



Medium Density Residential District

The R-3 District creates and preserves residential areas with a broad range of housing types and densities, which are close to essential support services. The regulations provide incentives for infill housing development consistent with the existing character and density of an area. Provisions are also made for non-residential uses that support residential development.

Permitted Uses:

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

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| 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 |
| 8200.15 | Three- and Four-Family Residential |
| 8200.16 | Two-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.

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| 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 |
| 8300.49 | Lodging: Accommodations Bed and Breakfast |
| 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-3 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
- 8200.11 Manufactured (Mobile) Home Residential: Medical Hardship
- 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
- 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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