



OKC Development Codes Update

Heritage Hills Neighborhoods
Code Update Focus Group –
Urban Medium Single-Dwelling zones
January 28, 2023

Agenda

- Why a new zoning code?
- Heritage Hills current zoning
- planok LUTA approach to new code
- Urban Medium approach in new code
- HP/HL approach in new code
- Discussion of approaches to HP zoning





**Why a new zoning
code?**

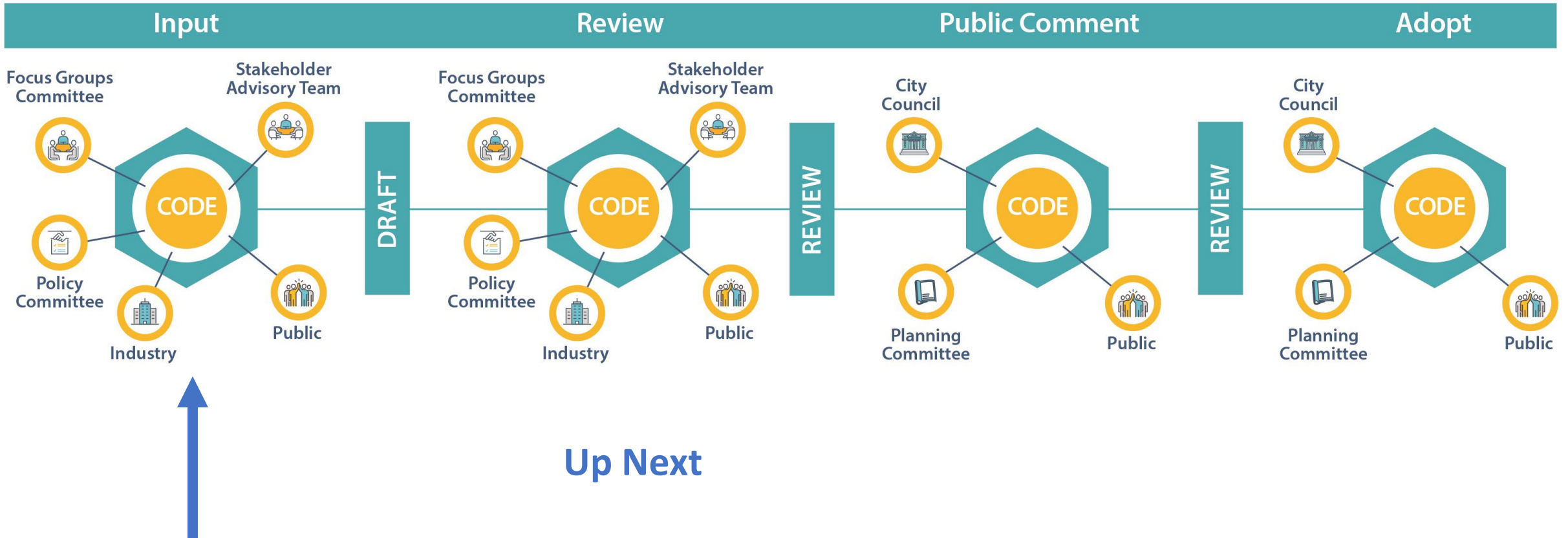
Project Purpose

- Implement planokc
 - Allow increased density where appropriate
 - Integrate uses while ensuring compatibility
 - Improve transportation connectivity
 - Protect environmental quality
 - Improve design standards city-wide
- Make the development process easier to navigate and administer, and improve outcomes
- Areas of focus:
 - Chapter 59 Planning and Zoning Code
 - Subdivision Regulations
 - Coordination with Drainage Code and Nuisance Codes
 - Sign Code



Where we are in the code update

Process and Input



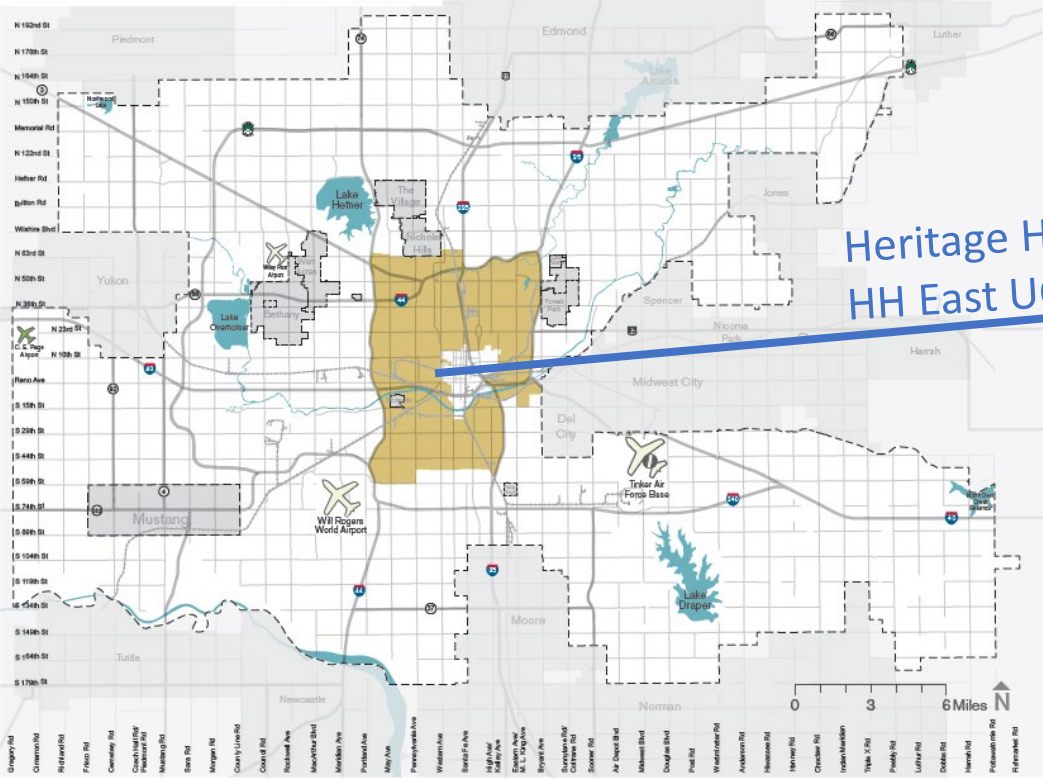


Historic Preservation
neighborhoods/Urban
Conservation neighborhoods

Heritage Hills: Existing Zoning
& Development Pattern

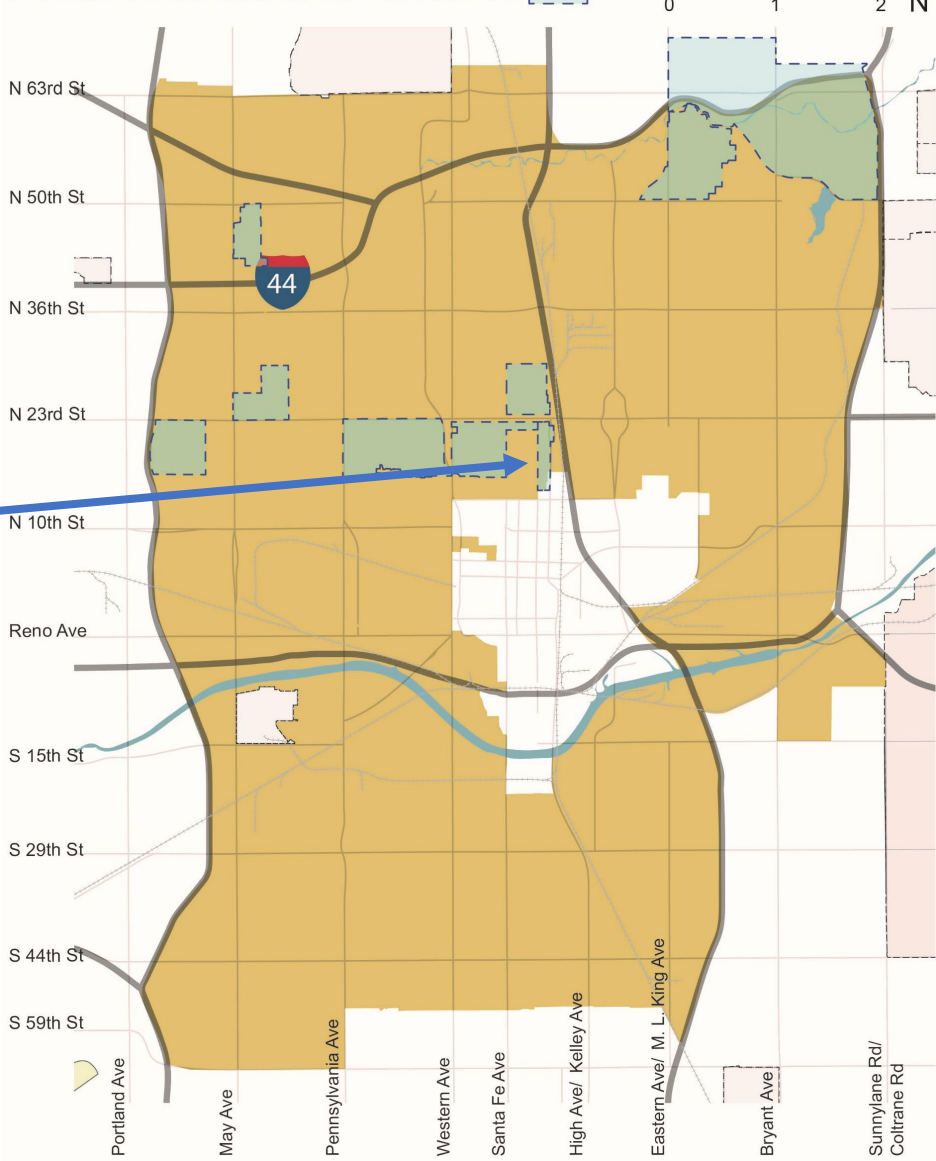
Urban Medium (UM) UCDs and HP neighborhoods

