



OKC Development Codes Update

UM Zones presentation

Stakeholder Advisory Team

11.03.22

Agenda

- Recap overall approach
- Review public outreach results
- Review proposed Urban Medium approach
- Discussion
- Next Steps



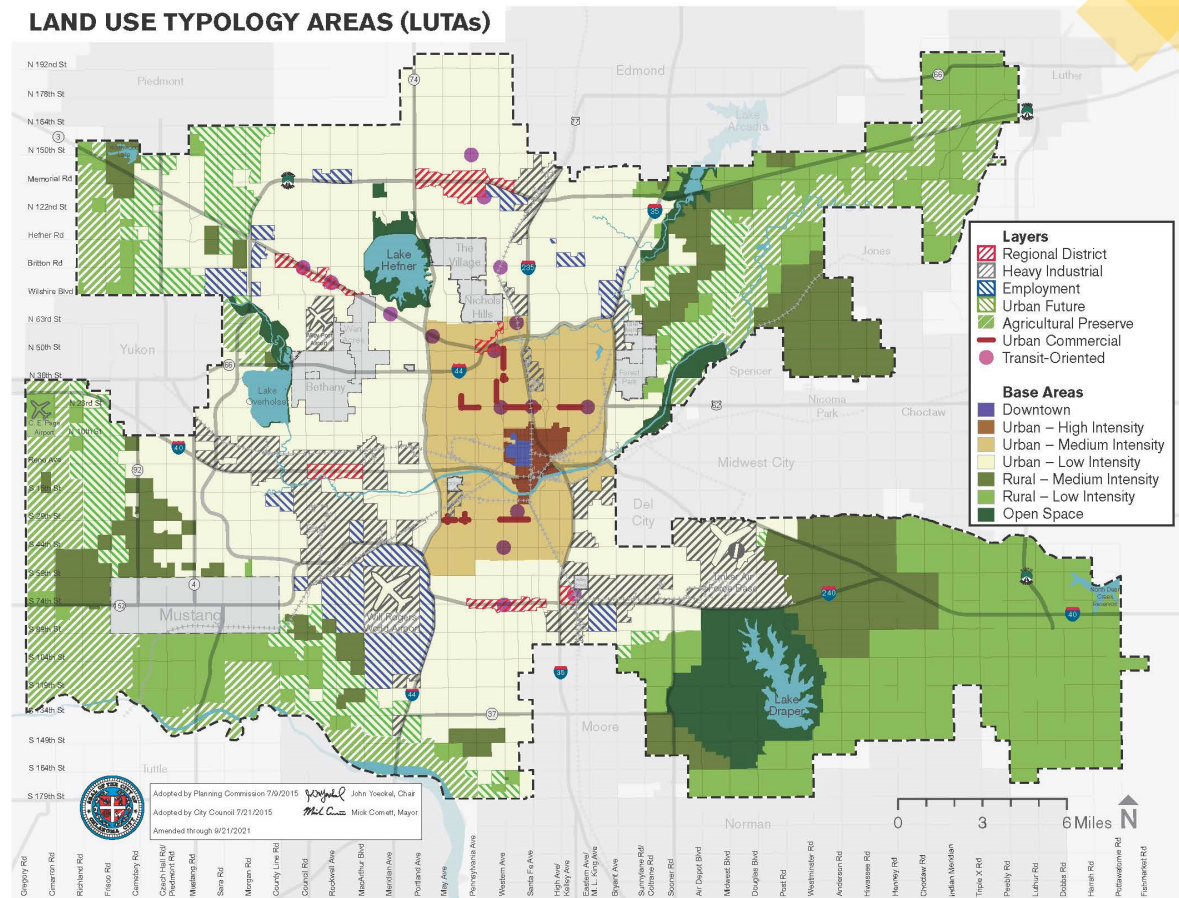


Recap LUTA & Street Typology Approach

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:
 - Compatibility
 - Building and streetscape design
 - Parking
 - Walkability
 - Transit usage



LUTA Approach: Urban Areas



Illustrative
Only

Integrate more deliberate standards to achieve intended development outcomes

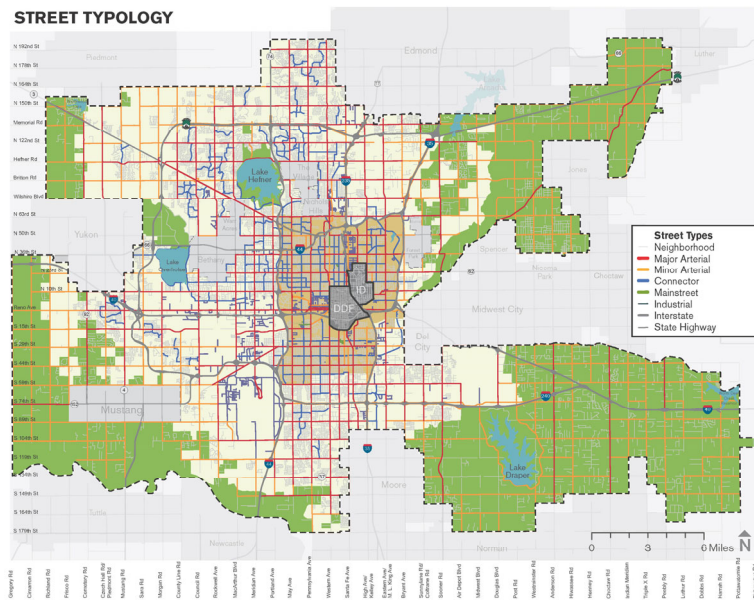
Purposeful variations in setbacks, height, transitions

With move from rural to urban, more mixing of land uses; form standards for building and streetscape design, less parking, more transit, more walkability

Street Typology

Describes street character, recognizing the relationship between the street and land uses.

- Arterial
 - Major
 - Minor
- Connector
- Main Street
- Industrial
- Downtown
- Neighborhood



<http://planokc.org/development-guide/>

“Baked-in” metrics

- Street Typology
 - street layout and design tied to LUTAs
 - can establish the relationship of buildings to the street in the urban areas,
 - use to create streetscape standards
 - used in the new sign code update to calibrate sign size



Review public outreach and survey results

Outreach

OKC Development Codes Update

Opinion surveys by area of town

The City is beginning the process of modernizing OKC's zoning regulations to enable development and redevelopment throughout the community. Please participate in the opinion survey to help the City with this project. Tell us your thoughts about the most important issues to consider in new homes and building our best neighborhoods, inside the Loop (areas within the Loop) (areas by 144, 135, and 1240), outside the Core, and in rural areas.

For more information, contact:
918.249.3333 | okc.gov/codeupdate

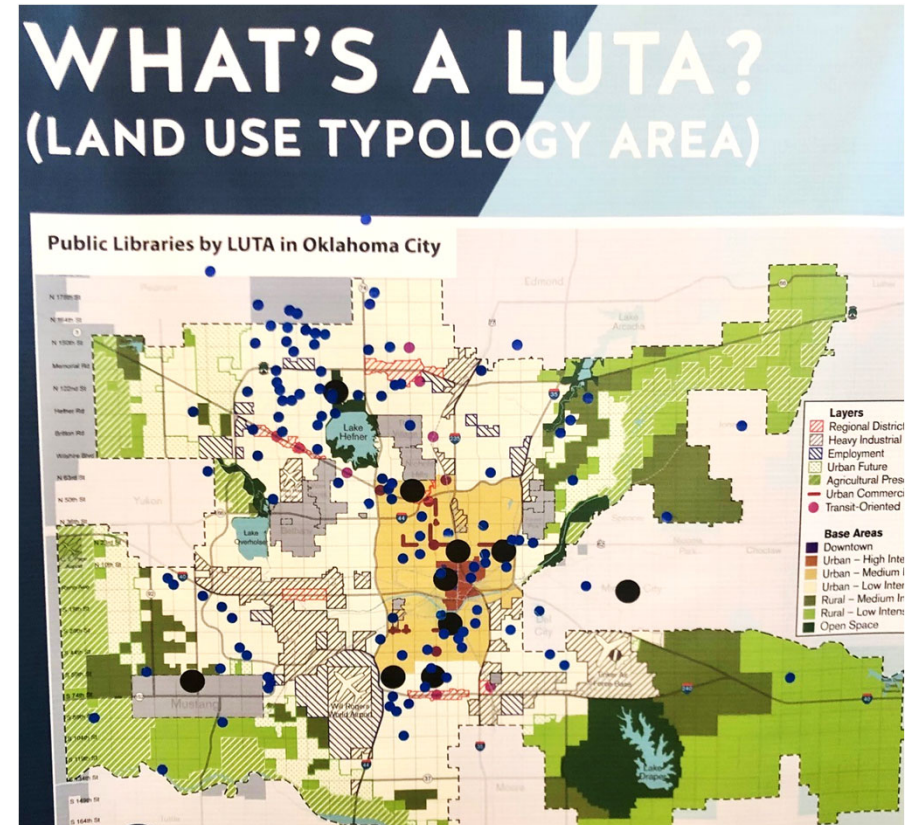
QR codes for: Comment, Hard Area, Inside the Core, Outside of Opinion

