

# OKC Development Codes Update

Workshop/Focus Group

Developers and Stakeholder Advisory Team

December 16, 2021

# Agenda

1. Summarize LUTA zone approach
2. Rural Metrics (preliminary)
3. Urban Metrics (preliminary)
4. Discussion
5. Schedule & 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

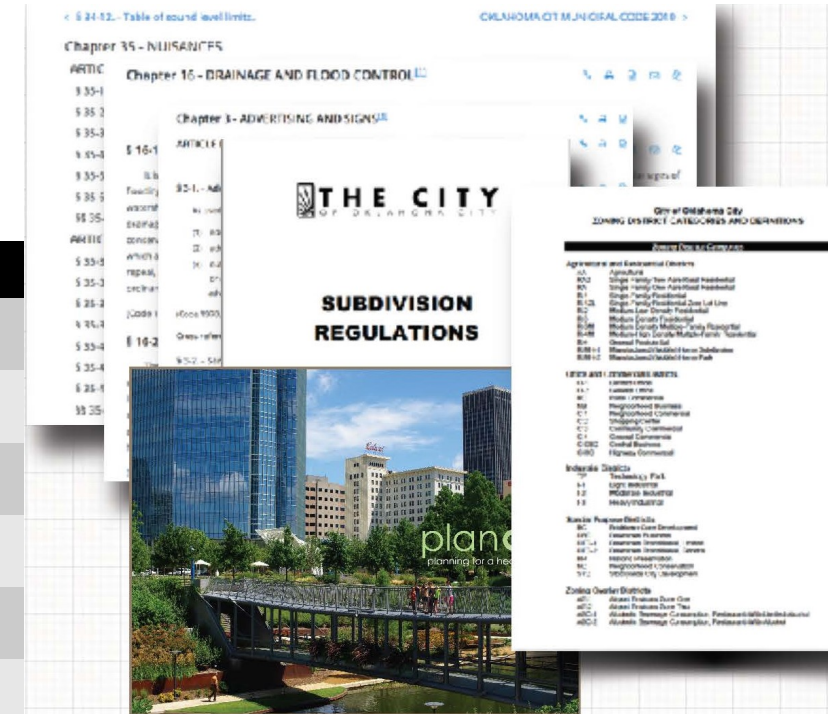
Ensure adequate and quality open space and streetscapes

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



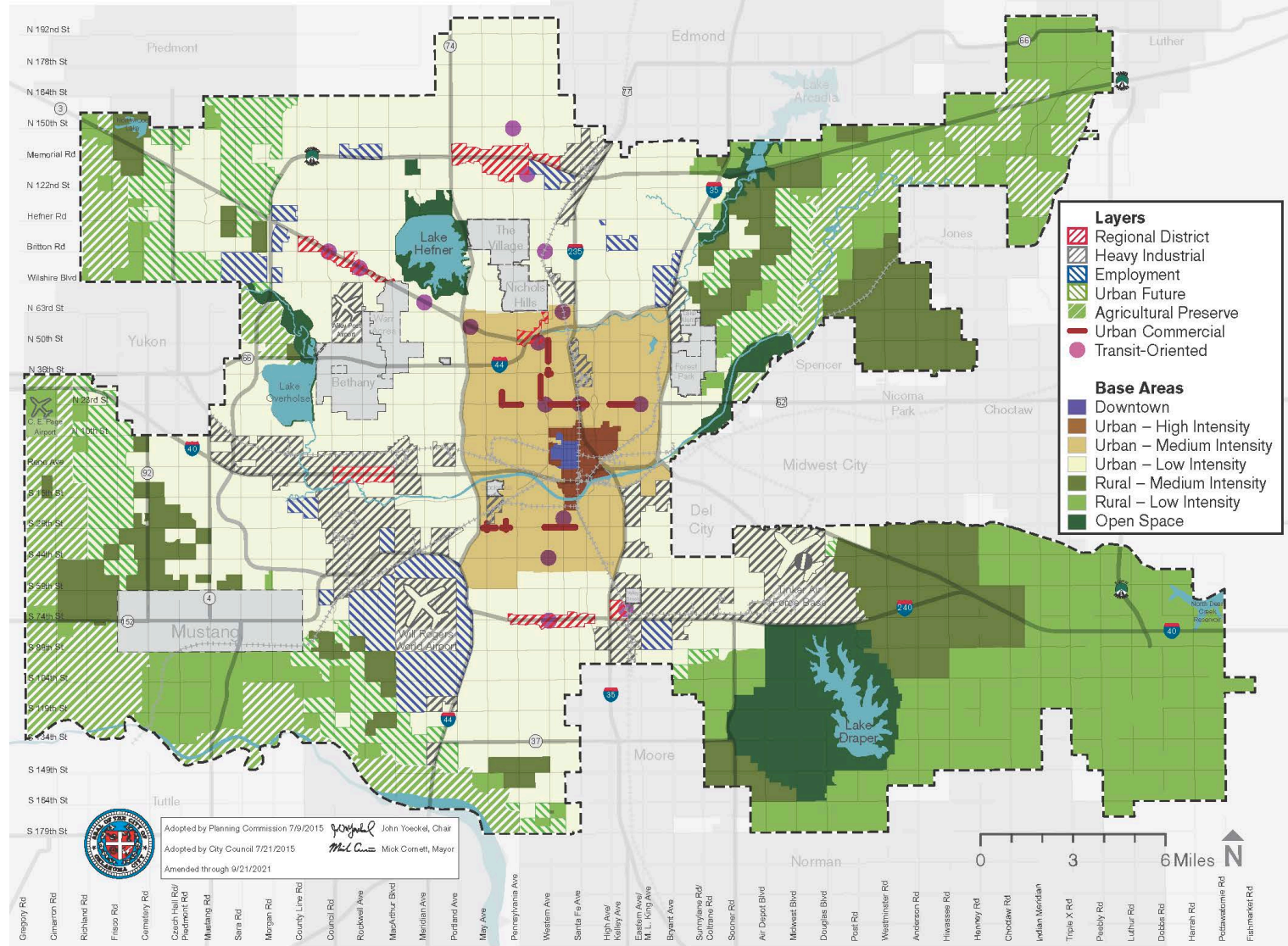


# planokc LUTAS



“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)

