



General Commercial District

The C-4 District is intended for the conduct of wholesale, retail and office business activities that serve the needs of citizens from anywhere in the metropolitan area, rather than being oriented only to surrounding residential areas. Because the permitted uses may serve and employ a large number of people from a large part of the metropolitan area, the activities conducted, and the traffic generated, make this district very much incompatible with residential development. The Comprehensive Plan policy does not support further expansion of the C-4 District.

Permitted Uses:

These uses are allowed by right, subject to permit approval.

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.4	Agricultural Supplies and Services
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.18	Automotive and Equipment: Automobile Dealerships and Malls
8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment
8300.19	Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment
8300.20	Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles
8300.21	Automotive and Equipment: Storage
8300.16	Automotive Auction
8300.12	Automotive: Parking Garages
8300.13	Automotive: Parking Lots, as a Principal Use
8300.22	Bingo Parlors
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.44	Funeral and Interment Services: Undertaking
8300.45	Gasoline Sales, Large
8300.46	Gasoline Sales. Small: Restricted
8300.47	Gasoline Sales: Truck Stop

Descriptions of listed use units, and specific regulations for development in this district can be found in Chapter 59 of the Oklahoma City Municipal Code 2020, as amended, or by navigating the world wide web to https://library.municode.com/ok/oklahoma_city/codes.

C-4 District use units, continued.

8150.6.3	Greenhouse
8150.6.5	Hoop House
8300.48	Laundry Services
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.50	Lodging Accommodations: Campground
8300.51	Lodging Accommodations: Commercial Lodging
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.57	Payday or Title Loan Agencies
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8300.65	Retail Sales and Services: Pawn Shops
8300.66	Signs: Non-Accessory
8300.67	Spectator Sports and Entertainment: General
8300.69	Spectator Sports and Entertainment: Restricted
8350.16	Wholesaling, Storage and Distribution: Restricted

Conditional Uses:

These uses necessitate the application of special standards in order to coexist with adjacent and nearby uses, and the neighborhood or land use areas in which they are to be placed. Special standards for these uses are found in Chapter 59, Article IX, Section 9350, "Standards for Specific Uses" of the Oklahoma City Municipal Code 2020, as amended.

8300.3	Adult Entertainment Uses
8150.1	Agricultural Processing: General
8150.2	Agricultural Processing: Limited
8150.2.1	Animal Raising: Chickens and Quail
8150.3	Animal Raising: Commercial
8150.5	Animal Raising: Personal
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.17	Automotive Vehicle Impound Yards and Damaged Vehicle Auctions
8300.27	Communications Services: Antennas
8300.28	Communications Services: Broadcast Towers
8300.30	Communications Services: Telecommunication Towers
8150.6.1	Community Garden
8150.6.2	Composting
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8150.6.4	Home Garden
8250.16	Murals

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C-4 District use units, continued.

- 8300.54 Outdoor Sales and Display, and Outdoor Storage
- 8150.7.1 Rainwater Harvesting
- 8150.7.2 Roof Garden
- 8150.9 Urban Farm

Special Exception Uses:

The Board of Adjustment may grant a special exception for uses specifically authorized in each zoning district. In addition to the use standards specified in Chapter 59, Article IX, Section 9350, “Standards for Specific Uses” all said uses shall also conform to other applicable standards before approval may be granted.

- 8350.2 Aboveground Flammable Liquid Storage: Restricted
- 8450.4 Underground Injection Wells: Enhanced Recovery Wells

Special Permit Uses:

The Planning Commission may recommend, and City Council may grant, special permit uses for uses specifically authorized in each zoning district. In addition to the use standards specified in Chapter 59, Article IX, Section 9350, “Standards for Specific Uses” all said uses shall also conform to other applicable standards before approval may be granted.

- 8150.4 Animal Raising: Commercial Feedlots
- 8300.10 Animal Sales and Services: Kennel and Veterinary, General
- 8300.26 Commercial Blood Centers
- 8250.6 Domestic Violence Shelters
- 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted
- 8250.7 Emergency Shelters and Feeding Sites
- 8250.8 Forced Detention or Correction Facilities
- 8300.42 Funeral and Interment Services: Cremating
- 8300.43 Funeral and Interment Services: Interring
- 8350.5 Hazardous Waste Disposal
- 8250.9 Heavy Public Protection and Utility
- 8250.1 High Impact Institutional
- 8450.1 Mining and Processing: Minerals and Raw Material
- 8250.15 Moderate Impact Institutional
- 8300.56 Participant Recreation and Entertainment: Outdoor
- 8250.17 Residential Facilities for Dependent and Neglected Children
- 8250.18 Residential Facilities for Drug or Alcohol Treatment Center
- 8300.64 Retail Sales and Services: Outdoor Swap Meet
- 8350.12 Sanitary Landfills
- 8300.68 Spectator Sports and Entertainment: High Impact
- 8250.19 Transitional Mental Health Residential Facilities
- 8400.2 Transportation Facilities: Aircraft
- 8400.3 Transportation Facilities: Surface Passenger

Variance Uses:

Variances from the provisions of the Oklahoma City Municipal Code 2020, as amended, may be granted by the Board of Adjustment pursuant to review and may be subject to other applicable standards before approval may be granted.

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C-4 District use units, continued.

8450.2 Mining and Processing: Oil and Gas

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