**Get Involved:
OKC Code Update**

Watch videos and presentations and stay up to date at okc.gov/codeupdate

Tell us about your hopes and dreams for your neighborhood at:
www.surveymonkey.com/r/okczoning

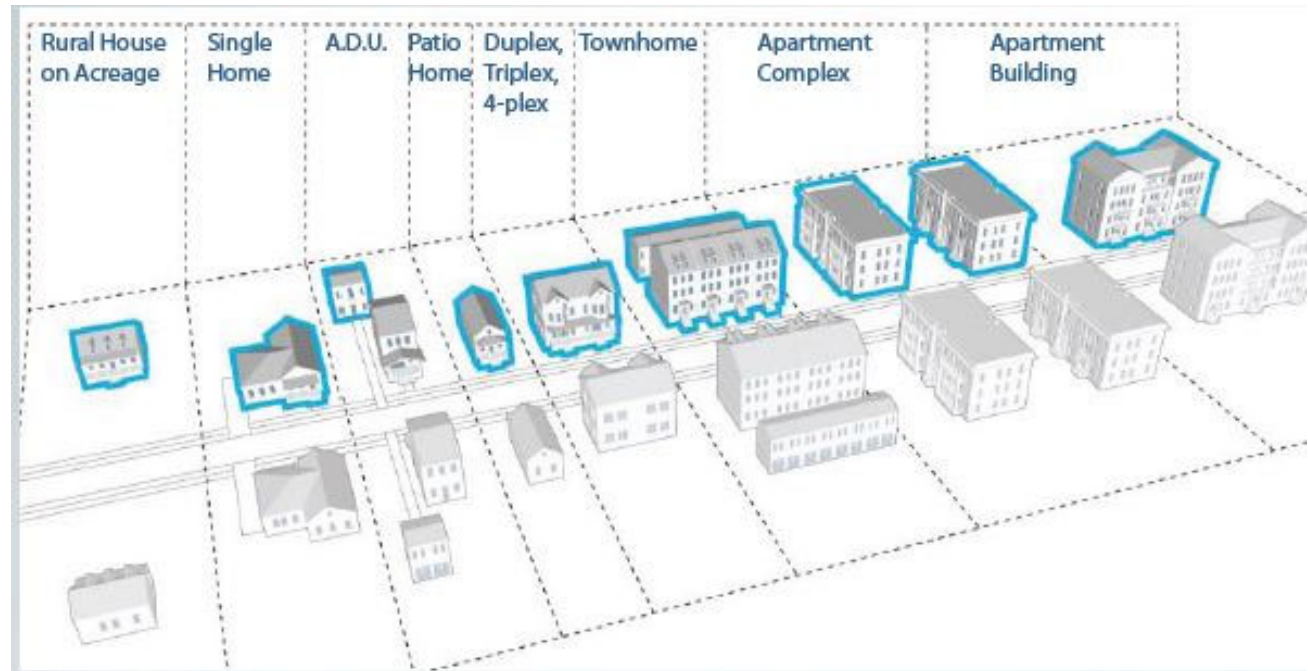
For more information, contact:
Hilary Lamendat | OKC Code Program Planner
405.292.1692 | codeupdate@okc.gov | okc.gov/codeupdate



- 1 online survey about most important issues as new growth occurs (2021)
- 1 online survey about housing choices (2022 – through Nov 11)
- 10 Open Houses at Libraries across the Metro
- Online comment cards
- Focus groups with neighbors and developers (ongoing)

Housing Choices Survey, 2022

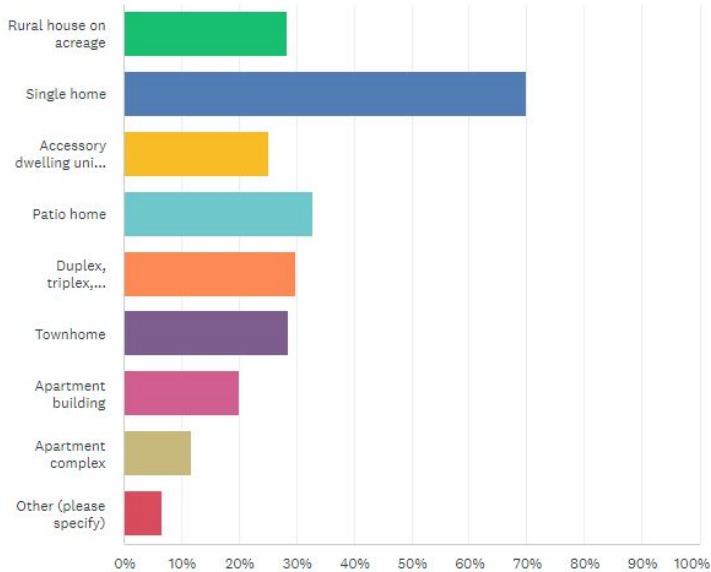
- 700+ surveys completed throughout the metro
- About 1/3 from inside the core
- Asking types of housing desired
- Height, setbacks of adjacent structures
- Most important design elements



Housing Choices Survey, 2022

I would like to see the following housing types in my neighborhood (Select all that apply):

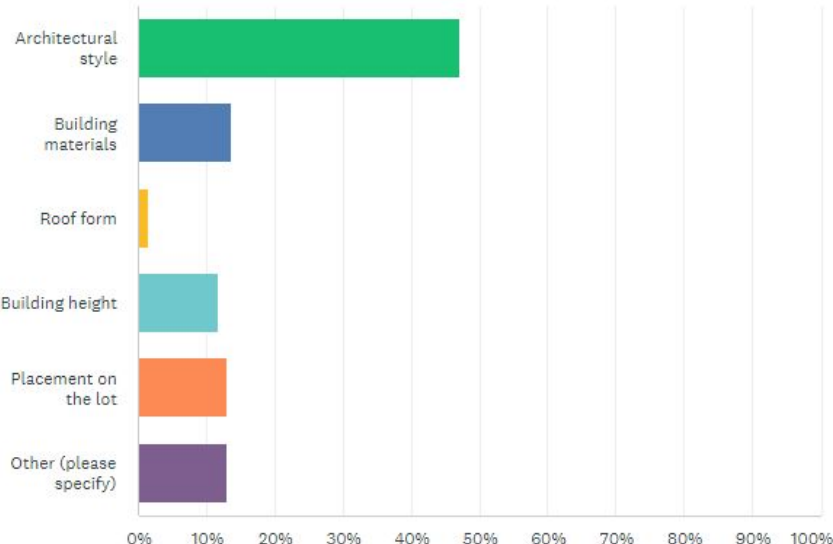
Answered: 721 Skipped: 8



Various small-home types selected; single-family home most preferred

This design element is the most important for new development to fit into my neighborhood (Select one):

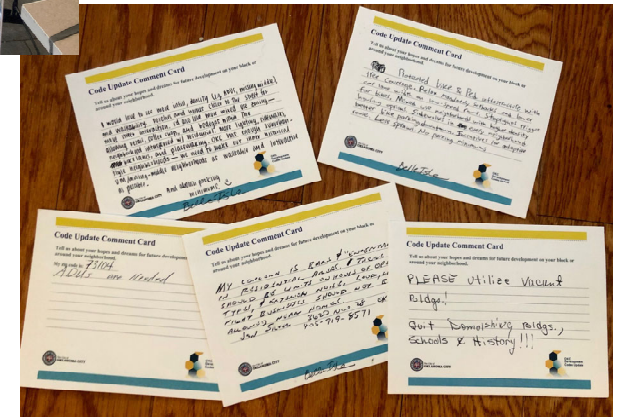
Answered: 718 Skipped: 11



Architectural style most important to fit into my neighborhood

Comment Cards 2022: Inside the Core

- More housing choices for seniors, located near activities
- Walkable and interactive
- Need neighborhood commercial
- Protect beautiful old homes
- Stop demolishing old schools/buildings; study demolition process
- Protect cyclists at corners/near parking
- Need density per plan **ok**
- Need more tree coverage, native lawns
- Address climate change
- Address flooding





New zones: approach and principles

Urban Medium (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.