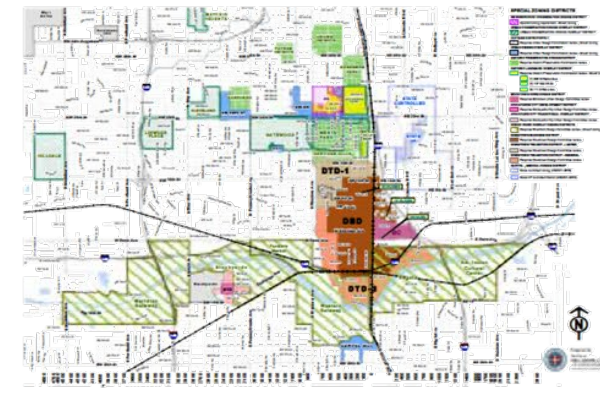
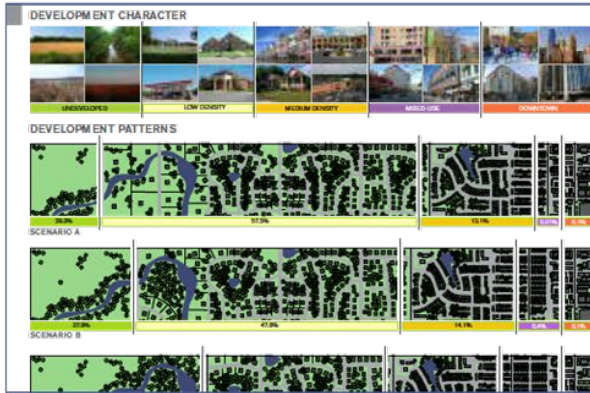
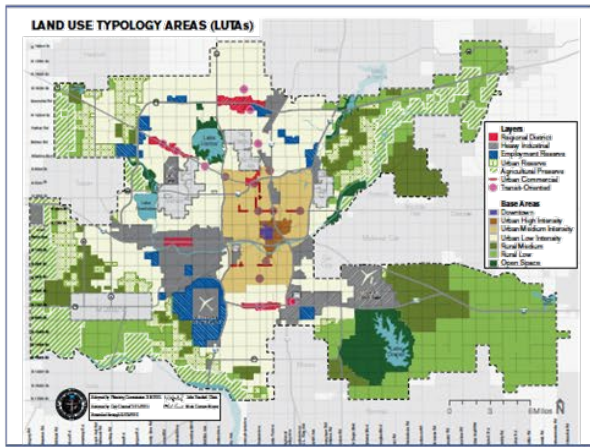






# Why can't *Chapter 59 – Zoning and Planning Code* meet **planokc** goals?

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**Outdated** parking regulations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



# Issues with Chapter 59

- Base zone standards lack character definition
- Base zones are not tailored to character context
  - Land use alone is a poor proxy for neighborhood character
  - Bulk standards often do not address context from rural to urban
- Band-aids
  - Overlays try to fix context in some places but are confusing
  - PUDs and SPUDs try to fix code problems but are burdensome



