



# OKC Development Codes Update

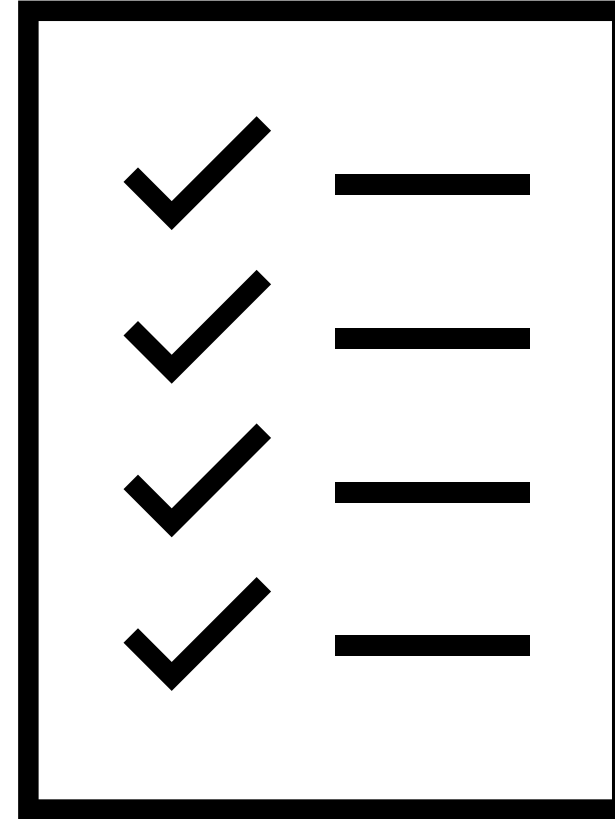
Stakeholder Advisory Team Meeting #7  
October 20, 2021

# Agenda

1. Call to order
2. Roll call
3. Meeting goals
4. Review plan **okc** goals
5. Primary issues with the existing code
6. Introduce LUTA zone approach
7. Understand how the approach will resolve identified issues
8. Rural Example
9. Urban Example
10. Discussion
11. Schedule & next steps

# Meeting Goals

- Present zone approach
- Understand how LUTA approach resolves code issues
- Review and discuss LUTA approach
- Discuss next steps



# Desired planokc outcomes

## Zoning related topics

Integrate uses while ensuring compatibility

Allow increased densities where appropriate

Mitigate negative impacts of compact development

Integrate residential unit types and sizes

Improve transportation system connectivity

Increase walkability

Revise parking standards + prohibit new surface parking downtown

Facilitate cluster/conservation subdivisions

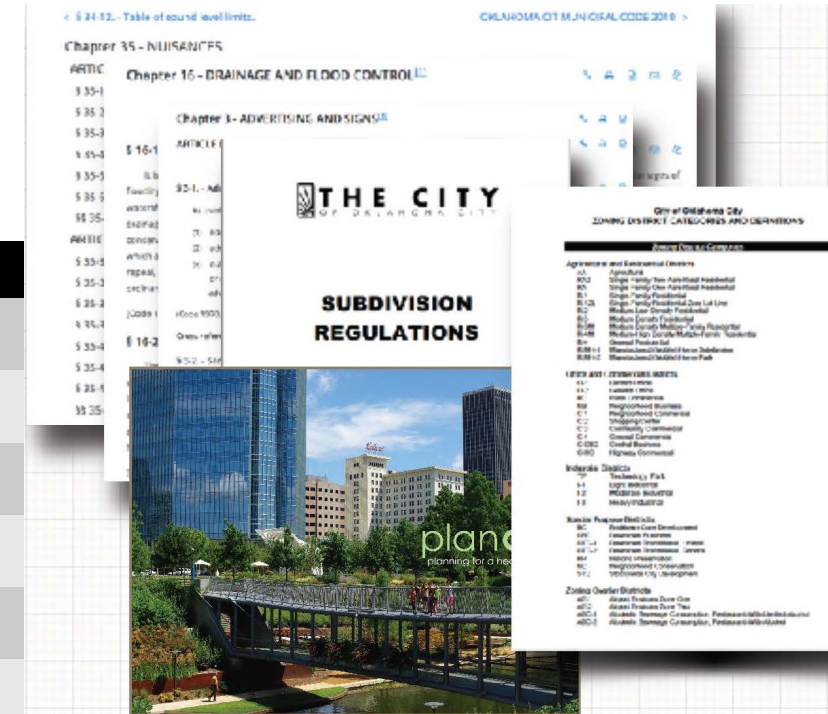
Ensure adequate and quality open space and streetscapes

Preserve environmental/water quality + reduce flood risk

Increase landscaping amount and quality

Establish citywide design regulations to ensure functional and aesthetic minimums

Establish/Improve design standards



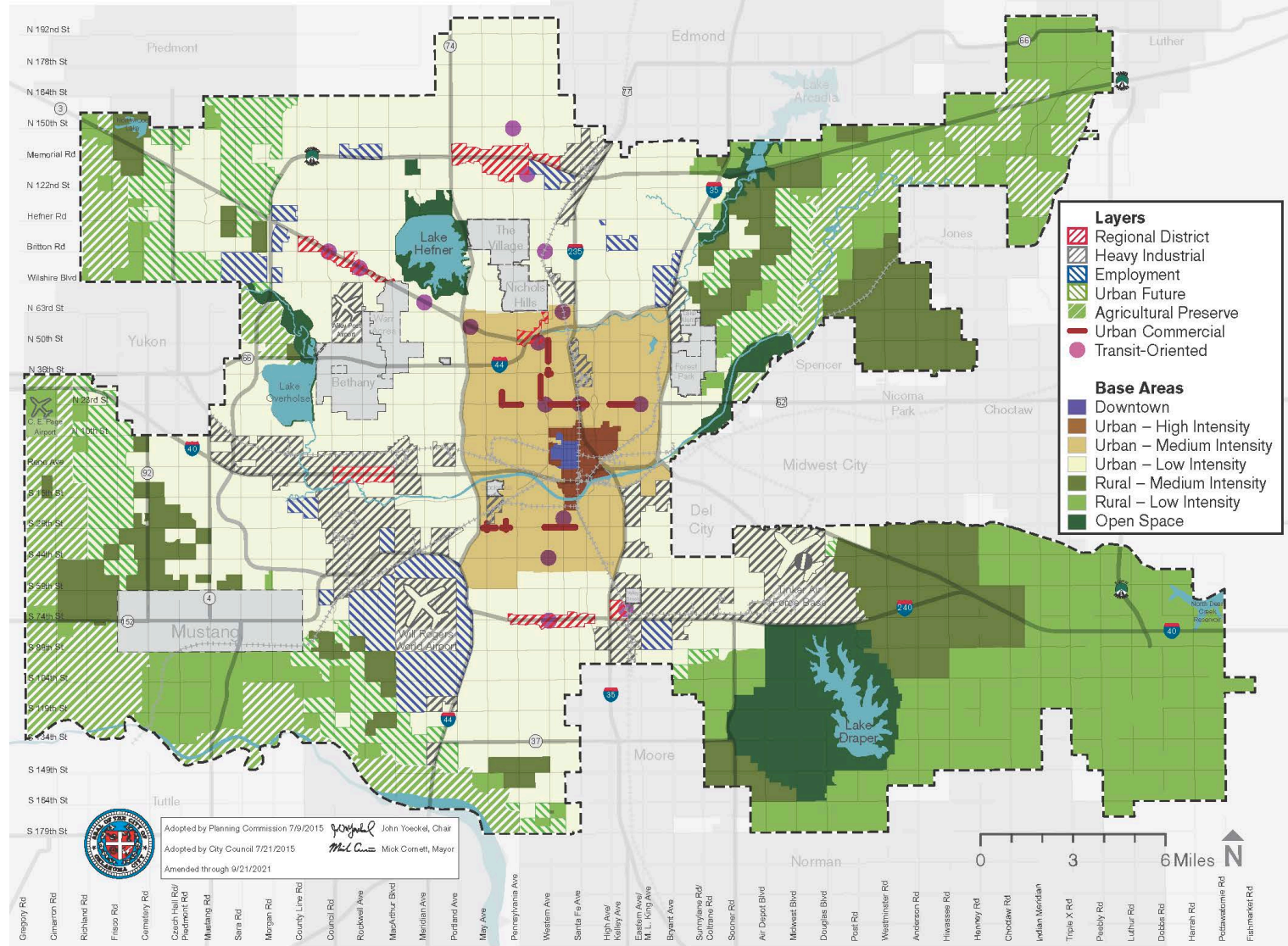


# planokc LUTAS



“The LUTAs are oriented around a spectrum of development intensities – from undeveloped Open Space, to the high intensity of Downtown.”  
 - *planokc Development Guide*

## LAND USE TYPOLOGY AREAS (LUTAs)

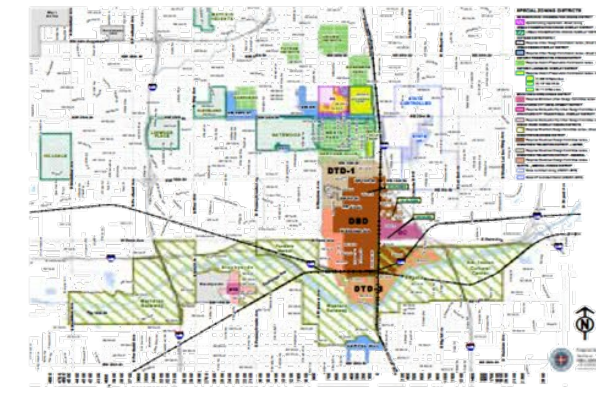
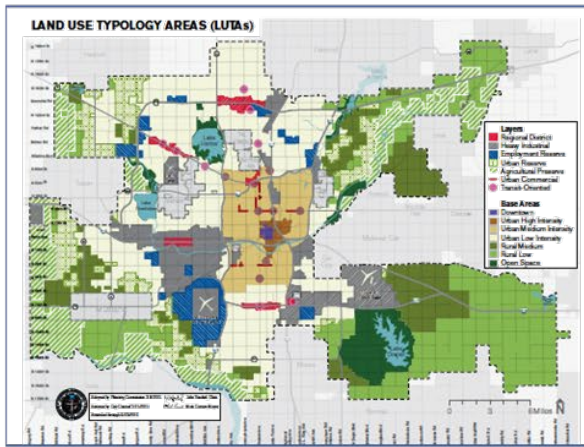




# Why can't *Chapter 59 – Zoning and Planning Code* meet planokc goals?

Why not continue with the existing code?