LAND USE TYPOLOGY AREAS (LUTAs)



Heritage Hills HP/
HH East UCD/HL

OKLAHOMA CITY
URBAN CONSERVATION DISTRICTS



Heritage Hills existing zones and districts



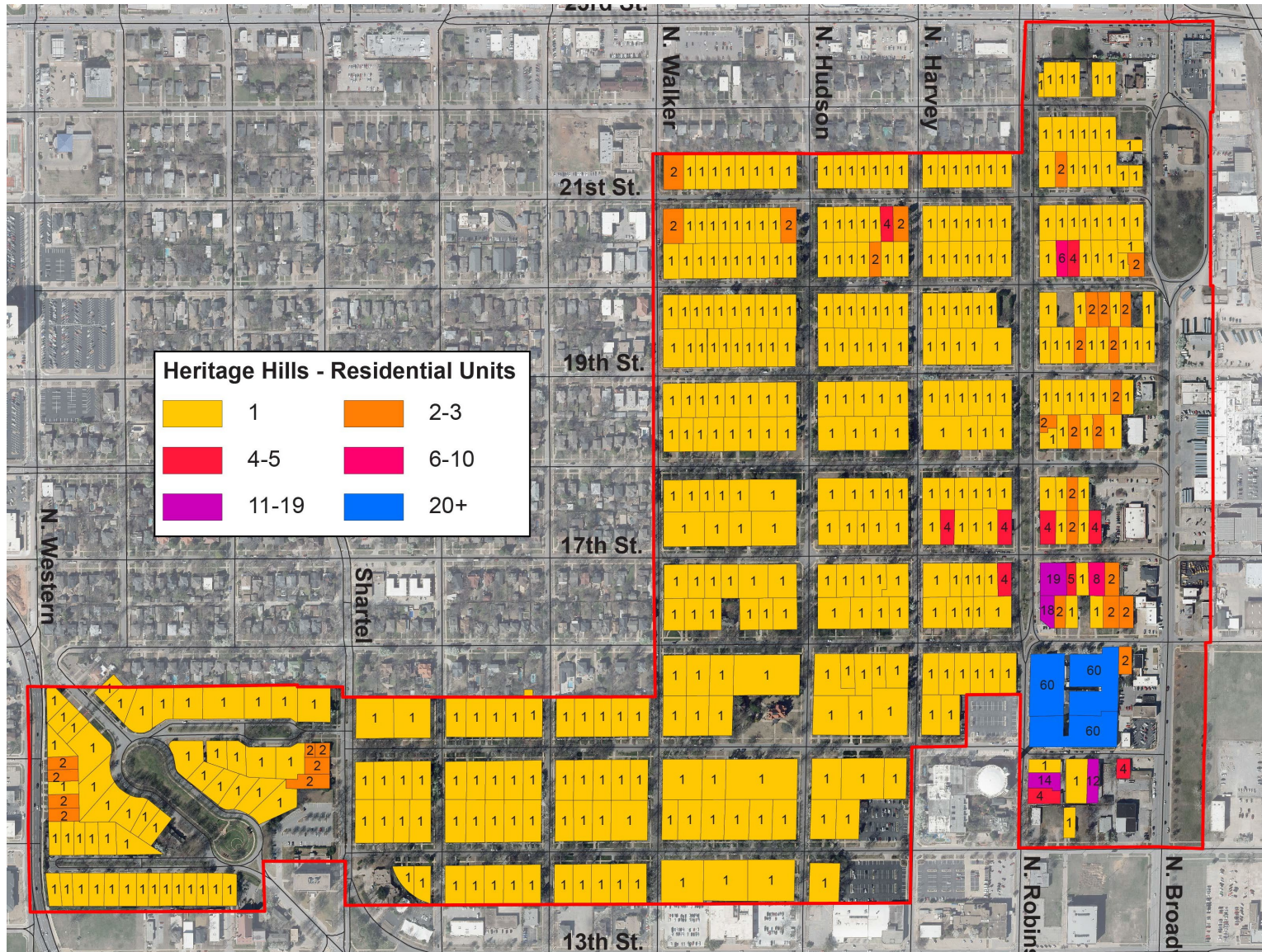
- Heritage Hills-
 - HP base zone

- Heritage Hills East –
 - North-HP base zone
 - South-other base zones

Overlay districts

- UCD HHE Overlay
- HL HHE Overlay

Urban Medium (UM) Heritage Hills dwellings



- Heritage Hills-
 - 95% single-dwelling
 - 5% duplex/quadplex
- Heritage Hills East –
 - 76% single-dwelling
 - 17% duplex/quadplex
 - 7% multi-dwelling
- No alleys in HH, a few alleys in HHE that run north-south