# 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





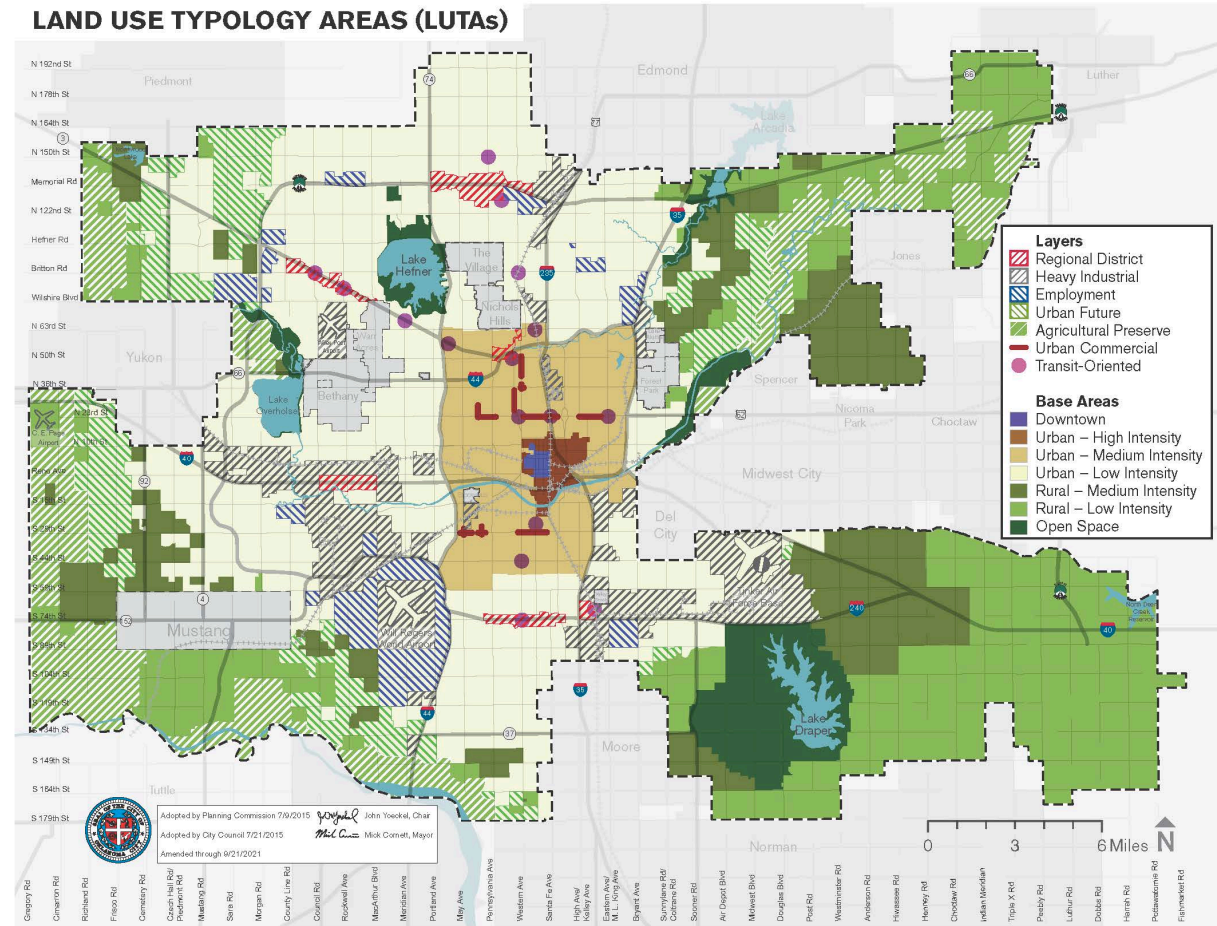


# New LUTA Zone Approach

Backbone of the new code

# New LUTA Zone Approach

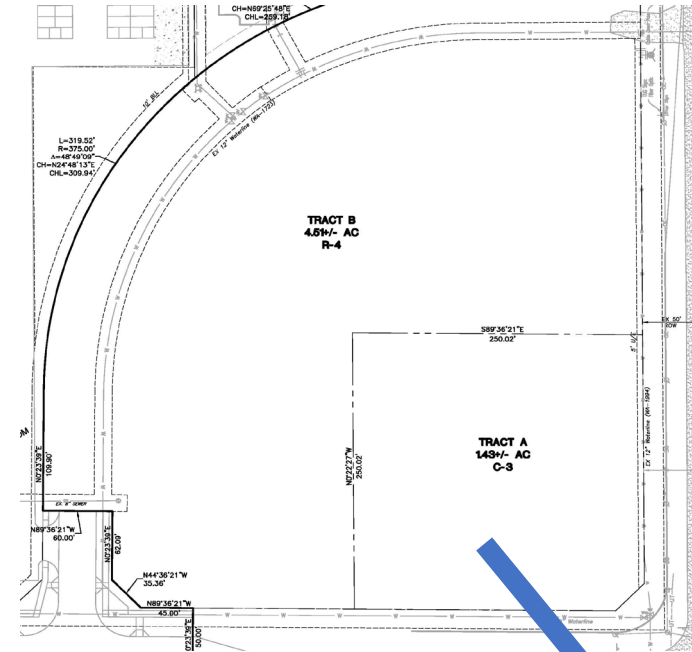
- Organize new zoning districts based on LUTAs
- Integrate more deliberate standards to align with LUTAs
  - As LUTAs move along the continuum from rural to urban, purposeful standards apply regarding:
    - FAR to manage scale and bulk
    - Building and streetscape design
    - Parking
    - Walkability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

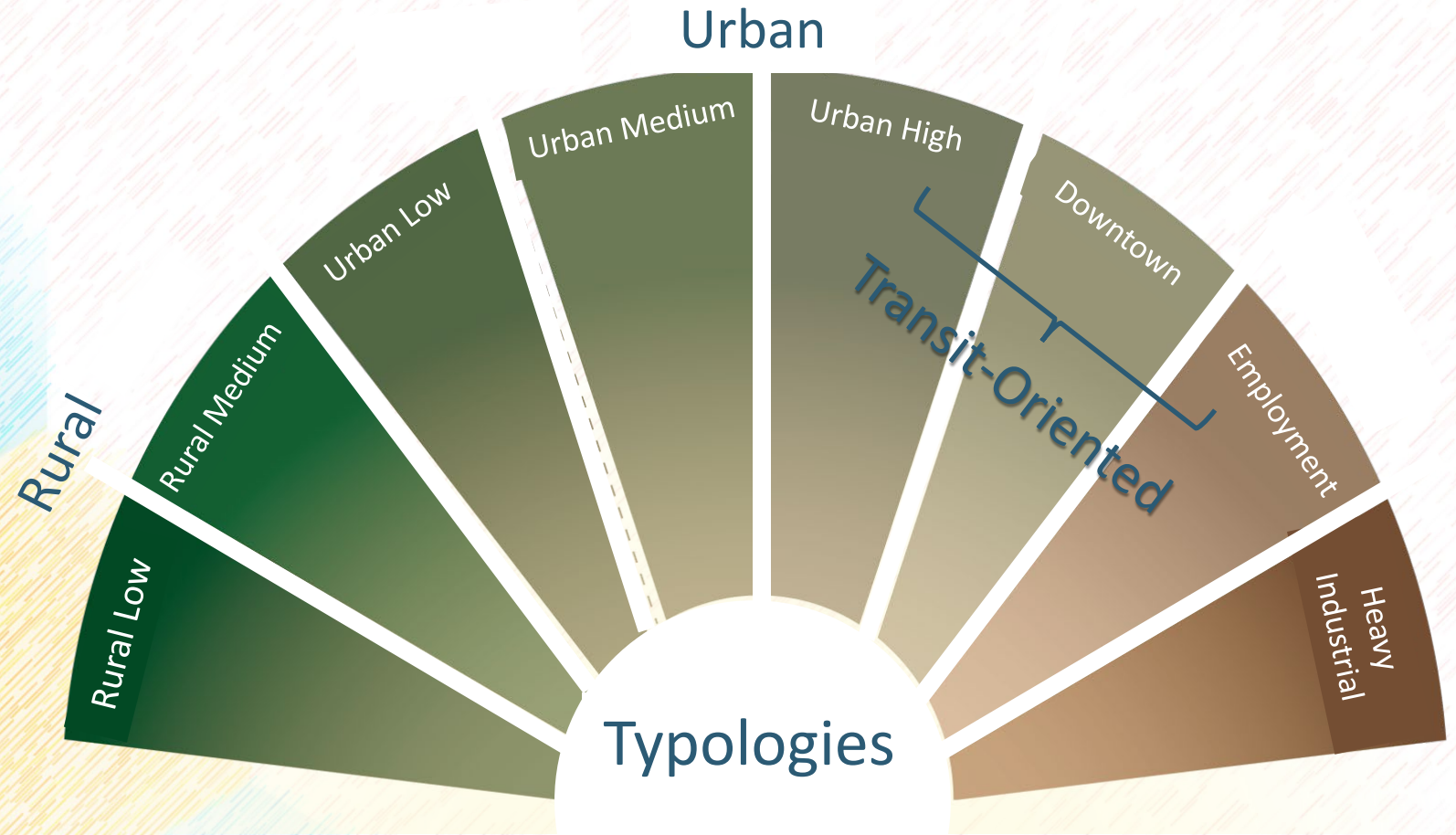
**Proposed code:**  
Building form that can integrate uses for livable spaces (walkable, compatible)





# 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.



# 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)
-----------------------	------------------	---------------	---------	------------------------