# Oklahoma City, Oklahoma Development Codes Diagnosis

Peter J.  
Park, LLC

LWC

OPTICOS

# Development Codes Diagnosis Key Findings

**Ineffective** base zones

**Overuse** of PUDs/SPUDs and Site-Specific Approvals

Too many **layers** of regulations

**Outdated** parking regulations

**Narrowly defined** uses

**Ineffective** regulating of rural areas

**Complex** procedures



# Base zone standards lack character definition

**TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS**

BULK	R-1ZL <sup>1, 10</sup>	R-2 <sup>1</sup>	R-3 <sup>1</sup>
<b>Minimum Lot Width</b>	Single-Family: 40 ft Single-Family Corner Lots: 50 ft Other: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other: 100 ft
<b>Maximum Height <sup>5, 6</sup></b>	2½ stories or 35 ft	2½ stories or 35 ft	2½ stories or 35 ft
<b>YARDS (Additional applicable yard regulations are found in Section 59-12100.3)</b>			
<b>Front Yard</b>	25 ft <sup>8</sup>	25 ft <sup>8</sup>	25 ft <sup>8</sup>
<b>Side Yard</b>	Single-Family: Zero ft from one interior lot line and 10 ft from opposite line Corner Side Yards: 10 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft
<b>Rear Yard</b>	10 ft	10 ft	10 ft

## • Homogeneity of Districts

- Single-family is allowed in multiple districts thereby:
  - denying the opportunity for other (much needed) housing types;
  - diluting the variations necessary to distinguish district character
- Minimal or no differences in the bulk or placement of buildings despite where you are in the City
  - limits available development forms in the City

# Base zones are not tailored to character context

**TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS**

KEY: P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance

	AA	RA2	RA	R-1	R-1ZL	R-2	R-3	R-3M	R-4M	R-4	R-MH-1	R-MH-2
Community Recreation: Property Owners Association	P	P	P	P	P	P	P	P	P	P	P	
Family Day Care Homes	P	P	P	P	P	P	P	P	P	P	P	P
Light Public Protection and Utility: Restricted	P	P	P	P	P	P	P	P	P	P	P	P
Low Impact Institutional: Residential-Oriented	P	P	P	P	P	P	P	P	P	P		
Single-Family Residential	P	P	P	P	P	P	P	P	P	P	P	

- **Uses** – Current zones primarily about land uses
  - No context for uses
  - Uses change over time creating uncertainty about what should be allowed where
  - Uses are “cumulative” as zones intensify; creates uncertainty about compatibility

# Base zones are not tailored to character context

TABLE 10600.2: PARKING REQUIREMENTS FOR USE CATEGORIES

TABLE 10600.2 I: RETAIL<sup>1</sup>

For the first 12,000 sf GLA	1 space/200 sf GLA	
From 12,001 to 48,000 sf GLA	1 space/225 sf GLA	
From 48,001 to 120,000 sf GLA	1 space/300 sf GLA	
Over 120,001 sf GLA	1 space/325 sf GLA	
8200.12	Multiple-Family Residential	
	Per Efficiency and One Bedroom Unit	1.5/du
	Per Two or More Bedroom Unit	2/du
8200.13	Senior Independent Living	0.5/du
8200.14	Single-Family Residential	2/du + garage
8200.15	Three- and Four-Family Residential	2/du
8200.16	Two-Family Residential	2/du + garage

- **Parking requirements** are the same on SW 119<sup>th</sup> and as they are on NW 19<sup>th</sup>
- **Doesn't look at:**
  - How wide are the streets? Would you walk or drive?
  - How close are jobs and shopping and transit? Can you walk/bus there?
  - Affordability of units (if you don't need a car total monthly costs are lower)
  - Need in sensitive areas for less pavement

# Zoning Outcomes

Land use alone is a poor proxy for neighborhood character.



Regulations based on land use and minimum standards enable widely varying outcomes. This gives little confidence to those in adjacent neighborhoods.



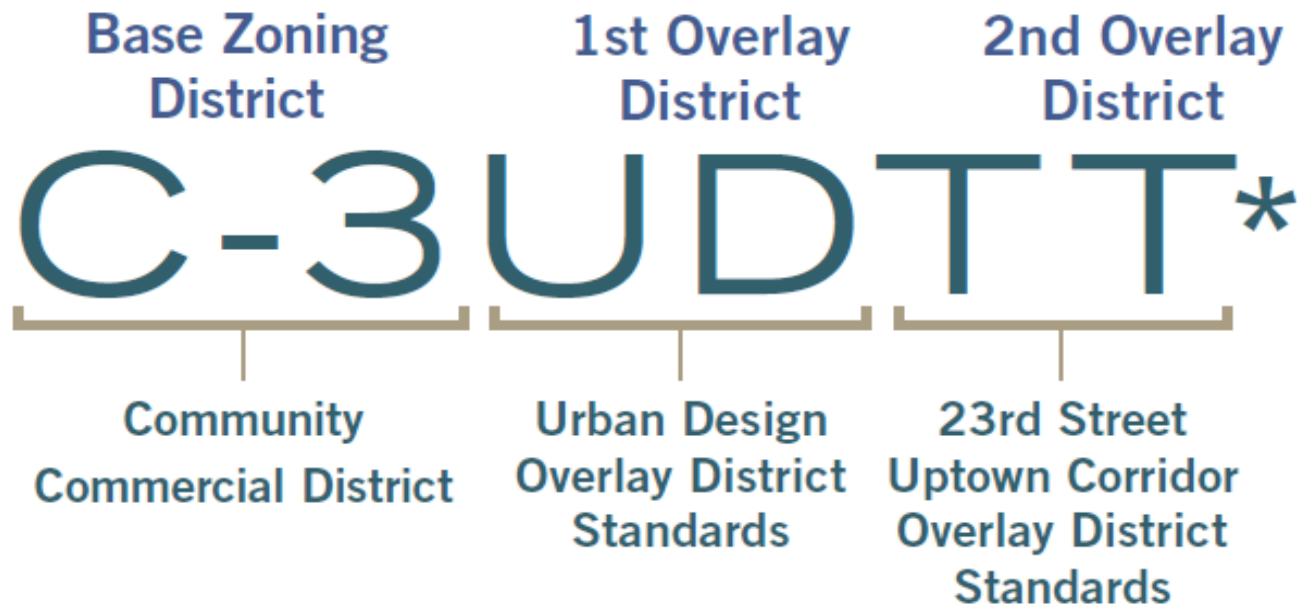
# Zoning Outcomes



Bulk standards often do not address **context** from rural to urban.

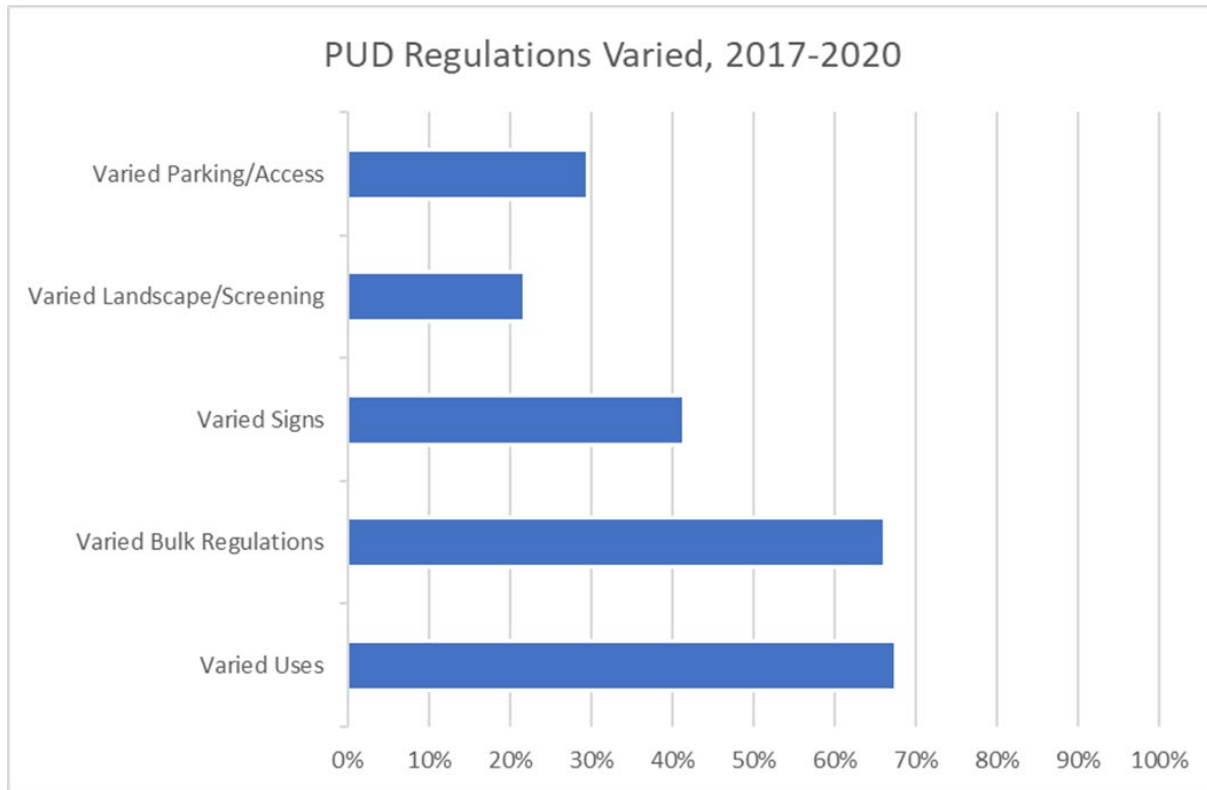
Overlays try to fix context in some places but are confusing

### Deciphering Zoning District Names



- 20 overlay/special purpose districts
  - Staff and review committees make decisions about “character”
  - Standards for building form may be vague
  - Confusion about what is required, especially for small developers/businesses
  - Where there are no overlays, neighbors are concerned about “character”

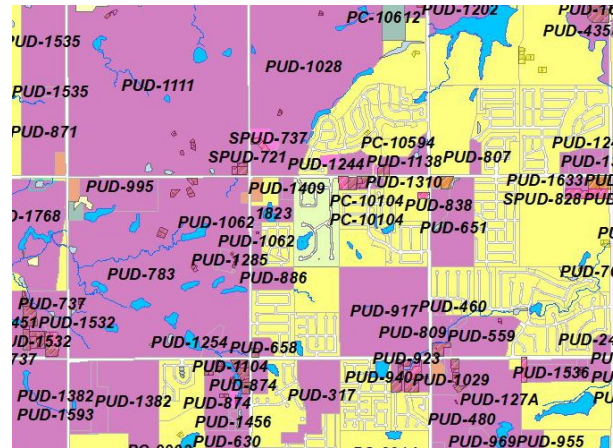
# PUDs and SPUDs try to fix code problems but are burdensome



- **PUDs/SPUDs** – Planned Unit Development and Simple Planned Unit Development
- Of 150 recent PUDs, item most varied was commercial uses next to residential uses
- The same Uses and Bulk Standards (primarily auto uses, lot sizes, setbacks and parking) are varied similarly over and over again

# PUDs and SPUDs try to fix code problems but are burdensome

- 24% of our urbanized area is PUD-SPUD
- 2,400 PUD and SPUD ordinances have been adopted
- Over 55 square miles of PUD-SPUD zoning in OKC = the city of St. Louis!



