

The City of Oklahoma City
Zoning and Planning Code

HANDOUT

Ordinances related to the

STOCKYARDS CITY URBAN DESIGN

CHAPTER 59 PLANNING AND ZONING CODE

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ARTICLE III. - ADMINISTRATIVE BODIES AND OFFICIALS

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§ 59-3450. - Stockyards City Urban Design Committee.

3450.1. Establishment. The City of Oklahoma City has previously established the Stockyards City Urban Design Committee.

3450.2. Powers. The Stockyards City Urban Design Committee shall have the following powers:

- A. To administer the design review process for the Stockyards City Development District.
- B. To issue Stockyards City Certificates of Approval for property located within the Stockyards City Development District and Stockyards City Transitional Development Overlay 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.

3450.3. Membership, Terms and Organization.

- A. **Membership.** The Stockyards City Urban Design Committee shall consist of five members. These members shall be appointed by the Mayor with the consent of the City Council, and shall be composed as follows:
 - (1) One member shall be designated by the Board of Stockyards City Main Street, Inc. and may be the Executive Director of Stockyards City Main Street, Inc., a member of the Main Street Design Committee, or any other board designee. If in the event the Main Street program is dissolved, then this position shall be filled by the President or another officer of any successor property owner or merchant organization.
 - (2) Three citizen members who shall be property or business owners from either the Stockyards City Development District and the Stockyards City Transitional Development District, provided that at least one (1) of the citizen members shall be from the SYD District.
 - (3) One member shall be a resident citizen of The City of Oklahoma City with demonstrated knowledge of the District.
- B. **Officers.** The Stockyards City 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 Stockyards City Urban Design Committee shall serve without compensation.
- D. **Term of Office.** The term of each member of the Stockyards City Urban Design Committee shall be two years or until his/her successor takes office.

- E. Removal of Members. Members of the Stockyards City 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.

3450.4. Meetings and Procedures.

- A. Meetings. Meetings shall be scheduled; these may be canceled for lack of applications. Special meetings of the Stockyards City 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 Stockyards City Urban Design Committee are required to attend at least two-thirds of the regularly scheduled Stockyards City Urban Design Committee meetings over a one calendar year period. Failure to achieve this level of attendance may result in the automatic termination of the member's tenure with the Stockyards City Urban Design Committee and the Mayor may make an appointment to fill the vacancy.
- D. Quorum. Three members of the Stockyards City Urban Design Committee shall constitute a quorum for the transaction of business.
- E. Open to Public. All meetings of the Stockyards City 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 Stockyards City Urban Design Committee.
- F. Rules. The Stockyards City 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 Stockyards City Urban Design Committee who are present at the meeting.
- H. Records. The Stockyards City 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; [Ord. No. 24901, § 1, 6-10-14](#))

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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.

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(Ord. No. 24042, § 1, 3-30-10)

§ 59-4250. - DISCRETIONARY REVIEW PROCEDURES.

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4250.7. Stockyards City Urban Design Review.

- A. Establishment and Purpose. The City of Oklahoma City has previously established the process for granting Stockyards City Certificates of Approval.
- B. Authority and Execution. The Stockyards City Urban Design Committee shall review and take action on applications for Stockyards City Certificates of Approval.
- C. Procedure.
 - (1) Stockyards City 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 the Stockyards City Development District or Stockyards City Transitional District until a Stockyards City 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 Stockyards City Certificates of Approval shall be filed in accordance with the requirements of this section on forms provided by the City. Each application shall clearly describe all proposed changes.
 - (3) Action by the Stockyards City Urban Design Committee.
 - (a) All complete applications received prior to the deadline for submission of applications for scheduled meetings shall be heard by the Stockyards City Urban Design Committee, unless a deferral is requested by the applicant.
 - (b) The Stockyards City Urban Design Committee shall either approve or deny the application. However, the Stockyards City Urban Design Committee may order and/or grant a continuance if it determines the application to be incomplete or if a continuance is requested.
- D. Recommendations and Review.
 - (1) The Stockyards City Urban Design Committee shall have the opportunity to comment upon and make recommendations on actions undertaken by other City boards, committees, and commissions with respect to the effect of such actions upon the District.
 - (2) The Committee's review shall primarily be concerned with the effect the proposal would have on the character of the Stockyards City Development District and the

Stockyards Transitional District as stated in the General Description, Regulations, and Design Guidelines.

- E. Expiration of Stockyards City Certificate of Approval. A Stockyards City Certificate of Approval shall expire two years after the date of its approval by the Stockyards City 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 the conditions beyond the control of the applicant, said work was unable to be completed within the prescribed time period.
- F. Appeals. Any person aggrieved by a decision of the Stockyards City Urban Design Commission 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.

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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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ARTICLE VII. - SPECIAL PURPOSE DISTRICTS

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§ 59-7350. - Stockyards City Development District.

7350.1. General Description. The Stockyards City Development District (SYD District) is a mixed-use commercial district intended for the conduct of commercial, office and limited industrial uses, while conserving the exterior architectural quality of an area of historic significance. The business activity is of a retail and commercial service nature that serves a larger trade area than the immediate surrounding residential neighborhoods.

7350.2. Certificate of Approval Required.

A Stockyards City Certificate of Approval (CA) shall be required prior to the commencement of any development, redevelopment or expansion within the Stockyards City Development District as follows:

- A. The Stockyards City Urban Design Committee shall review and issue Certificate of Approval for the following, unless administrative approval is permitted, as referenced in this section:
 - (1) New construction, expansion, or modification to the exterior of existing structures and associated sites.
 - (2) Signage, including:
 - (a) Any Electronic Message Display (EMD) sign greater than 25 square feet in area.
 - (3) Demolition of a structure, except structures declared dilapidated and approved for demolition by City Council.
 - (4) Public or private streetscape improvements.
- B. Staff may review and issue Certificates of Approval for the following:
 - (1) Exterior modifications or expansions impacting less than 20 percent of a site or structure.
 - (2) Revisions to submittals previously approved by the Stockyards City Urban Design Committee which the changes impact less than 20 percent of the project.
 - (3) Minor public and private improvements including but not limited to sidewalks, kiosks, landscaping, bus stop shelters, benches, and ornamental lighting.
 - (4) Parking and expansions to existing parking lots not exceeding a total of 50 spaces.
 - (5) Signage, including:
 - (a) Any Electronic Message Display (EMD) sign 25 square feet or less;
 - (b) All other signage less than 100 square feet, and
 - (c) Any Projection Image Sign.

- (6) Accessory structures such as garages, storage buildings and mechanical equipment.
- (7) Awnings, canopies, and lighting.
- (8) Fencing.
- (9) Screening of mechanical equipment and waste receptacle enclosures.
- (10) Submittals for extensions to unexpired Certificates of Approval.
- C. Staff may forward administrative cases to the Committee for consideration as deemed necessary.
- D. A Certificate of Approval shall not be required for Ordinary Maintenance and Repair that involves no change in materials, dimensions, design, configuration, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.
- E. 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.

