



OKC Development Codes Update

Urban Medium Zones presentation

Urban Medium Neighbors

3.29.23

Agenda

- Recap overall approach
- Review proposed Mixed-Use, Commercial, & Multi-Dwelling zones
- Recap Single-Dwelling zone
- Discussion
- Next Steps/What's to come

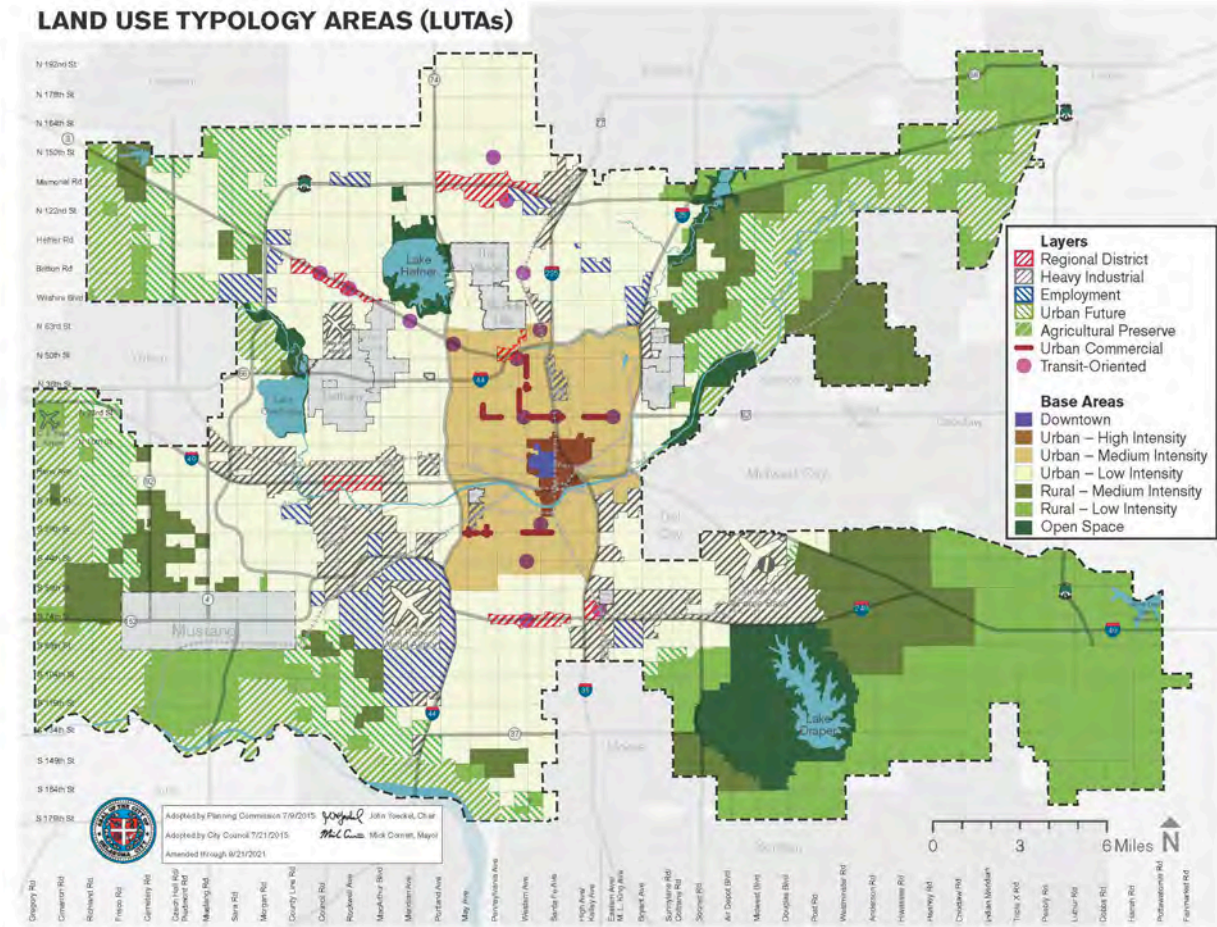


Recap LUTA & Street Typology Approach

Backbone of the new code

New LUTA Zone Approach

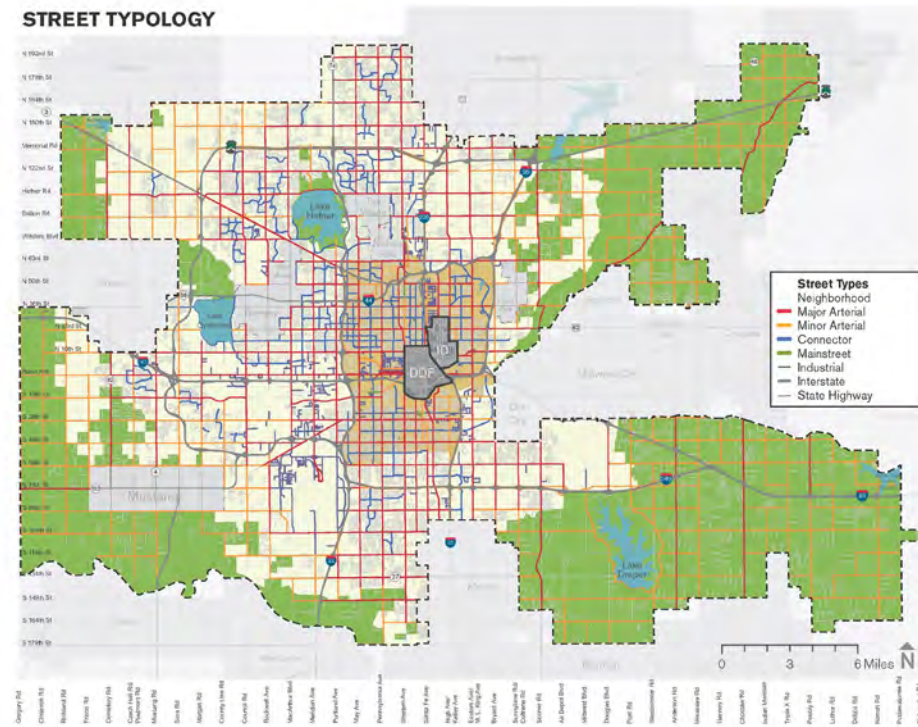
- Organize new zoning districts based on LUTAs
- Integrate more deliberate standards to align with LUTAs
 - As LUTAs move along the continuum from rural to urban, purposeful standards apply regarding:
 - FAR to manage scale and bulk
 - Building and streetscape design
 - Parking
 - Walkability
 - Transit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