## Cont'd

- Entire swaths of the City have PUD zoning
- Difficult for neighbors to know what development is coming
- Effectively, this requires the City to administer thousands of ordinances instead of one
- “Good development” should be the rule, not the exception. In other words, the code should make good things easy



# What have we heard (1,350+ Surveys from throughout the metro, 2021)

## #1 issue:

- sidewalks
- bike lanes
- trails

## #2 issue

- community appearance
- traffic flow

## #3 issue

- flooding
- stormwater run-off
- access to parks, gathering spaces and nature



# What have we heard (major themes)

What we heard -	What zoning can do -
Strengthen neighborhoods	Base zones that assure new development fits in (setbacks, bulk, height, trees)
Diversify housing	Expand permitted housing types (middle housing)
Expand access to sidewalks / trails	Menu of project amenities, form of buildings on the lot that encourages walkability
Traffic!!!	Street connectivity





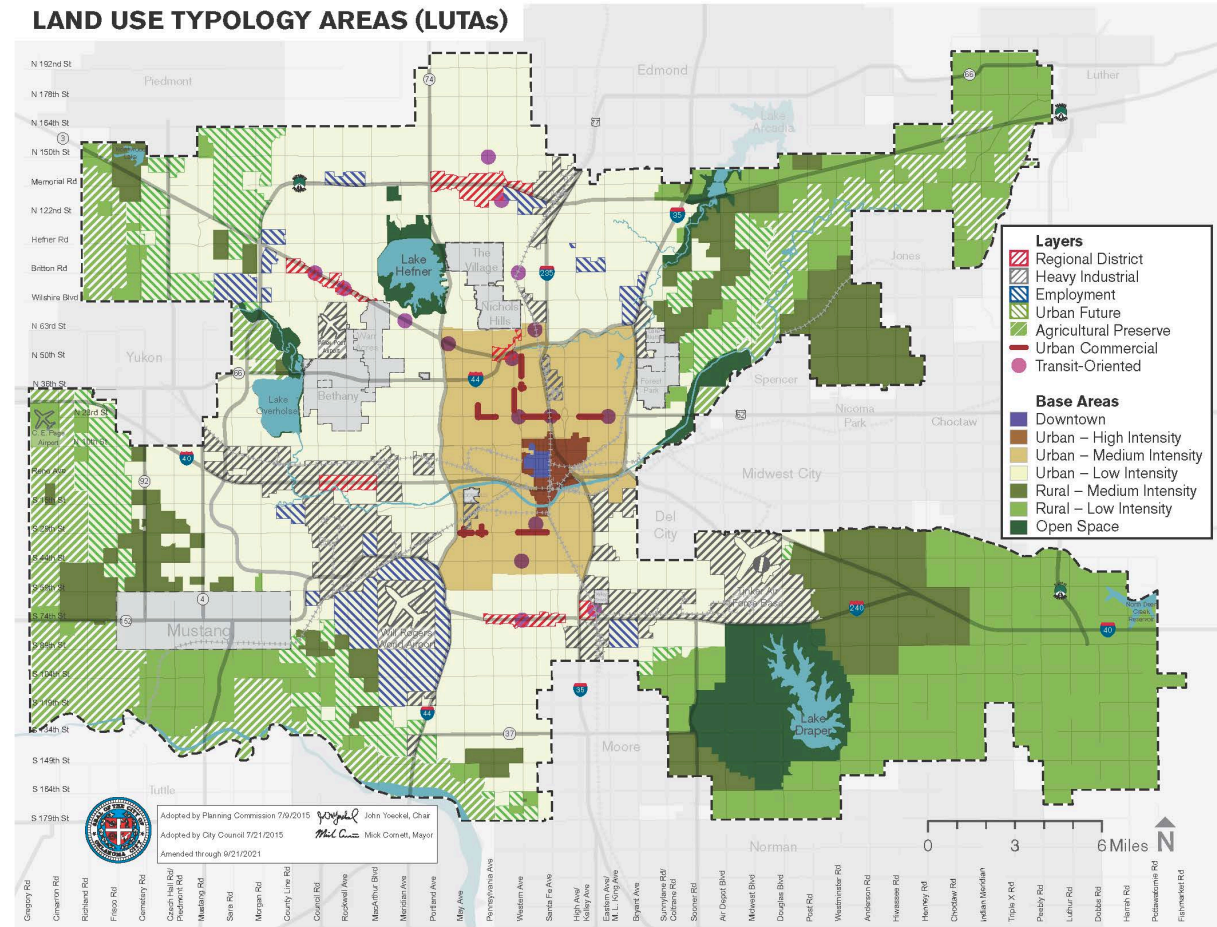
# New LUTA Zone Approach

Backbone of the new code



# New LUTA Zone Approach

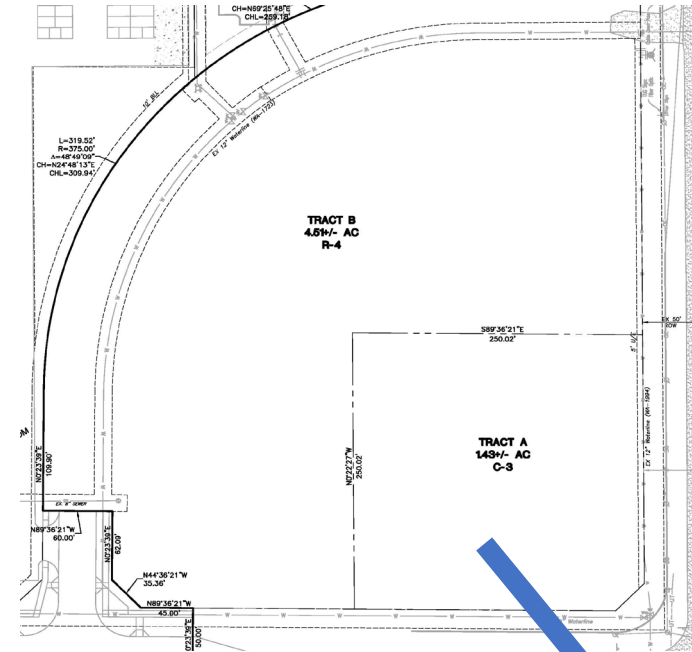
- Organize new zoning districts based on LUTAs
- Integrate more deliberate standards to align with LUTAs
  - As LUTAs move along the continuum from rural to urban, purposeful standards apply regarding:
    - FAR to manage scale and bulk
    - Building and streetscape design
    - Parking
    - Walkability
    - Transit usage





# New LUTA Zone Approach

- Establish districts with distinctive character based on design in lieu of use and minimum standards
- Taper the emphasis on use in transition from rural to urban
- Create districts that have clear, articulated and illustrated development standards
- Simplify and streamline the development procedures



**Current code:**  
Boxes with defined uses and standards within each tract

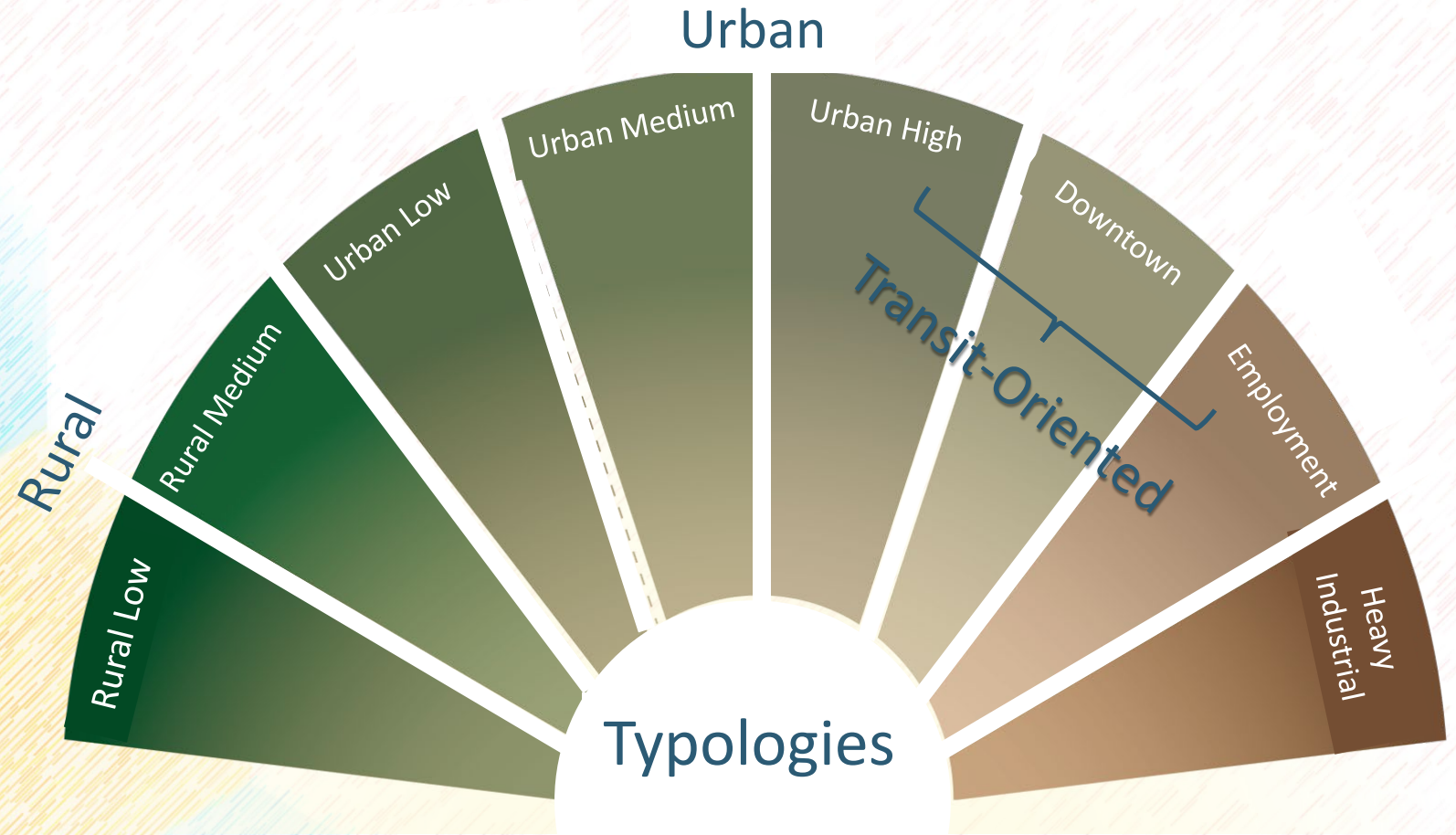
**Proposed code:**  
Building form that can integrate uses for livable spaces (walkable, compatible)





# LUTAS as the Basis for the Approach

The LUTAs form a continuum from rural to urban where the relative balance between the natural and built environments defines its intensity and character.