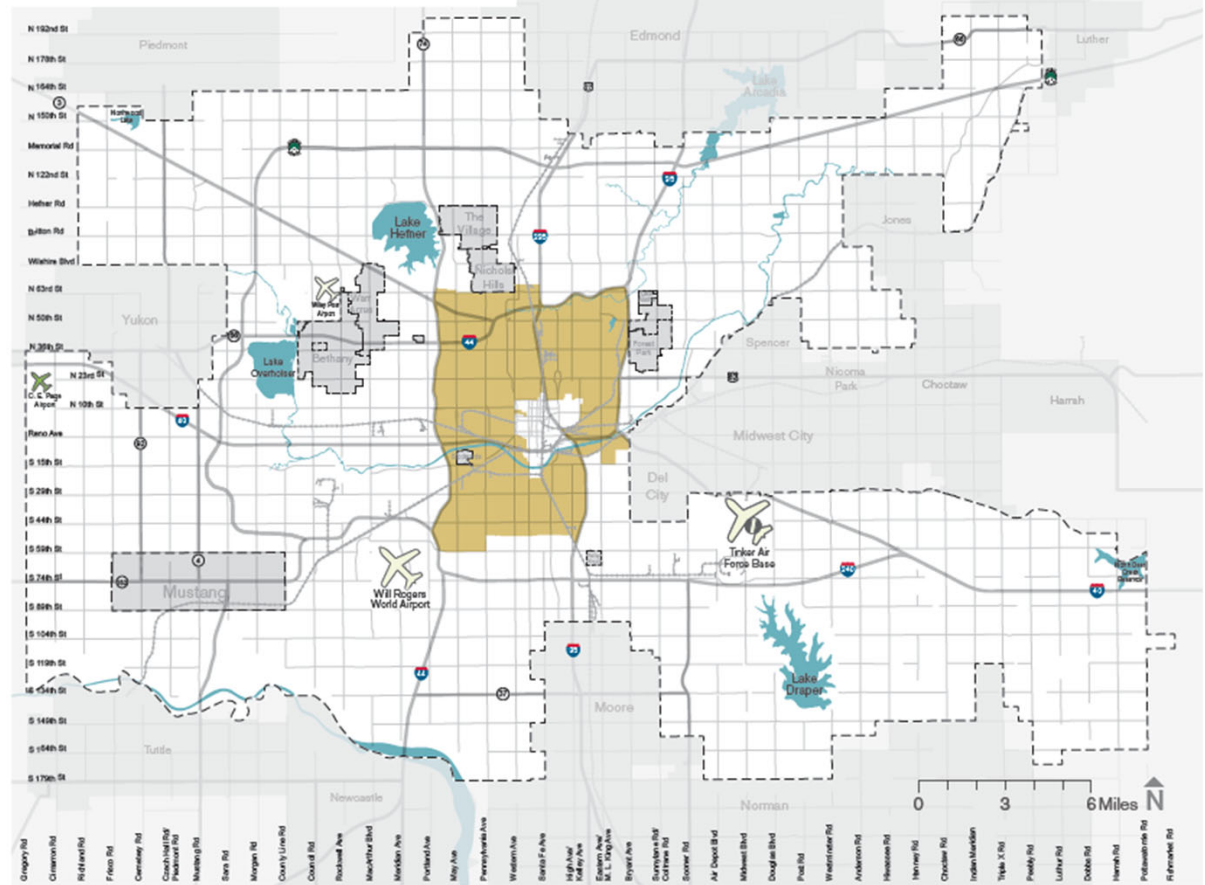
Priorities: Infill development on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

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)



Why start with UM?

- Desire for increased infill development
 - Creates increased SPUD cases; no uniformity or predictability for developers and neighbors
 - Current code is not context-sensitive
- Incentivize development in the core to meet plan **okc**, adapt **okc**, and preserve **okc**
- Many UM neighborhoods were built with “Missing Middle” forms (which are not supported by the existing zoning code)



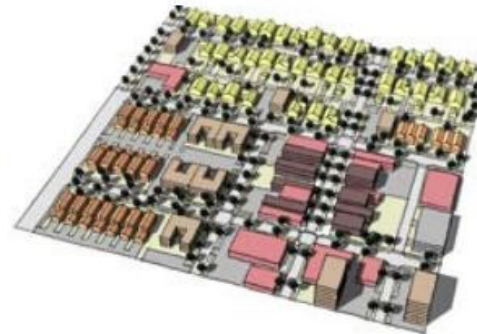
Ingredients



- Provide flexibility without negotiation
- Accommodate different housing types and promote housing affordability
- Protect neighborhood character and ensure compatibility
- Support infill development
- Guide density to appropriate locations
- Protect stormwater quality and reduce quantity
- Ensure predictability

URBAN – MEDIUM INTENSITY LAND USE TYPOLOGY AREA (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include "infill" development on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.



DENSITY RANGE

Gross Density	10 – 40 du/acre
Lot Sizes	vary
Non-residential Floor to Area Ratio (FAR) Range	0.40 – 1.20, typical FAR of 1.0

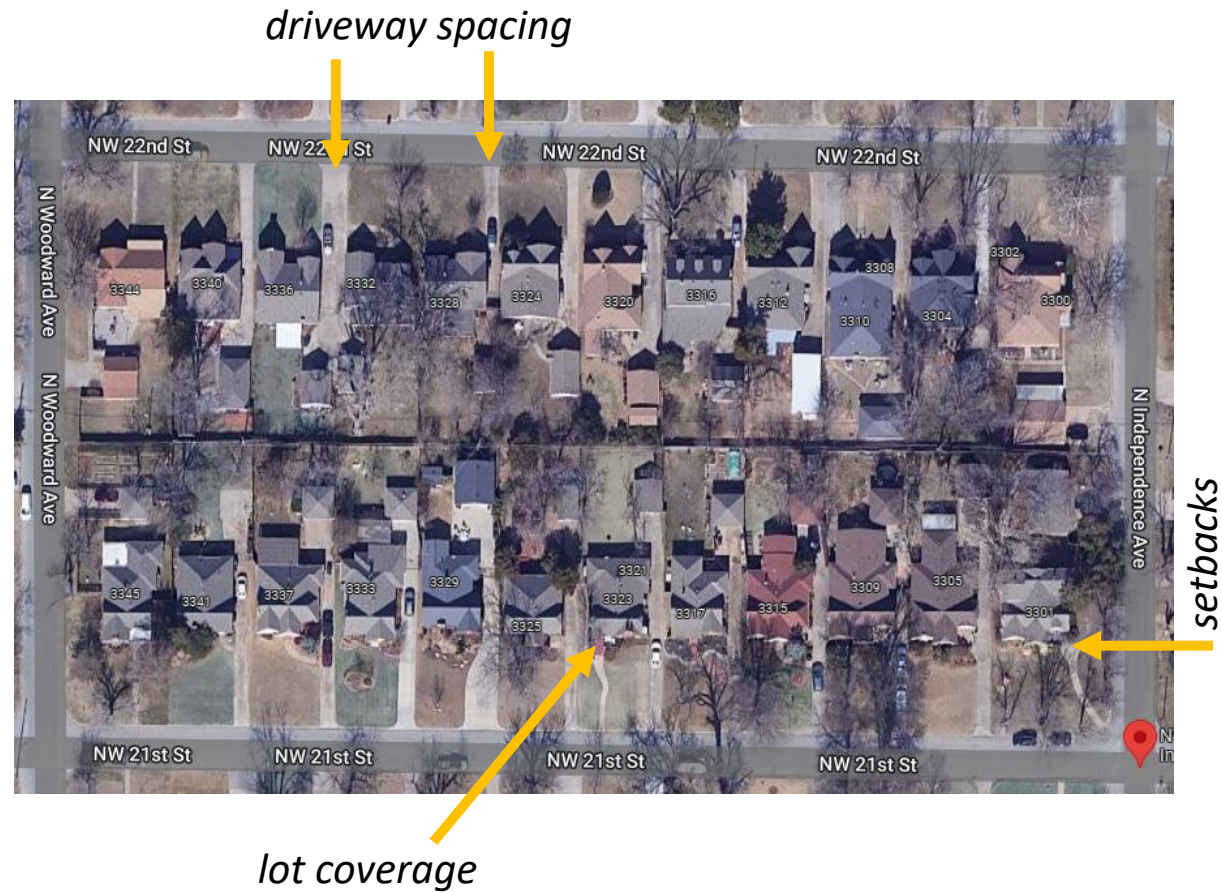
UM Neighborhoods: Character

UM SD: Approach

- Respect lot pattern
- Maintain setbacks
- Limit Heights
- Maintain Lot coverage
- Limit number and width of driveways



How tall?