7350.3. Use Regulations.

- A. Uses permitted in the SYD District can be found in Table 7350.1.
- B. The district shall be considered a commercial zoning district for the purposes of allowing ABC Overlay Districts.
- C. Condition for Approval of Bingo Parlors (59-8300.22)
On-site parking shall be provided in the amount of one parking space per 50 square feet of gross floor area.

7350.4. Development Regulations.

- A. Bulk Standards.
 - (1) Maximum building height in the SYD District shall be 45 feet.
 - (2) Front, rear and side yards shall be as specified by an approved Certificate of Approval.
- B. Off-Street Parking. No off-street parking is required, unless required for conditional uses.
- C. Parking Lot Landscaping.

- (1) Parking lots shall be landscaped in accordance with either Paragraphs (a) or (b) below:
 - (a) In accordance with Article XI, Landscaping and Screening Regulations.
 - (b) In accordance with a Stockyards City Certificate of Approval issued by the Stockyards City Urban Design Committee. Such landscaping shall consist of a wall or fence not to exceed three feet in height and/or trees, shrubs or other vegetation, or some combination thereof, approved by the Stockyards City Urban Design Committee. The design of the required landscaping shall address traffic circulation, the visual impact of the vehicles, building setback along the block, and personal security of the patrons.
- (2) The painting of previously unpainted brick, stone or cast stone on the exterior of any structure shall be prohibited, unless approved by the Stockyards City Urban Design Committee.
- (3) Opaque materials shall not be used for bars covering windows or doors.
- D. The painting of previously unpainted brick, stone or cast stone on the exterior of any structure shall be prohibited, unless approved by the Stockyards City Urban Design Committee.
- E. Opaque materials shall not be used for security bars covering windows or doors.

7350.5. Accessory Uses.

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

- A. General accessory structures.
 - (1) Accessory uses with specific regulations:
 - (a) Fence. Stockade fencing, chain-link fencing with materials inserted/woven between the fence material that is not see-through, and sight-proof metal fencing are not permitted.
 - (b) Accessory signs within this design district shall be subject to Chapter 3 unless modified within this chapter.
 1. Freestanding signs and Temporary Signs - Large Display Banners and Supergraphics, are not permitted.
 2. Wind signs shall be permitted only as temporary signs for up to six weeks per year as a part of a special promotion or in celebration of holidays. A wind sign shall mean one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner so as to move upon being subjected to pressure by wind or breeze. This section shall not apply to City approved public information banners on street light standards in the public right-of-way.
 3. The maximum display surface area for attached signage shall be no more than ten percent of the area of the wall of the building to which the sign is attached. Any sign displayed in a window shall be considered an attached

sign and shall be calculated as part of the maximum display surface area of the building.

4. A-frame, sandwich and springer signs shall not require a Certificate of Approval and shall be subject to the following conditions:
 - i. The display area of each side shall not exceed eight square feet;
 - ii. The height shall not extend more than four feet eight inches above grade;
 - iii. 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;
 - iv. A five-foot minimum unobstructed walkway shall be maintained at all times within the sidewalk zone;
 - v. Signs shall be weighted to ensure that they are not readily displaced;
 - vi. Signs shall be in place only during any period between dawn and dusk;
 - vii. Sign frames shall be constructed of hard plastic or metal;
 - viii. Sign faces shall be chalk board or printed material;
 - ix. Quantity of signs shall be limited to one sign per street level tenant at building frontage;
 - x. Signs shall only be located over paved surfaces;
 - xi. Signs shall be located so that adequate vehicle sightlines are maintained;
 - xii. Signs shall be located in a manner that does not obstruct pedestrian patterns or accessible routes;
 - xiii. Revocable permits shall be required if located in the street right-of-way; and
 - xiv. 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.
5. Projection Image Signs.
 - i. 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;
 - ii. Signs shall not be projected within 200 feet of, 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
 - iii. Signs shall not be projected onto the surface of the public street.

- (c) Temporary displays. No outside storage of equipment or materials is permitted except as follows:
1. Special sales merchandise may be temporarily displayed outdoors for up to four times per year and for no longer than seven consecutive calendar days.
 2. Temporary special merchant promotions, authorized by City regulations, may display on the public sidewalk for up to four times per year and for no longer than seven consecutive calendar days.

7350.6. Design Review Process.

The design review process for the SYD District can be found in Section 59-4250.7 (Stockyards City Urban Design Committee Certificate of Approval).

7350.7. Design Guidelines for Stockyards City Certificates of Approval.

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 Stockyards City Urban Design Committee shall be guided by these guidelines in reviewing applications for Stockyards City Certificates of Approval:

- A. The setbacks for new buildings and additions to buildings shall be consistent with the setbacks of existing buildings in the same block.
- B. New and renovated façades shall be of red or buff brick, or a material of similar appearance.
- C. Buildings shall have the appearance of a flat roof from the ground.
- D. Where it is practically feasible, original window and door openings that have been blocked in should be reestablished during renovations on a story-by-story basis for those stories included within a building permit application. New windows and doors shall not be blocked in.
- E. Brick façades should not be covered with paint or stucco or other similar covering, unless it is required to maintain the structural integrity of the bricks.
- F. The removal of paint from a façade should utilize a method which is known not to damage masonry. 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 is discouraged. Paint removal from masonry should use alkaline or organic based chemical strippers. Low-pressure abrasive cleaning methods may be appropriate.
- G. Building façades should be designed or renovated in a manner that is compatible with the architectural style prevalent in the district. That style, sometimes called "Plains Commercial," is of commercial buildings of red or buff brick, with parapets, and characterized by human scale.
- H. Historic building ornamentation should not be removed or covered, unless it is necessary to insure the structural integrity of the building.
- I. Demolition

(1) Purpose and Intent

The demolition or removal of a historic structure constitutes an irreplaceable loss to the quality and character of the Stockyards City Development District. A building on the National Register of Historic Places, or which has an official Determination of Eligibility from the National Park Service for the National Register, or which is an Architectural Resource or an Historic Resource should not be demolished.

(2) Guidelines for Demolition

In considering a Certificate of Approval for the demolition or removal of a structure, the Stockyards City Urban Design Committee may approve the application for demolition if it finds any of the following:

- (a) The structure is noncontributing to the historic district and the demolition will not adversely affect the historic character of the property or district.
 1. Staff shall make a recommendation regarding whether the structure is a Historic Resource or Architectural Resource, using information that may include, but not be limited to, the following.
 - i. Research, investigations, and historical or architectural surveys;
 - ii. 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
 - iii. 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.
 2. 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.
- (b) 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.
 1. Burden of Proof. In support of the application, the applicant may (but is not required to) submit:
 - i. A signed, stamped analysis from a licensed professional engineer describing any structural deficiencies in the building or structure proposed for demolition.
 - ii. The scope of work that would be necessary to repair or remedy such deficiencies.