“Context” relates to where you are on the continuum of rural to urban, where are the buildings on the lot, how high are the buildings, where is the parking, how much parking is needed, etc. It varies by context.

Rural

Rural Medium

Urban Low

Urban Medium

Urban

Urban High

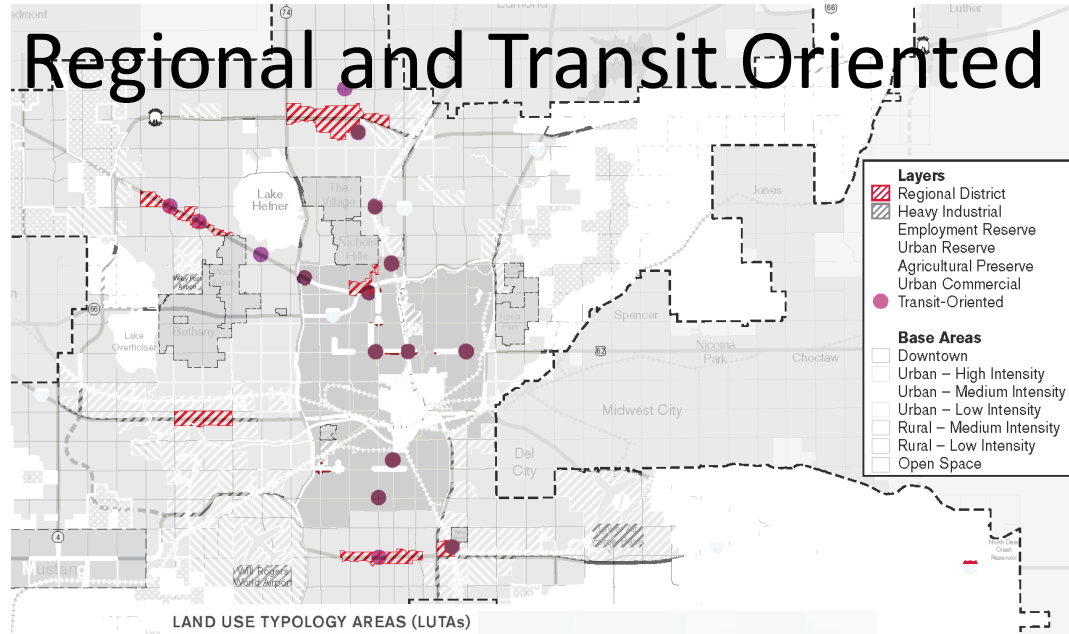
Downtown



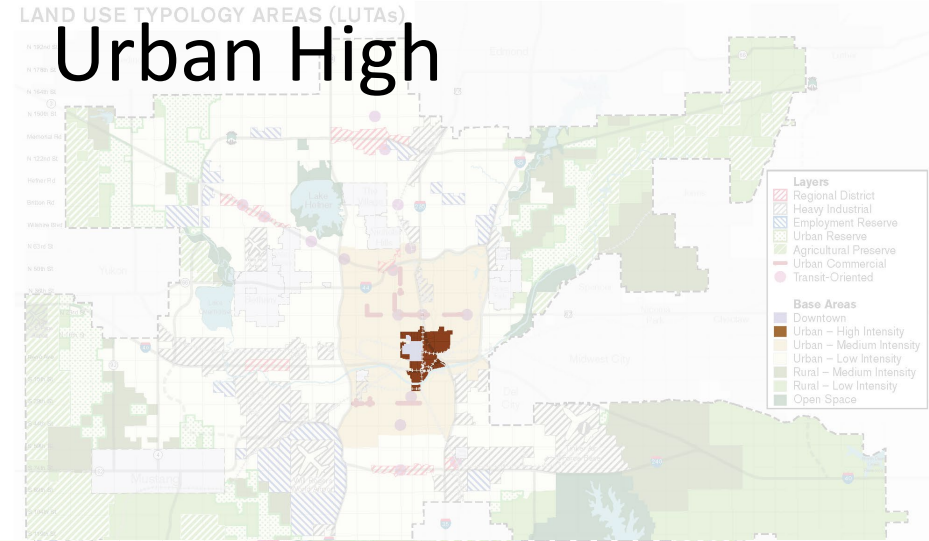


# Zones to promote each LUTA and Layer

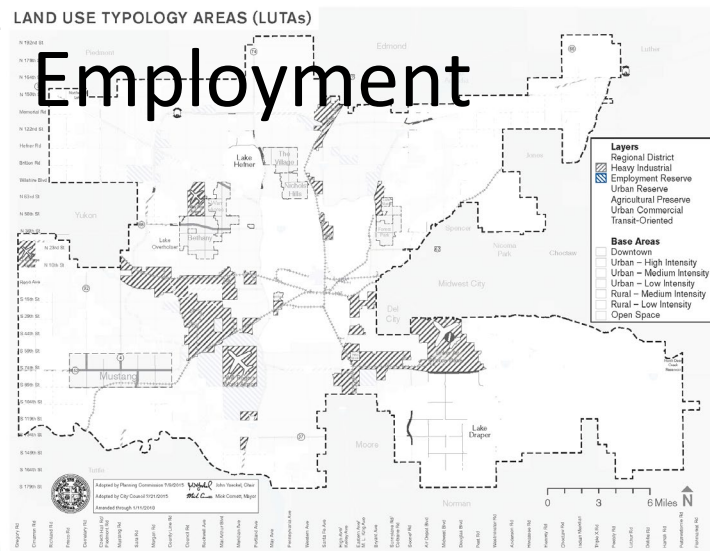
## Regional and Transit Oriented



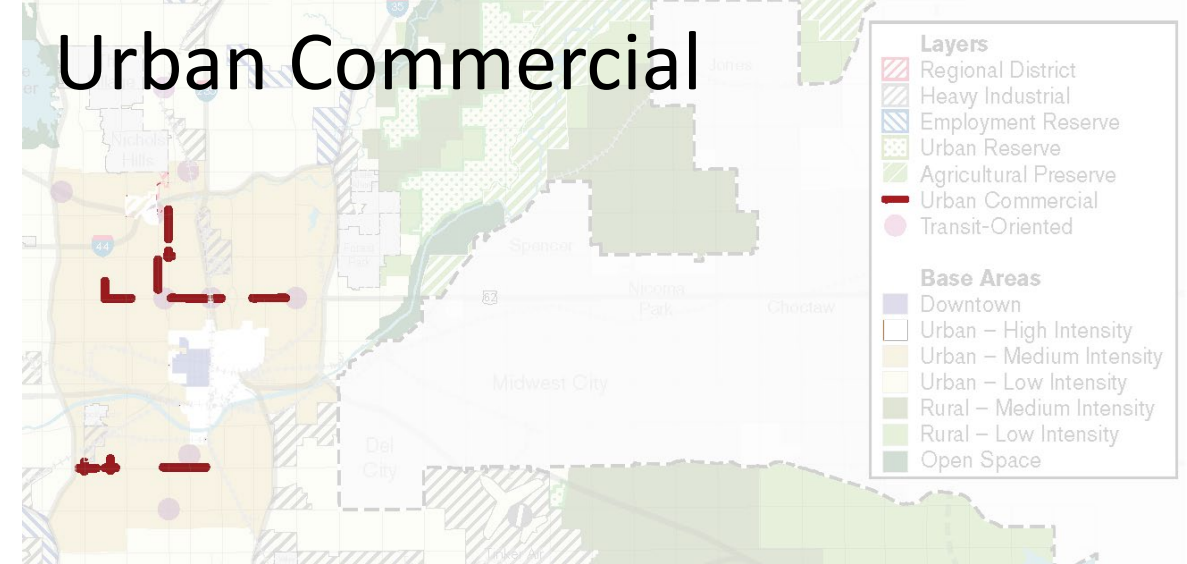
## Urban High



## Employment



## Urban Commercial



# Proposed Districts

LUTA	Proposed Districts	Current District(s)
<b>RL</b> , Rural: Low Intensity & AP, Agricultural Preserve	<b>RL-AG</b> , Agriculture <b>RL, AR</b> , Agricultural Residential <b>RL, RC</b> , Rural Commercial	AA
<b>RM</b> , Rural: Medium Intensity	<b>RM-SF</b> , Single-Family <b>RM-RC</b> , Commercial Services	RA-2, RA, RC
<b>UL</b> , Urban: Low Intensity	<b>UL-SF</b> , Single-Family <b>UL-MR</b> , Mixed Residential	R-1, R-MH-1, R-1Z, R-2, R-3, R-4
	<b>UL-MX</b> , Mixed Use <b>UL-NC</b> , Neighborhood Convenience <b>UL-OI</b> , Office and Institutional <b>UL-GC</b> , General Commercial <b>UL-LI</b> , Light Industry	O-1, O-2, C-1, C-3, C-4, C-HC, I-1, I-2, I-3
<b>UM</b> , Urban: Medium Intensity	<b>UM-SF</b> , Single-Family <b>UM-MF</b> , Multi-Family	R-3, R-3M, R-4
	<b>UM-NB</b> , Neighborhood Business <b>UM-PO</b> , Professional Office <b>UM-MX</b> , Mixed Use <b>UM-LI</b> , Infill Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1,



# Proposed Districts

LUTA	Proposed Districts	Current District(s)
<b>UH</b> , Urban: High Intensity	<b>UH-OF</b> , Office <b>UH-OM</b> , Office Mixed <b>UH-BC</b> , Bricktown <b>UH-DT</b> , Downtown <b>UH-MH</b> , Mixed High	O-1, O-2, BC, DBD, DTD-1, DTD-2
<b>UC</b> , Urban Commercial	<b>UC-NB</b> , Neighborhood Business <b>UC-MM</b> , Mixed Use	NB, C-1, C-2, C-3, C-CBD
<b>RD</b> , Regional District <b>TO</b> , Transit-Oriented District	<b>RD-RC</b> , Retail Center <b>RD-AC</b> , Activity Center	C-3, C-4
<b>DT</b> , Downtown <b>TO</b> , Transit-Oriented District	<b>DT-CB</b> , Central Business <b>DT-MR</b> , Mid-Rise <b>DT-HR</b> , High-Rise	DBD, DTD-1, DTD-2
<b>EM</b> , Employment District	<b>EM-TP</b> , Technology Park <b>EM-BP</b> , Business Park <b>EM-IP</b> , Industrial Park	TP, I-1, I-2
<b>HI</b> , Heavy Industry	<b>HI</b> , Heavy Industry	I-3

