



Single-Family Residential Zero Lot Line District

The R-1ZL District is a restrictive residential district whose principal use is the single-family detached home with a zero side yard setback. Provisions are made for related recreational, religious and educational facilities that are normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing adequate light, air and open space for dwellings and related facilities, and through consideration of the proper functional relationship of each element. The R-1ZL District provides for a unique housing environment regarding such elements as side yard building setbacks, usable side yard areas, intensity of use and typical building orientation, which is unlike the R-1 District.

Permitted Uses:

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

8250.3	Community Recreation: Property Owners Association
8300.40	Family Day Care Homes
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.14	Single-Family Residential

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.

8150.2	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
8250.4	Community Recreation: Restricted
8150.6.2	Composting
8150.6.3	Greenhouse
8150.6.4	Home Garden
8150.6.5	Hoop House
8250.11	Library Services and Community Centers
8250.12	Light Public Protection and Utility: General
8300.51.1	Lodging Accommodations: Home Sharing
8250.14	Low Impact Institutional: Neighborhood-Related
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.

R-1ZL 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
- 8300.2 Adult Day Care Facilities
- 8300.25 Child Care Centers
- 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.

- 8250.2 Community Recreation: General
- 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
- 8250.9 Heavy Public Protection and Utility
- 8250.10 High Impact Institutional
- 8300.49 Lodging: Accommodations Bed and Breakfast
- 8250.15 Moderate Impact Institutional
- 8250.17 Residential Facilities for Dependent and Neglected Children
- 8250.18 Residential Facilities for Drug or Alcohol Treatment Centers
- 8250.19 Transitional Mental Health Residential Facility

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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