Street Typology

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

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

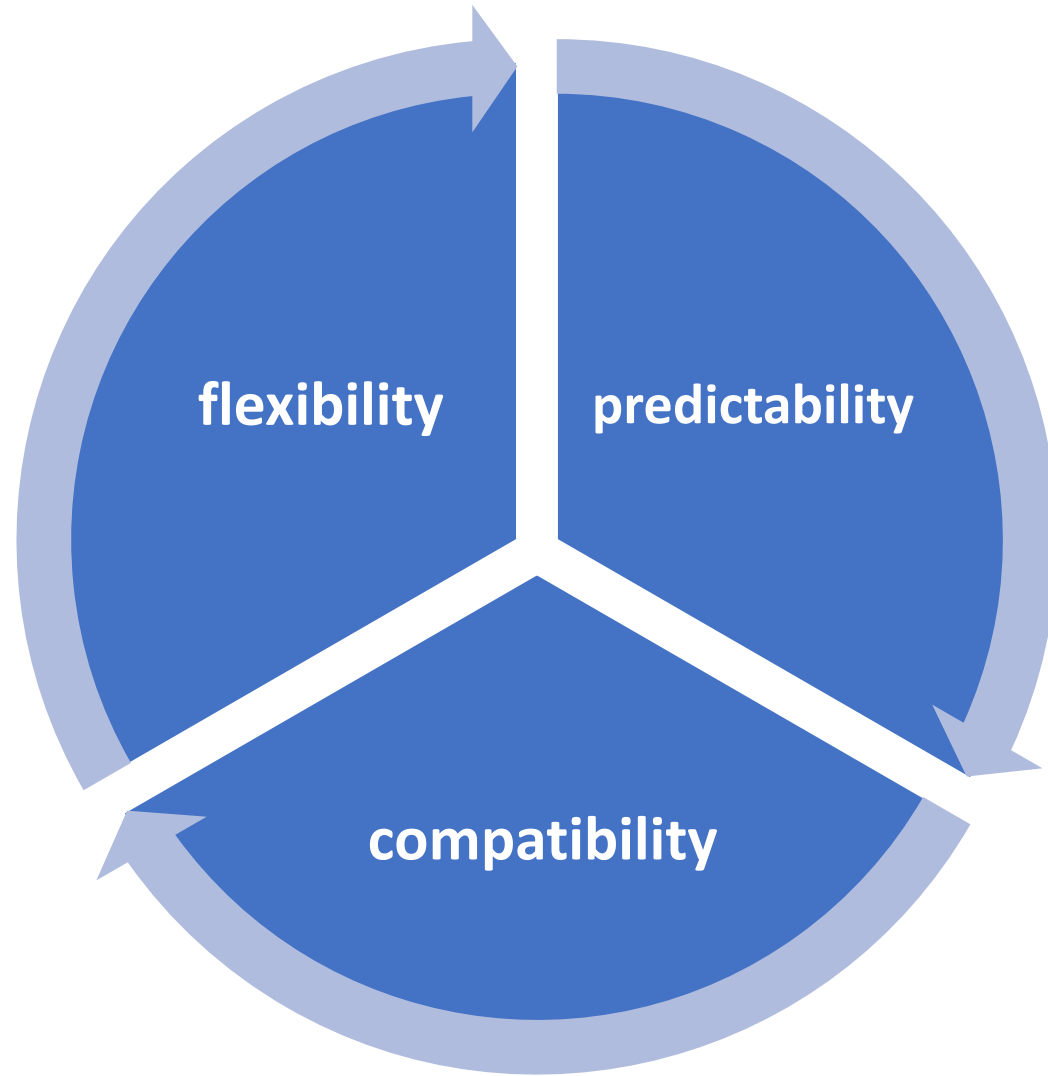


<http://planokc.org/development-guide/>

“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

Code Update Goals



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.