J. Signage.

- (1) Intent. Signage is an essential element used to convey a sense of the excitement and public vitality of the district. It should, however, balance the need to promote events with the objective of minimizing visual clutter and enhancing the quality

and character of the district. While it is appropriate for signage in the district to address vehicular orientation, it should also respect the pedestrian experience. Those signs scaled to attract the attention of motorists should be orientated towards highways and/or major vehicular corridors approaching the district core.

- (2) Character. All signs should be:
 - (a) Compatible with and contribute to the character of the surrounding uses, adjacent architecture, and the district;
 - (b) Compatible with and not diminish the architectural characteristics of the buildings on which they appear; and
 - (c) Appropriate to and expressive of the business, use, and/or activity for which they are displayed.
- (3) Materials.
 - (a) Signs should be constructed of high quality, durable materials appropriate to the physical demands of the setting;
 - (b) Signs other than freestanding signs should attach to the structure in such a way as to avoid permanent damage to the structure to which affixed;
 - (c) Attached signs, including projecting blade signs, should be mounted using materials designed as a decorative or complementary element of the sign; and
 - (d) Freestanding signs should be compatible with the materials of the primary structure.
- (4) Illumination. Interior and Exterior Illuminated signs should:
 - (a) Be shielded to minimize glare;
 - (b) Have electrical power components concealed as much as possible; and
 - (c) Provide a level of light intensity appropriate to the specific location and adjacent uses.
- (5) Design. All signs should be designed:
 - (a) To be visually engaging to pedestrian and indicative of the product/location being advertised;
 - (b) To be in proportion and scale with the building;
 - (c) To be compatible with the building's materials; and
 - (d) To have human scale where the entire sign is located entirely within the pedestrian viewscape of 14 feet or less above grade.

TABLE 7350.1 SYD STOCKYARDS CITY DEVELOPMENT DISTRICT USE
REGULATIONS

KEY:

P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit

Reference Section 59-9350 for standards for specific uses identified as (C), (SE) or (SP).		
	USE	SYD
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE
8300.1	Administrative and Professional Offices	P
8300.2	Adult Day Care Facilities	SE
8300.5	Alcoholic Beverage Retail Sales	P
8150.3	Animal Raising: Commercial	P
8150.5	Animal Raising: Personal	P
8300.8	Animal Sales and Services: Grooming	P
8300.11	Animal Sales and Services: Kennels and Veterinary, Restricted	P
8300.12	Automotive: Parking Garages	P
8300.13	Automotive: Parking Lot, as a Principal Use	P
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment	P
8300.22	Bingo Parlor	C
8300.23	Building Maintenance Services	P
8300.24	Business Support Services	P
8300.25	Child Care Centers	SE
8300.26	Commercial Blood Centers	SP
8300.28	Communications Services: Broadcast Towers	SP
8300.29	Communications Services: Limited	P

8300.30	Communications Services: Telecommunications Tower	SE
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
8250.6	Domestic Violence Shelters	SP
8300.35	Eating Establishment: Fast Food	P
8300.37	Eating Establishment: Sitdown, Alcohol Not Permitted	P
8300.38	Eating Establishment: Sitdown, Alcohol Permitted	P
8250.7	Emergency Shelters and Feeding Sites	SP
8300.41	Food and Beverage Retail Sales	P
8250.8	Forced Detention and Correction Facilities	SP
8300.45	Gasoline Sales, Large	P
8300.46	Gasoline Sales, Small: Restricted	P
8350.4	Hazardous Industrial	SP
8350.5	Hazardous Waste Disposal	SP
8250.9	Heavy Public Protection and Utility	SP
8250.10	High Impact Institutional	SP

8150.7	Horticulture	P
8300.48	Laundry Services	P
8250.11	Library Service and Community Centers	P
8250.12	Light Public Protection and Utility: General	P
8250.13	Light Public Protection and Utility: Restricted	P
8300.51	Lodging Accommodations: Commercial Lodging	P
8250.14	Low Impact Institutional: Neighborhood-Related	P
8300.52	Medical Services: General	P
8300.53	Medical Services: Restricted	P
8450.1	Mining and Processing: Minerals and Raw Material	SP
8250.15	Moderate Impact Institutional	SE
8250.16	Murals	P
8300.55	Participant Recreation and Entertainment: Indoor	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
8250.17	Residential Facility for Dependent and Neglected Children	SP
8250.18	Residential Facility for Drug or Alcohol Treatment Center	SP
8300.63	Retail Sales and Service: General	P

8350.12	Sanitary Landfill	SP
8300.68	Spectator Sports and Entertainment: High Impact	SP
8300.69	Spectator Sports and Entertainment: Restricted	P
8350.14	Stockyards	SP
8250.19	Transitional Mental Health Residential Facility	SP
8400.2	Transportation Facilities: Aircraft	SP
8400.3	Transportation Facilities: Surface Passenger	SP
8450.4	Underground Injection Wells: Enhanced Recovery Wells	SE
8350.16	Wholesaling, Storage and Distribution: Restricted	C

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

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ARTICLE XII. - SITE DEVELOPMENT STANDARDS

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§ 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.
 - (a) For commercial uses, chain link fencing shall not be permitted along street frontages within the DBD, DTD-1, and DTD-2 Districts.
 - (b) Exposed electronically charged fences shall be prohibited.
 - (5) Commercial Waste Collection Receptacles within the DBD, DTD-1 and DTD-2 Districts
 - (a) Dumpsters and other commercial waste collection receptacles shall be visually screened from view on all sides of the dumpsters. A building, fence, vegetation or other form of screening in accordance with Article XI, Landscaping and Screening Regulations shall satisfy this requirement.
 - (b) 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 shall require a fence permit.
 - (c) Dumpsters and receptacles shall be so screened and maintained by the property owner so that they do not generate trash, litter, debris or odor beyond the screened facility.

* * *

- E. Limitations on Dumpsters, All Districts. Roll-off containers, front-end loader containers, rear-end loader containers, dumpsters and similar trash receptacles with a cumulative volume of two cubic yards or more (hereafter "dumpsters") shall be located behind the front wall of the primary structure, and shall be subject to the following restrictions:

* * *

2. All dumpsters shall be screened from view from the right-of-way of any public or private street, and from any adjacent residential zone or use.
3. Dumpsters shall be screened to a height sufficient to shield dumpster from sight on three sides by using a single opaque material wall or fence, or by using a combination of opaque materials, berming, and/or evergreen landscaping that provides the required screening effect and on the fourth side screened by a solid gate of height sufficient to shield dumpster from sight. The gate shall remain closed except when trash pick-ups occur. Dumpsters may also be screened by the wall(s) of a principal or accessory structure. Chain-link fencing with woven slats of opaque material is not acceptable for screening dumpsters.
4. All dumpster enclosures shall be located a minimum of 25 feet from a property line adjacent to any residential zone or use.
5. Screening of a dumpster shall not be required in the I-3 District, unless the dumpster is located within 100 feet of an existing residential land use.