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



# Amenity Space

**Preserve**



**Gather**



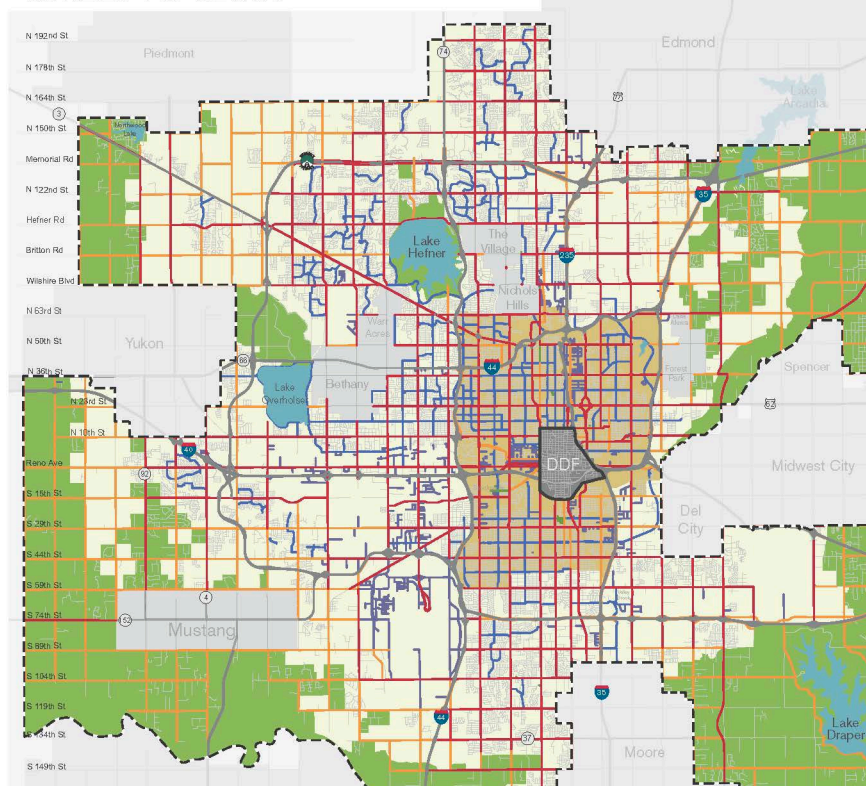
**Play**



# 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



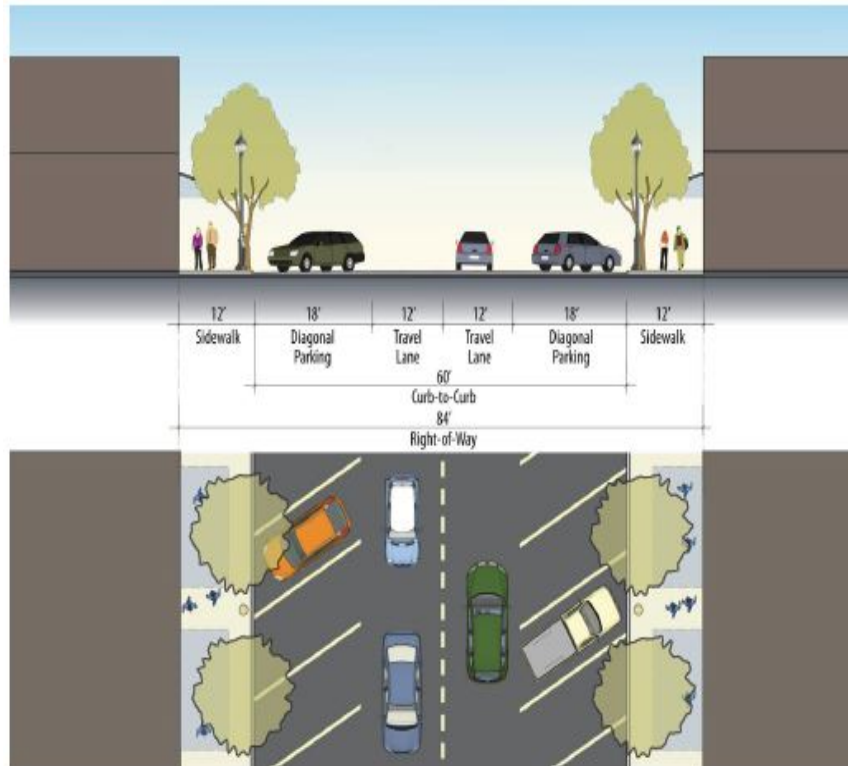
## “Baked-in” metrics

- **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

STREET TYPOLOGY



## “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



# 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

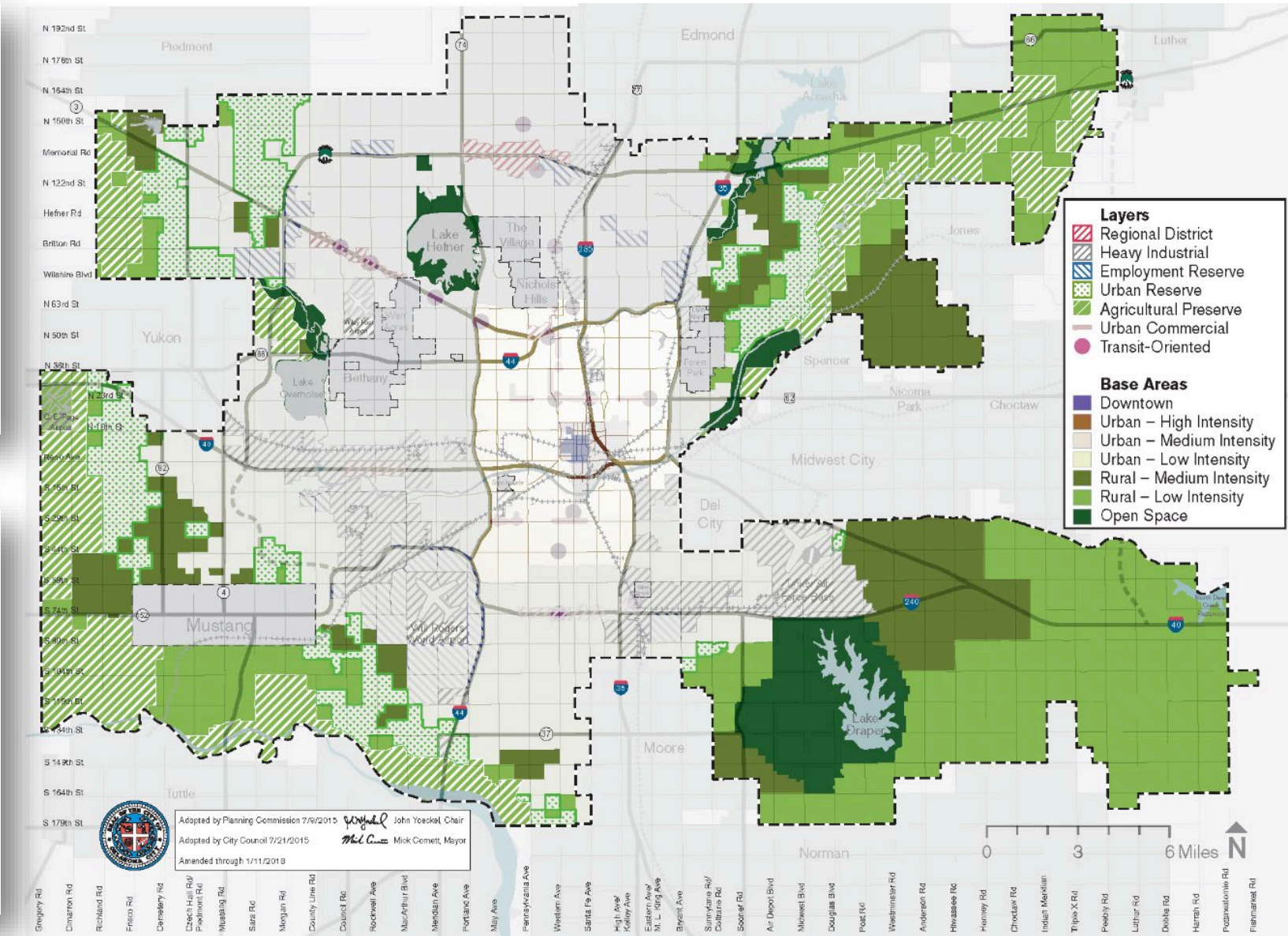
- Density Range:** 0.2 units per acre (5-acre lots minimum)
- Bulk:** Not applicable