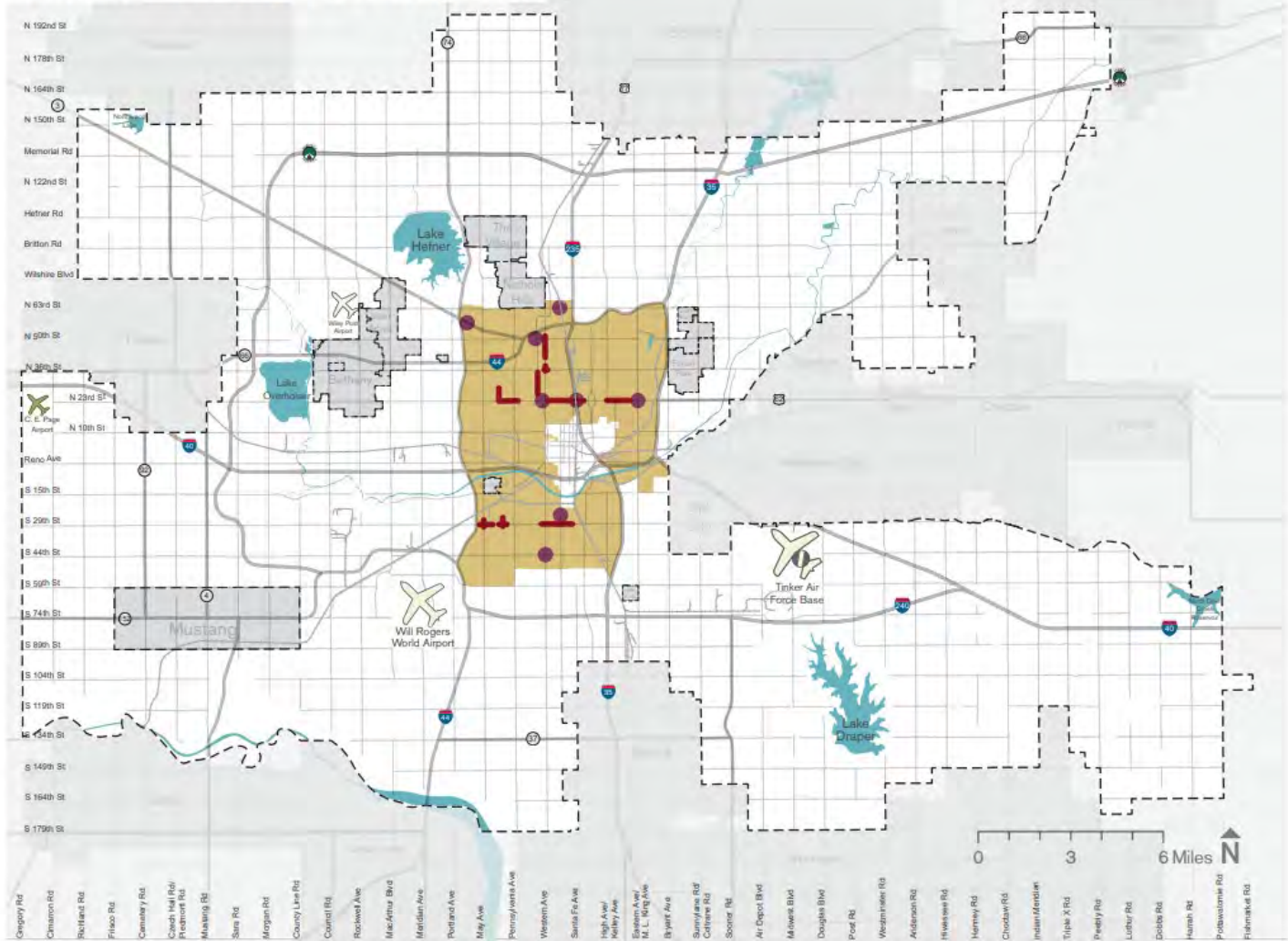
Intensity | Scale

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

LUTA

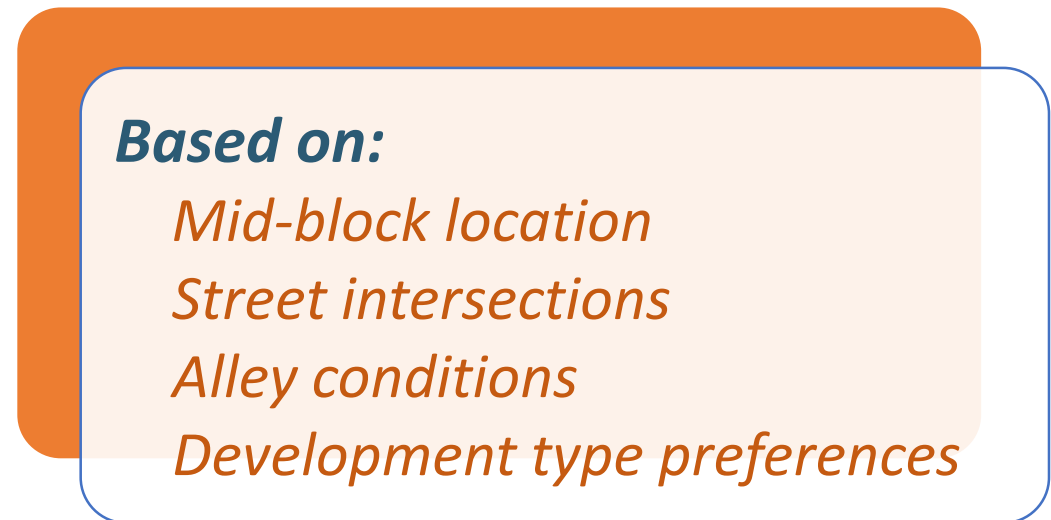
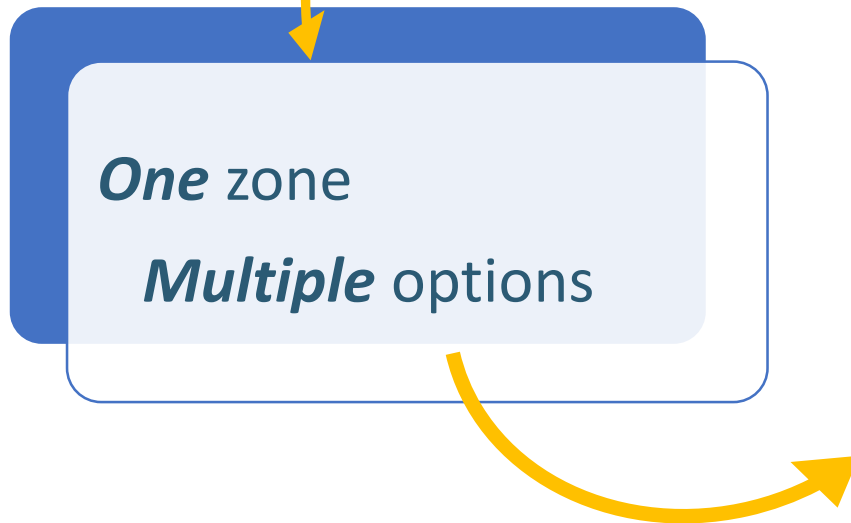
-  Urban Commercial (UC)
-  Transit Oriented (TO)
-  Urban Medium

