



Limited Office District

The O-1 District is intended to provide a location for those administrative and professional offices that can occupy smaller structures in a landscaped setting. This type of development can serve as a buffer between more intense retail and office commercial uses, and established residential neighborhoods. Emphasis is placed on smaller, individual freestanding buildings, landscaping, setbacks, sign control and restricted building height in order to promote protection for nearby residences.

Permitted Uses:

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

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.13	Automotive: Parking Lots, as a Principal Use
8300.25	Child Care Centers
8200.2	Dwelling Units and Mixed Uses
8150.6.3	Greenhouse
8150.6.5	Hoop House
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.53	Medical Services: Restricted
8300.59	Personal Services: 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.

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
8300.27	Communications Services: Antennas
8300.28	Communications Services: Broadcast Towers
8300.30	Communications Services: Telecommunication Towers
8150.6.1	Community Garden
8150.6.2	Composting
8150.6.4	Home Garden
8150.7	Horticulture
8250.16	Murals
8150.7.1	Rainwater Harvesting
8150.7.2	Roof Garden
8150.9	Urban Farm

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.

O-1 District use units, continued.

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
- 8300.26 Commercial Blood Centers
- 8250.6 Domestic Violence Shelters
- 8250.7 Emergency Shelters and Feeding Sites
- 8250.8 Forced Detention or Correction Facilities
- 8300.43 Funeral and Interment Services: Interring
- 8350.5 Hazardous Waste Disposal
- 8250.9 Heavy Public Protection and Utility
- 8250.10 High Impact Institutional
- 8450.1 Mining and Processing: Minerals and Raw Material
- 8250.15 Moderate Impact Institutional
- 8250.17 Residential Facilities for Dependent and Neglected Children
- 8250.18 Residential Facilities for Drug or Alcohol Treatment Center
- 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.

- 8450.2 Mining and Processing: Oil and Gas

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