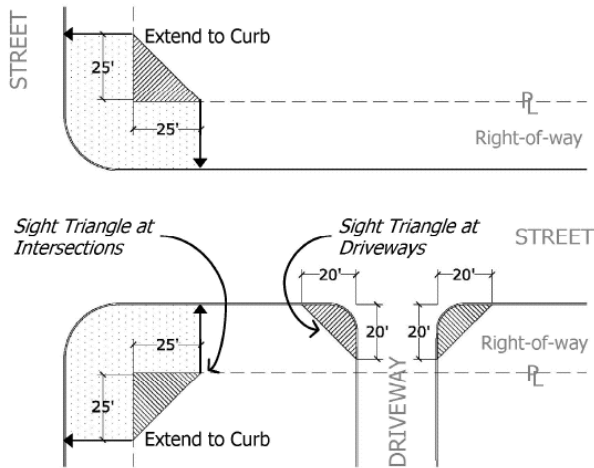
(Ord. No. 23755, § 9, 12-2-08; Ord. No. 24009, § 10, 2-2-10; Ord. No. 24128, § 5, 8-31-10; Ord. No. 24609, § 7, 2-19-13; Ord. No. 24726, § 9, 8-13-13)

* * *

§ 59-12300. - Sight distance triangle requirements.

- A. No wall, fence, sign, or other structure or plant growth that obstructs vision shall be placed or maintained on a permanent or temporary basis within the sight triangle. The sight triangle area shall not be obstructed by any sign, wall, fence, hedge, shrubbery or other object which exceeds two feet in height. In the event that the grade of a lot is higher than the street grade, the height of the wall, fence, hedge or shrubbery shall be reduced so that the visual clearance is not obstructed two feet over the grade of the street. The sight distance triangle is illustrated in Figure 12300.1 below.

FIGURE 12300.1 SIGHT DISTANCE TRIANGLE



- (1) Exceptions. Where the Public Works Director determines the encroachment will not create a traffic hazard, Bricktown Core Development District (BC), Downtown Business District (DBD), Downtown Transitional District, Limited (DTD-1), Downtown Transitional District, General (DTD-2), Stockyards City Development District (SYD), and Urban Design Overlay District (UD) are exempt from the Sight Distance Triangle Requirements.

(Ord. No. 23755, § 9, 12-2-08; Ord. No. 24009, § 10, 2-2-10)

ARTICLE XIII. - ZONING OVERLAY DISTRICTS

* * *

§ 59-13550. - Stockyards City Transitional Development Overlay District.

13550.1. General Description and Purpose.

- A. This district is intended to encourage efforts to enhance the appearance of the Stockyards City area through preservation of historic buildings and features, by encouraging architectural innovation in new construction and the rehabilitation of existing buildings, and by effective use of landscaping and streetscaping techniques to enhance the urban environment.
- B. This district provides for appropriate development between the SYD Stockyards City Development area and the SRODD Scenic River Overlay Design District.
- C. This is an overlay zoning district which allows for most of the uses permitted in the underlying zoning districts in the Stockyards City Area.
- D. This district provides for an orderly transition to commercial uses by providing for design review of exterior appearance.

13550.2. District Designation.

- A. Establishment. The Stockyards City Transitional Development District is hereby established.
- B. Overlay Zoning District Established.
 - (1) The Stockyards City Transitional Development District shall be an overlay zoning district. The underlying zoning on the property designated by the regular zoning district regulations of this chapter shall continue to regulate the use and development of land, unless expressly modified by this section.
 - (2) Areas, tracts, or sites within this District shall henceforth be so identified on the Official Zoning Map.
 - (3) The regulations established in this section shall take precedence over all other regulations in the City Code, whether they are more or less restrictive.
- C. District Use Regulations.
 - (1) Permitted Uses. Except as provided in Table 13550.1, all uses permitted by the underlying zoning district shall be permitted in the SYT Stockyards Transitional Development District.
 - (2) Conditional Uses. In order to encourage a broad mix of uses within the SYT Stockyards Transitional Development District, and to provide maximum flexibility for the consideration of future development proposals, additional uses are allowed as conditional uses within the District, subject to compliance with the regulations and guidelines.

- (a) Requirements for Conditional Uses. These provisions shall apply to all conditional uses, including those specified by the underlying zoning district:
1. No off-street surface parking or loading space shall be located within 100 feet of the floodway of the Oklahoma River or any tributary waterway unless appropriately screened from the waterway.
 2. No minimum lot size shall apply.

TABLE 13550.1: STOCKYARDS TRANSITIONAL DISTRICT USE RESTRICTIONS		
KEY: C = Conditional Use // X = Prohibited		
	USE	SYT ¹
8350.1	Aboveground Flammable Liquid Storage: General	X
8350.2	Aboveground Flammable Liquid Storage: Restricted	X
8300.3	Adult Entertainment Uses	X
8150.6	Animal Waste Processing	X
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment	X
8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment	X
8300.16	Automotive Auction	X
8300.17	Automotive Vehicle Impound Yards and Damaged Vehicle Auctions	X
8300.18	Automotive and Equipment: Automobile Dealerships and Malls	X
8300.19	Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment	X
8300.20	Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles	X
8300.21	Automotive and Equipment: Storage	X
8300.22	Bingo Parlors	X

8250.2	Community Recreation: General	C
8250.4	Community Recreation: Restricted	C
8300.47	Gasoline Sales: Truck Stop	X
8350.4	Hazardous Industrial	X
8350.6	Industrial, Heavy	X
8350.7	Industrial, Moderate	X
8250.11	Library Services and Community Centers	C
8250.14	Low Impact Institutional: Neighborhood-Related	C
8450.1	Mining and Processing: Minerals and Raw Material	X
8300.60	Personal Storage	X
8350.11	Recycling Collection and Processing Facilities	X
8350.12	Sanitary Landfill	X
8350.13	Scrap Operations	X
8400.5	Transportation Facilities: Surface Goods, General	X
8350.15	Wholesaling, Storage and Distribution: General	X
8350.16	Wholesaling, Storage and Distribution: Restricted	C

FOOTNOTES: TABLE 13550.1

¹ These restrictions do not apply in an underlying I-3 district. Uses that are permitted in I-3 are still permitted; conditional uses in I-3 are subject to the conditions imposed by the I-3 district.

13550.3. Development Regulations and Guidelines.

A. Site Layout and Development Pattern.

(1) Intent.