Code Update LUTA Zone Approach

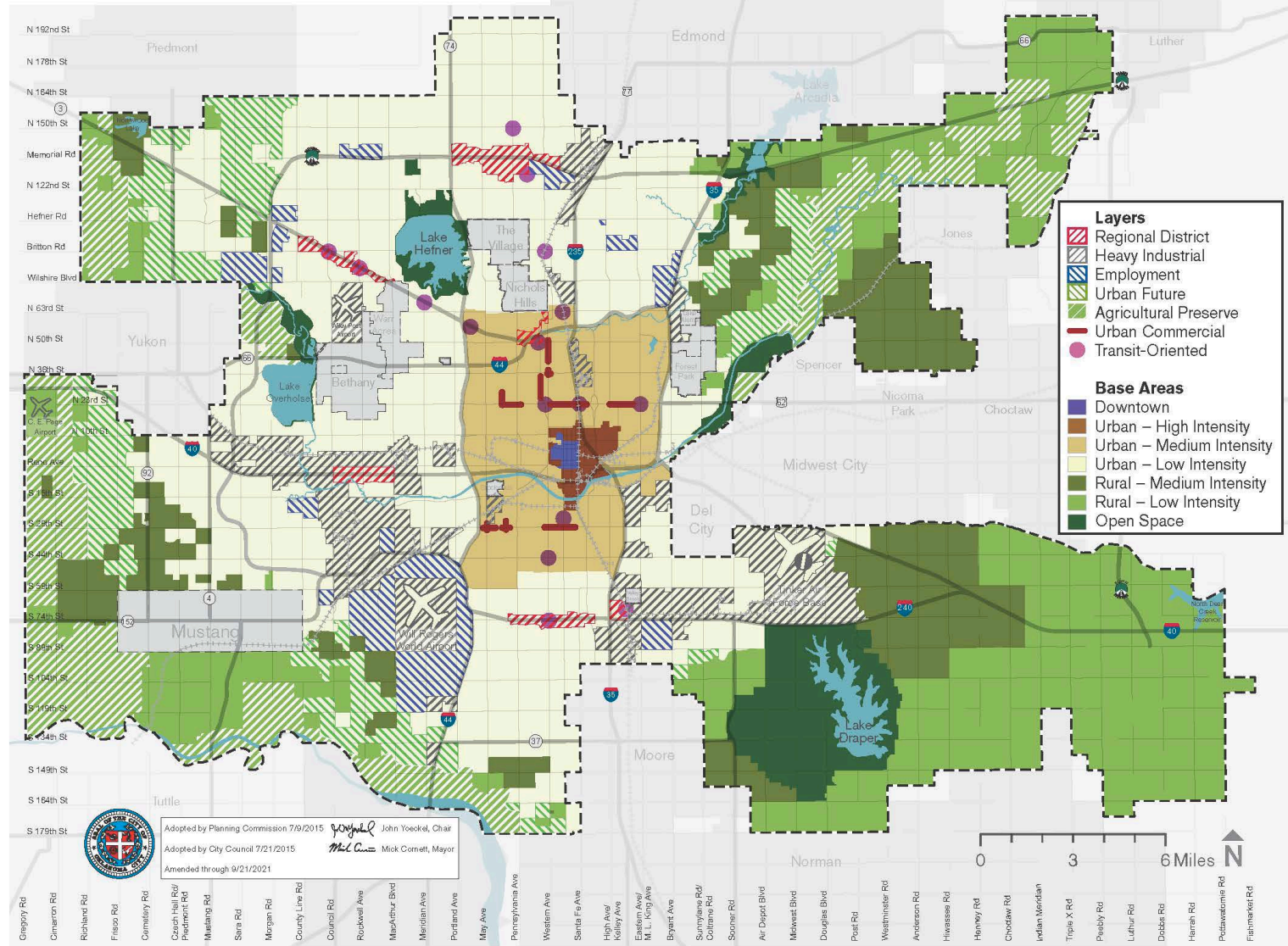
Backbone of the new code

planokc LUTAS



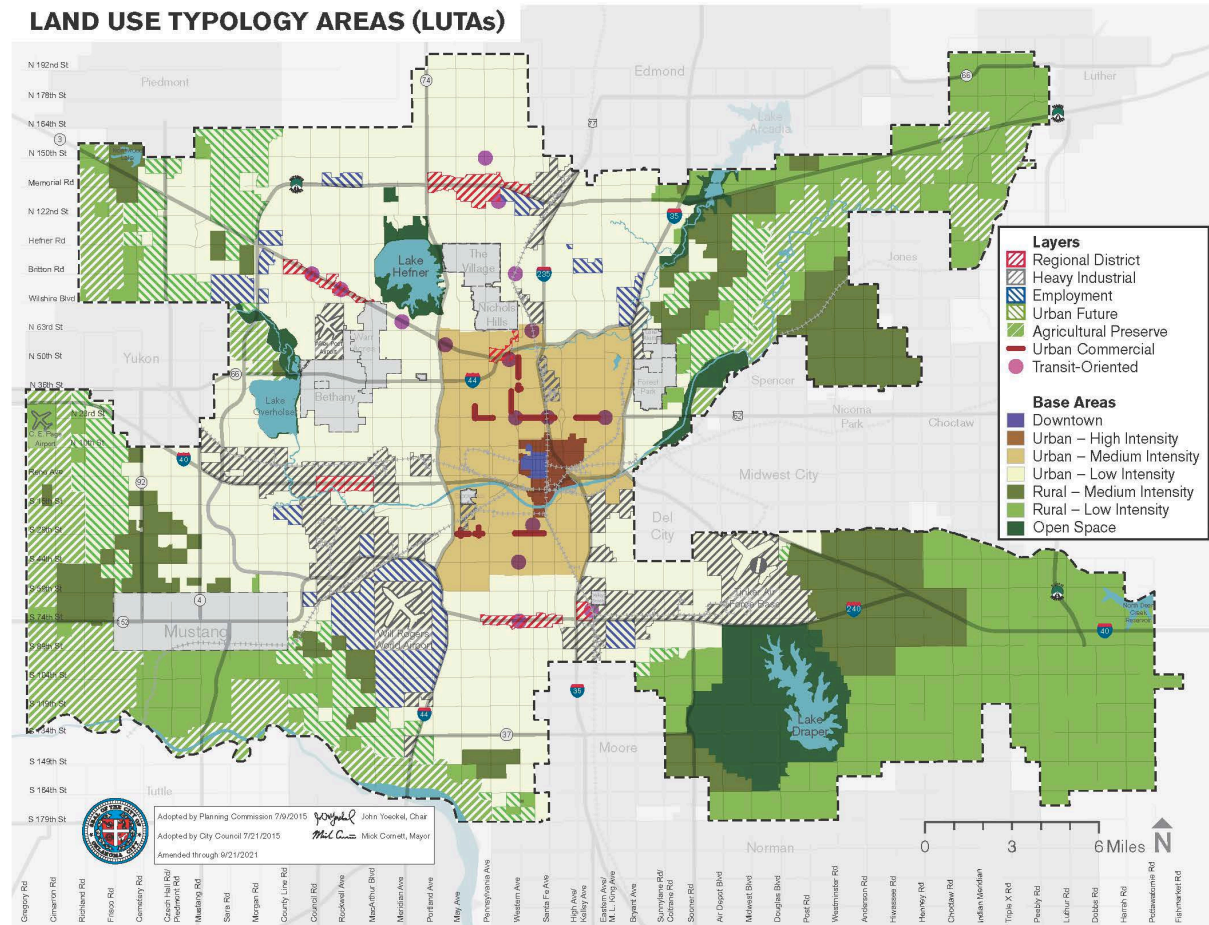
“The LUTAs are oriented around a spectrum of development intensities – from undeveloped Open Space, to the high intensity of Downtown.”
 - *planokc Development Guide*

LAND USE TYPOLOGY AREAS (LUTAs)



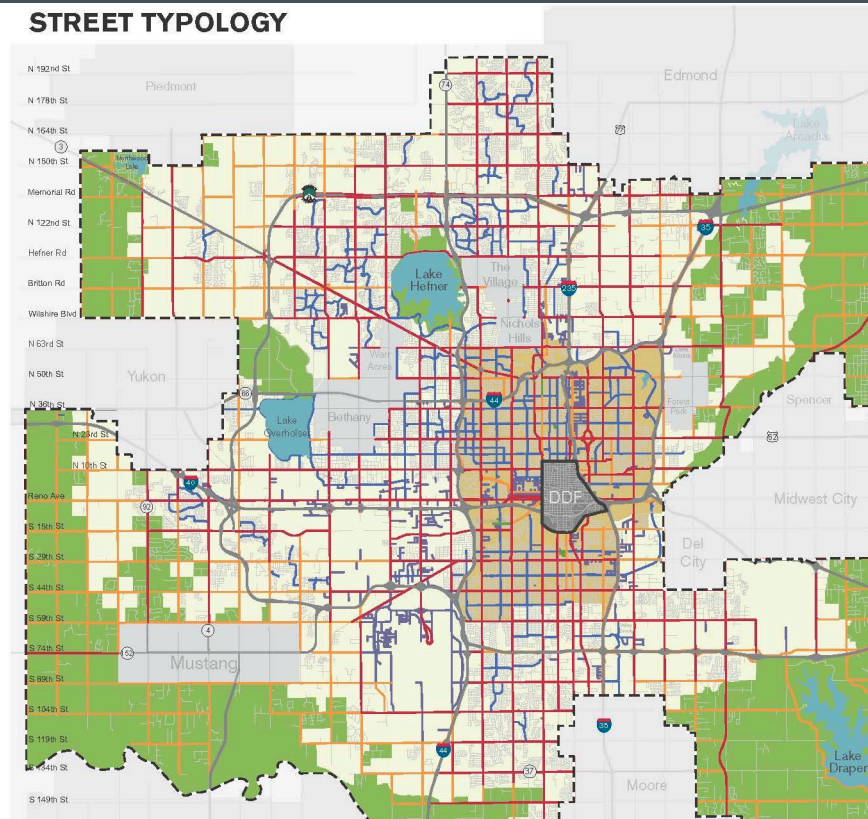
New LUTA Zone Approach

- 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



Street Typology

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



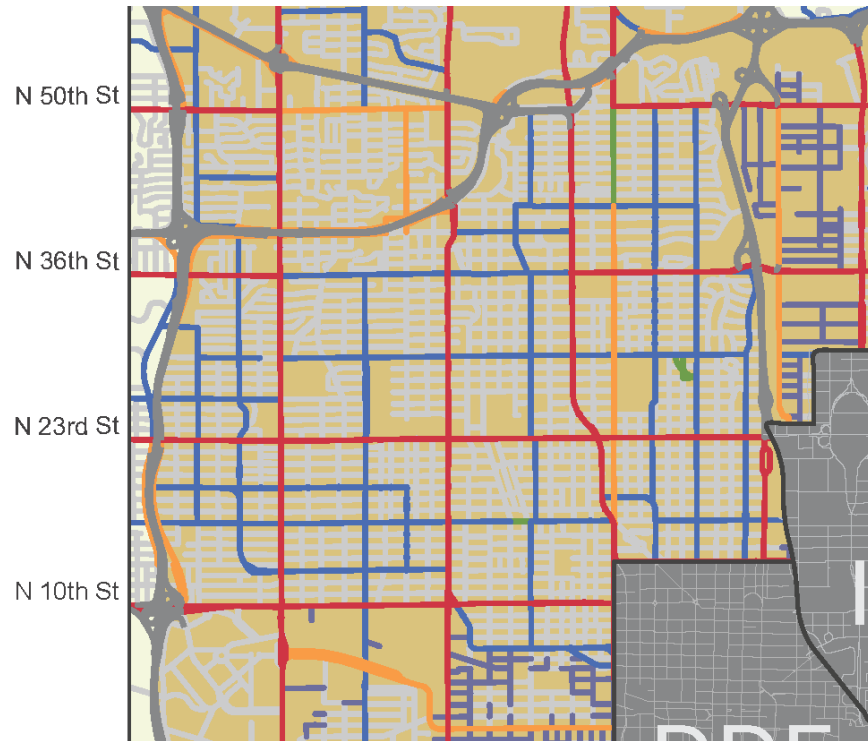
“Baked-in” metrics

- **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

Street Typology

Street Typology in HP areas

Street Types	
— Neighborhood	— Mainstreet
— Major Arterial	— Industrial
— Minor Arterial	— Interstate
— Connector	— State Highway



“Baked-in” metrics

- Street Typology
 - in HP areas have all the street types
 - Neighborhood streets remain single-dwelling
 - Increased density on larger streets
 - Signalized intersections can be used to spread density out in “nodes”