# What does a new LUTA-based approach give us?



- Calibrated character and scale using density, site layout and design standards
- Integrated standards (building form + landscaping + parking + amenities + connectivity)
- Flexibility without negotiation
- Predictable implementation of policies (walkability + housing + connectivity +

# What does a new LUTA-based approach give us?

**TABLE UL.2**

Recommended Zoning Districts and Standards

Residential Districts	Use/Housing Type	Amenity Space	Density	Floor Area Ratio (FAR)
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Amenity space (green space) is calibrated to increase as lot area decreases or as attached or multi-family units are added, where allowed

## “Baked-in” metrics

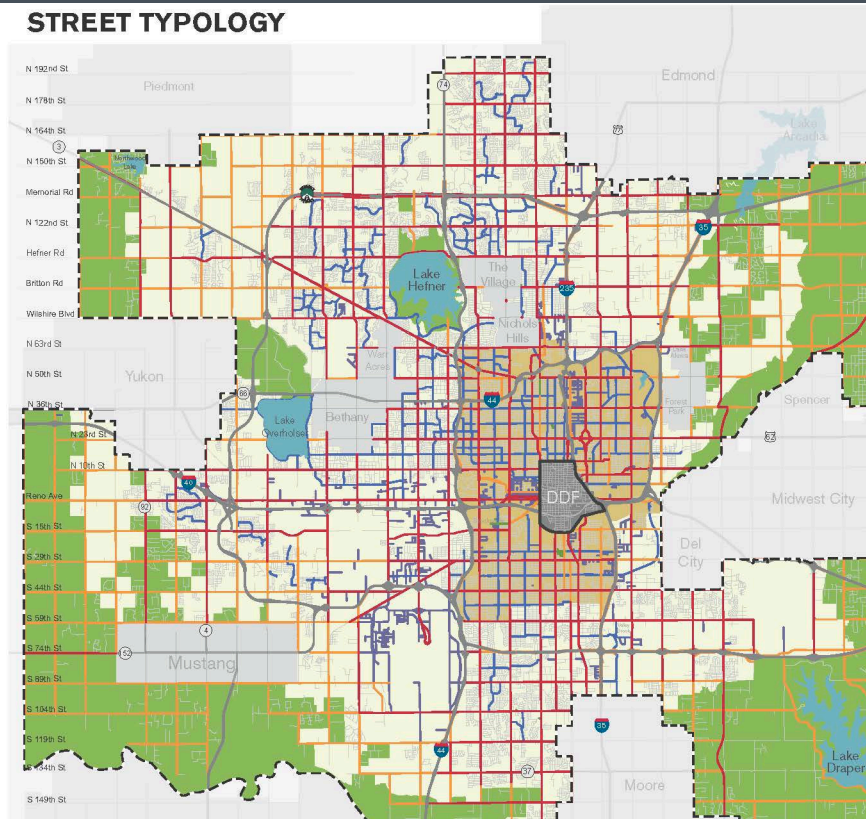
- **Amenity Space**
  - provides open areas and common space to enhance value and community character
  - provides compatibility, buffers for transitions, flexibility, conservation, walkability
  - may be varied to moderate density
- **Density**
  - implements LUTAs
  - may be calibrated to reward sustainable development
  - may be varied to moderate density
- **FAR**
  - can manage bulk in some zones
  - with form standards can achieve desired character



# What does a new LUTA-based approach give us?

**Street Typology** from planokc can be used to calibrate frontage, access management and streetscape standards

## STREET TYPOLOGY



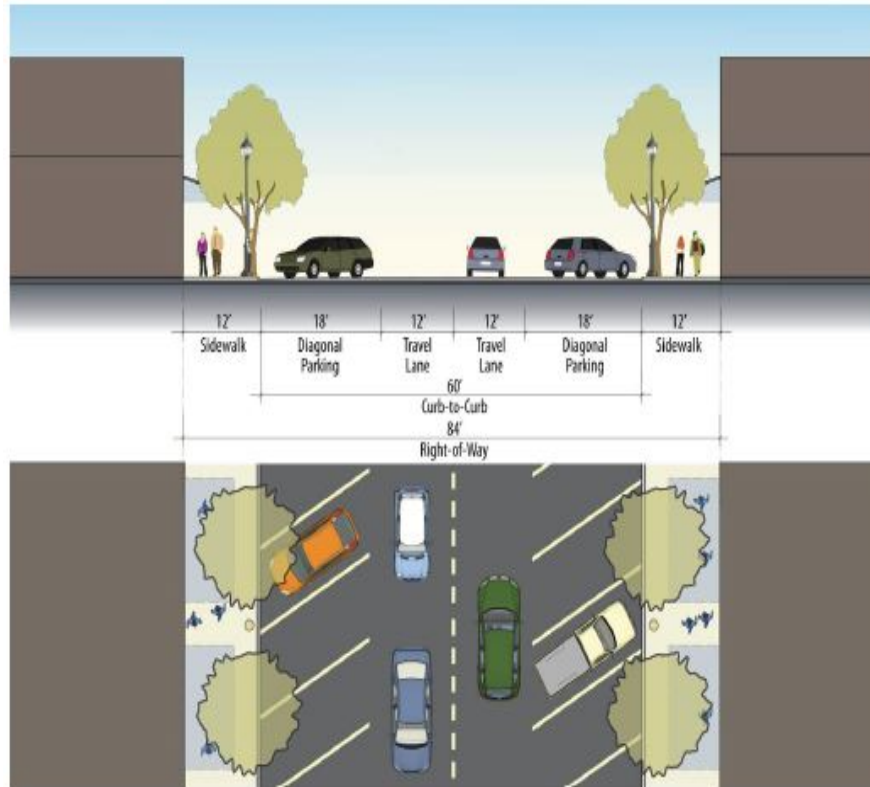
## “Baked-in” metrics

- **Street Typology**
  - street layout and design is tied to the LUTA
  - context defined by ROW width, # of lanes, pedestrian zone
  - can establish the relationship of buildings to the street in the Urban Areas,
  - use to create streetscape standards
  - was used in the sign code update to calibrate sign size



# What does a new LUTA-based approach give us?

**Street Typology** from planokc can be used to calibrate frontage, access management and streetscape standards



## “Baked-in” metrics

- **Street Typologies**

- Street layout and design is tied to the LUTA
- Streets are designed according to their context, e.g., ROW width, # of lanes, pedestrian zone
- Establishes the relationship of buildings to the street in the Urban Areas
- Tied to traffic type and volume and pedestrian movement

# Examples for today

LUTA	Proposed Districts	Current District(s)
<b>RL</b> , Rural: Low Intensity & AP, Agricultural Preserve	<b>RL-AG</b> , Agriculture <b>RL, AR</b> , Agricultural Residential <b>RL, RC</b> , Rural Commercial	AA
<b>RM</b> , Rural: Medium Intensity	<b>RM-SF</b> , Single-Family <b>RM-RC</b> , Commercial Services	RA-2, RA, RC
<b>UL</b> , Urban: Low Intensity	<b>UL-SF</b> , Single-Family <b>UL-MR</b> , Mixed Residential	R-1, R-MH-1, R-1ZL, R-2, R-3, R-4*
	<b>UL, MX</b> , Mixed Use <b>UL-NC</b> , Neighborhood Convenience <b>UL-OI</b> , Office and Institutional <b>UL-GC</b> , General Commercial <b>UL-LI</b> , Light Industry	O-1, O-2, C-1, C-3, C-4, C-HC, I-1, I-2, I-3
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	<b>UM-NB</b> , Neighborhood Business <b>UM-PO</b> , Professional Office <b>UM-MX</b> , Mixed Use <b>UM-LI</b> , Infill Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1,

\* These districts currently allow the density that would be proposed in the new corresponding districts

# The Rural Approach

- Provide ample flexibility within the same district to accommodate the natural landscape and the adjacent built environment.
- In so doing:
  - Allow development more market variability and responsiveness
  - Reward agriculture and resource protection
  - Incentivize sustainable development practices
  - Simplify and streamline the development process





# RL / RM LUTA

## RL, Rural: Low Intensity & AP, Agricultural Preserve Description

- Applies to:** Large-scale acreages within the municipal boundaries.
- Purposes:** Continuation of agricultural operations and preservation of environmental resources.
- Priorities:** Preservation of natural and agricultural character.

### Intensity | Scale

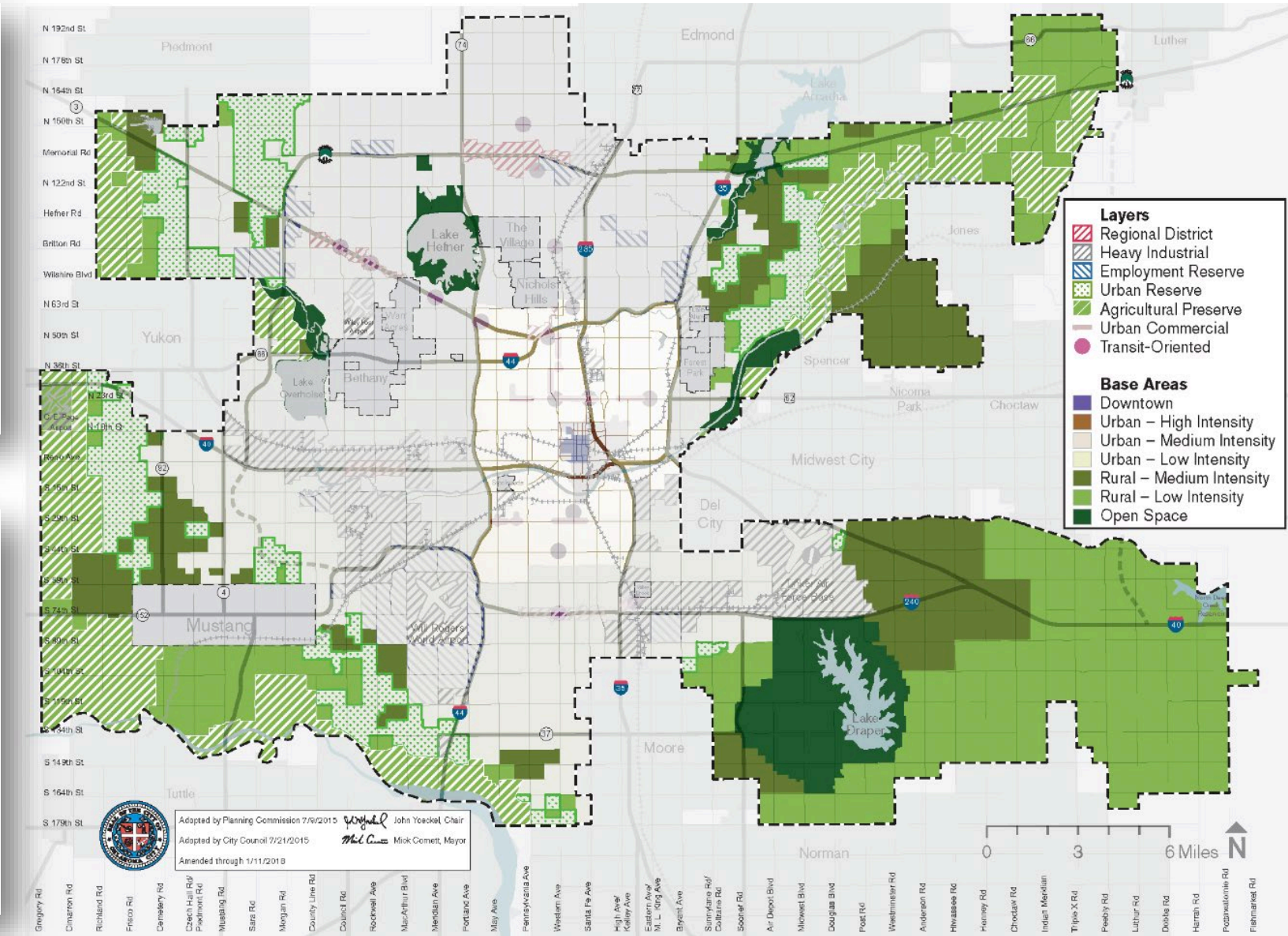
- Density Range:** 0.2 units per acre (5-acre lots minimum)
- Bulk:** Not applicable