- (a) To establish a more compact pattern of development within the SYT that encourages pedestrian activity at the street level and creates a vibrant and varied urban environment;
- (b) To establish a well-defined pattern of regular blocks that provide frequent connections and serve as a framework for a varied mix of uses;
- (c) To maintain the physical continuity of the street frontage;
- (d) To ensure development within the SYT maintains a strong visual and physical relationship to adjacent streets, the River and its tributary waterways, and neighboring development through the use of reduced setbacks and other design elements.
- (e) To ensure that development is compatible with the character of Stockyards City's historic retail district;
- (f) To establish cultural and/or recreational uses that complement the established stockyard-oriented theme of the district, and become a major destination;
- (g) To encourage appropriate infill and redevelopment along Exchange Ave. and Agnew Ave., strengthening visual and physical linkages to the River and to the nearby Farmers Market;
- (h) To enhance and encourage reinvestment in existing Stockyards City neighborhoods; and
- (i) To establish a framework for the further evaluation of long-term redevelopment areas.

B. Development Regulations. All development shall comply with the Development Regulations set forth in the table below.

TABLE 13550.1: STOCKYARDS TRANSITIONAL DISTRICT DEVELOPMENT REGULATIONS						
RESIDENTIAL USES	Single-Family Detached		Attached Single-Family, Duplexes, Triplexes, and Townhomes		Multifamily	
	South of Exchange Ave.	North of Exchange Ave., along Waterfront	South of Exchange Ave	North of Exchange Ave., along Waterfront	South of Exchange Ave	North of Exchange Ave., along Waterfront

Minimum Height	None				2 stories	
Maximum Height	2 stories	None	2 stories	None	2 stories	None
Front-Yard Setback	Average of existing residences along the block face	20' minimum	Average of existing residences along the block face	20' minimum	Average of existing residences along the block face	None
Side-Yard Setback		10' maximum		10' maximum	10' maximum	
Rear-Yard Setback		15' maximum		15' maximum	None required	
COMMERCIAL/RETAIL	South of Exchange Avenue			North of Exchange Avenue, along Waterfront		
Minimum Height	None					
Maximum Height	3 stories			None		
Front-Yard Setback	A minimum of 80 percent of the front façade of the building shall "build to" the back of the sidewalk. The remaining 20 percent of the front façade may be set back from the sidewalk to accommodate plazas, pocket parks, or other outdoor gathering spaces.			30' maximum		
Side-Yard Setback	30' maximum			No requirement		
Rear-Yard	15' maximum					

Setback		
OFFICE/ HOTEL	Fronting Agnew Ave. or Exchange Ave. south of SW 9th Street	North of Exchange Avenue, along Waterfront
Minimum Height	2 stories	
Maximum Height	3 stories	None
Front-Yard Setback	A minimum of 80 percent of the front façade of the building shall "build to" the back of the sidewalk. The remaining 20 percent of the front façade may be set back from the sidewalk to accommodate plazas, pocket parks, or other outdoor gathering spaces.	30' maximum
Side-Yard Setback	None required	
Rear-Yard Setback		
MIXED USE	Fronting Agnew Ave. or Exchange Ave. south of SW 9th Street	Along Waterfront
Minimum Height	2 stories	
Maximum Height	3 stories	None
Front-Yard Setback	A minimum of 80 percent of the front façade of the building shall "build to" the back of the sidewalk. The remaining 20 percent of the front façade may be set back from the sidewalk to accommodate plazas, pocket parks, or other outdoor gathering spaces.	

Side-Yard Setback	None required
Rear-Yard Setback	

(1) Block pattern.

- (a) Block lengths for blocks with lots or buildings fronting on a public street shall be a maximum of 650 feet.
- (b) The consolidation of multiple properties to create large "superblocks" that limit access to the River and adjacent neighborhoods are prohibited.

C. Development Guidelines.

(1) General.

- (a) Higher intensity uses located along Exchange Ave. should provide a transition in scale and intensity where they adjoin existing single-family neighborhoods.
- (b) Traditional suburban development patterns that typically site buildings away from streets and place them behind broad setbacks of landscaping or parking are strongly discouraged.

(2) Block pattern.

- (a) To the maximum extent feasible, new development should incorporate the approximate scale and proportions of the City's traditional block pattern, evident in the neighborhoods that surround the SYT.
- (b) Larger block lengths may be necessary, and are permitted to accommodate variations in building types, to protect existing natural features or topography on a site, or to align with existing or planned street connections; however, in no case shall block lengths exceed 650 feet.

(3) Relationship to Surrounding Development.

- (a) To the maximum extent feasible, loading docks, trash collection areas, and other similar features shall be located away from primary vehicle and pedestrian circulation systems, open space corridors, the River, and other waterways and screened from view.
- (b) Buildings should be organized to create and frame usable outdoor spaces, including parks, plazas, walkways, open space, and other features.
- (c) North of SW 9th St., structures and public spaces should be oriented to maximize and frame views to or from the River.

D. Built Form.

(1) Intent.

- (a) To encourage creativity and variety in the design of buildings within the SYT;
 - (b) To establish a high quality appearance of SYT developments through the incorporation of architectural detailing, façade articulation, and other features designed to provide a more distinct character and pedestrian scale;
 - (c) To ensure that development is constructed of durable, long-lasting materials; and
 - (d) To ensure that new development builds value over time.
- (2) Built Form Regulations.
- (a) Materials.
 - 1. Primary building materials shall be durable and project an image of permanence including, but not limited to:
 - i. Brick, stone, or other masonry products;
 - ii. Steel;
 - iii. Stucco;
 - iv. Cast concrete;
 - v. Split face block; or
 - vi. Composite siding.
 - vii. Additional materials shall be permitted on a case-by-case basis if a warranty equivalent to one of the above materials can be provided as part of the development proposal.
 - 2. Secondary building materials
 - i. The use of simulated stucco products such as EIFS (Exterior Insulation and Finish Systems) shall be limited to that of an accent material that does not exceed 20 percent of the wall surface area on any side of the building.
 - ii. Smooth-faced concrete block, other than gray, shall be limited to 25 percent of the wall surface on any side of the building.
 - 3. The following materials shall be prohibited:
 - i. Aluminum or vinyl siding;
 - ii. Sheet metal siding;
 - iii. Smooth-faced gray concrete block;
 - iv. Tilt-up concrete panels, if not covered with a permitted material.
 - (b) Building Design.
 - 1. Architectural detailing, including the articulation of building façades, use of stone and other masonry materials, and incorporation of awnings, balconies, and other details, shall be incorporated to provide a high level

of interest at the street level, where pedestrian activity is desired, and to establish a high standard of quality for SYT development.

2. Equal attention shall be paid to all sides of a building. "Blank" walls absent of architectural detailing described above shall not be permitted.