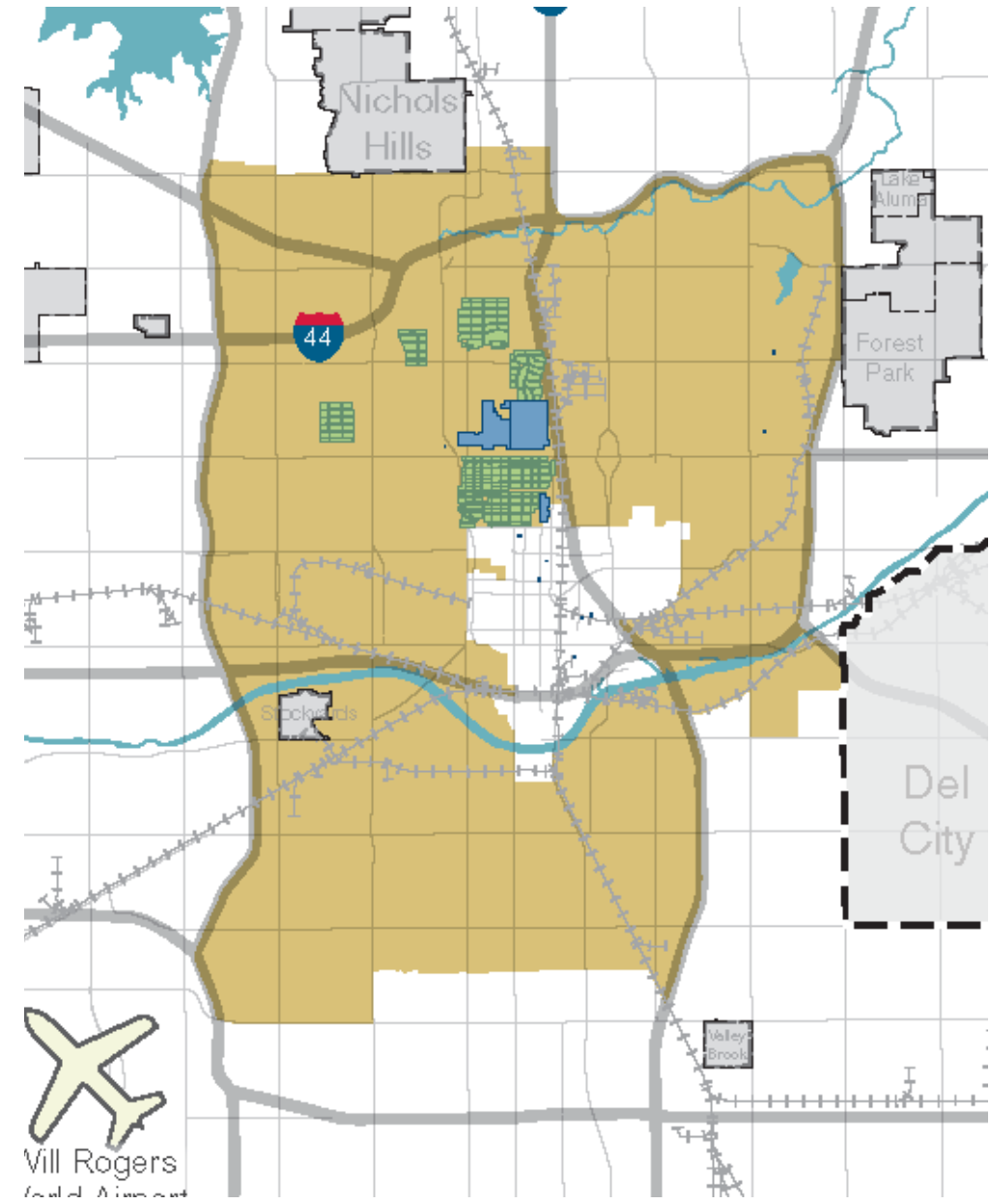


Urban Medium new code approach

UM LUTA

(10 – 40 units/acre)
(FAR – 0.4 – 1.2)

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



Base Areas

- Historical Landmarks
- Historical Preservation
- Urban – Medium Intensity

HL overlay districts – Paseo, Jefferson Park, Heritage Hills East (partial)

HP – Base zoning districts: Mesta Park, Heritage Hills, Heritage Hills East (partial), Edgemere Park, Crown Heights, Putnam Heights, Shepherd

Why start with UM?

- Desire for increased infill development, resulting in more SPUD cases
- Accommodate existing and new “Missing Middle” housing forms (which are not supported by the existing zoning code)
- Incentivize development in the core to meet plan **okc**, adapt **okc**, and preserve **okc**
- Support transportation, walkability, health, changing housing needs, and aging in place



Ingredients for UM zones

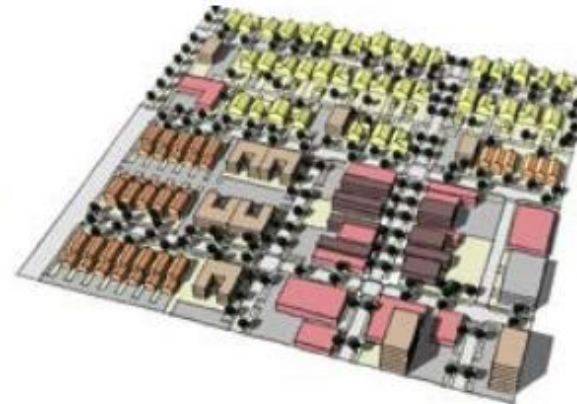


Guiding Principles

- 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

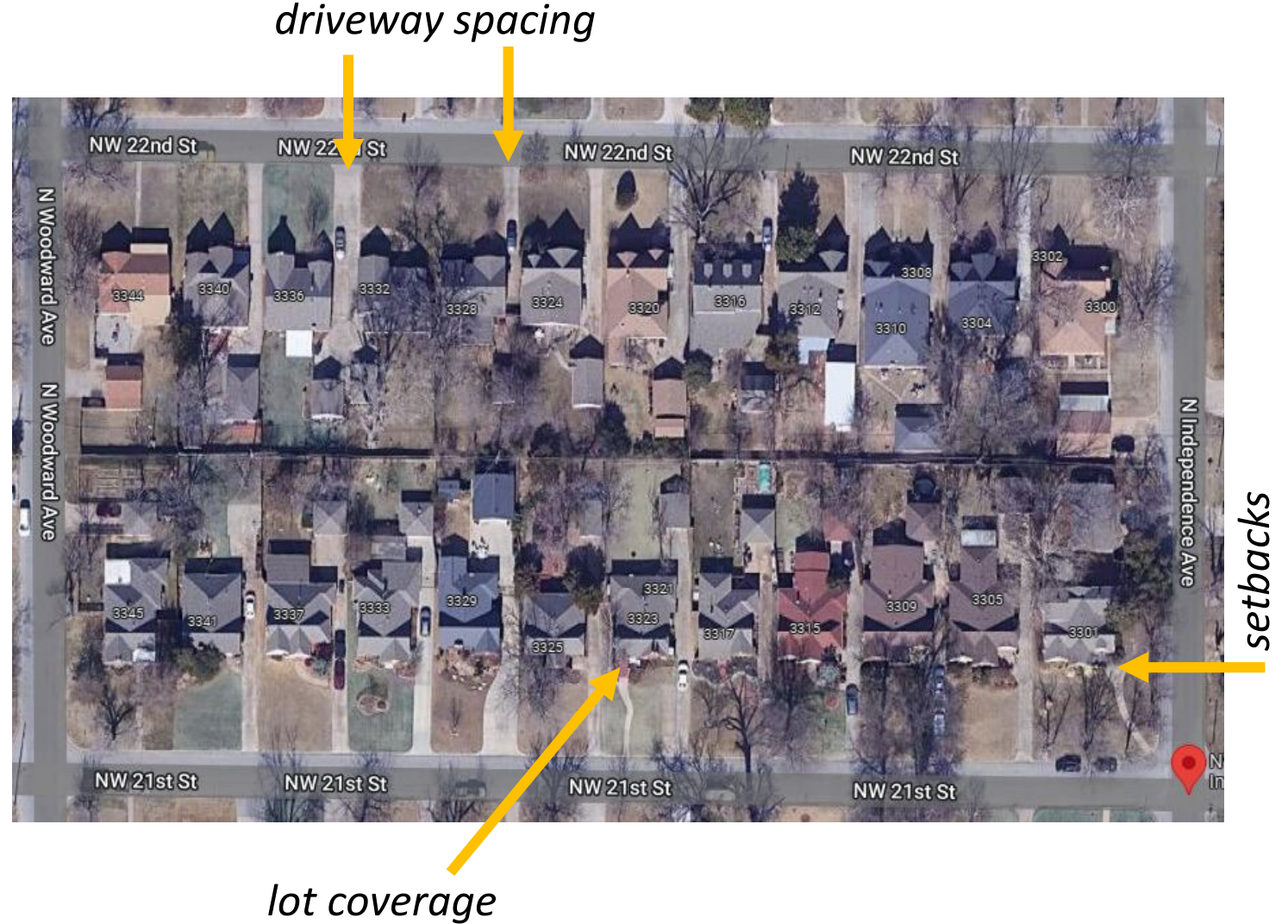
Gross Density	10 – 40 du/acre
Lot Sizes	vary
Non-residential Floor to Area Ratio (FAR) Range	0.40 – 1.20, typical FAR of 1.0

UM Neighborhoods: Character

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



How tall?