## 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**





# 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%



5-acre lots



2-acre lots



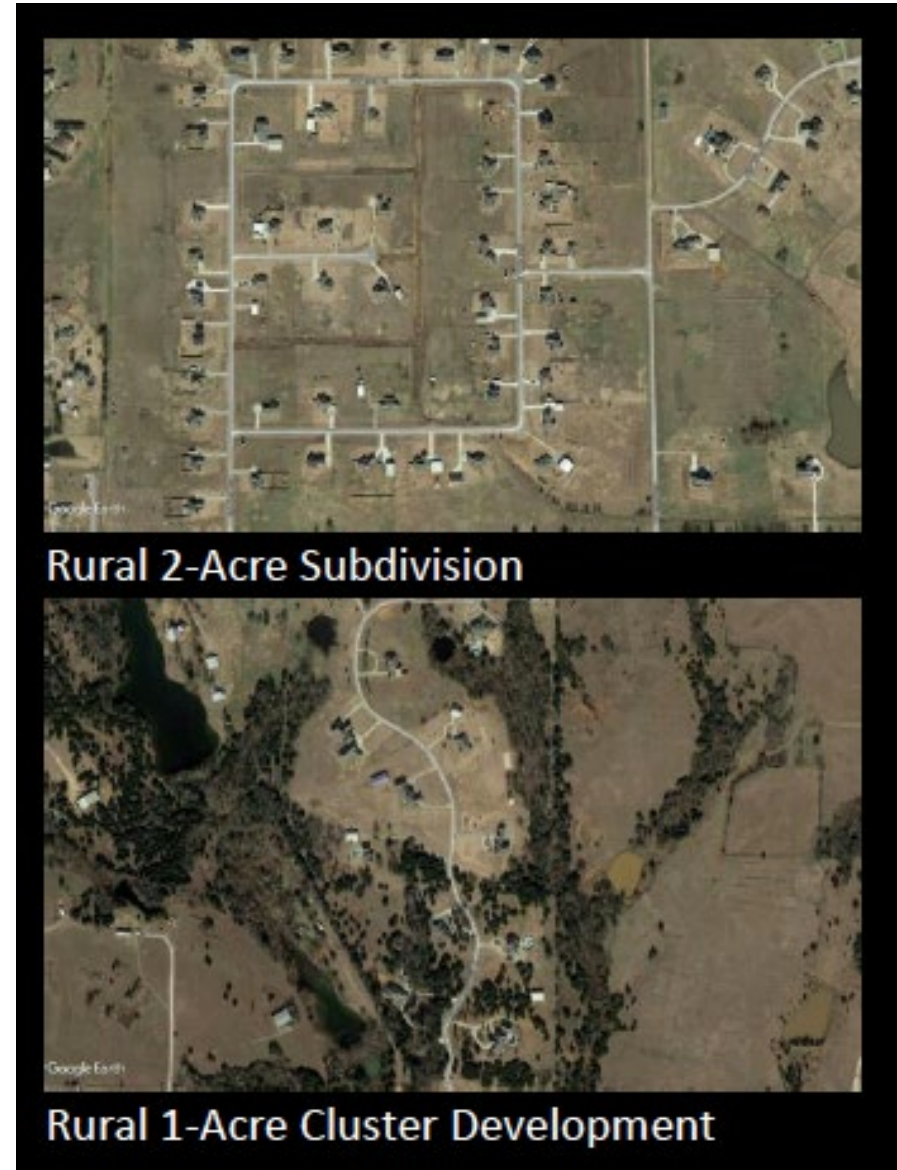
1-acre lots



# RM LUTA ( $< 0.5$ units/acre) (2-acre minimum)

Zoning District	Min. Lot Area	Required Open Space	Density (du/ac)	Lots per 100 ac.	% Bonus
RA-2	87,120 sf. (2.00 ac.)	0%	0.48	50	--
Opt. 1	71,800 sf. (1.75 ac.)	15%	0.50	50	--
Opt. 2	43,560 sf. (1.00 ac.)	38%	0.60	60	20%
Opt. 3	30,000 sf. (2/3 acre)	52%	0.65	65	35%
Opt. 4	21,780 sf. (1/2 acre)	65%	0.70	70	45%