(3) Built Form Guidelines.

(a) Materials.

1. The use of sustainable building materials and construction techniques is encouraged. These may include, but are not limited to the use of:
 - i. LEED (Leadership in Energy and Environmental Design) standards and guidelines; and
 - ii. Recycled or "green" building materials for residential development, as defined by the National Home Builders Association.

(b) Building Massing.

1. The incorporation of a variety of building heights and forms is encouraged to create visual interest and establish a distinct identity.
2. Concentrations of mass and height are encouraged at key intersections and along major pedestrian corridors.
3. A vertical mix of uses, as traditionally found within the historic core of Stockyards City is encouraged along Exchange Ave. and Agnew Ave.
4. New development occurring adjacent to existing and stable neighborhoods should respect established patterns of massing and height. Where dramatic variations exist between the adjacent uses, transitions should be provided by "stepping down" the higher intensity use or increasing setbacks and open space along shared boundaries.

(c) Building Design.

1. A variety of architectural styles is encouraged:
 - i. New non-residential and mixed-use development is encouraged to draw elements of its architectural detailing from the historic character and western heritage identified with the district.
 - ii. Residential infill and redevelopment is encouraged to draw elements of its architectural detailing from traditional housing styles characteristic of the surrounding neighborhood.
 - iii. The use of a major water feature (such as a canal or similar feature) as a unifying element between adjacent developments is strongly encouraged to help "draw" visitors from the River towards Stockyards City.

2. Buildings should be oriented towards the primary street frontage, the River and/or a tributary waterway so that entrances are visible and accessible to pedestrians from adjacent sidewalks or trails.

(4) Circulation and Access.

(a) Intent.

1. To enhance circulation and reduce physical barriers within the SYT and the surrounding neighborhoods as redevelopment occurs over time, allowing for a more integrated community environment;
2. To establish an efficient network of streets and pedestrian linkages; and
3. To accommodate and encourage the use of a variety of transportation modes.

(b) Circulation and Access Regulations.

1. Vehicular Circulation and Access

- i. Vehicular circulation systems shall provide efficient on and offsite connections, disperse traffic, and accommodate a variety of modes of transportation including pedestrians.

2. Pedestrian Circulation and Access.

- i. An on-site system of pedestrian walkways shall be provided to establish direct visual and physical access and connections to and between the following:
 - * The primary entrance or entrances to each building;
 - * Any sidewalks, trails, or walkways on adjacent properties that extend to the boundaries shared with the development;
 - * Any lakes, tributary waterways, and/or the River;
 - * Any adjacent public park, greenway, or other public or civic use including but not limited to schools, public recreational facilities, or government offices; and
 - * Any transit stop or related facility.
- ii. All sidewalks shall be detached from the curb and separated by a tree lawn not less than five feet in width.
- iii. All sidewalks shall be a minimum of six feet in width.

(c) Circulation and Access Guidelines.

1. Vehicular Circulation and Access. To the maximum extent feasible, access points along primary roadways should be coordinated with adjacent properties to promote efficient traffic operations and to minimize the need for multiple curb cuts.

(5) Parking.

(a) Intent.

1. To minimize the visual prominence of parking, promoting increased pedestrian activity and enhancing the overall appearance of development;
2. To support more urban development intensities that encourage the most efficient use of land through the use of parking structures and reduced parking requirements in appropriate locations; and
3. To encourage the development of attractive, pedestrian-oriented residential streetscapes that minimize the visual prominence of the garage.

(b) Parking Regulations.

1. General. Joint parking may be provided in accordance with Article X.
2. Design.
 - i. Off-street parking for developments located along Exchange Ave. and Agnew Ave. shall be located to the side or rear of buildings.
 - ii. Surface parking lots exceeding 50 spaces shall be organized as a series of smaller parking lots separated by landscaped islands and pedestrian walkways. Each lot shall be limited to a maximum of 50 spaces unless approved by the Stockyards City Urban Design Committee.
3. Parking Structures.
 - i. Parking structures shall be designed to incorporate a comparable level of architectural detailing and quality of materials as found on primary buildings on the site.
 - ii. Structured parking located along Exchange Ave. or Agnew Ave. shall incorporate retail storefronts or other active uses at the street level.
4. Residential Garages.
 - i. Front-loading (street-oriented) garage doors shall be limited to 20 feet (two bays) or 35% of the front façade of the principal dwelling structure, whichever is less.
 - ii. Side-loaded garages shall provide windows or other architectural details on the side of the garage facing the street. Blank walls shall be prohibited.
5. Surface Parking.
 - i. Surface parking shall be prohibited within 100 feet of the floodway of the River or any tributary waterway unless appropriately screened from the waterway.
 - ii. The Committee may approve reductions to this standard provided parking is appropriately screened from the River and would otherwise not have an adverse impact.

(c) Parking Guidelines.

1. General.
 - i. Parking for uses located along Agnew and Exchange shall be placed to the side or rear of the structure to the maximum extent feasible.
 - ii. The use of joint parking facilities for adjacent uses or multiple-use developments with different peak hour parking demands and operating hours is strongly encouraged.
2. Design. The use of parking structures is encouraged to minimize the visual impacts of surface parking and to promote a more efficient use of land.
3. Parking Structures. The incorporation of active uses such as restaurants or retail storefronts is strongly encouraged at the street level of parking structures, particularly in high visibility areas and along major vehicular or pedestrian thoroughfares.
4. Residential Garages. The use of recessed front-loaded garages, side-loaded garages, or alley-loaded garages, as typically found in Oklahoma City's traditional neighborhoods, is strongly encouraged to promote more pedestrian-friendly residential streetscapes.

(6) Landscaping and Screening.

(a) Intent.

1. To enhance the visual quality and character of development through the provision of supplemental landscaping and screening requirements;
2. To establish a distinctive, tree-lined character along the streets, open space corridors, and other public spaces; and
3. To soften the appearance over time through the incorporation of a varied palette of landscape materials.

(b) Landscaping and Screening Regulations.

