C-4 ²	X	X	X	X		X	X ¹
C-CBD ²	X	X	X	X		X	X ¹
C-HC ²	X	X	X			X	X ¹
DBD ²	X	X	X	X			

DTD-1 ²	X	X	X	X			
DTD-2 ²	X	X	X	X			
TP	X	X	X			X	
I-1 ²	X	X	X			X	
I-2 ²	X	X	X			X	
I-3 ²	X	X	X			X	
NC: Tract 1	X	X	X	X	X	X	X ¹
NC: Tract 2	X	X	X	X	X	X	X ¹
NC: Tract 3	X	X	X	X	X	X	X ¹
NC: Tract 4G	X	X	X	X		X	X ¹
NC: Tract 5	X	X	X	X		X	X ¹
BC	X	X	X			X	
SYD	X	X	X			X	
SYT			X			X	

FOOTNOTES: TABLE 12200.1

¹ For permitted residential.

² See Section 59-12200.4 for additional standards.

* * *

12200.4. Additional District Standards for Accessory Uses.

* * *

- C. Regulations for O-1, O-2, C-1, C-2, C-3, C-4, C-CBD, DBD, DTD-1, DTD-2, C-HC, BC, UD, SYD, and SYT Districts.
- (1) Accessory equipment appurtenant to the principal building including, but not limited to, air conditioning/refrigeration equipment, well houses, guard houses and other similar elements, may be located in required rear or side yard setback areas.
 - (2) Where residential uses are permitted, the accessory use regulations of this § 59-12200 shall apply to all residences.
 - (3) Accessory signs shall be permitted subject to sign regulations. Accessory signs in the DBD District shall be subject to the C-CBD Sign Regulations contained in Chapter 3 of the City Code unless modified within the Regulations and Criteria of the Design District. Accessory signs in the DTD-1 and DTD-2 Districts shall be subject to O-2 Sign Regulations contained in Chapter 3 of the City Code unless modified within the Regulations and Criteria of the Design Review District.
 - (4) Front, side, and rear yard fences shall be permitted in accordance with the regulations in this Article or the sight-proof screening provisions in Article XI, Landscaping and Screening Regulations.

* * *

- (b) Exposed electronically charged fences shall be prohibited.

APPENDIX A: - DISTRICT BOUNDARIES

The official Zoning Districts Map shall supersede if a discrepancy exists between the Zoning Map and the written descriptions below.

1. - Bricktown Core District.

The general boundary of the Bricktown Core District is as follows: An area bordered generally by the BNSF Railroad; Reno Avenue; Centennial Expressway; and the railroad right-of-way between Main and NE 1st.

* * *

(Ord. No. 23755, § 10, 12-2-08)

ARTICLE V. - SIGN REGULATIONS[5]

* * *

§ 3-83. - General regulations for all signs.

(a) General prohibitions.

* * *

- (6) A-frame, sandwich signs, springer, and swinger signs are prohibited except as specifically allowed in the Bricktown Core (BC), Downtown Business District (DBD), Stockyards City Development District (SYD) and Urban Design (UD) districts and shall be subject to the regulations and guidelines of the respective design districts. These signs do not require a Certificate of Approval.

* * *

- (8) no sign shall occupy a parking space required under the minimum standards of Chapter 59 of this Code.
- (9) unless specifically permitted in another section of this article, no flags, banners, pennants or similar type sign, (other than those securely mounted in a frame and approved as accessory signs) shall be permitted.
- (10) all EMD signs shall be set back a minimum of 50 feet from any adjacent residentially zoned property. Larger setbacks may be required based on the specific zoning.
- (11) all controls for the EMD signs including illumination and operational requirements shall be programmed so that any malfunction shall cause the sign to default to a static operation mode.
- (12) EMD signs shall require a Certificate of Approval or Appropriateness from the respective design review authority in the following zoning districts: BC, DBD, DTD-1, DTD-2, HP, HL, SYD, SYT, SRODD, and UD.
- a. EMD signs shall be prohibited within the following zoning districts:
1. DTD-1, within the area known as the "Cottage District" as defined in Chapter 59-7200.3.B. (1)(a); and
 2. SRODD, within 100 feet of the river; except signage affixed to river crossings in the Regatta District.
- b. Any EMD sign currently permitted in said zoning districts is considered a nonconforming use and may continue to operate, provided said sign is otherwise in compliance with this ordinance.
- (13) all portions of signs, including the display surface, shall be kept in good repair at all times so that the entire sign is clearly legible and free of damage, deterioration and/or defacement. Prior to the issuance of a citation for a violation of this subsection, the