## RM, Rural: Medium Intensity Description

- Applies to:** Outlying rural areas around the periphery of the urban area where there are limited or no utility services.
- Purposes:** Small acreages and estate subdivisions on the fringes of the Urban LUTAs.
- Priorities:** Preservation of rural, countryside character.

### Intensity | Scale

- Density Range:** 0.5 unit per acre (two-acre lots)
- Bulk:** Not applicable



**Desired planokc Outcomes**

**Integrate uses while ensuring compatibility**



**Mitigate negative impacts of compact development**



**Facilitate cluster/conservation subdivisions**



**Ensure adequate and quality open space and streetscapes**



**Preserve environmental/water quality + reduce flood risk**





**Desired planokc Outcomes**

**Integrate uses while ensuring compatibility**



**Mitigate negative impacts of compact development**



**Facilitate cluster/conservation subdivisions**



**Ensure adequate and quality open space and streetscapes**



**Preserve environmental/water quality + reduce flood risk**





# LUTA Approach; Rural Areas

Reconcile Zoning Districts and LUTAs

Comprehensive Plan	Current Zoning Ordinance	New Zoning Code		
Land Use Typology	Current Zoning	Proposed Zoning	Development Options	Amenity Space
RL, Rural: Low Intensity	AA, Agricultural District	RL-AG, Agriculture	Farmstead	None
		RL-AR, Agricultural Residential	Large Lot	None
			Rural Cluster	40%
			Rural Conservation	60%



# Proposed Districts

LUTA	Proposed Districts	Current District(s)
<b>RL</b> , Rural: Low Intensity & AP, Agricultural Preserve	<b>RL-AG</b> , Agriculture <b>RL, AR</b> , Agricultural Residential <b>RL, RC</b> , Rural Commercial	AA
<b>RM</b> , Rural: Medium Intensity	<b>RM-SF</b> , Single-Family <b>RM-RC</b> , Commercial Services	RA-2, RA, RC
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	<b>UL, MX</b> , Mixed Use <b>UL-NC</b> , Neighborhood Convenience <b>UL-OI</b> , Office and Institutional <b>UL-GC</b> , General Commercial <b>UL-LI</b> , Light Industry	O-1, O-2, C-1, C-3, C-4, C-HC, I-1, I-2, I-3
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Recommended Districts and Standards			
Districts	Use Type	Amenity Space	Density
RM-SF	Single-Family	TBD	TBD
RM-RC	Commercial Services	TBD	TBD

By-right development options

- Market and land responsive
- No minimum lot size (Generally, two-acre to one-half-acre lots)
- Clustering:
  - Implements plan policies
  - Protects resources
  - Provides amenity space
  - Maintains rural character
  - Improves sustainability
  - Rewards responsible development
- Commercial uses include rural design/performance standards

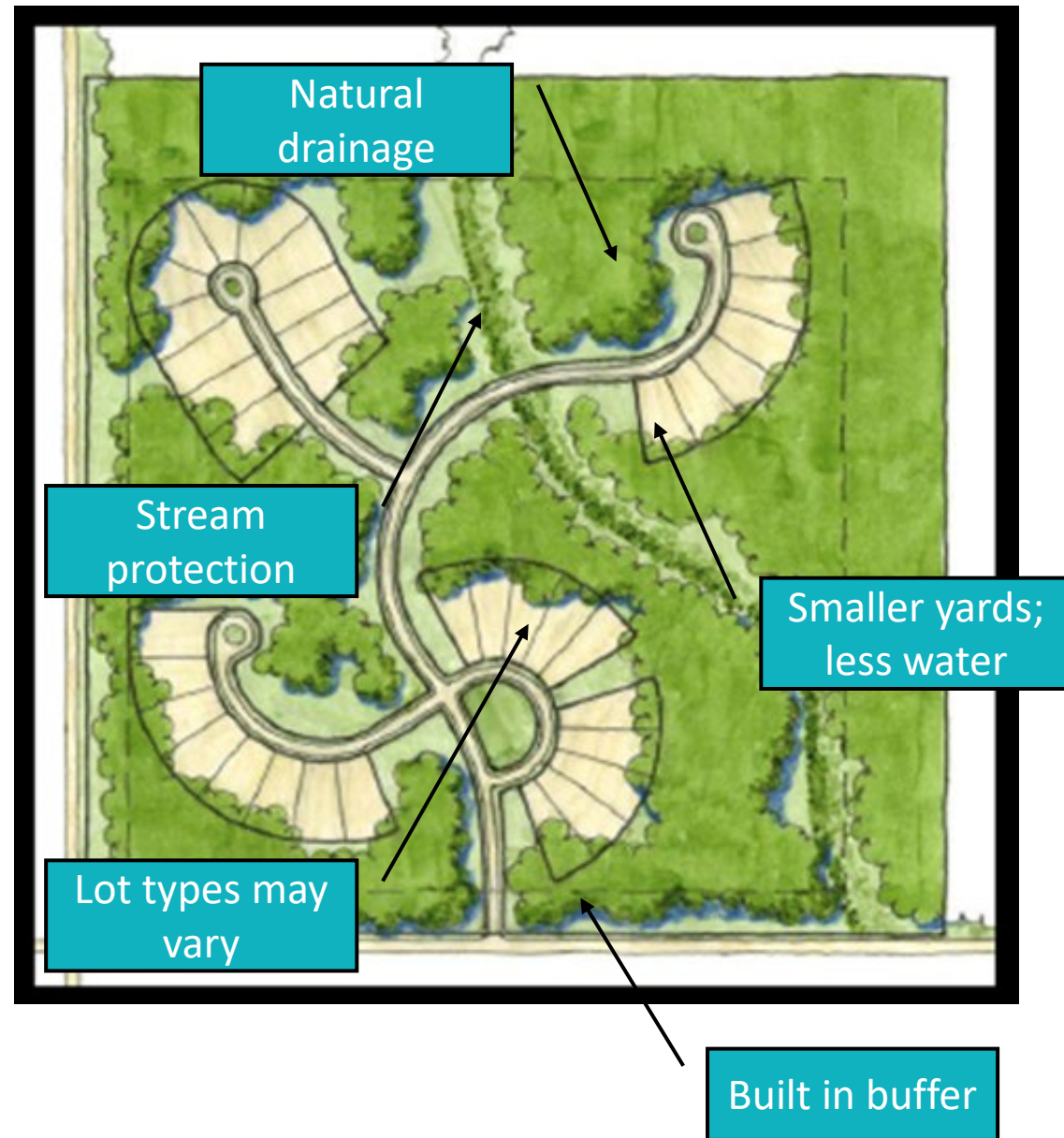
Zones to allow flexibility for various types of rural development



Recommended Districts and Standards			
Districts	Use Type	Amenity Space	Density
RM-SF	Single-Family	TBD	TBD
RM-RC	Commercial Services	TBD	TBD

Example, RM-SF: base zone can:

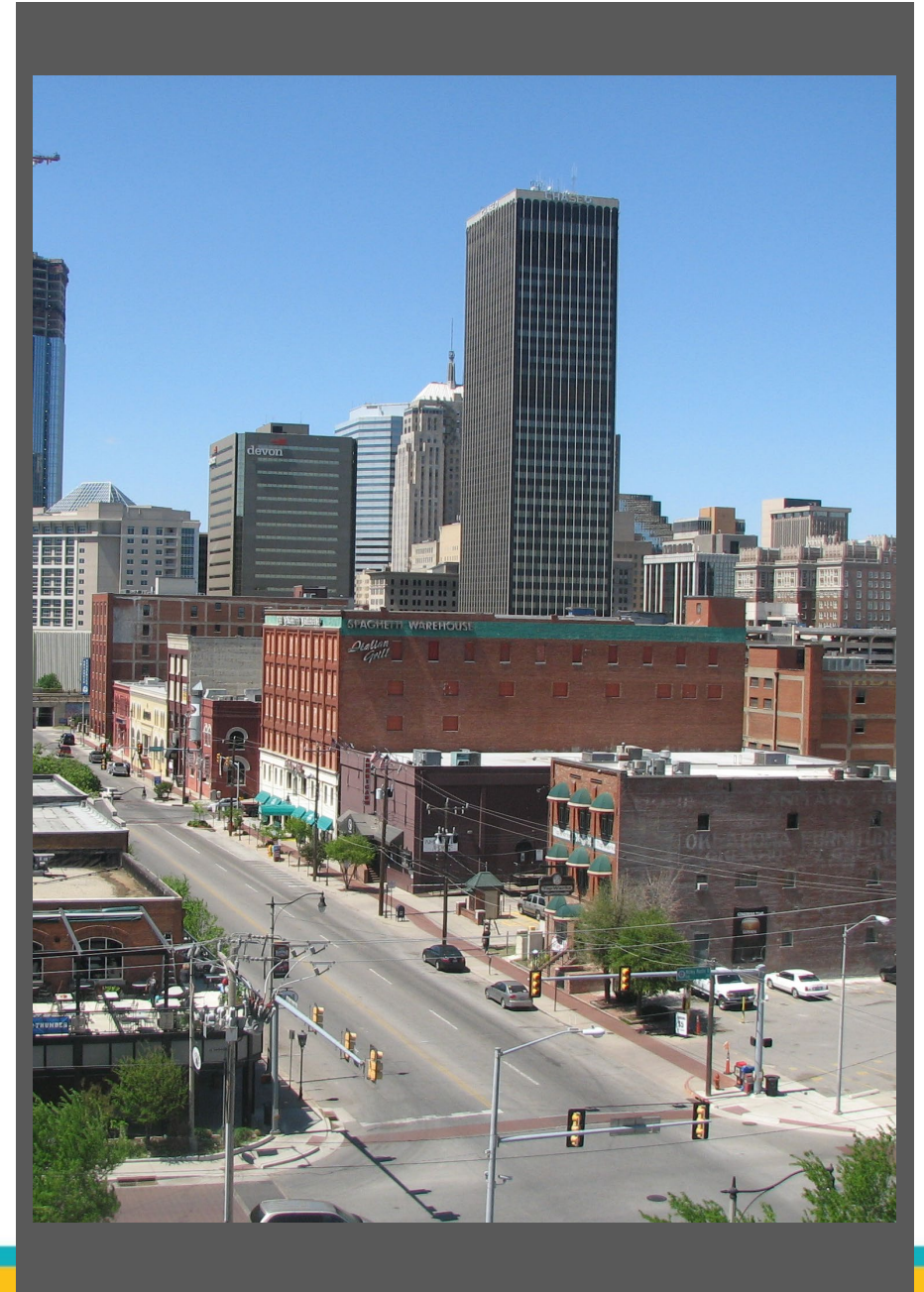
- Preserve natural environment
- Allow density choices that protect environment/water quality
- Reduce flood risk
- Ensure rural character in perpetuity





# The Urban Approach

- Integrate uses
- Increasingly less emphasis on use as intensity increases; more emphasis on form and performance
- Balance parking, amenity space, and height with human-scaled design, civic spaces, transit use, historic preservation, etc.
- On the edges, transition treatments are important to achieve compatibility.