Proposed UM Base Zones

LUTA	Proposed Districts	Current District(s)
UM, Urban: Medium Intensity	UM-SD, Single-Dwelling	R-1, R-2
	UM-MD, Multi-Dwelling	R-3, R-4
	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,

Residential metrics may include:

- Lot width
- Building/Lot Coverage (max)
- Setbacks
- Density allowed
- Height
- Parking location



New Code Approach

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

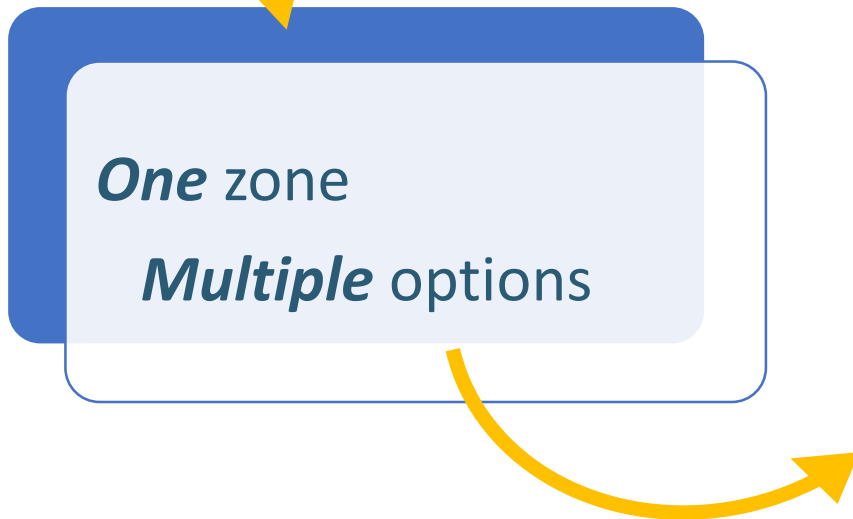
One zone
Multiple options

Based on:

- Mid-block location*
- Street intersections*
- Alley conditions*
- Development type preferences*

UM SD: Approach

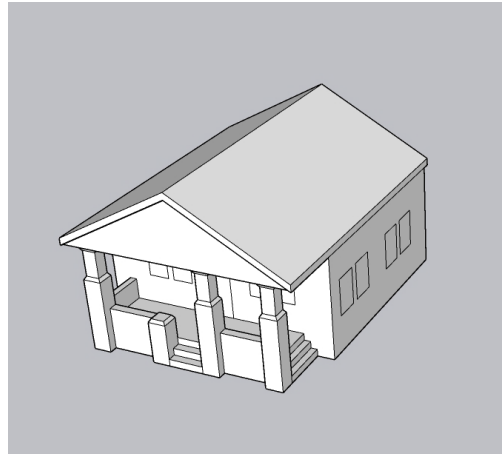
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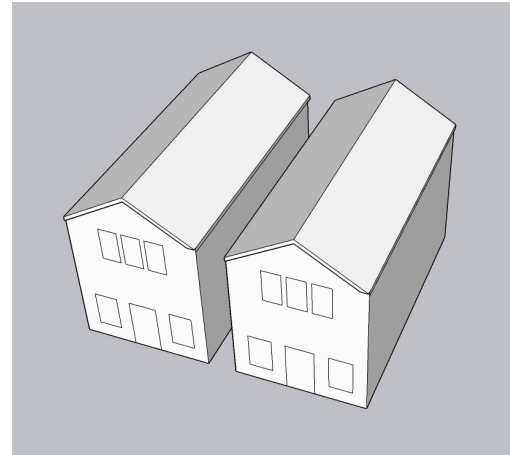
Multiple options

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

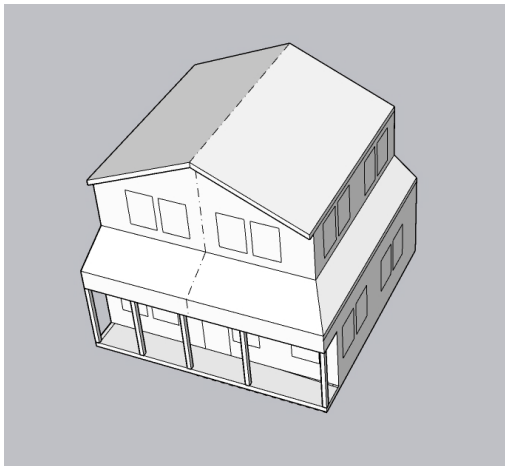
UM SD: Development Types



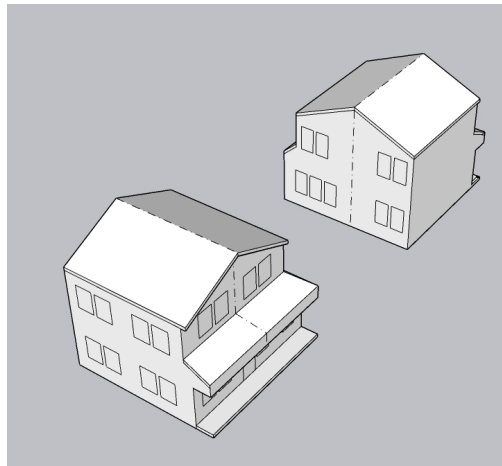
Single dwelling
(with or w/o ADU)