LAND USE TYPOLOGY AREAS (LUTAs)



Urban Medium Single-Dwelling (UM-SD) Approach

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

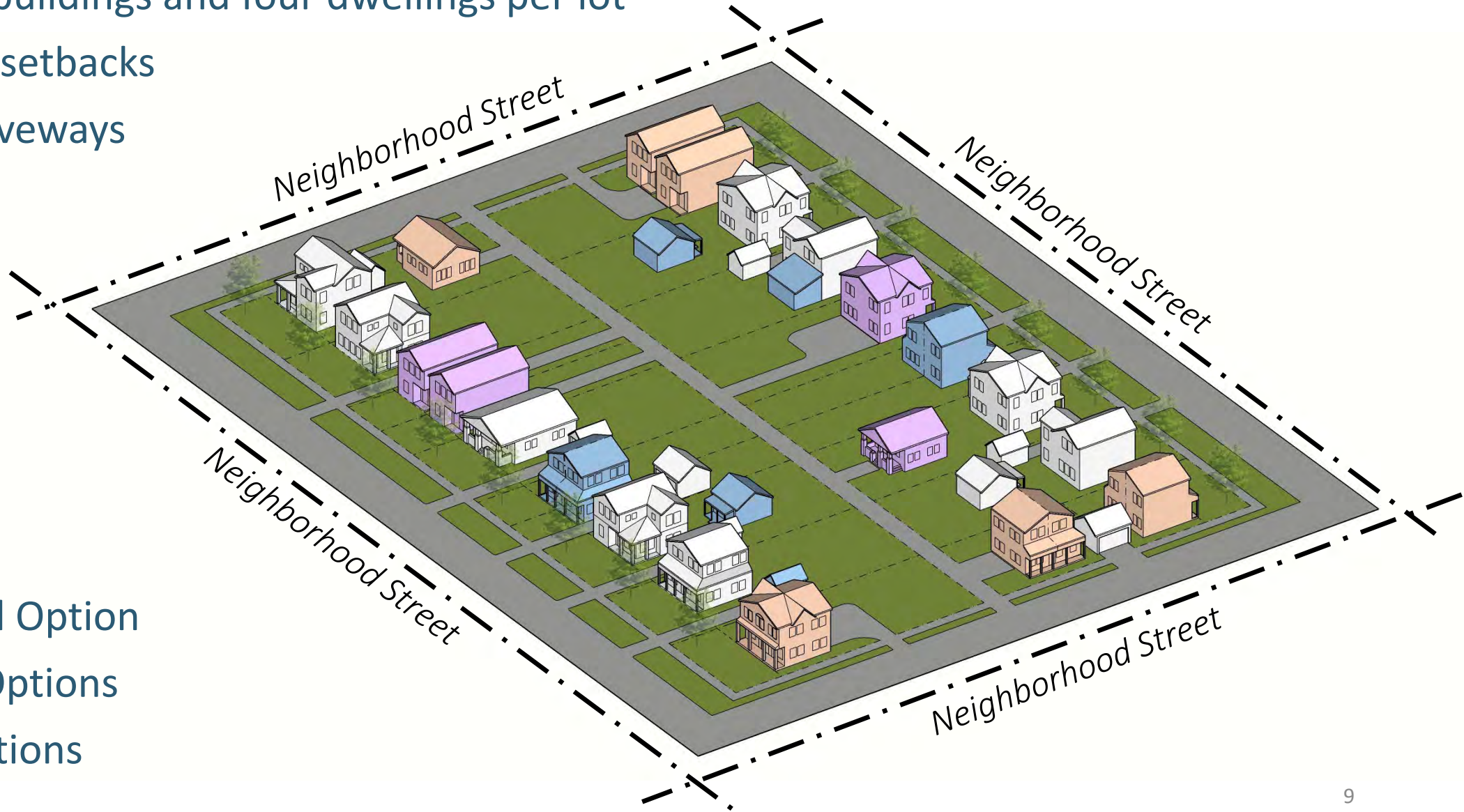


* Note that the proposed UM-SD allows up to 4 units per lot in some locations (more than the existing R-2 zone) but is limited to two buildings