UM SD: Approach

LUTA	Proposed Districts	Current District(s)
UM, Urban: Medium Intensity	UM-SD, Single-Dwelling	R-1, R-2
	UM-MD, Multi-Family	R-3, R-3M, R-4
	UM-NS, Neighborhood Services UM-PO, Professional Office UM-MX, Mixed Use UM-LI, Infill Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1



UM SD: Approach

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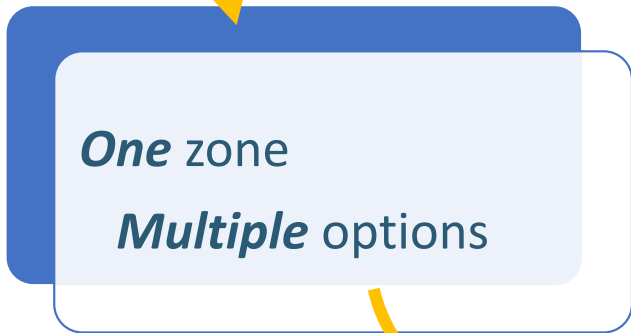
One zone
Multiple options

Based on:

Mid-block location
Street intersections
Alley conditions
Development type preferences

UM SD: Approach

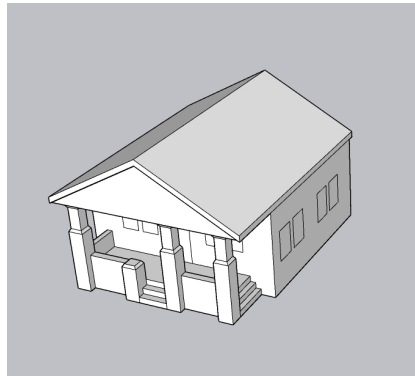
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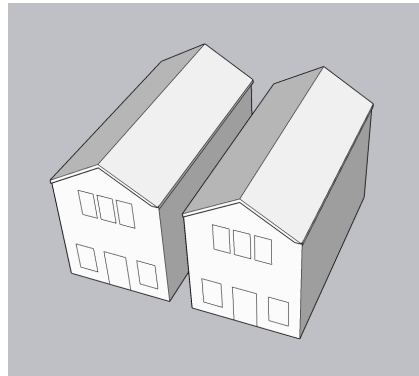
Multiple options

- *UM-SD: Standard Options*
- *UM-SD: Corner Options*
- *UM-SD: Alley Options*

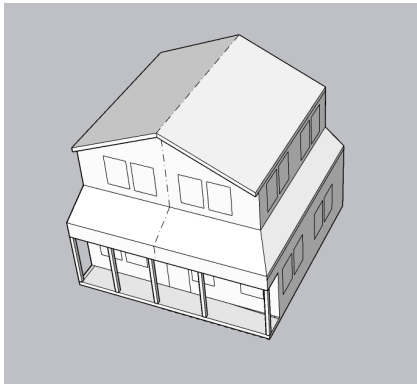
UM SD: Development Types



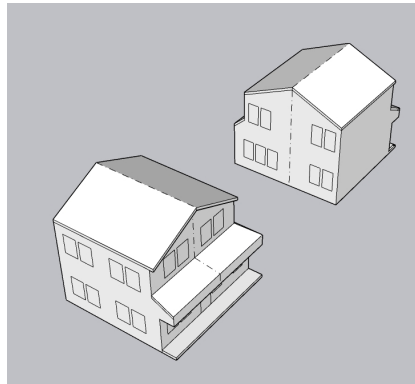
Single dwelling
(with or w/o ADU)