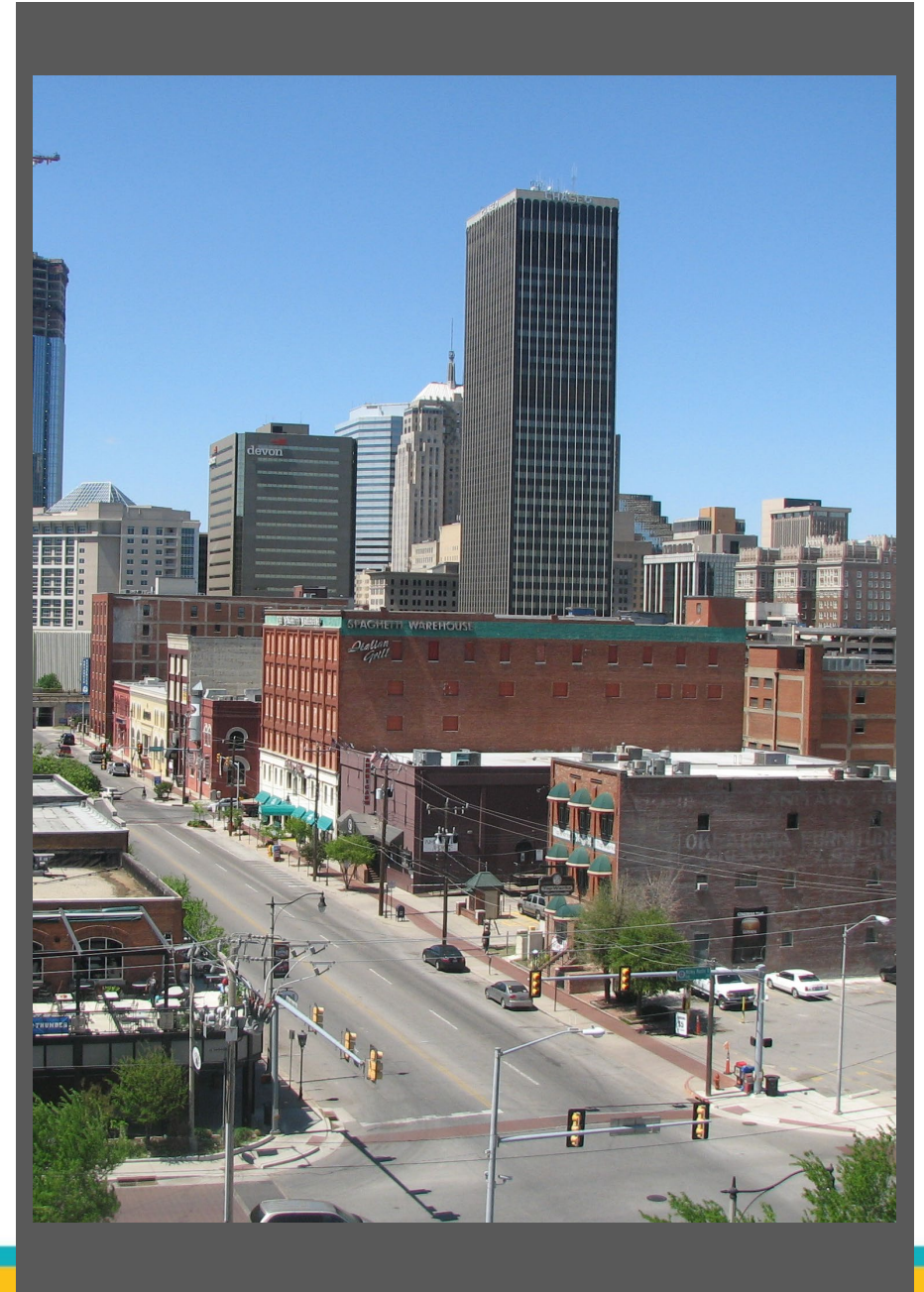
Zones to allow flexibility for various types of rural development





# 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.

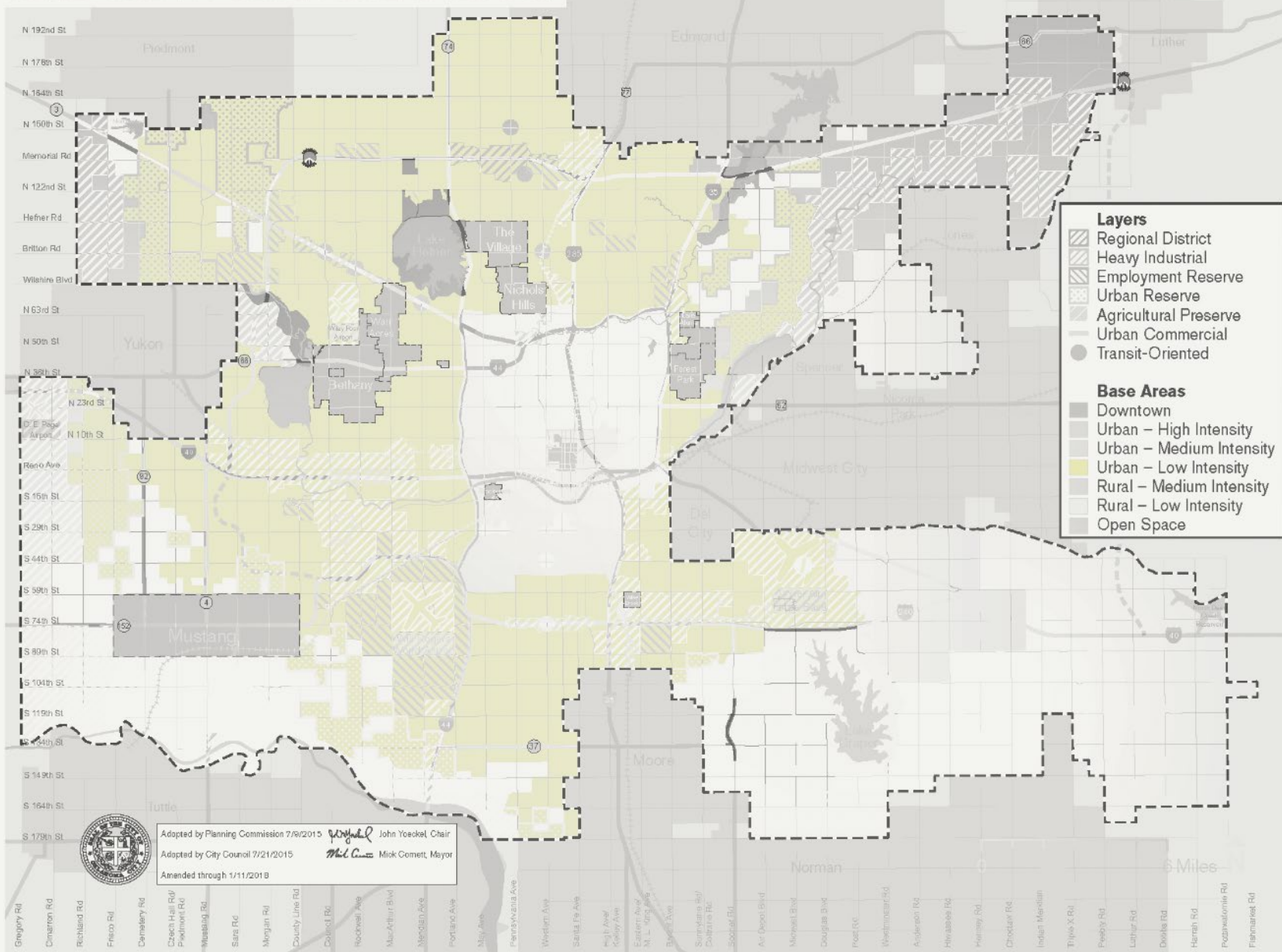
**Priorities:** Use compatibility, diversity of lot and home sizes and price points, linear connected amenity spaces, and well-designed buildings and sites.