UM-SD: Consolidated

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

- Existing
- Standard Option
- Corner Options
- Alley Options





Proposed Mixed-Use, Commercial, and Multi- Dwelling zones

Mixed-Use, Commercial, and Multi-Dwelling zones

UM-MX: Mixed Use



A place to be

UM-MC: Mixed Commercial



A place to go

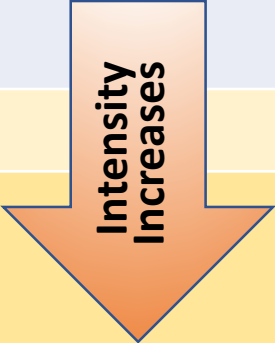
UM-MD: Multi-Dwelling



A place to live

Mixed-Use, Commercial, and Multi-Dwelling zones Approach

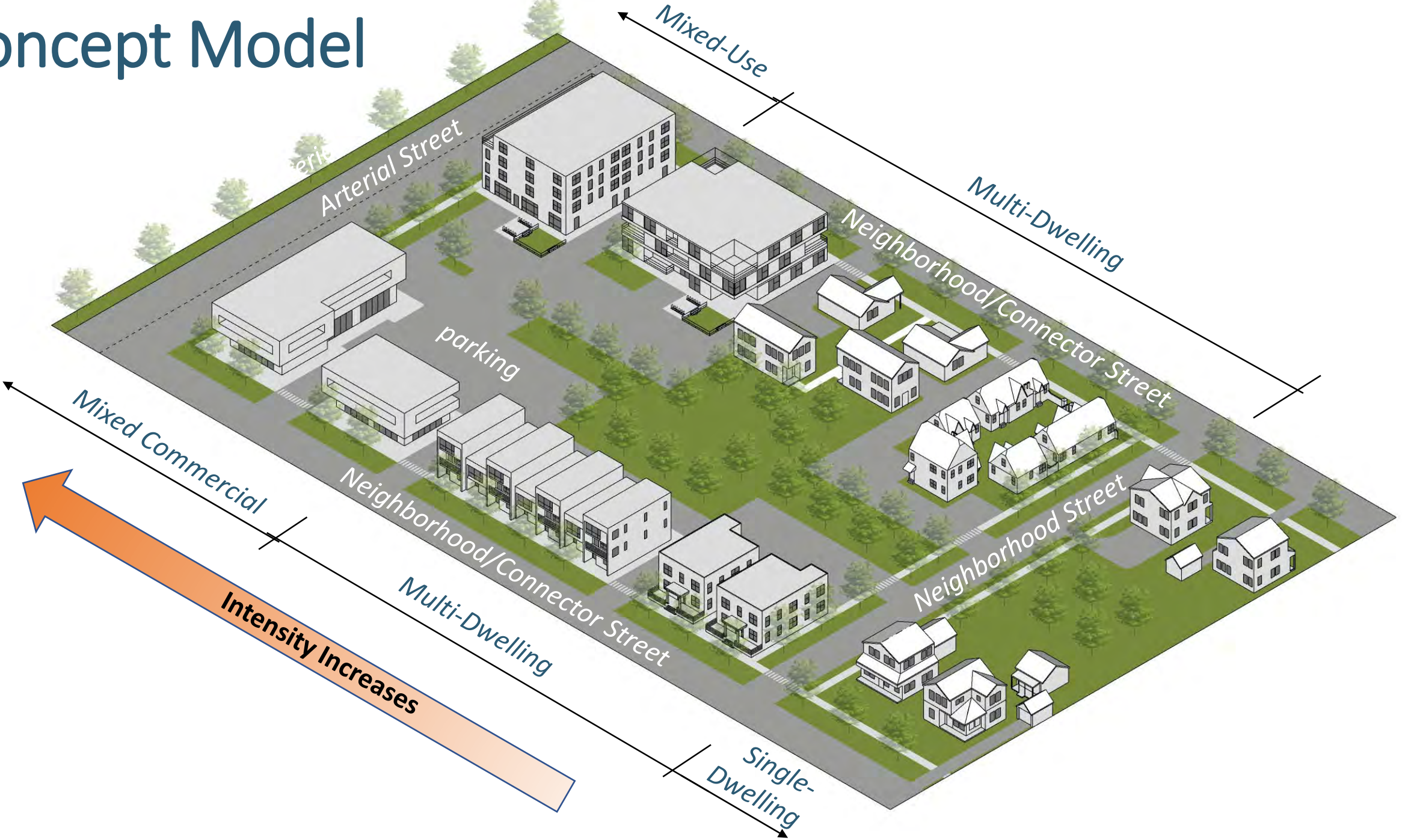
LUTA	Proposed Districts	Current District(s)
UM, Urban: Medium Intensity	UM-SD, Single-Dwelling	R-1, R-2
	UM-MD, Multi-Dwelling	R-3, R-3M, R-4, R-4M
	UM-MX, Mixed Use	O-1, O-2, NB, C-1, C-3, C-CBD
	UM-MC, Mixed Commercial	



One zone
Multiple options

Based on:
Street types
Street intersections
Transit access
Adjacencies

Concept Model



Mixed-Use (UM-MX) and Mixed Commercial (UM-MC) Guiding Principles

- Encourage mixed-use development and guide density to appropriate locations
 - ✓ Higher densities and more mix of uses along **Arterial** Street types
 - ✓ Support Transit-Oriented mixed-use development (TO)
 - ✓ Bake-in Urban Design standards
 - ✓ Protect and encourage Main Street development
- Ensure compatibility with adjacent/surrounding neighborhoods
 - ✓ Taper development intensity from the Arterial into the neighborhoods
 - ✓ Incorporate compatibility standards