- City Manager or his designee shall first give 30 days' written notice of the alleged violation to any person or persons who may be cited for the violation. The written notice shall notify such person(s) of the apparent violation of this subsection and shall state that a citation may be issued to such person(s) if the alleged violation is not abated within 30 days from the date shown on the written notice. Written notice may be given by personal service on the person(s) being notified by the inspector handing a copy of said written notice to such person(s), then recording in the file of the case that such service has been made. When written notice is given by mail, it shall be mailed to the owner of the property at the address shown by the current year's tax rolls in the County Treasurer's Office. A receipt of mailing from the postal service which indicates the date of mailing and the name and address of the mailee shall be considered proof of service by mailing. No person may be cited for a violation of this subsection unless prior written notice of an alleged violation has been given in the manner indicated in this subsection.
- (14) all signs or portions thereof that are not maintained in good repair, are no longer used for advertising purposes or are no longer clearly legible, and accessory signs that no longer advertise the business conducted on the premises, shall be brought into compliance with this section or removed. Prior to the issuance of a citation for a violation of this subsection, the City Manager or his designee shall first serve 30 days prior written notice of the violation upon any person or persons who were cited for the violation. The written notice shall notify such person(s) of the apparent violation of this subsection and state that the violation must be abated within 30 days or else a citation for the violation may be issued to such person(s) by the City. Service of the written notice may be effected by either personal service on the person(s) being notified or by certified mail, return receipt requested, sent to the last known address of the person(s) being notified. No person who is not served with prior written notice as provided by this subsection may be cited for a violation of this subsection.
- (15) Temporary Signs - Large Display Banners and Supergraphics (Wall Scapes/Building Wraps) are prohibited except in the Bricktown Core (BC) and Downtown Business District (DBD), and shall be subject to the regulations and guidelines of the respective design districts.

* * *

(Ord. No. 17349, § 1(3-36), 9-27-83; Code 1980, § 3-83; Ord. No. 19076, § 1, 9-27-88; Ord. No. 21794, § 1, 8-28-01; Ord. No. 23721, § 1, 10-4-08; Ord. No. 23734, § 1, 11-18-08; Ord. No. 24006, § 4, 1-19-10; Ord. No. 24008, § 1, 2-2-10; Ord. No. 24127, § 2, 8-31-10; Ord. No. 24173, § 1, 11-2-10)

State Law reference— Signs resembling traffic signs, 47 O.S. § 11-206.

§§ 3-84—3-98. - Reserved.

DIVISION 2. - ACCESSORY SIGN STANDARDS AND REGULATIONS

* * *

§ 3-100. - Temporary signs and display materials not requiring a permit.

* * *

- (10) A-frame, sandwich and springer signs as specifically allowed in Design Review Districts.
- a. The display area of each side shall not exceed eight square feet;
 - b. The height shall not extend more than four feet eight inches for above grade;
 - c. A minimum of eight feet of right-of-way shall exist from back of curb to building face when located in the right-of-way;
 - d. A five-foot minimum unobstructed walkway shall be maintained at all times within the Sidewalk Zone;
 - e. Signs within the DBD shall be located within the Streetscape Zone;
 - f. Signs shall be weighted to ensure that they are not readily displaced;
 - g. Signs shall be in place only during any period between dawn and dusk;
 - h. Sign frames shall be constructed of hard plastic or metal;
 - i. Sign faces shall be chalk board or printed material;
 - j. Quantity of signs shall be limited to one sign per street level tenant at building frontage;
 - k. Signs shall only be located over paved surfaces;

* * *

(Ord. No. 17349, § 1(3-38), 9-27-83; Code 1980, § 3-100; Ord. No. 19752, § 1, 5-12-92; Ord. No. 19852, § 2, 11-10-92; Ord. No. 19990, § 2, 6-15-93; Ord. No. 23721, § 2, 10-4-08; Ord. No. 24127, § 3, 8-31-10)

* * *

§ 3-102. - Accessory signs regulated by zoning districts.

* * *

(d) Standards for BC Zoning District.

- (1) Attached signs.

- a. Maximum display surface area.
 1. the maximum display surface area shall be no more than 15 percent of the area of the wall of the building to which the sign is attached.
 2. existing attached signs, painted on the sides of buildings and advertising the name of the building or early occupant or product, may be restored without a permit and will not be included in the calculation of the maximum display surface area for that wall of the building.
 3. whenever a sign is changed, other than for routine maintenance and upkeep, or to restore its original colors, it shall be considered a new sign subject to the sign permit process.
 4. attached window signs; including signs attached, painted or installed directly behind or in front of the glass, shall occupy no more than 25 percent of the available glazing along the street frontage at street level.
 - b. Number. There is no limitation on the number of non-roof attached signs per building, provided the total display surface area of all such signs shall not exceed the maximum permitted.
- (2) Prohibited signs.
- a. Freestanding signs. This does not include banners, pennants or other similar types of signage that:
 1. identify the district, or commemorate holidays or other celebrations;
 2. are located on street lamps or other standards in the street right-of-way.
- (3) A-frame, sandwich or springer signs shall not require a Certificate of Approval and shall be allowed subject to the following conditions:
- a. The display area of each side shall not exceed eight square feet;
 - b. The height shall not extend more than four feet eight inches for above grade;
 - c. A minimum of eight feet of right-of-way shall exist from back of curb to building face when located in the right-of-way;
 - d. A five-foot minimum unobstructed walkway shall be maintained at all times within the sidewalk zone;
 - e. Signs shall be weighted to ensure that they are not readily displaced;
 - f. Signs shall be in place only during any period between dawn and dusk;
 - g. Sign frames shall be constructed of hard plastic or metal;
 - h. Sign faces shall be chalk board or printed material;
 - i. Quantity of signs shall be limited to one sign per street level tenant at building frontage;
 - j. Signs shall only be located over paved surfaces;
 - k. Signs shall be located so that adequate vehicle sightlines are maintained;