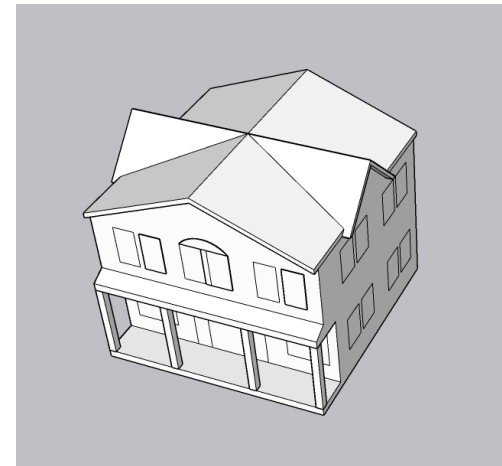
Small lot single dwellings



Duplex



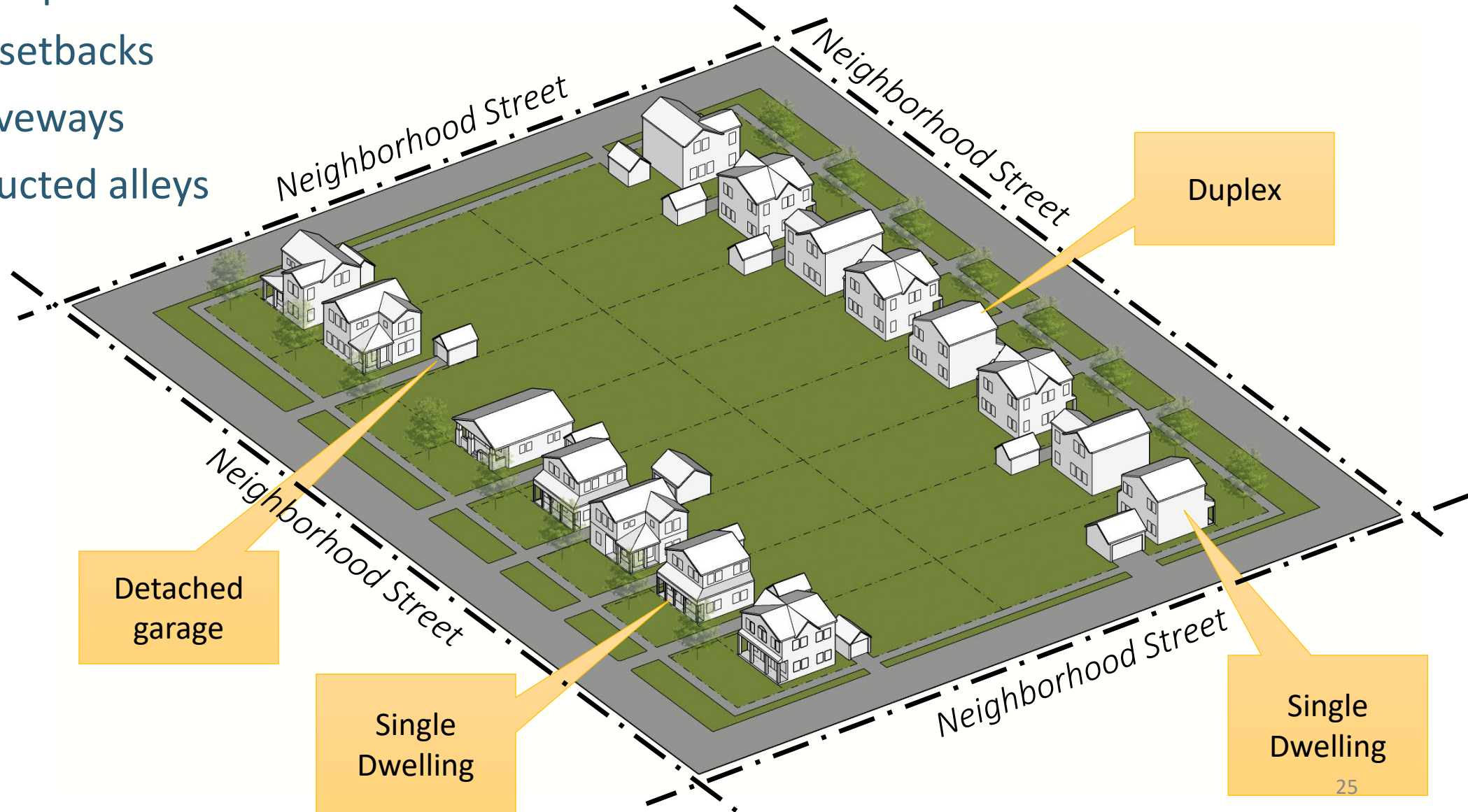
Two duplexes



Quadplex

UM Neighborhoods: Typical Existing Condition

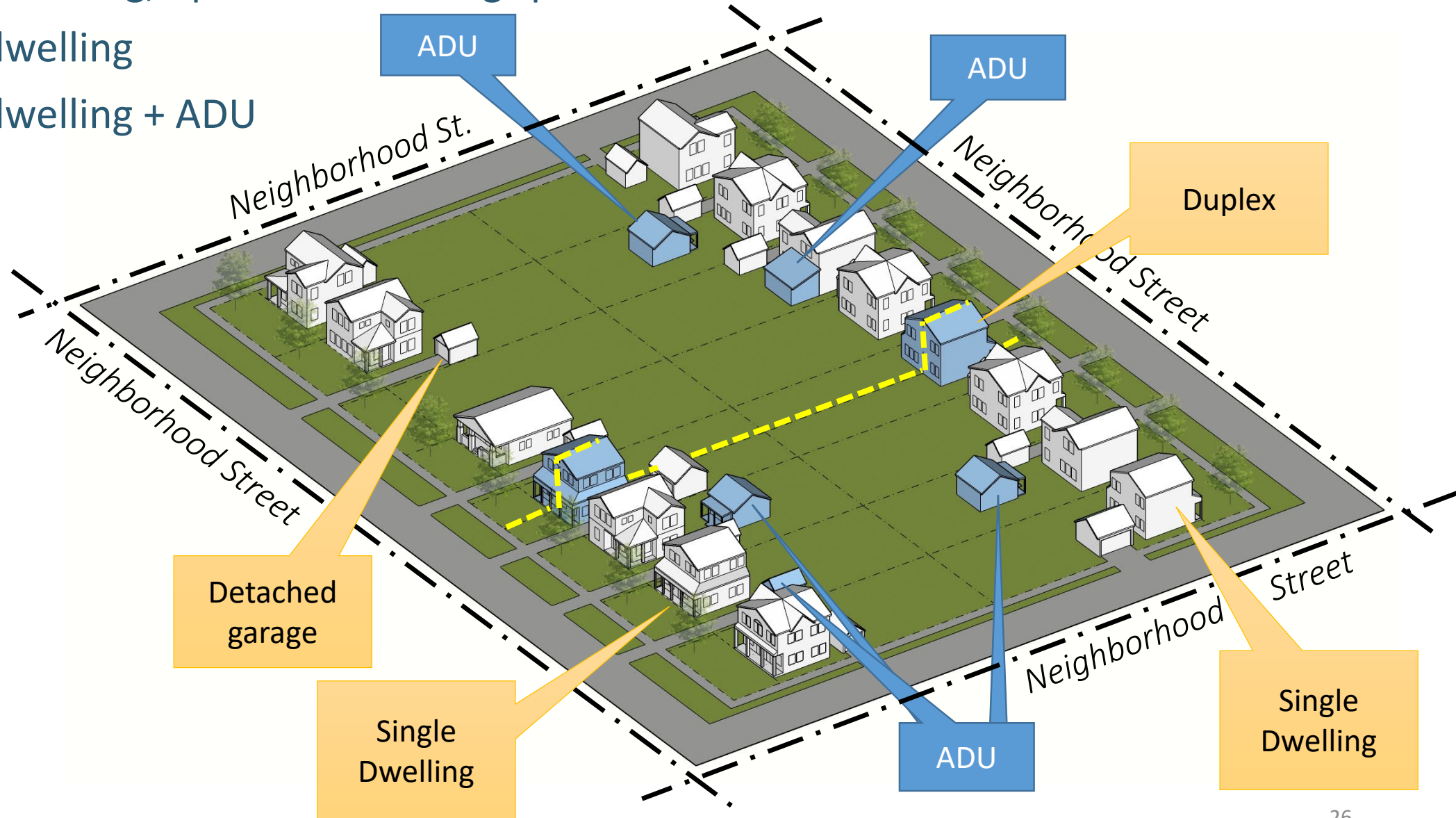
- 50' x 140' lot pattern
- Consistent setbacks
- Narrow driveways
- Few constructed alleys



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: Accessory Dwelling Standards (under discussion)

- Max one AD per lot
- AD may not be sold separately from principal home
- No non-conforming structure may be converted to an AD
- AD will be part of UM-SD building and lot coverage limits
- One parking space per AD, unless less than 400 sf
- Maximum height of 24'
- Must meet setbacks of the UM-SD zone
- Roof top decks and balconies prohibited
- Building design per HP guidelines