Mix on Arterials



Preserve Main Streets



Taper from Arterial to Neighborhood



UM-MX & UM-MC Zones

UM-MX: Mixed Use



A place to be

Two Patterns

- Main Street
- Transit Oriented

UM-MC: Mixed Commercial



A place to go

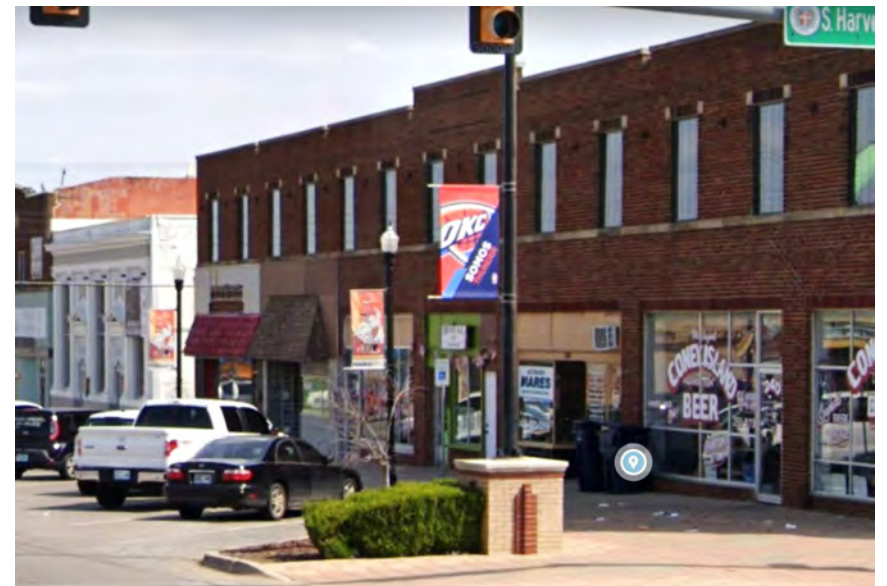
Two Patterns

- Arterial Commercial
- Urban Commercial

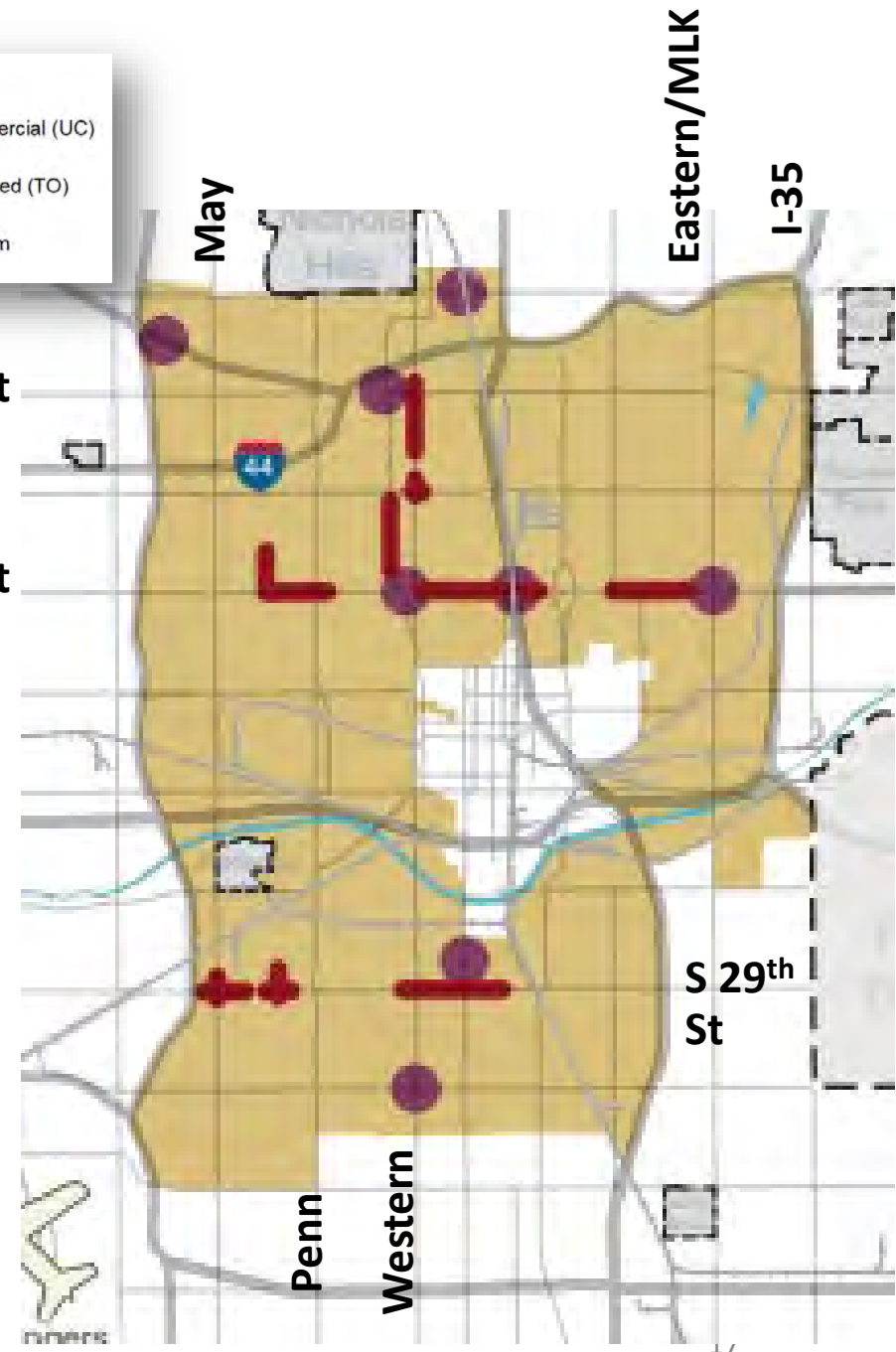
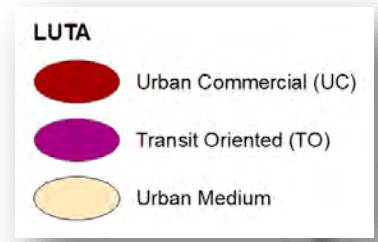
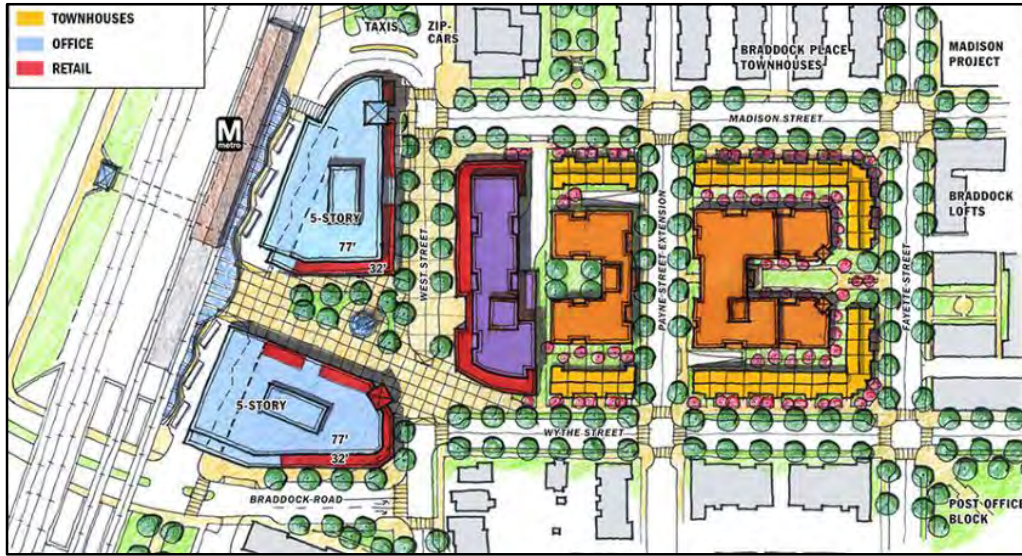
UM-MX: Main Street