# UL LUTA

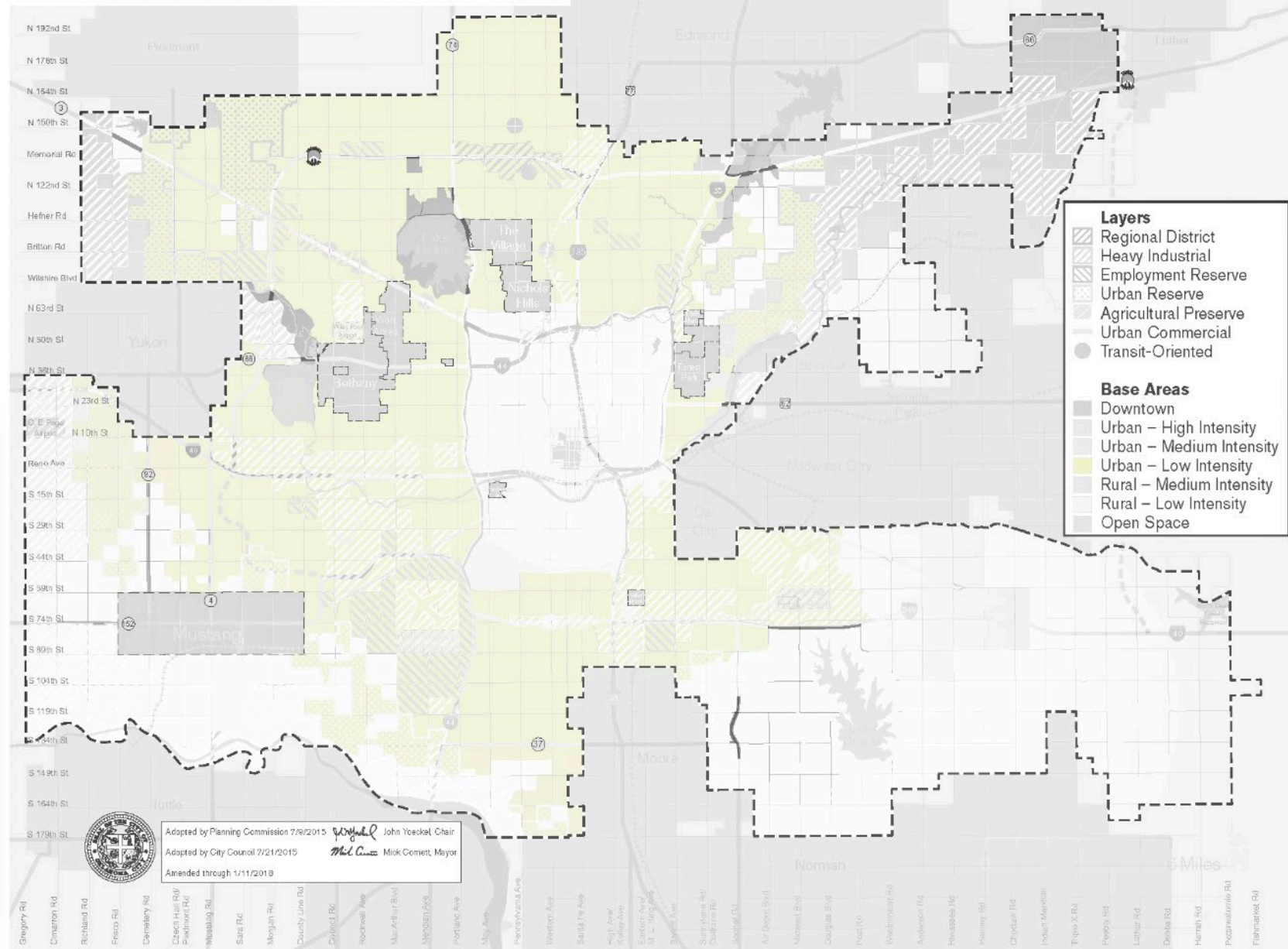
## Description

- Applies to:** Least intensely developed areas with urban services (water + sewer) available.
- Purposes:** Low-density neighborhoods horizontally integrated with supportive commercial uses; provide pedestrian and bicycle access.
- Priorities:** Use compatibility, diversity of lot and home sizes and price points, linear connected amenity spaces, and well-designed buildings and sites.

## UL, Urban: Low Intensity | Scale

- Density Range:** 4 to 8 units per acre (single-family)  
15 to 30 units per acre (multifamily)
- Bulk:** 0.20 to 1.0 FAR; 0.3 typical

## LAND USE TYPOLOGY AREAS (LUTAs)





## Desired planokc Outcomes

- Integrate uses while ensuring compatibility ✓
- Allow increased densities where appropriate ✓
- Mitigate negative impacts of compact development ✓
- Integrate residential unit types and sizes ✓
- Improve transportation system connectivity ✓
- Ensure adequate and quality open space and streetscapes ✓
- Increase landscaping amount and quality ✓
- Establish citywide design standards ✓



## Desired planokc Outcomes

Integrate uses while ensuring compatibility



Allow increased densities where appropriate



Mitigate negative impacts of compact development



Integrate residential unit types and sizes



Improve transportation system connectivity



Increase walkability



Revise parking standards + prohibit new surface parking downtown



Establish citywide design standards



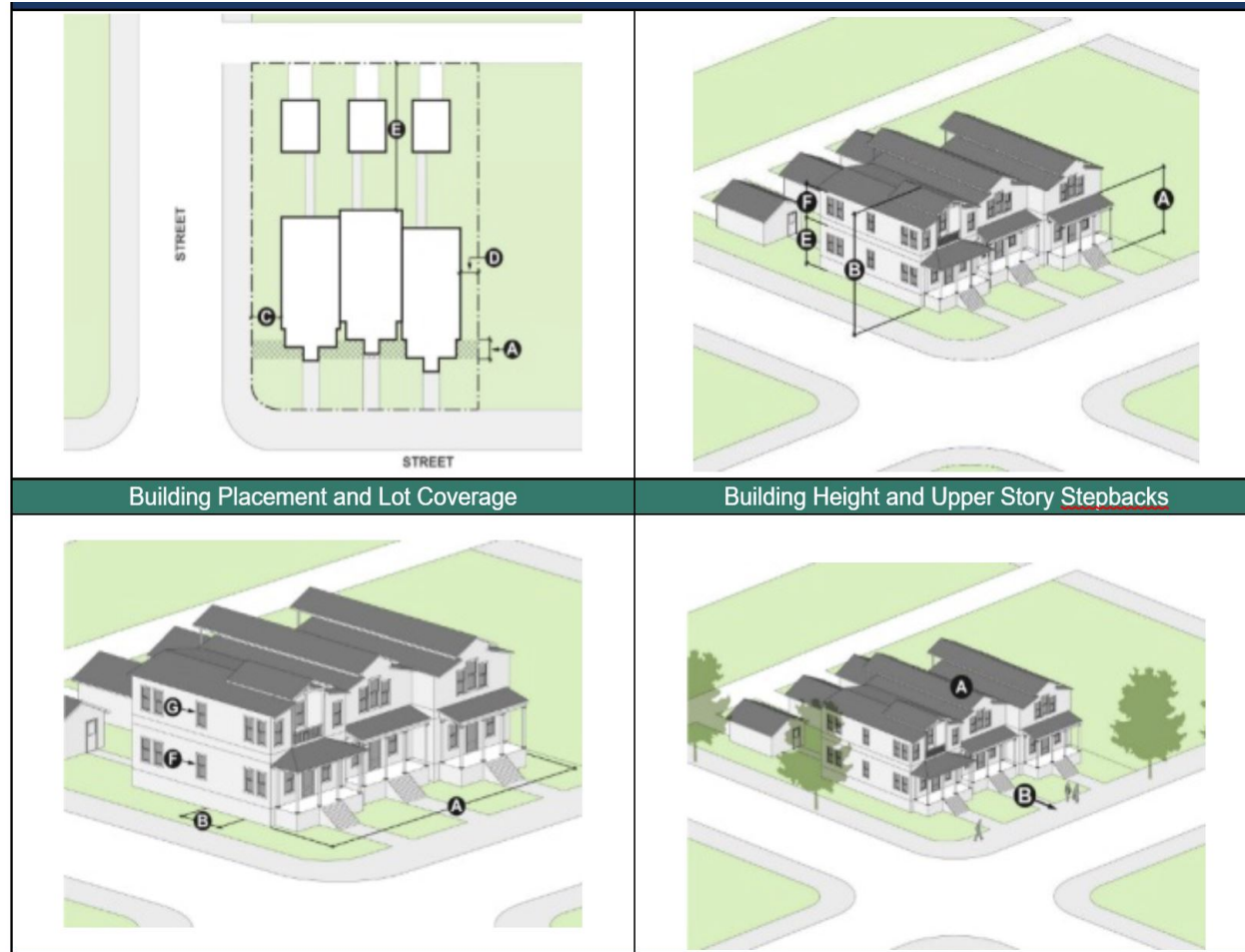


# LUTA Approach; Urban Areas

Comprehensive Plan	Current Zoning Ordinance	New Zoning Code				
Land Use Typology	Current Zoning	Proposed Zoning		Development Options		
UL, Urban: Low Intensity	R-1, Single-Family Residential	UL-SF, Single-Family Detached	UL-MX, Mixed Use	Single-family detached dwellings		
	R-1ZL, Single-Family Zero Lot Line Residential					
	R-2, Medium-Low Density Residential	UL-MR, Mixed Residential		Small-lot single-family, duplex/twin home, multiplex, and townhome dwellings		
	R-3, Medium Density Residential					
	R-4, General Residential					
	O-1, Limited Office	UL-NC, Neighborhood Commercial		Office and limited retail uses		
	C-1, Neighborhood Commercial	UL-OI, Office and Institutional		Office and Institutional uses		
	O-2, General Office					
	C-3, Community Commercial				UL-GC, General Commercial	Retail sales and services
	C-4, General Commercial					
C-HC, Highway Commercial						