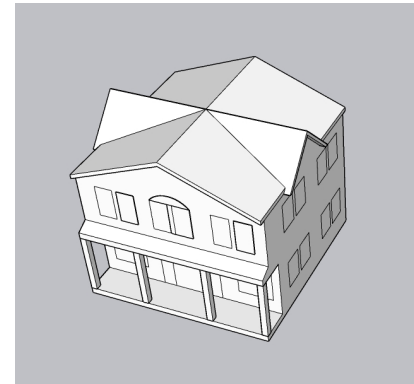
Small lot single dwellings



Duplex



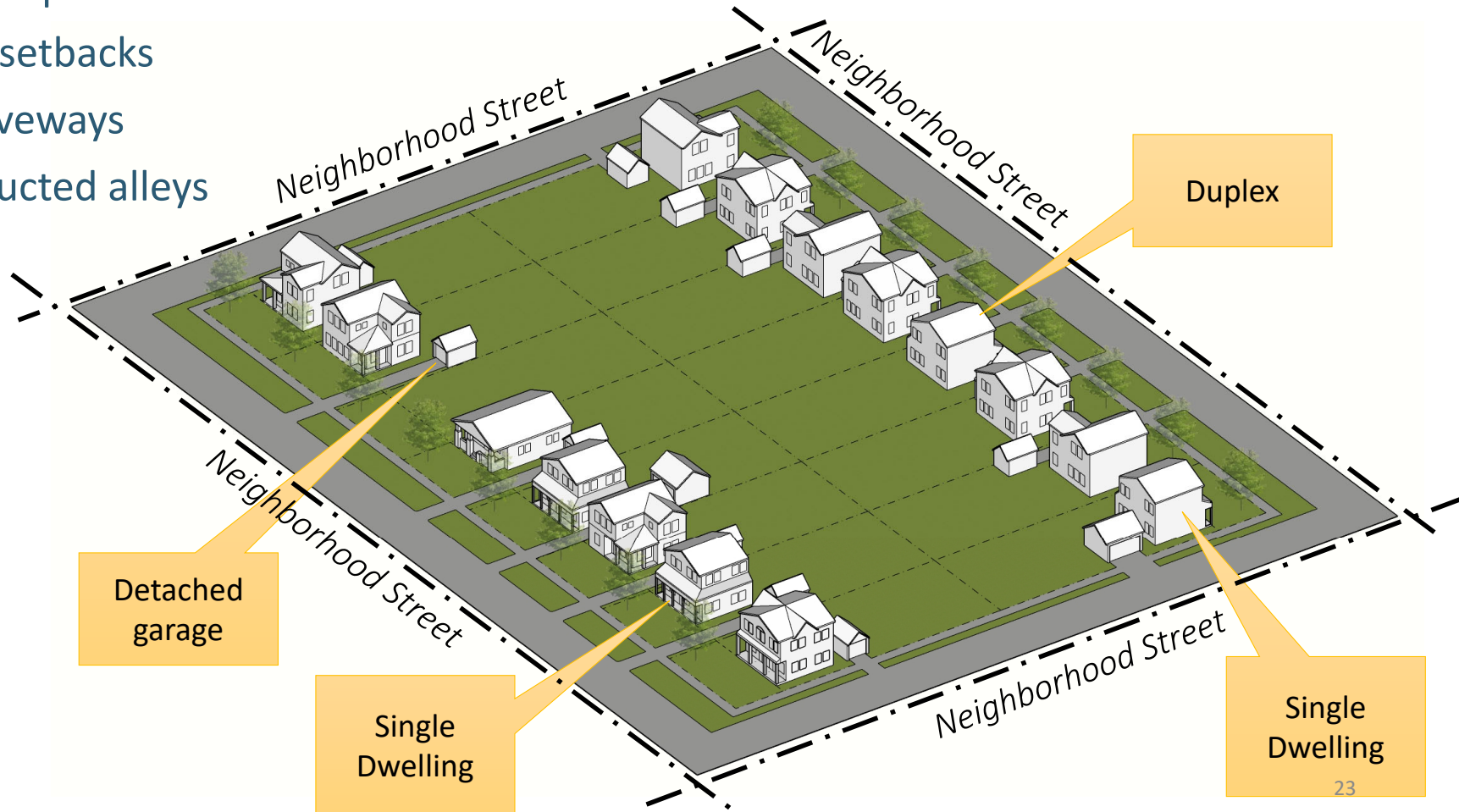
Two duplexes



Quadplex

UM Neighborhoods: Typical Existing Condition

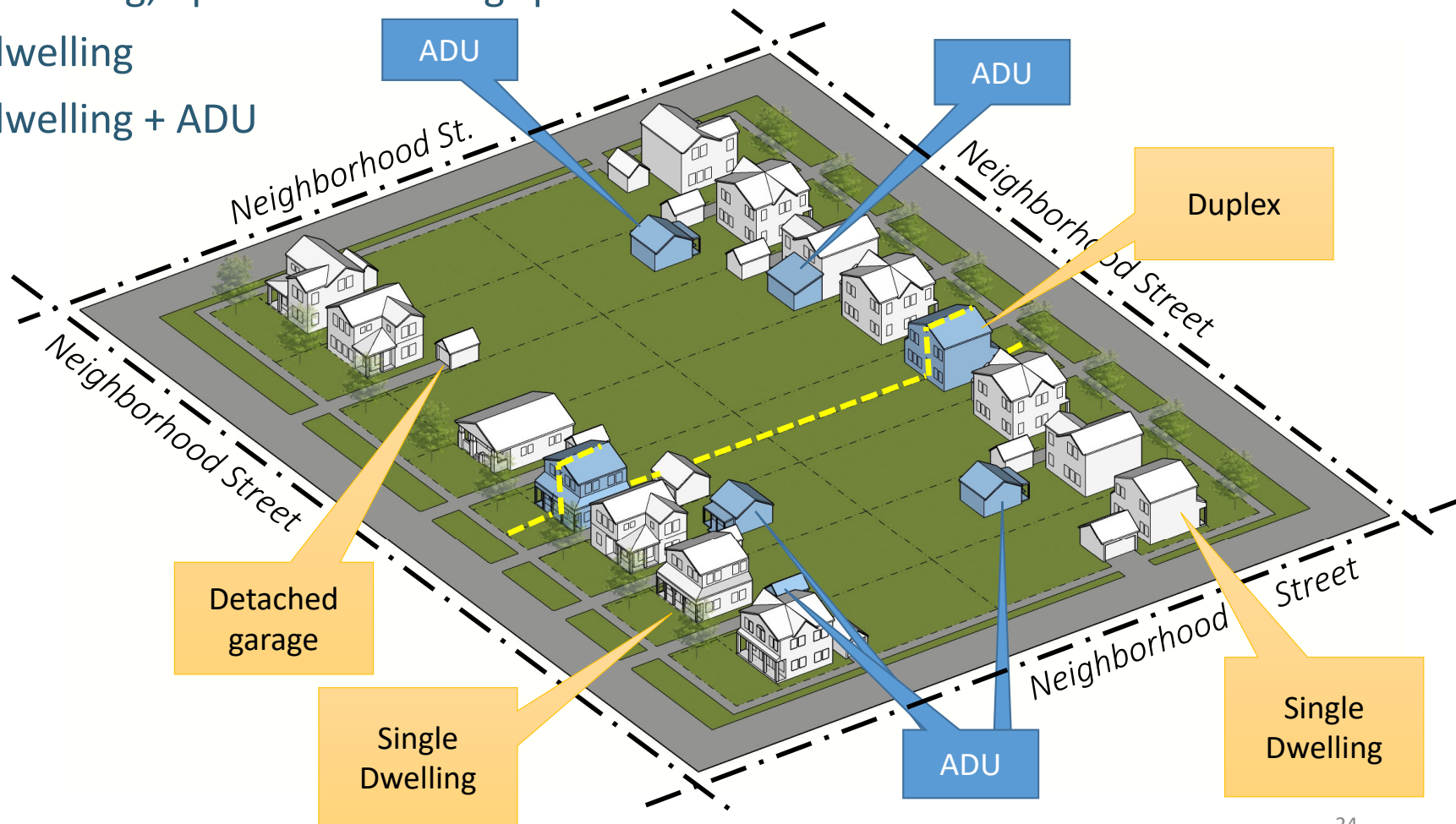
- 50' x 140' lot pattern
- Consistent setbacks
- Narrow driveways
- Few constructed alleys



UM SD: Standard Options

One primary building, up to two dwellings per lot

- Single dwelling
- Single dwelling + ADU
- Duplex



UM SD: Standard Options

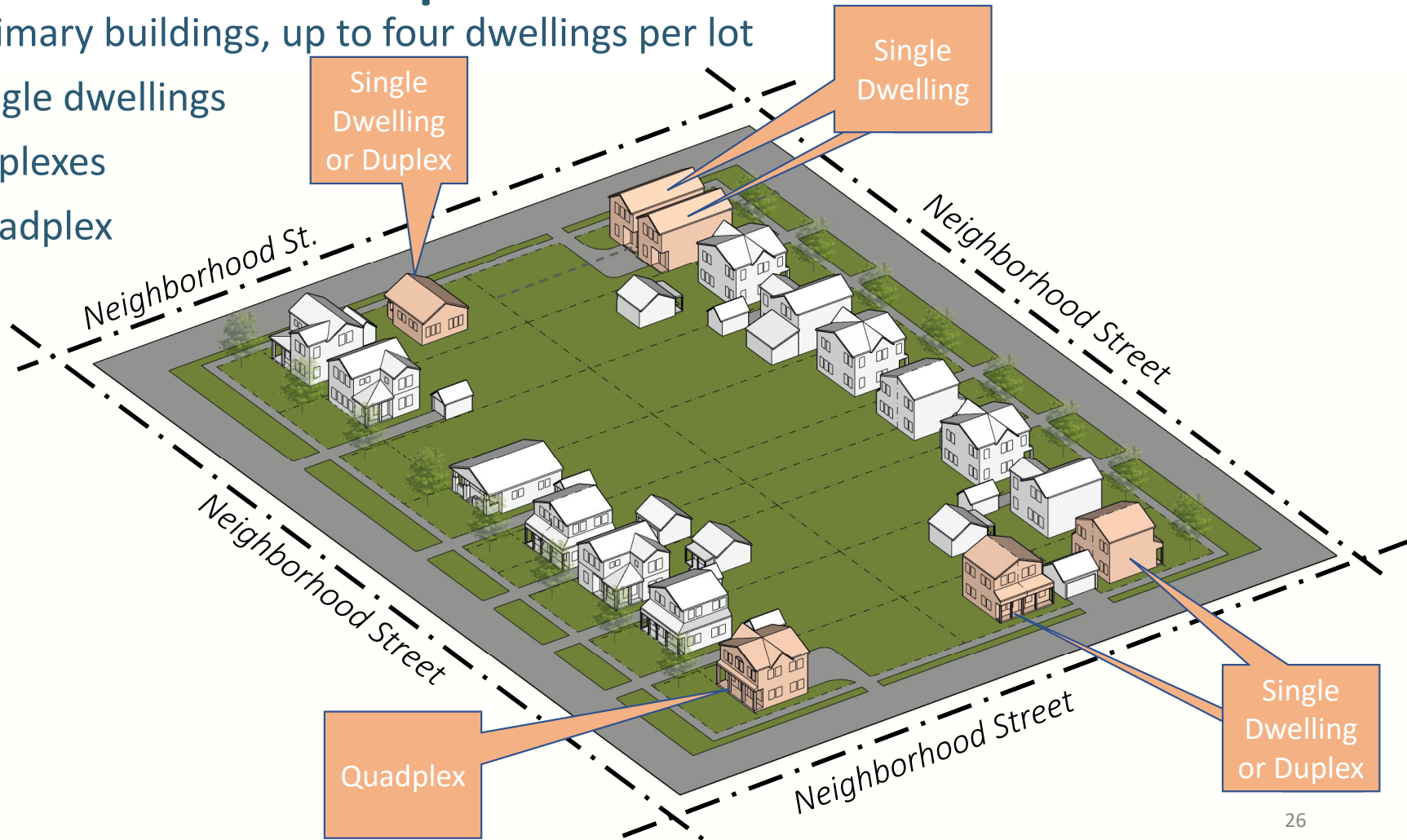
- Allowed on any street type
- Single dwelling, or
- Up to two dwellings per 6,000 sf lot:
 - One principal dwelling + ADU
 - Duplex, or
- 50 ft min. lot width (25 if duplex)
- One driveway per 50 ft
- Must meet other development standards