1. All development shall comply with City's Landscape Ordinance, with the following exceptions. If a conflict exists, this section shall control:
 - i. Sightproof screening and landscape buffers between residential and nonresidential uses as defined in Section 59-11250.H. Residential Buffers, are not required.
 - ii. As defined in Article XI, a minimum of 60 percent of required Site Points shall be used for landscaping in the front and side yards, which shall include any other yard that is visible from and/or backs onto riverfront open space or trails.
2. In addition to meeting the City's Landscape Requirements as set forth in Article XI, the following regulations shall apply:

- i. Street trees (minimum two-inch caliper) shall be required for all types of development, and shall be spaced a maximum of 40 feet on center. A revocable permit is required for any landscaping within the public rights-of way or utility easements along private street frontages.
- ii. All parking lot islands shall contain a minimum of one two-inch caliper deciduous tree per each 35 linear feet of parking lot island in combination with shrubs and groundcover.
- iii. The perimeter of all parking lots shall be screened from public streets, sidewalks, trails, open space, and other public spaces by one of the following methods:
 - * A berm three feet high with a maximum slope of 1:3 in combination with coniferous and deciduous trees and/or shrubs;
 - * A low continuous hedge a minimum of three feet in height consisting of a double row of shrubs planted three feet on center in a triangular pattern; or
 - * A low decorative masonry wall or fence a minimum of three feet in height with a Landscaped Buffer located on the outside of the wall or fence. Any wall, fence or landscaping proposed within the public right-of-way shall require a revocable permit.
- iv. Service Area, Outdoor Storage, and Mechanical/Utility Equipment Screening
 - * All outdoor storage yards, loading docks, service areas, and mechanical equipment or vents larger than eight inches in diameter shall be concealed by screens at least as high as the equipment they hide, of a color and material matching or compatible with the colors and materials found on the façade of the primary building. Chain link, with or without slats, shall not be used to satisfy this screening requirement.

(c) Landscaping and Screening Guidelines.

1. A list of recommended tree species is provided in Section 59-13500.13
2. The use of native and other low-water usage plant materials is strongly encouraged.

(7) Fencing and Walls.

(a) Intent.

1. To promote a more open character for SYT development that visually integrates it with the surrounding community;
2. To reduce the visual and noise impacts of incompatible uses and building functions, such as loading docks, mechanical equipment, and trash collection areas, and similar service areas; and

3. To ensure that the design of fencing and walls are compatible with SYT development and contribute to its overall character.

(b) Fencing and Wall Regulations.

1. Materials and Design. Where perimeter fencing or walls are provided, such fences shall be subject to the following regulations:
 - i. Fences and walls shall be constructed of durable, easily maintained materials such as, but not limited to:
 - * Stone or simulated stone;
 - * Wrought iron;
 - * Brick;
 - * Chain link with manufacturer applied finish in green or black only; or
 - * Treated, stained or painted wood panels.
 - ii. Fences and walls constructed of corrugated metal panel, standard chain link, wire mesh, barbed wire, razor wire, or other similar products shall be prohibited.

(c) Fencing and Wall Guidelines.

1. General.
 - i. The use of opaque fencing or walls to "block off" different uses or properties is generally discouraged.
 - ii. Continuous lengths of uninterrupted fence planes are strongly discouraged. Columns, landscaped buffers, and other techniques should be used to provide visual relief.
2. Height.
 - i. Fencing and/or walls located within the front yard setback, or abutting open space, parks, and trails are strongly encouraged to be limited to a maximum of four feet in height.
 - ii. Where not abutting parks, open space or trails, fencing and/or walls should be limited to four feet in height.
 - iii. Where an increased height is necessary to meet screening requirements for loading areas/trash receptacles and other service areas, walls and/or fencing up to five feet in height may be allowed, but should be no more than 60 percent opaque.
3. Materials and Design.
 - i. Fences and walls should complement the design of the associated building(s) in terms of their color, materials, and scale.

(8) Signage.

- (a) Intent.
 - 1. To ensure that new signage or changes to existing signage contributes to the visual continuity and overall quality of development within the SYT.
 - 2. To minimize the visual clutter typically associated with the frequency, variety, and size of highway-oriented signage; and
 - 3. To establish a user-friendly system of orientation and directional signage that contributes to the overall visibility and accessibility of the SYT within the broader community.
- (b) Signage Regulations. Signs shall be subject to the regulations of Chapter 3 and to the guidelines within this chapter. Murals, as outlined in Section 59-9350.46, shall be submitted to the Arts Commission for review and comment prior to consideration by the Stockyards City Urban Design Committee.
 - 1. Prohibited Signs.
 - i. Pole signs, billboards, or flashing signs.
 - ii. Non-accessory signs, and internally illuminated plastic cabinet signs.
 - iii. Temporary Signs - Large Display Banners and Supergraphics.
 - 2. Projecting Signs.
 - i. Projecting signs shall not exceed 16 square feet in display area.
 - ii. Projecting signs shall not obstruct the architectural elements and detail of a building.
 - 3. Free Standing Signs.
 - i. All new or replacement free standing signs shall be monument signs which shall not exceed ten feet in height. Such signs shall be consistent with the architectural character of the buildings on the site, incorporating a minimum of one of the primary materials, colors, or design elements of the associated structure(s).
 - ii. Display areas of free standing signs shall not exceed 50 square feet or one and one-half square feet per linear foot of building frontage, whichever is less.
 - 4. Projection Image Signs.
 - i. 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;
 - ii. Signs shall not be projected within 200 feet of, 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
 - iii. Signs shall not be projected onto the surface of the public street.

(c) Signage Guidelines.

1. General.

i. All signs should be:

- * Compatible with and contribute to the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses;
- * Compatible with and enhance the architectural characteristics of the buildings on which they appear when considered in terms of scale, proportion, color, materials, and lighting levels;
- * Appropriate to and expressive of the business, use, or activity for which they are displayed;
- * Constructed of high quality, durable materials appropriate to the physical demands of the setting.

ii. Signs should balance the need to market individual businesses or uses with the objective of minimizing visual clutter and enhancing the quality, historic character, and western theme of the SYT.

2. Free Standing Signs. Free standing signs, such as monument signs, should be designed with consistent features, such as base material, height, and lettering style, to provide visual continuity.
3. Directional Signage. Directional signage should be incorporated into all developments that orient SYT visitors to points of interest, available services, transportation options, and other locations.
4. Wall Signs. Display area of wall signs should not exceed ten percent of the building wall or 200 square feet, whichever is less. Any sign displayed in a window shall be calculated as part of the total display surface area.

(9) Lighting.

(a) Intent.

1. To create a safe and inviting nighttime environment within the SYT.
2. To encourage lighting that is of a scale and character that is compatible with the pedestrian-oriented development desired;
3. To minimize the negative effects of lighting on adjacent uses.

(b) Lighting Regulations.

1. General.

- i. The mounting height of light fixtures within parking areas shall be limited to 20 feet. Illumination level at the darkest spot shall be a minimum of 0.3 foot-candles.

- ii. Landscaping illumination shall be designed to minimize excessive light levels, glare, and direct light above the landscape canopy.
 - iii. The mounting height of walkway light fixtures shall not exceed 14 feet in height (pedestrian-scale). Illumination levels shall not exceed 0.5 foot-candles at grade.
 - iv. All light fixtures that generate more than 2,000 lumens shall be designed to direct light downward, and shall include shields to direct light away from adjacent properties or roadways.
2. Architectural Building-Mounted Lighting.
- i. General floodlighting of building façades shall be prohibited.
 - ii. Building mounted neon lighting is only allowed when recessed, or contained in a cap or architectural reveal.