# LUTA Approach; Urban Areas



Illustrative  
Only

*Integrate more deliberate standards to achieve intended development outcomes, aligned with LUTAs*

*Purposeful variations in setbacks, height, transitions*

*As move from rural to urban more mixing of land uses; FAR to manage scale and bulk; form standards for building and streetscape design, less parking, more transit, more walkability*

Recommended Districts and Standards				
Districts	Use Type	Amenity Space	Density	FAR
<b>Residential Districts</b>				
<b>UL-SF</b>	SF Detached, Patio Home	TBD	TBD	--
<b>UL-MR</b>	SF Attached and Detached (Duplex) / Multiplex / Townhome	TBD	TBD	--
<b>Mixed Use, Commercial and Industrial Districts</b>				
<b>UL-MX</b>	SF Attached and Detached MF	TBD	TBD	--
	Office, Limited Retail, Services	TBD	--	TBD
<b>UL-NC</b>	Neighborhood Convenience	TBD	TBD	TBD
<b>UL-OI</b>	Office and Institutional	TBD	--	TBD
<b>UL-GC</b>	General Commercial	TBD	--	TBD
<b>UL-LI</b>	Light Industry	TBD	--	TBD



Zones for low-intensity development with city services and attractive neighborhoods



Recommended Districts and Standards				
Districts	Use Type	Amenity Space	Density	FAR
<b>Residential Districts</b>				
<b>UL-SF</b>	SF Detached, Patio Home	TBD	TBD	--
<b>UL-MR</b>	SF Attached and Detached (Duplex) / Multiplex / Townhome	TBD	TBD	--
<b>Mixed Use, Commercial and Industrial Districts</b>				
<b>UL-MX</b>	SF Attached and Detached MF	TBD	TBD	--
	Office, Limited Retail, Services	TBD	TBD	TBD
<b>UL-NC</b>	Neighborhood Convenience	TBD	TBD	TBD
<b>UL-OI</b>	Office and Institutional	TBD	TBD	TBD
<b>UL-GC</b>	General Commercial	TBD	TBD	TBD
<b>UL-LI</b>	Light Industry	TBD	TBD	TBD

- Minimum required amenity space; equal density to R1
- Permits variety of detached and attached housing types; addresses “missing middle”



Recommended Districts and Standards				
Districts	Use Type	Amenity Space	Density	FAR
<b>Residential Districts</b>				
UL-SF	SF Detached, Patio Home	TBD	TBD	--
UL-MR	SF Attached and Detached (Duplex) / Multiplex / Townhome	TBD	TBD	--
<b>Mixed Use, Commercial and Industrial Districts</b>				
UL-MX	SF Attached and Detached MF	TBD	TBD	--
	Office, Limited Retail, Services	TBD	TBD	TBD
UL-NC	Neighborhood Convenience	TBD	TBD	TBD
UL-OI	Office and Institutional	TBD	TBD	TBD
UL-GC	General Commercial	TBD	TBD	TBD
UL-LI	Light Industry	TBD	TBD	TBD



- By-right development; not subject to a PUD or SPUD
- Pre-established densities and floor areas (FARs)
- Requires master development plan approval
- Site and building development standards give design flexibility yet predictable UL outcomes

# UM LUTA

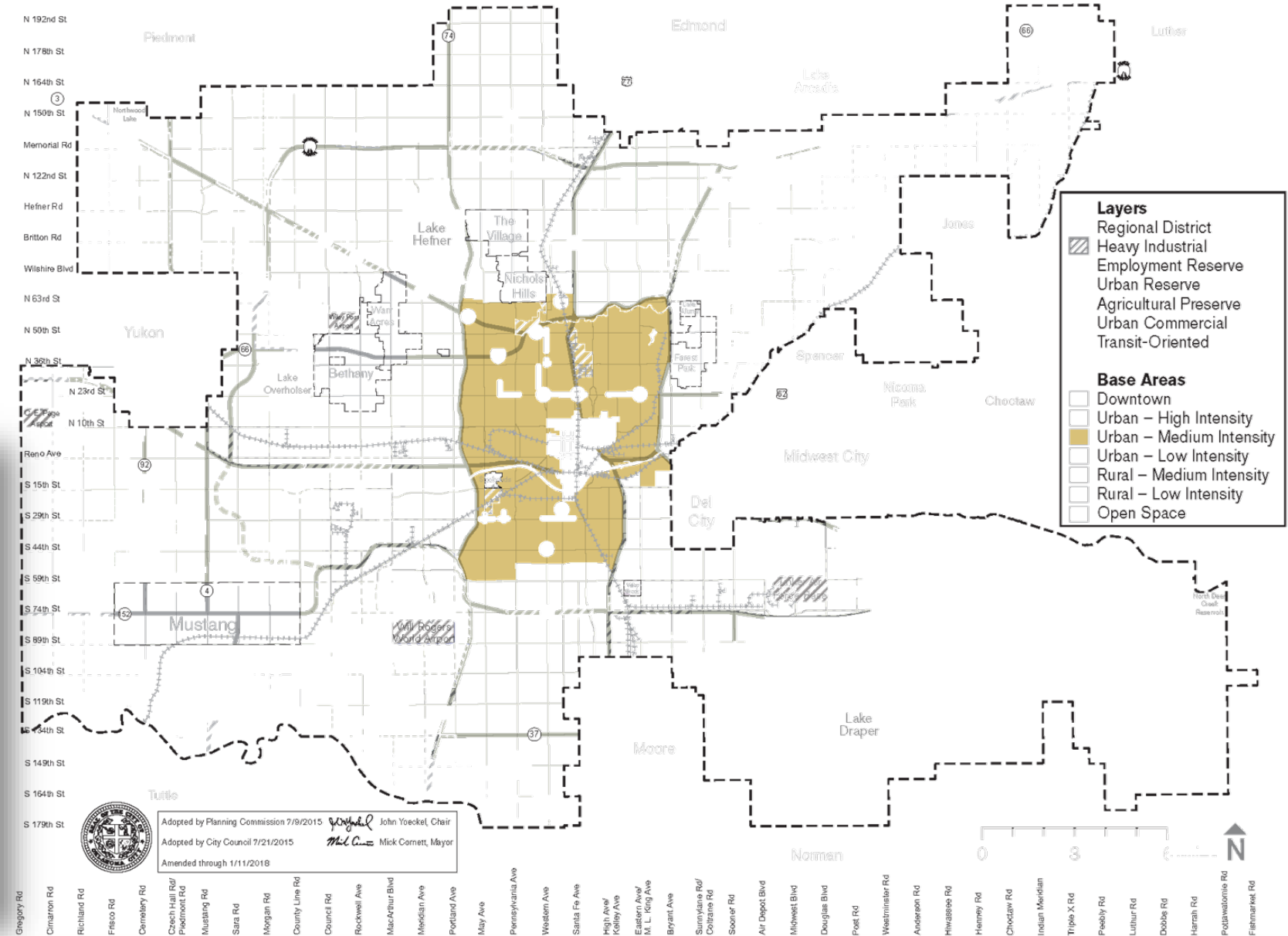
## Description

- Applies to:** A wide variety of fully urbanized neighborhoods largely built prior to 1960.
- Purposes:** Support efficient transit usage; provide pedestrian and bicycle access to retail, services, parks, and other destinations.
- Priorities:** Infill development on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

## Intensity | Scale

- Density Range:** 10 to 40 dwelling units per acre
- Bulk:** 0.40 to 1.2 FAR; 1.0 typical

## LAND USE TYPOLOGY AREAS (LUTAs)





Recommended Districts and Standards				
Districts	Use Type	Amenity Space	Density	FAR
<b>Residential Districts</b>				
<b>UM-SF</b>	Single-Family, Two-Family (Duplex)	TBD	TBD	--
<b>UM-MF</b>	Multiplex (3-4 Family), Multi-Family	TBD	TBD	--
<b>Mixed Use, Commercial and Industrial Districts</b>				
<b>UM-NB</b>	Neighborhood Business	TBD	TBD	TBD
<b>UM-PO</b>	Professional Office	TBD	TBD	TBD
<b>UM-MX</b>	Mixed Residential	TBD	TBD	--
	Office, Retail, Services, Civic	TBD	TBD	TBD
<b>UM-LI</b>	Infill Industry	TBD	TBD	TBD



Example, UM-MX: base zone can:

- Be compatible
- Establish design regulations
- Ensure quality open space
- Revise parking
- Increase density, where appropriate



# Discussion

LUTA Zone Approach



# Public Comment

LUTA Zone Approach



# Schedule and Next Steps

- Homework

- Provide feedback

[www.okc.gov/codeupdate](http://www.okc.gov/codeupdate)  
[codeupdate@okc.gov](mailto:codeupdate@okc.gov)

- Next Meeting (s)

- Deeper dive into LUTA Profiles
- Metrics of zones

The screenshot shows the 'PLANNING DEPARTMENT' website. The main heading is 'DEVELOPMENT CODES UPDATE'. A navigation menu on the left lists various planning topics, with 'Code Update' selected. The main content area includes an 'Overview' section with a graphic of three interlocking hexagons (yellow, blue, and teal) and the text: 'The Planning Department is managing a multi-phase project to update the City's development-related codes, including the Zoning and Planning Code, Sign Code, and Subdivision Regulations. Changes are intended to implement the City's comprehensive plan, [planokc](#), and address challenges with existing regulations.' Below this is a 'Get Involved' section with four bullet points: 'Review the proposed new sign code and leave feedback', 'Take the Survey', 'Sign up for email updates', and 'Submit feedback about Oklahoma City's existing codes and regulations'. On the right side, there are sections for 'Department Contacts' (listing Marilyn Lamensdorf, AICP, CNUa, Program Planner, (405) 297-1692, [marilyn.lamensdorf@okc.gov](mailto:marilyn.lamensdorf@okc.gov)), 'Downloads & Resources' (with links for 'Browse Current Code', 'Find your Street Typology', and 'Sign Code Presentation 9-28-21'), and 'Stakeholder Advisory Team' (with links for 'Meeting Agendas & Minutes' and 'Members').

Thank you!