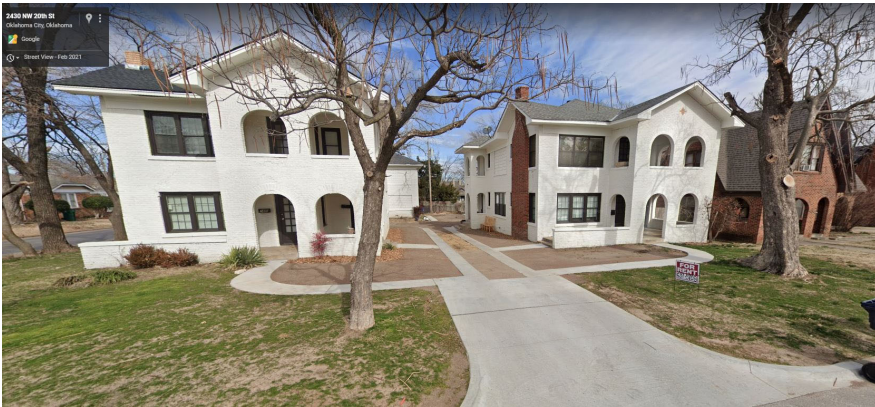
UM SD: Corner Options

Up to two primary buildings, up to four dwellings per lot

- Two single dwellings
- Two duplexes
- One quadplex



UM SD: Corner Options

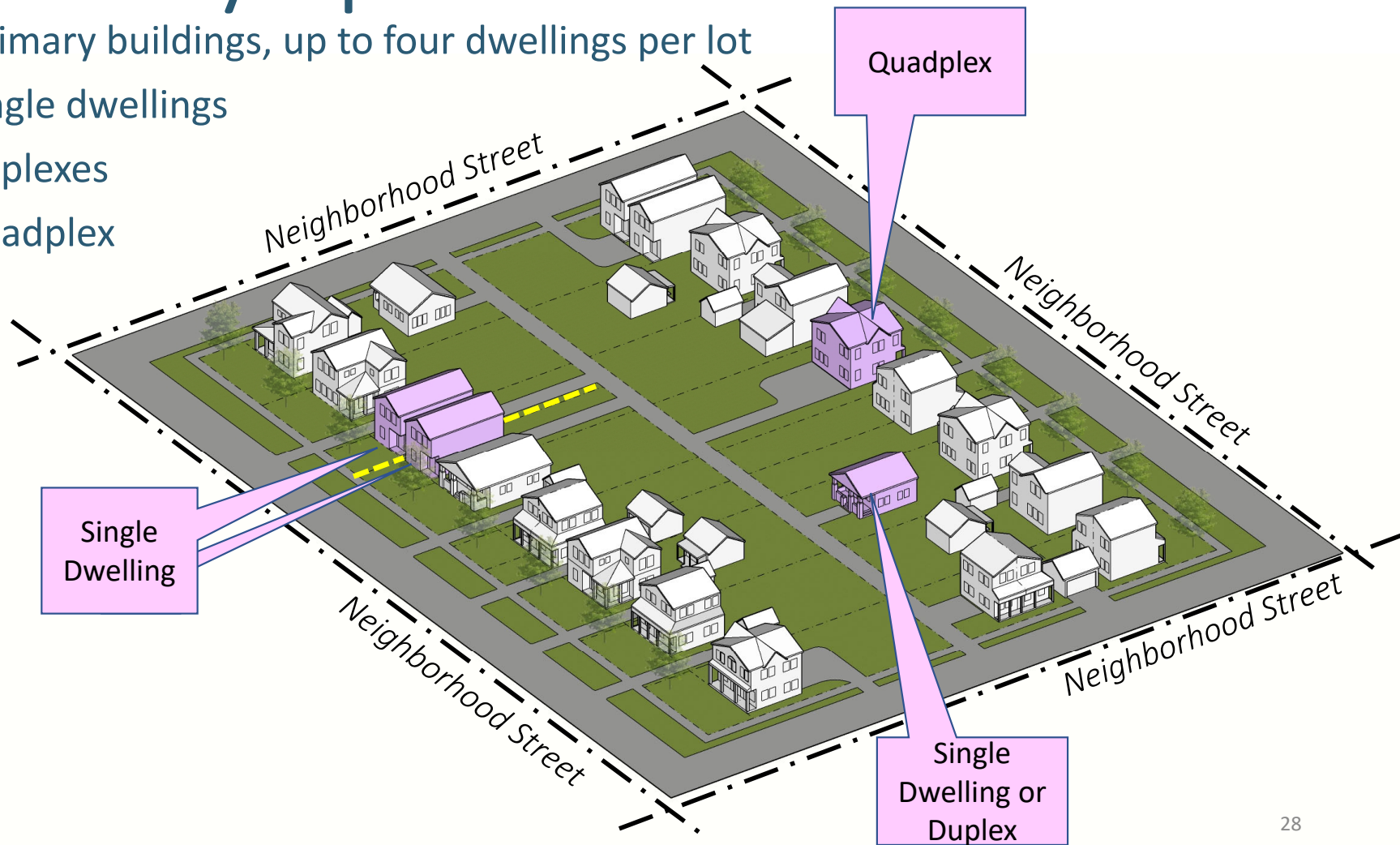


- At Neighborhood street corners
- One quadplex or 2 duplexes
- Up to four dwellings per 6,000 SF lot
- 25' min. lot width to split duplexes
- One driveway per 50 ft
- Must meet other development standards

UM SD: Alley Options

Up to two primary buildings, up to four dwellings per lot

- Two single dwellings
- Two duplexes
- One quadplex



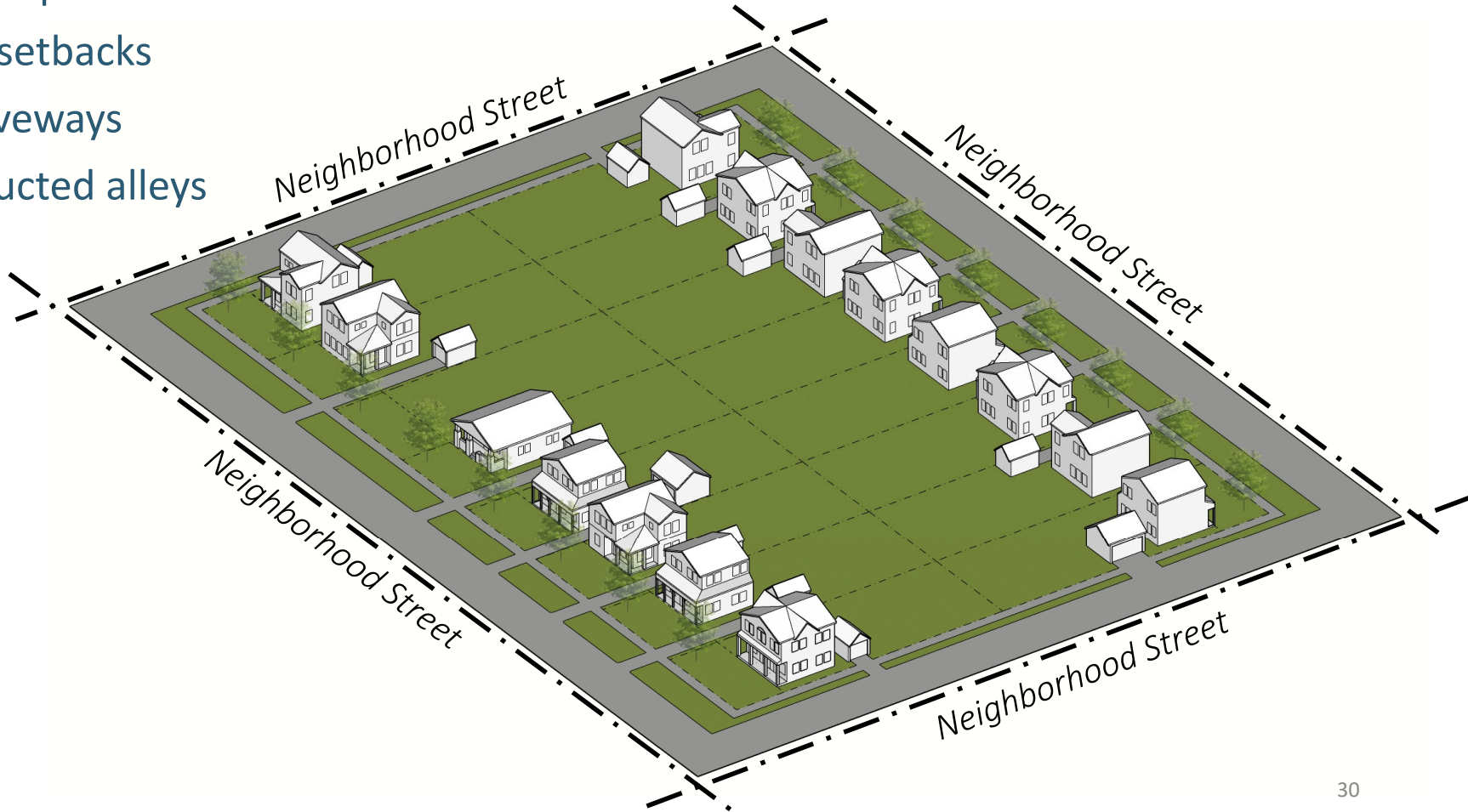
UM SD: Alley Options

- Along Neighborhood streets with alleys
- Two buildings maximum
- Four units maximum
- Small lot single dwellings
 - No minimum lot size
 - 25' min. lot width
- One driveway per 50 ft
- Must meet other development standards