## 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**



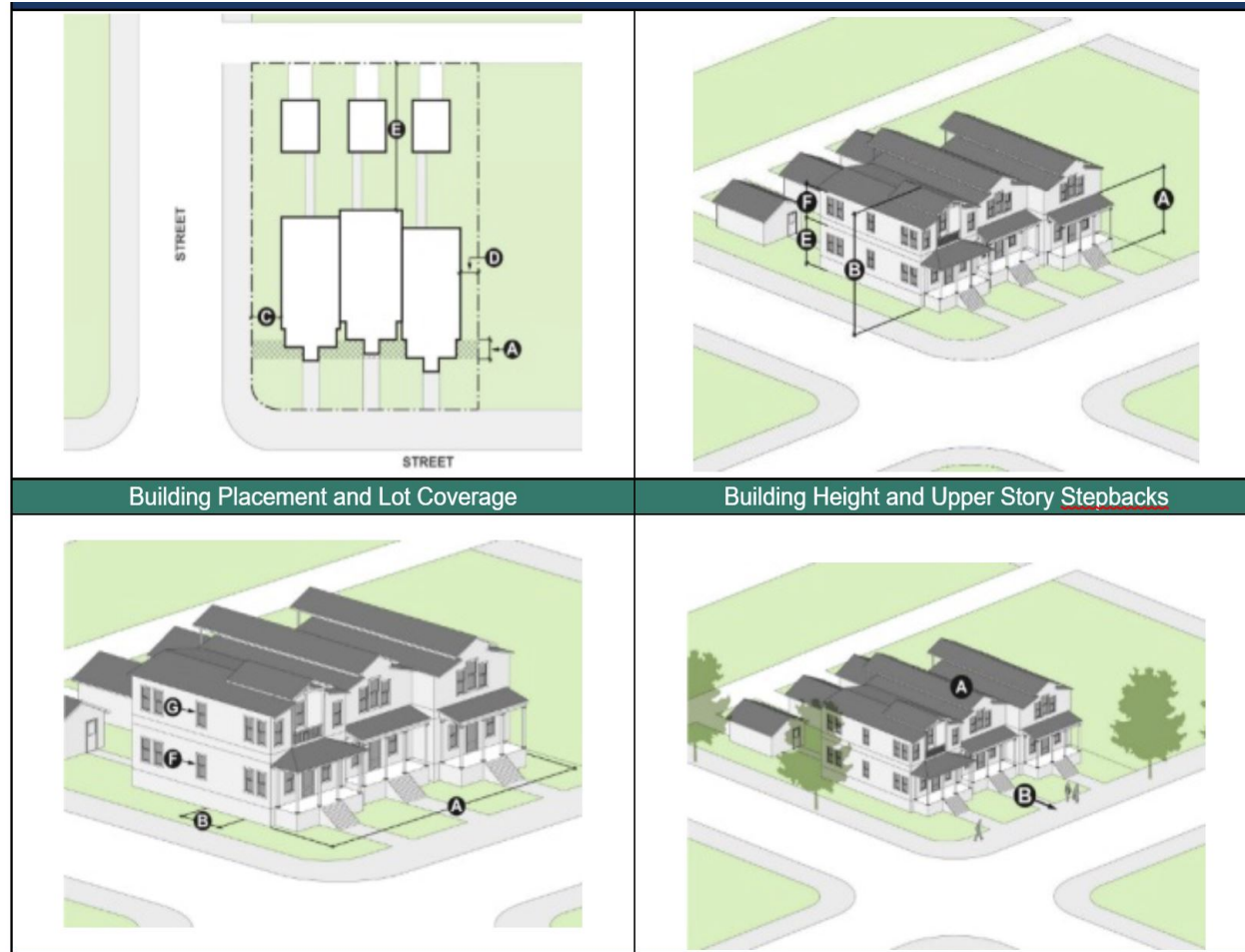
# LUTA Approach; Urban Areas

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	<b>UL-SF, Single-Family Detached</b>	<b>UL-MX, Mixed Use</b>	Single-family detached dwellings (standards for zero lot line)	
	R-1ZL, Single-Family Zero Lot Line Residential				
	R-2, Medium-Low Density Residential	<b>UL-MR, Mixed Residential</b>		Small-lot single-family, duplex/twin home, multiplex, townhome dwellings, and garden apts.	
	R-3, Medium Density Residential				
	O-1, Limited Office	<b>UL-NC, Neighborhood Commercial</b>		Office and limited retail uses	
	C-1, Neighborhood Commercial				
	O-2, General Office	<b>UL-OI, Office and Institutional</b>		Office and Institutional uses	
	C-3, Community Commercial	<b>UL-GC, General Commercial</b>		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*

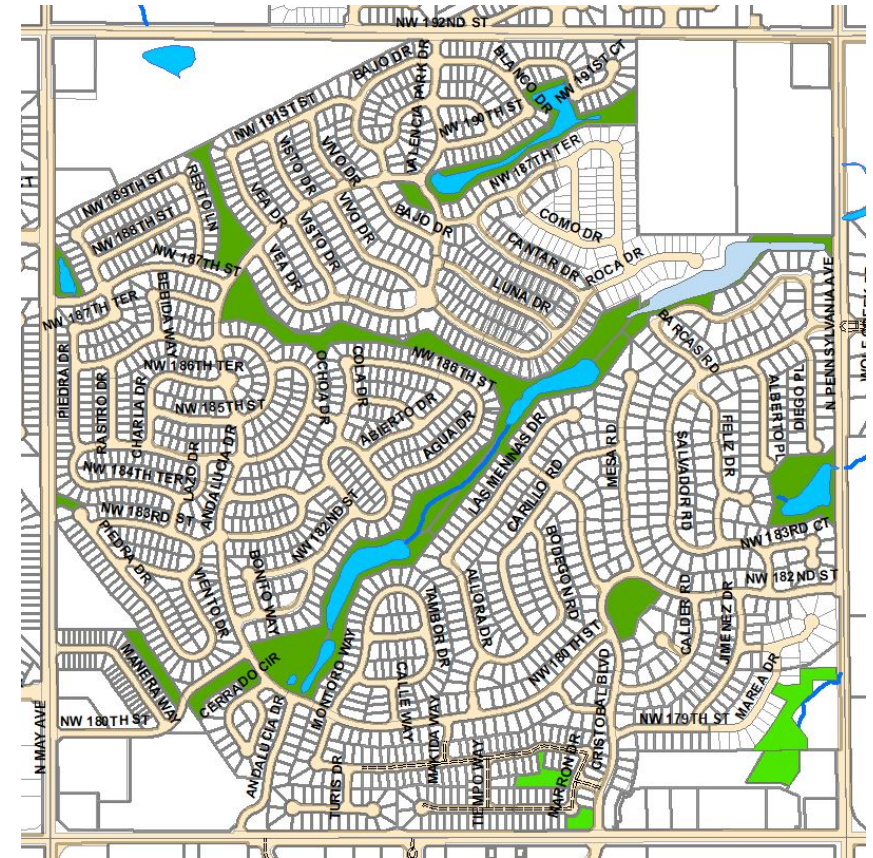
(4 – 8 units/acre)  
(MF – 15 – 30 units/acre)

