



Technology Park District

The TP District is intended to provide locations for office, research, and limited technology and industrial uses that do not have adverse impacts on surrounding properties or the environment, and are typically located in a campus or industrial park setting.

Permitted Uses:

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

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.12	Automotive: Parking Garages
8300.13	Automotive: Parking Lots, as a Principal Use
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8150.6.2	Composting
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Use
8300.37	Eating Establishments: Sitdown 4
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8150.6.3	Greenhouse
8150.6.5	Hoop House
8350.8	Industrial, Light
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.51	Lodging Accommodations: Commercial Lodging
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
8350.10	Research and Development
8300.62	Research Services: 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.

8150.1	Agricultural Processing: General
8150.2	Agricultural Processing: Limited
8150.2.1	Animal Raising: Chickens and Quail
8150.3	Animal Raising: Commercial

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.

TP District use units, continued.

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
8300.32	Convenience Sales and Personal Services
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8250.16	Murals
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.

8450.4	Underground Injection Wells: Enhanced Recovery Wells
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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.

8250.6	Domestic Violence Shelters
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted
8250.7	Emergency Shelters and Feeding Sites
8250.8	Forced Detention or Correction Facilities
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 Centers
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.

8450.2	Mining and Processing: Oil and Gas
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