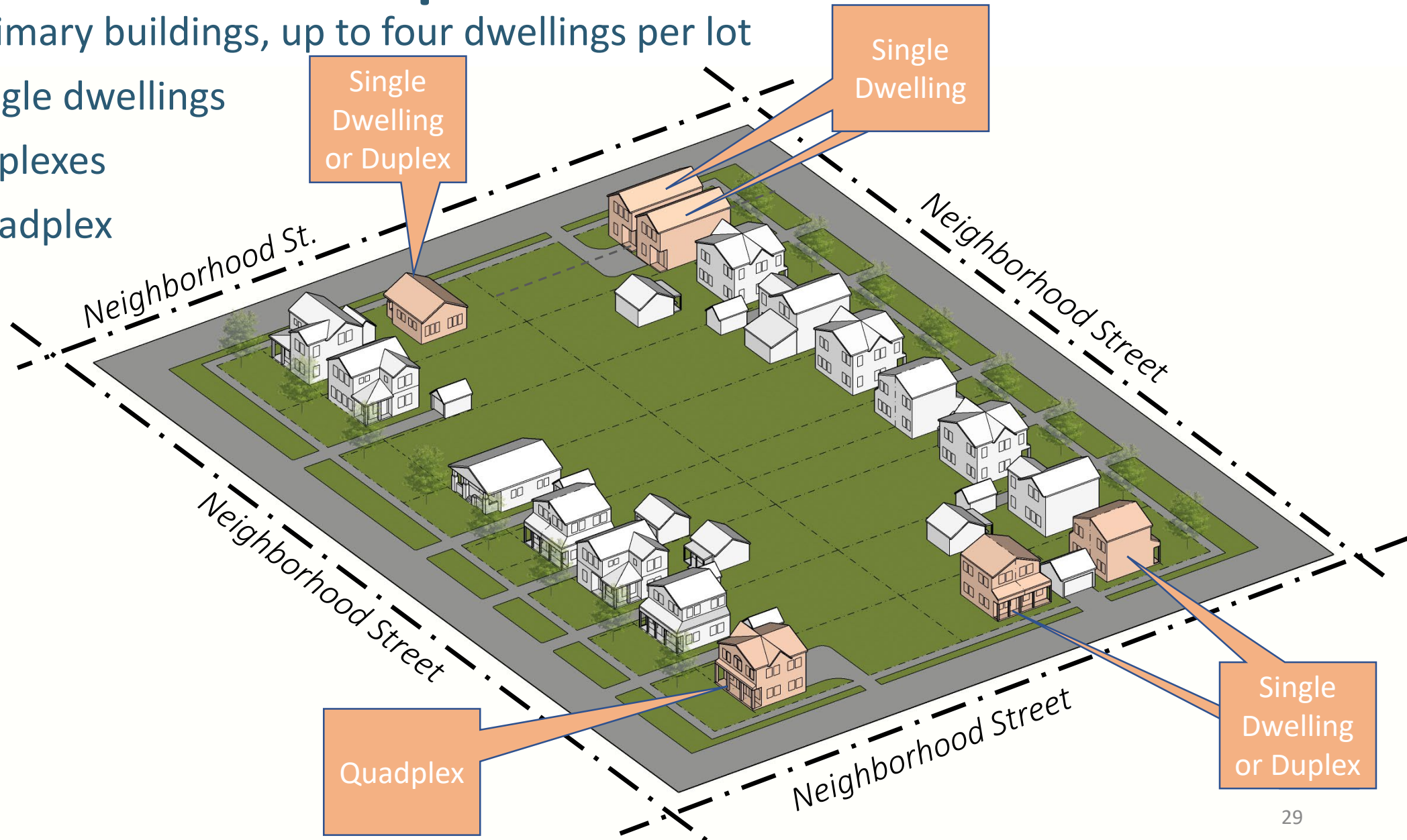


Proposed regulations subject to change throughout the code update process

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



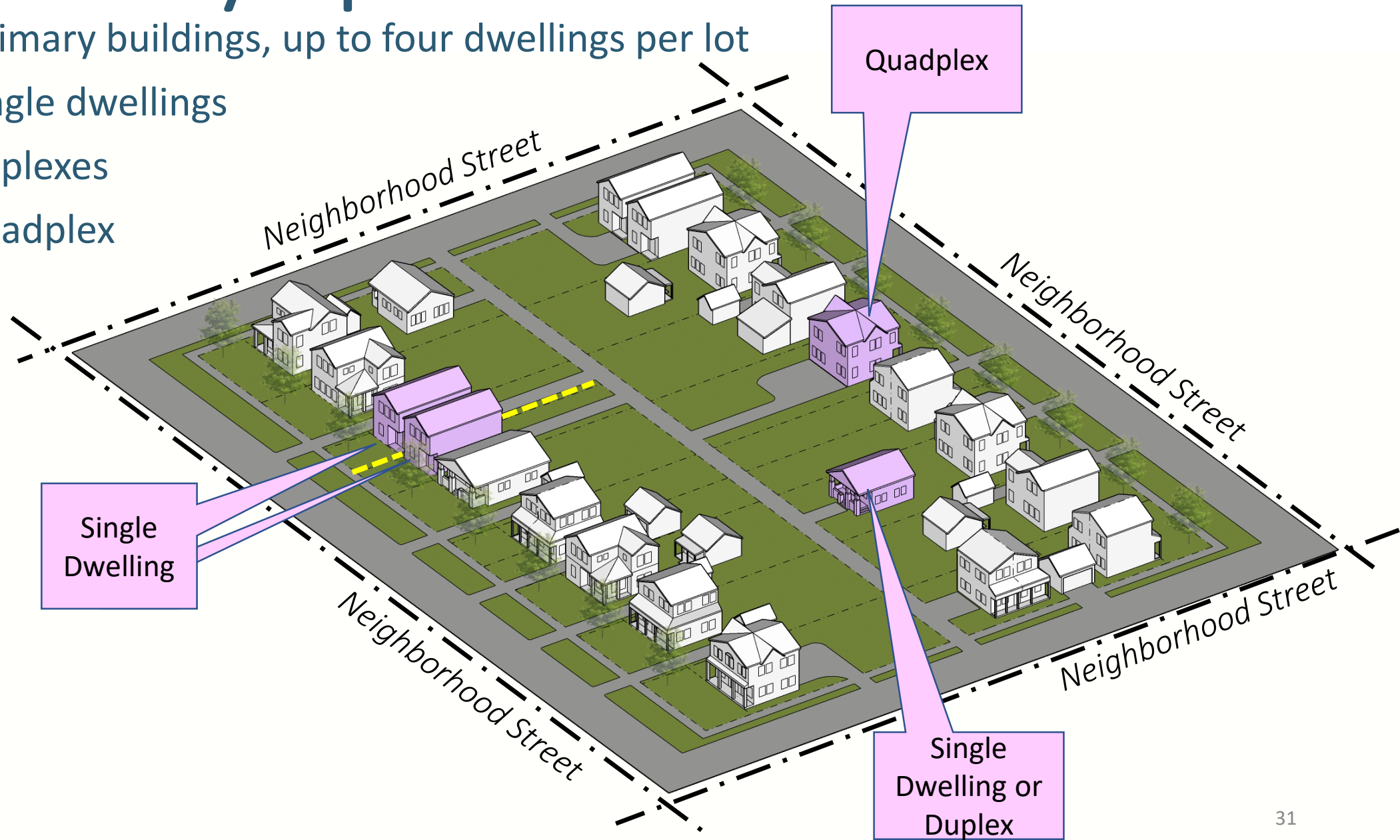
- At Neighborhood street corners
- One quadplex or 2 duplexes
- Up to four dwellings per 6,000 SF lot
- 25' min. lot width to split duplexes
- One driveway per 50 ft
- Must meet other development standards



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

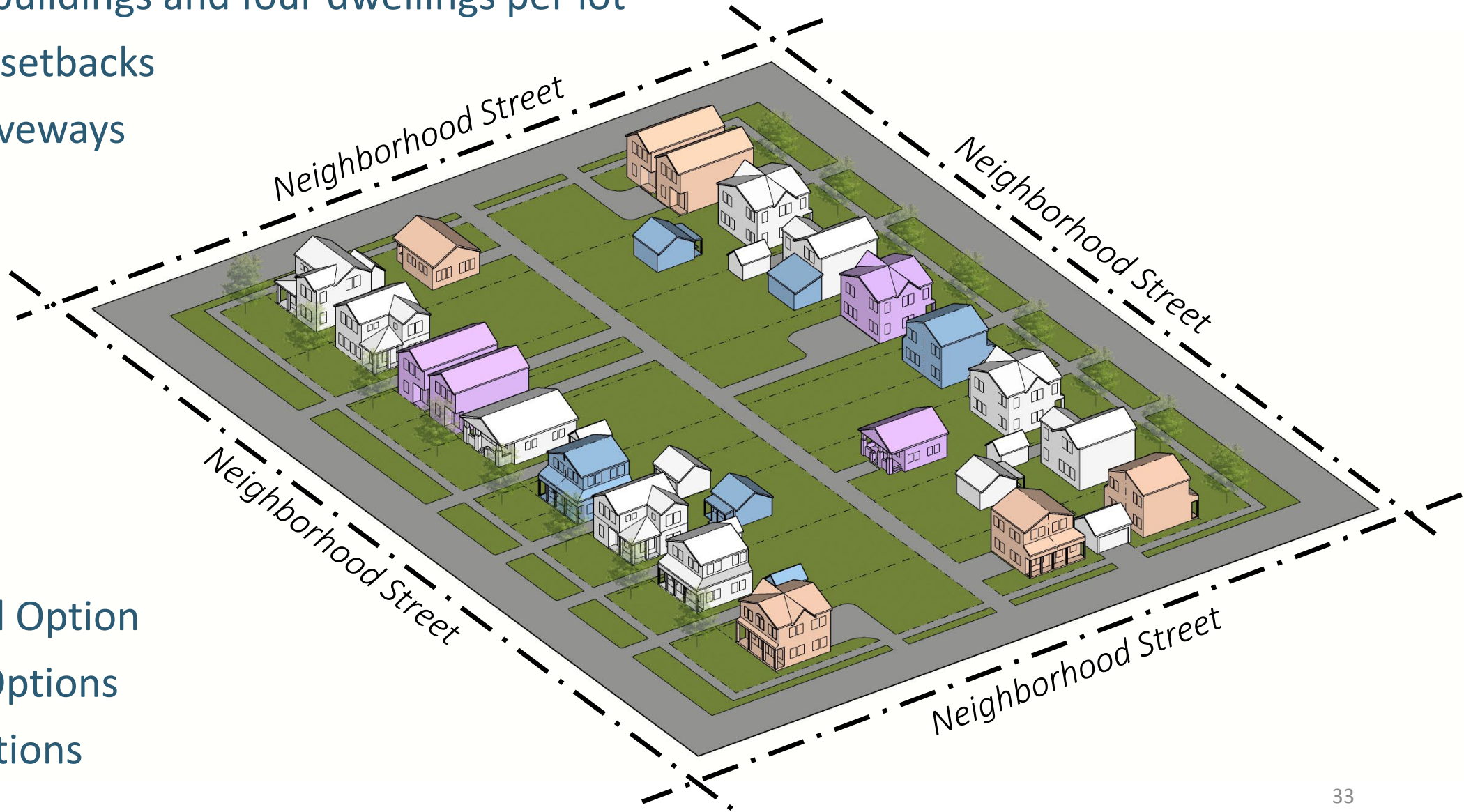
- Along Neighborhood streets with alleys
- Two buildings maximum
- Four units maximum
- Small lot single dwellings
 - No minimum lot size
 - 25' min. lot width
- One driveway per 50 ft
- Must meet other development standards



UM SD: Consolidated

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

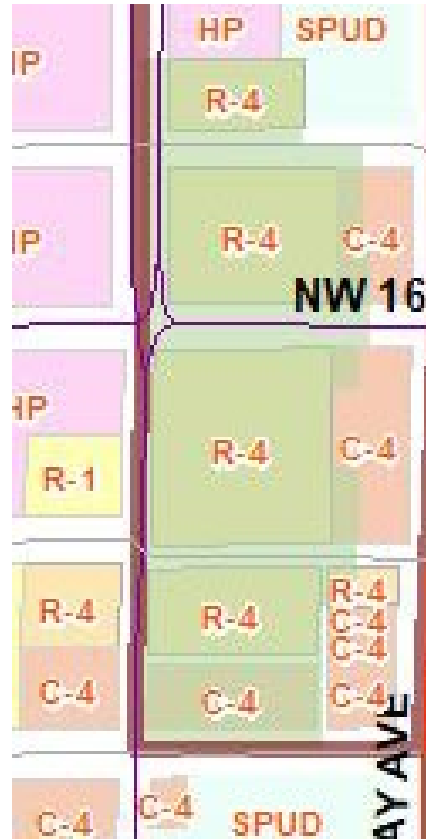
- Existing
- Standard Option
- Corner Options
- Alley Options