UM Neighborhoods: Typical Existing Condition

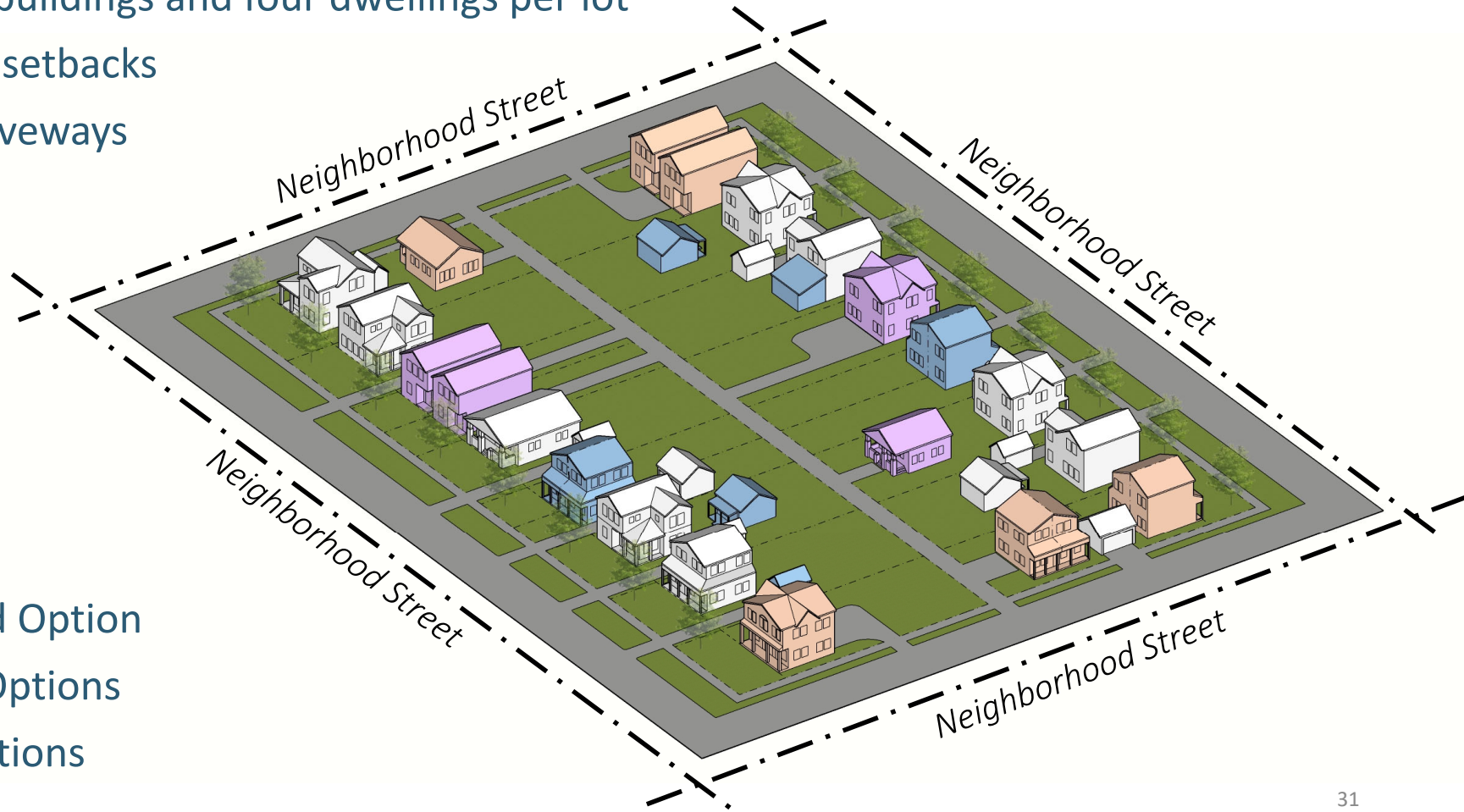
- 50' x 140' lot pattern
- Consistent setbacks
- Narrow driveways
- Few constructed alleys



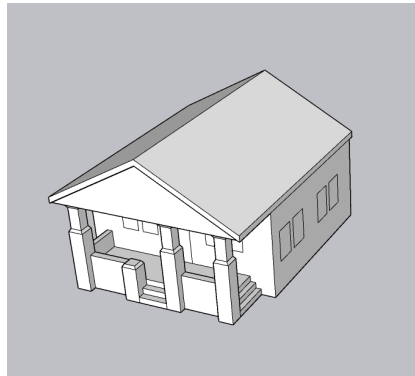
UM SD: Consolidated

- Up to two buildings and four dwellings per lot
- Consistent setbacks
- Narrow driveways

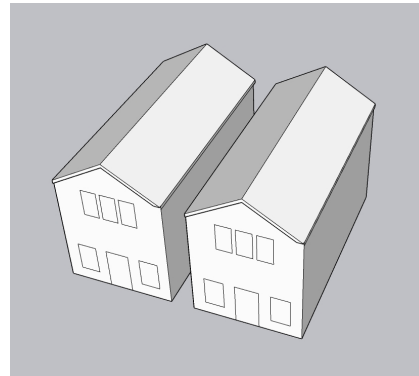
- Existing
- Standard Option
- Corner Options
- Alley Options



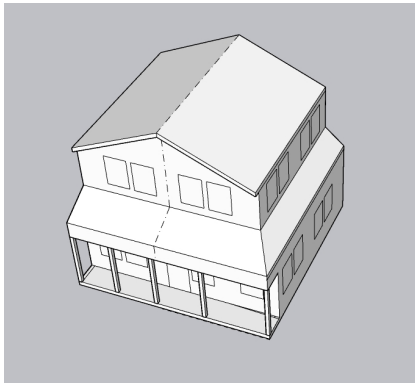
UM SD: Development Types



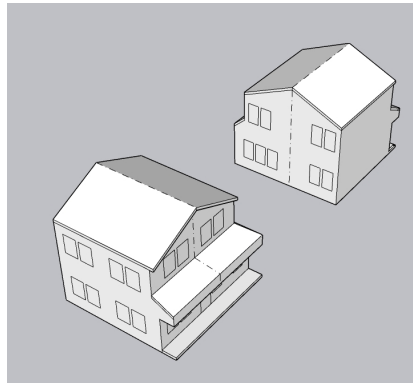
Single dwelling
(with or w/o ADU)



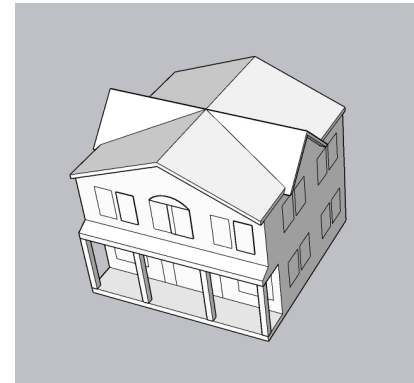
Small lot single dwellings



Duplex



Two duplexes



Quadplex

UM SD: Standards

Standards (min.)	Development Types				
	Single Dwelling (with or w/o ADU)	Duplex	Small lot single dwellings (two)	Two duplexes	Quadplex
Where allowed	Standard Corner Alley	Standard Corner Alley	Corner Alley	Corner Alley	Corner Alley
Lot Width	50 ft	50 ft/25 ft	25 ft	50 ft/25 ft	50 ft
Front Setback	Within 5 ft of adjacent house				
Corner Side Setback	15 ft	15 ft	15 ft	15 ft	15 ft
Interior Side Setback	5 ft	5 ft	5 ft	5 ft	5 ft
Rear Setback	10 ft	10 ft	10 ft	10 ft	10 ft
Building Coverage	35%	35%	50%	50%	50%
Lot Coverage	55%	55%	70%	75%	75%
Density*	14.5 du/a	14.5 du/a	16 du/a	28 du/a	28 du/a
Pattern	1	1	2	3	3