(c) Lighting Guidelines.

1. General.

- i. All lighting fixtures should be designed to minimize glare, shadows, and excessive light levels.
- ii. The use of uplighting, spotlights, and other lighting techniques to highlight SYT landmarks such as bridges and other monuments is encouraged.

2. Architectural Building-Mounted Lighting.

- i. Building-mounted lighting may only be used to highlight specific architectural features or primary building entrances.
- ii. Security lighting may illuminate building walls up to eight feet above grade.

E. Demolition

(1) 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.

(2) Guidelines for Demolition

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

(a) Design, Form, or Urban Character

1. 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:
 - i. 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.
 - ii. 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.
 - iii. 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:
 - a. Buildings defining corners and blocks and forming a sense of enclosure through a continuous street wall;
 - b. Landscaping within public rights-of-way, defining public spaces, and the pedestrian realm; and
 - c. A well-connected, accessible network of sidewalks, streets, and public spaces.

(b) Significance

1. 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.
 - i. Research, investigations, and historical or architectural surveys;
 - ii. 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
 - iii. 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.

2. 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.

(c) Structural Integrity

1. 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.
2. Burden of Proof. In support of the application, the applicant may (but is not required to) submit:
 - i. A signed, stamped analysis from a licensed professional engineer describing any structural deficiencies in the building or structure proposed for demolition.
 - ii. The scope of work that would be necessary to repair or remedy such deficiencies.

(d) Economic Feasibility

1. There is no viable economic use of the structure. For purpose of this paragraph, the term “no viable economic use” shall mean:
 - i. The existing structure is incapable of earning a reasonable economic return.
 - ii. The structure cannot reasonably be adapted or rehabilitated for any other use which would result in a reasonable economic return.
 - iii. 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.
2. 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.
3. 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.
4. Economic Review Board

- i. If the applicant requests issuance of a Certificate of Approval for demolition based upon “no viable economic use” of the property, the Stockyards City 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 Stockyards City Urban Design Committee, and is not compensated for serving on the Economic Review Board.
 - ii. 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 Stockyards City Urban Design Committee.
 - iii. After the Economic Review Board has made a written recommendation, the application shall be deemed complete and the Stockyards City 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 Stockyards City Urban Design Committee shall either approve or deny the application unless the applicant agrees to a continuance.
- (e) Demolition with Accompanying Proposal for Replacement
1. 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:
 - i. 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.

- ii. Information showing that the height, massing, architecture, and placement of the new development would complement the urban form and character of the district.
- iii. 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.

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

13550.4. Stockyards City Urban Design Committee.

- A. The Committee is constituted of the persons provided for in Section 59-3450.3.A.
- B. The Committee is empowered to make determinations of design review within the SYT Stockyards Transitional Development District.
- C. The Stockyards City Urban Design Committee shall not review the interior design of buildings.

13550.5. Certificate of Approval Required. A Stockyards City Certificate of Approval (SCCA) shall be required prior to the commencement of any development, redevelopment or expansion within the Stockyards City Transitional Development Overlay District as follows:

- A. The Stockyards City Urban Design Committee shall review and issue Certificates of Approval for the following, unless administrative approval is permitted, as referenced in this section:
 - (1) New construction, expansion, or modification to the exterior of existing structures and associated sites.
 - (2) Signage, including:
 - (a) Any Electronic Message Display (EMD) sign 25 square feet or greater.
 - (3) Demolition of a structure, except structures declared dilapidated and approved for demolition by City Council.
 - (4) Capital improvements and public or private streetscape improvements.
 - (5) Installation (application) of murals, as outlined in Section 59-8250.16.
- B. Staff may review and issue Certificates of Approval for the following:
 - (1) Exterior modifications or expansions impacting less than 20 percent of a site or structure.
 - (2) Revisions to submittals previously approved by the Stockyards City Urban Design Committee of which the changes impact less than 20 percent of the project.

- (3) Minor public and private improvements including but not limited to sidewalks, kiosks, landscaping, bus stop shelters, benches, and ornamental lighting.
 - (4) Parking and expansions to existing parking lots not exceeding a total of 50 spaces.
 - (5) Signage, including:
 - (a) Any Electronic Message Display (EMD) sign 25 square feet or less;
 - (b) All other signage less than 100 square feet; and
 - (c) Any Projection Image Sign.
 - (6) Accessory structures such as garages, storage buildings and mechanical equipment.
 - (7) Awnings, canopies, and lighting.
 - (8) Fencing.
 - (9) Screening of mechanical equipment and waste receptacle enclosures.
 - (10) Submittals for extensions to unexpired Certificates of Approval.
- C. Staff may forward administrative cases to the Committee for consideration as deemed necessary.
- D. Exemptions. A Certificate of Approval shall not be required for:
- (1) Single-family detached residential within the District including:
 - (a) New construction of a single-family detached residence.
 - (b) Existing single-family detached residences.
 - (c) Expansion to an existing single-family detached residence.
 - (2) Ordinary Maintenance and Repair that involves no change in materials, dimensions, design, configuration, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.
- E. 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.

(Ord. No. 24009, § 11, 2-2-10; Ord. No. 24128, § 6, 8-31-10; Ord. No. 24291, § 6, 6-21-11)

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APPENDIX A: DISTRICT BOUNDARIES

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

* * *

8. - Stockyards City Development And Transitional Development Districts.

The SYD District incorporates the four blocks surrounding the intersection of Agnew and Exchange Avenues, more particularly described as follows: Beginning at the centerline of SW. 11th Street and S. Youngs Boulevard thence west to the corporate limits of The City of Oklahoma City, said point being the eastern boundary of the Oklahoma National Stockyards; thence south to the centerline of SW. 13th Street; thence east to the centerline of SW. 13th Street and Youngs Boulevard; thence north to the point of beginning.

The SYT District is composed of three areas. The boundaries of the three areas are described as those properties abutting S. Agnew Avenue between SW 11th Street and the floodway of the North Canadian River; properties abutting S. Agnew between SW 13th Street and SW 15th Street; and properties abutting Exchange Avenue between S. Pennsylvania and S. Youngs Boulevard. The following properties are more particularly described as the Stockyards City Transitional Development District: Stockyards Addition: All of blocks 1, 16, and 21; lots 10 through 21 of block 2; lots 15 through 28 of block 8; lots 15 through 28 of block 9; lots 18 through 40 of block 10; lots 1 through 14 of block 13; lots 1 through 14 of block 14; lots 1 through 22 of block 15; lots 10 through 21 block 17; and, lots 10 through 21 of block 22. Stockyards Fourth Addition: All blocks 100, 105, and 110; lots 11 through 22 of block 101; lots 11 through 15 of block 106; and, lots 11 through 15 of block 111.

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(Ord. No. 23755, § 10, 12-2-08)