HP/HL Proposed Approach

HP/HL Proposed Approach



The City of
OKLAHOMA CITY
PLANNING DEPARTMENT

HISTORIC PRESERVATION REVIEW SUBMITTAL PACKET

Applicable Historic Districts

- Crown Heights Historic District
- Edgemere Park Historic District
- Heritage Hills Historic and Architectural District
- Heritage Hills East Historic District
- Jefferson Park Historic District
- Mesta Park Historic District
- Putnam Heights Historic District
- Shepherd Historic District
- The Paseo Neighborhood




- HP base zone becomes UM-SD

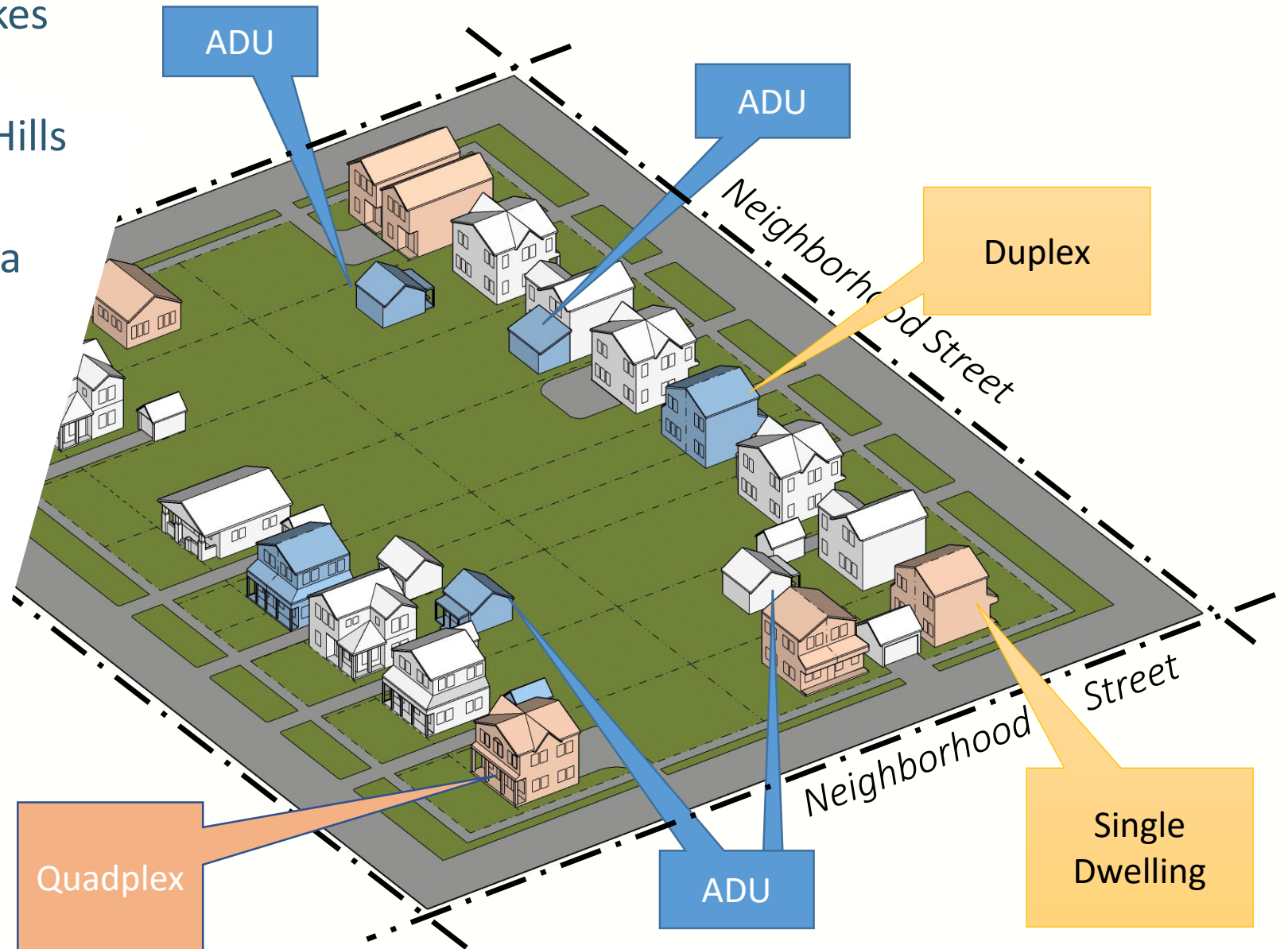
- All HP base zones and HL overlay areas become “HP overlay” with UM-SD or other UM zone underneath

- HP Commission, review and guidelines still apply in the “HP overlay”

HP base zone converted to UM-SD

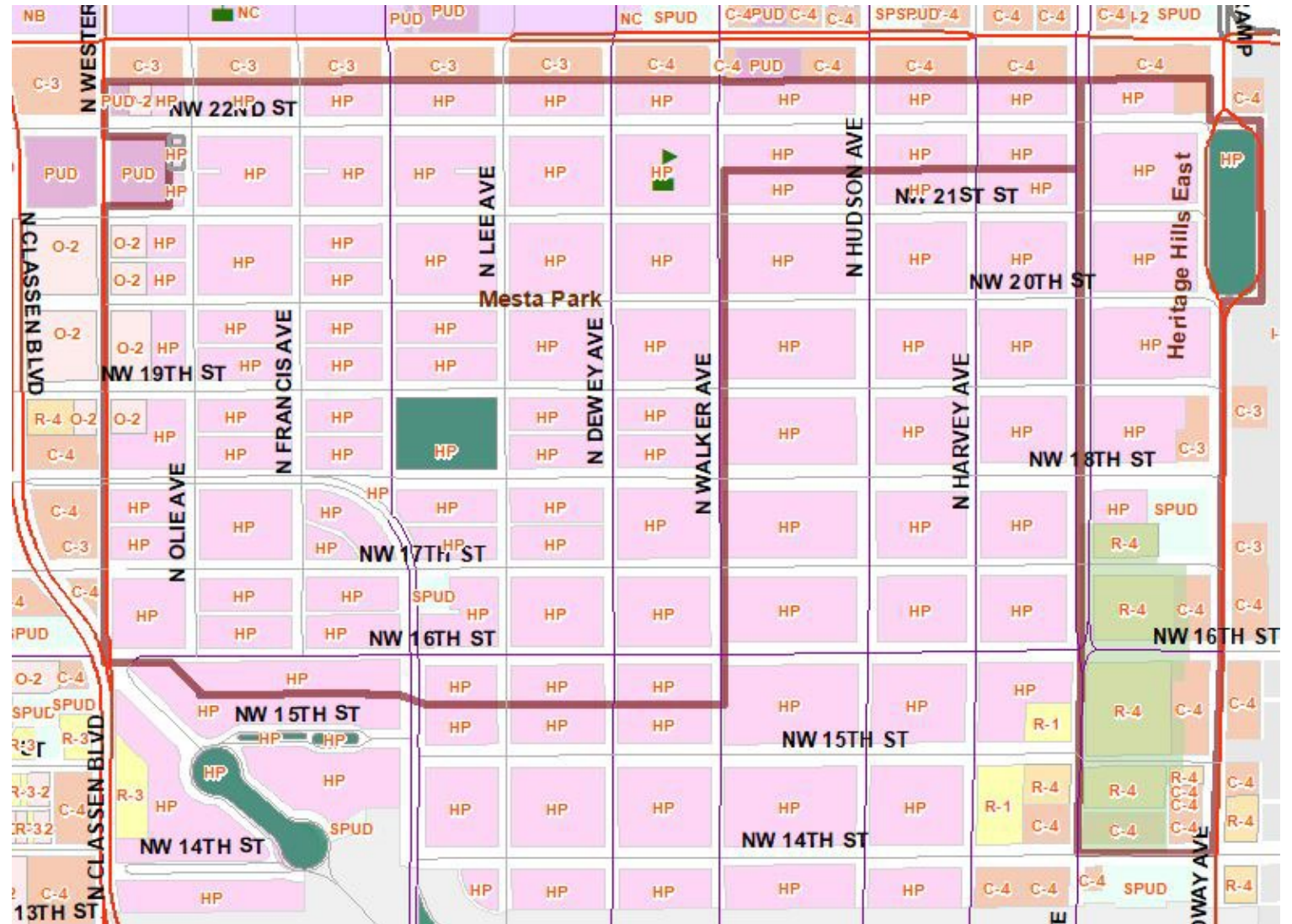
- Clarifies bulk regulations and makes review more predictable
- No alleys are platted in Heritage Hills so **Alley options** do not apply
- **Corner options** currently require a Special Exception under HP, but would be “by right” in new code
- Accessory dwelling height and size would be limited
- All structures must meet design and development standards

-  Existing
-  Standard Option
-  Corner Option



HL / HP Overlay

- Requires Certificate of Appropriateness and HP Commission review
- Remains subject to OKC **Design & Sustainability Standards and Guidelines**
- UCD regulations are combined into base zones and/or HL/HP regulations





Discussion items

Base zone to overlay issues

Accessory dwelling issues

Other considerations for changes



OKC Code Update Contact Information

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okc.gov/codeupdate