Recommended Districts and Standards				
Districts	Use Type	Amenity Space	Density	FAR
<b>Residential Districts</b>				
<b>UL-SF</b>	SF Detached, Patio Home	15%	6.0	--
<b>UL-MR</b>	SF Attached and Detached (Duplex) / Multiplex / Townhome	10%	12.8	--
<b>Mixed Use, Commercial and Industrial Districts</b>				
<b>UL-MX</b>	SF Attached and Detached MF	15% - 18%	15-30	--
	Office, Limited Retail, Services		--	0.5 – 1.0
<b>UL-NC</b>	Neighborhood Convenience	18%	--	0.5
<b>UL-OI</b>	Office and Institutional	15%	--	0.7
<b>UL-GC</b>	General Commercial	15%	--	0.4
<b>UL-LI</b>	Light Industry	12%	--	0.5

- Minimum required amenity space; equal density to R1
- Permits variety of detached and attached housing types; addresses “missing middle”
- Contextual – infill development or within a neighborhood center
- Requires master development plan

# Current Requirements: Open Space

- Residential Open Space (0-30% Rural, 3.2% Urban)
- Residential Park Development Fees, discounts for opening park to public
- Landscaping / Buffers (Residential/Commercial)
- Detention / Retention (Residential/Commercial)





# Proposed: Amenity Space

- Context-based
- Right-sized
- Defined
- Illustrated
- Flexible
- Placemaking





# Amenity Space Examples





# UL LUTA

(4 – 8 units/acre)  
(MF – 15 – 30 units/acre)

## Working Draft

Zoning District	Min. Lot Area	Required Open Space	Density	Lots per 10 ac.	% Bonus
R-1	6,000 sf.	3%	5.9	59	--
Opt. 1	5,000 sf.	15%	6.1	61	5%
Opt. 2	4,000 sf.	15%	8.0	80	19%
R-2	3,000 sf.	3%	12.8	128	--
Opt. 1	1,750 sf.	10%	21.0	211	--
Opt. 2	1,000 sf.	18%	30.0	300	--

UL-SF



6 units/acre



# Working Draft

Zoning District	Min. Lot Area	Required Open Space	Density	Lots per 10 ac.	% Bonus
R-1	6,000 sf.	3%	5.9	59	--
Opt. 1	5,000 sf.	15%	6.1	61	5%
Opt. 2	4,000 sf.	15%	8.0	80	19%
<b>R-2</b>	<b>3,000 sf.</b>	<b>3%</b>	<b>12.8</b>	<b>128</b>	<b>--</b>
Opt. 1 (R-3)	1,750 sf.	10%	21.0	211	--
Opt. 2	1,000 sf.	18%	30.0	300	--

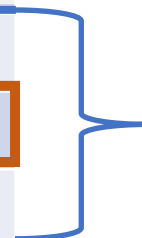


Amenity Space

(4 – 8 units/acre)  
(MF – 15 – 30 units/acre)

# Working Draft

Zoning District	Min. Lot Area	Required Open Space	Density	Lots per 10 ac.	% Bonus
R-1	6,000 sf.	3%	5.9	59	--
Opt. 1	5,000 sf.	15%	6.1	61	5%
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<b>R-2</b>	3,000 sf.	3%	12.8	128	--
<b>Opt. 1 (R-3)</b>	1,750 sf.	10%	21.0	211	--
Opt. 2	1,000 sf.	18%	30.0	300	--



**UL-MR**



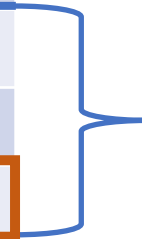
**21 units/acre**

**Amenity Space**



# Working Draft

Zoning District	Min. Lot Area	Required Open Space	Density	Lots per 10 ac.	% Bonus
R-1	6,000 sf.	3%	5.9	59	--
Opt. 1	5,000 sf.	15%	6.1	61	5%
Opt. 2	4,000 sf.	15%	8.0	80	19%
<b>R-2</b>	3,000 sf.	3%	12.8	128	--
Opt. 1	1,750 sf.	10%	21.0	211	--
Opt. 2	1,000 sf.	18%	30.0	300	--



**UL-MR**



**Amenity Space**

**30 units/acre**

**Amenity Space**



## Recommended Districts and Standards

Districts	Use Type	Amenity Space	Density	FAR
<b>Residential Districts</b>				
UL-SF	SF Detached, Patio Home	15%	6.0	--
UL-MR	SF Attached and Detached (Duplex) / Multiplex / Townhome	10%	12.8	--
<b>Mixed Use, Commercial and Industrial Districts</b>				
UL-MX	SF Attached and Detached MF	20%	15-30	--
	Office, Limited Retail, Services		--	0.5 – 1.0
UL-NC	Neighborhood Convenience	18%	--	0.5
UL-OI	Office and Institutional	15%	--	0.7
UL-GC	General Commercial	15%	--	0.4
UL-LI	Light Industry	12%	--	0.5



- 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



# Discussion

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)

- Draft base zones
- Introduction to development standards

The screenshot shows a web page for the OKC Planning Department's 'DEVELOPMENT CODES UPDATE' project. The page features a navigation menu on the left with categories like 'Planning', 'What We Do', 'Applications & Forms', 'Comprehensive Plan', 'Current Projects', 'Code Update', 'Watch for Me OKC', 'Funded Bike Projects', 'Innovation District Land Use Plan', 'Design Review and Historic Preservation', 'Financial Assistance', 'Programs', and 'Meetings and Events Calendar'. The main content area includes a breadcrumb trail 'DEPARTMENTS » PLANNING » CURRENT PROJECTS »', the title 'DEVELOPMENT CODES UPDATE', and a graphic with the text 'OKC Development Codes Update'. Below this is an 'Overview' section stating that 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. A 'Get Involved' section lists actions such as 'Sign up for email updates', 'What did we hear from you in 2021? (Coming Soon)', and 'Learn About Zoning', with sub-links for 'Watch a Video' and 'Watch Zoning 101 Staff Presentation'. A right-hand sidebar contains 'Department Contacts' (Marilyn Lamensdorf, AICP, CNUa, Program Planner, (405) 297-1692, [marilyn.lamensdorf@okc.gov](mailto:marilyn.lamensdorf@okc.gov)), 'Downloads & Resources' (Browse Current Code, Find your Street Typology, Find your Current Zoning), and 'Stakeholder Advisory Team' (Meeting Agendas & Minutes).



Thank you!