- l. Sign shall be located in a manner that does not obstruct pedestrian patterns or accessible routes;
 - m. Revocable permits shall be required if located in the street right-of-way; and
 - n. Signs shall be designed such that they typically remain stationary and are not in motion. Signs shall be removed from display when the face swings more than 20 degrees from vertical.
- (4) Projection Image Signs shall be subject to the following conditions:
- a. Signs larger than eight square feet shall be limited to one week in duration per location per 30-day period when displayed on surfaces other than sidewalk;
 - b. Signs shall not be projected within 200 feet, or onto, a residential use (excluding Use Classifications 59-8200.2 and 59-8200.4) unless the location and orientation of the projected graphics ensures that light from the images will not infringe on the residential use; and
 - c. Signs shall not be projected onto the surface of the public street.
- (5) Temporary Signs - Large Display Banners and Supergraphics (Wall Scapes/Building Wraps) shall be subject to the following conditions:
- a. Signs shall maintain a minimum clearance of 14 feet from grade;
 - b. Signs shall be properly secured to the wall;
 - c. Signs shall not damage the structure while in place or during installation and removal;
 - d. Signs shall be permitted to remain in place for a period not to exceed 30 days with a limit of six occurrences per location per year;
 - e. Signs shall be constructed of a durable material in a matte finish, equivalent to or better than a billboard-grade vinyl mesh material;
 - f. Signs shall not cover or attach to significant architectural features of historical significance;
 - g. Sign area shall not exceed 80 percent of a building face and 50 percent of the total exterior of the building;
 - h. Signs shall be appropriate to the character of the surrounding area; and
 - i. Signs shall be compatible with surrounding uses.
- (6) Sidewalk Signs affixed to the sidewalk surface shall be subject to the following conditions but do not require a Certificate of Approval:
- a. Signs shall remain in place for a period not to exceed 14 days per permit issued;
 - b. Signs shall be removed completely by the time of expiration in a manner that leaves no visible evidence or residue on the surface of the sidewalk;
 - c. Signs shall not damage the sidewalk while in place or during installation and removal;

- d. Sign surface shall be non-slip;
- e. Signs shall be removed immediately if loosened or damaged during time of permitted use;
- f. Signs shall only be applied to unsealed outdoor surfaces (unsealed asphalt, unsealed concrete, paving bricks);
- g. Signs in the right-of-way may require a revocable permit. If a revocable permit is required, the permission of the adjacent property owner(s) shall be obtained prior to receipt of the permit; and
- h. Signs shall promote or celebrate the City, its civic institutions, City-recognized holidays, or public activities or events in The City of Oklahoma City and that otherwise promote the corporate interests and welfare of The City of Oklahoma City. No commercial signs shall be permitted. For this section, Commercial Signs shall mean those signs where the sole or chief purpose is to advertise or promote the distribution, sale or rental of goods and/or services other than those which are strongly vested with public importance, such as utility, education, recreational, cultural, medical, protective, and governmental goods or services.

(Ord. No. 17349, § 1(3-40), 9-27-83; Code 1980, § 3-102; Ord. No. 19508, § 8, 1-3-91; Ord. No. 19752, § 2, 5-12-92; Ord. No. 19852, §§ 3, 4, 11-10-92; Ord. No. 19983, § 1, 7-1-93; Ord. No. 20727, § 1, 12-17-96; Ord. No. 21336, § 1, 10-19-99; Ord. No. 24006, § 6, 1-19-10; Ord. No. 24008, § 1, 2-2-10; Ord. No. 24127, § 3, 8-31-10)

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DIVISION 3. - NONACCESSORY SIGN STANDARDS AND REGULATIONS

§ 3-119. - Standards for billboards and similar nonaccessory type signs.

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(1) General standards. Non-accessory signs shall be permitted as follows:

* * *

- c. as a landmark roof sign, local directional sign, or off-site directional sign for public or private parking lots, in the BC District as authorized by the Bricktown Urban Design Committee according to the Sign Design Guidelines for Bricktown, Oklahoma City, as referenced in Chapter 59, Section 4250.6.C.(3)(e). The Committee shall also determine the size and number of such signs permitted.

(Ord. No. 17349, § 1(3-42), 9-27-83; Code 1980, § 3-119; Ord. No. 19983, § 2, 7-1-93; Ord. No. 22564, § 1, 10-5-04; Ord. No. 23279, § 1, 2-27-07; Ord. No. 23546, § 1, 2-12-08; Ord. No. 24008, § 1, 2-2-10)