UM SD: Standards

Table 59-13.1.1, UM-SD Development Standards				
Abbreviations: ac. = acre ADU = accessory dwelling unit du. = dwelling unit ft. = feet min. = minimum max. = maximum st. = story % = percent n/a = not applicable				
Key	Standard	Pattern 1	Pattern 2	Pattern 3
	Density (max du/ac)	14.50	16.0	28.0
	Amenity Space (min) [4]	n/a	n/a	10% n/a
Lots and Blocks				
A	Lot Area (min sf/du) [21]	6,000 / 3,000	n/a	n/a
B	Lot Width (min) [32]	50'/25'	25'	25'
	Block Length (max)	See Sec. 59-39, Streets and Transportation		
Building Placement and Coverage [4]				
C	Front Setback (min) [53]	25'	25'	25'
D	Corner Side Setback (min) [6]	15'	15'	15'
	Building Frontage (min)			
	- Front	n/a	n/a	n/a
	- Corner Side	n/a	n/a	n/a
E	Interior Side Setback [74] [8]	5'	5'	5'
F	Rear Setback (min) [95]	10'	10'	10'
	Garage Facade Setback (min)			
	- Street	30'	30'	30'
	- Alley	20'	20'	5'
	- Property Line	5'	5'	5'
G	Building Coverage (max)	50%	56%	65%

What's to come:

Other UM Zones

Recommended Districts and Standards				
Districts	Use Type	Amenity Space	Density (max)	FAR
Residential Districts				
UM-SD	Single-Dwelling, Two-Dwelling	n/a	13-28 du/a	--
UM-MD	Multi-Dwelling	TBD	22-40 du/a	--
Mixed Use, Commercial and Industrial Districts				
UM-NS	Neighborhood Services	TBD	TBD	TBD
UM-PO	Professional Office	TBD	TBD	TBD
UM-MX	Mixed Residential	TBD	TBD	TBD
	Office, Retail, Services, Civic	TBD	TBD	TBD
UM-LI	Light Industry	TBD	TBD	TBD



- * Mixed Use along major arterials
- * Neighborhood commercial
- * Design standards for compatibility

UM MD: Connector Options



- Allowed along Connector street types
- Detached or attached units
- Increased height
- Increased density
- Amenity space requirements
- Specific site development standards

Proposed 11.03.22

UM MD: Minor Arterial Options



- Allowed along Connector street types
- Detached or attached units
- Increased height
- Increased density
- Amenity space requirements
- Specific site development standards



What's to come: *Development Standards*

Good design “baked in”

- Building/site design
- Accessory dwelling units
- Subdivision regulations
- Landscaping updates
- Administrative processes

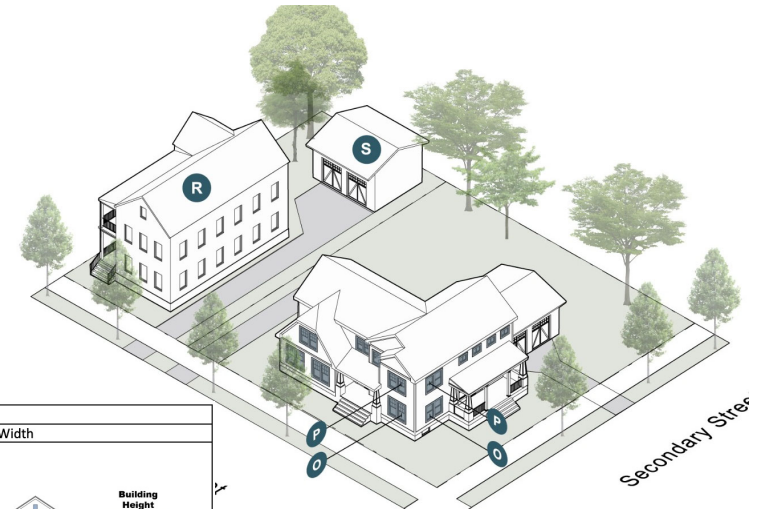
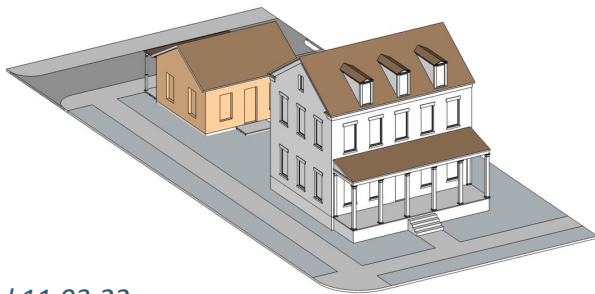
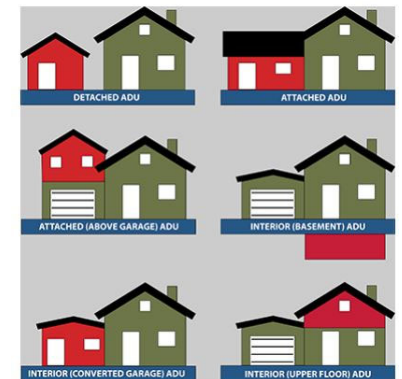


FIGURE X: Criteria for Determining Variation in Facade

Roofline			Building Height and Width		
Gable	Dormer	Hip	Building Width		Building Height
Facade Planes			Front Setback		
Porch Types			Percentage of Window Openings		



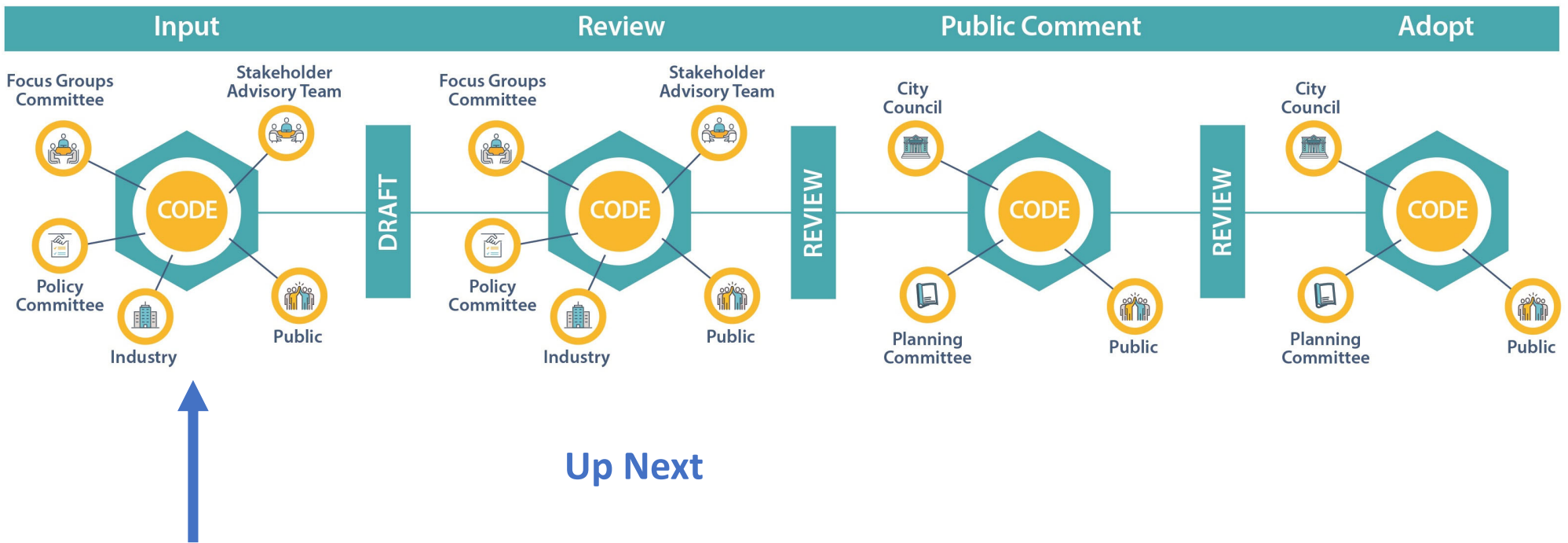


Discussion

UM-SD Zones Approach

Where we are in the code update

Process and Input



Next Steps: Review process for SAT

- **Meeting schedule for 2023:**

- Review of proposed new base zones
- Review of use units
- Review of development standards
- Review of subdivision regulations

- **Encode commenting**

- **Check-ins with public officials**

- Planning Commission study sessions
- City Council briefings



Thank you!





OKC Code Update Contact Information

Marilyn Lamensdorf Allen, AICP, CNUa

Program Planner, City of Oklahoma City Planning Dept.

codeupdate@okc.gov; 405-297-1692

<https://www.okc.gov/departments/planning/current-projects/development-codes-update>