Traditional main street building & street at a node of activity

- Along **Main Streets**
- Examples: Paseo, Capitol Hill, Plaza, Stockyards, N Western Avenue
- 1 to 3 stories
- Preservation, rehabilitation, and adaptive reuse of existing buildings
- Limited commercial uses and residential
- Buildings at the street edge
- Wide sidewalks and pedestrian amenities
- Parking: on street, in rear lot, or shared



UM-MX: Transit Oriented



UM-MX: Transit Oriented



Within walking distance of rail or rapid transit stops, designated Transit-Oriented (TO) in planokc

Minimum 15 du/acre, up to 100 du/acre

- 8-10 stories (additional height with affordable housing and/or other incentives, lower heights adjacent to “sensitive edges”)
- New infill development or renovation of existing buildings
- Integrated mix of uses, including residential and limited commercial uses
- Buildings at the street edge
- Pedestrian connectivity and amenities
- Parking: reduced; on street or structured

UM-MX & UM-MC Zones

UM-MX: Mixed Use



A place to be

Two Patterns

- Main Street
- Transit Oriented

UM-MC: Mixed Commercial



A place to go

Two Patterns

- Arterial Commercial
- Urban Commercial

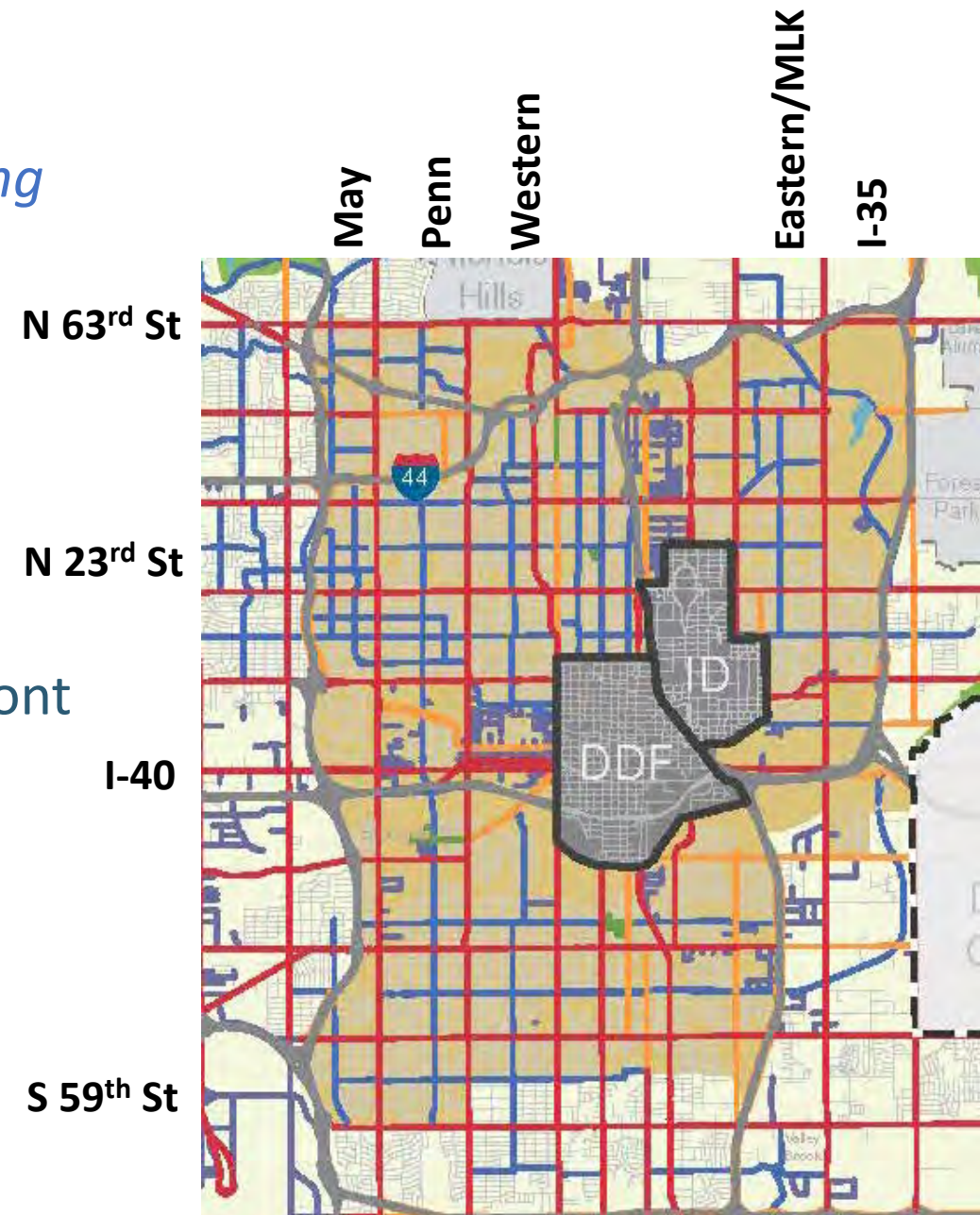
UM-MC: Arterial Commercial

Conventional pattern of commercial development along Arterial streets

- 1 to 4 stories
- Along **Arterial** streets
- Commercial and residential uses
- Deeper front setbacks (similar to existing zones)
- Parking: may be in any location, including the front



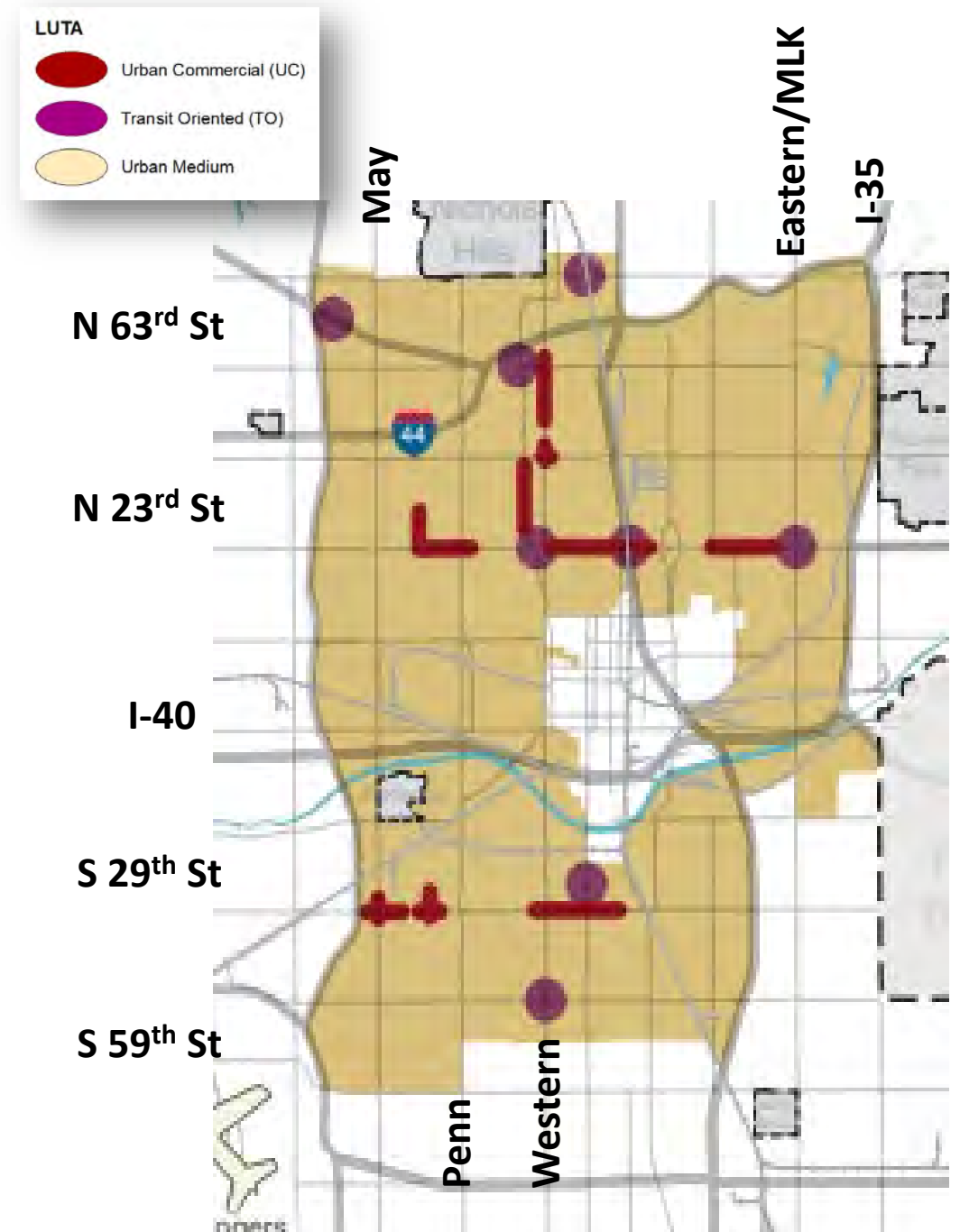
Street Types	
	Neighborhood
	Major Arterial
	Minor Arterial
	Connector
	Mainstreet
	Industrial
	Interstate
	State Highway



UM-MC: Urban Commercial (preferred)

Urban pattern of commercial development along Arterial streets

- 1 to 8 stories
- Along **Arterial** streets
 - Required for **Arterial** streets within an Urban Commercial (UC) LUTA in planokc
- Commercial and residential uses
- Shallow front setback
- Incorporates urban design standards
- Parking: anywhere except the front; and reduced requirements



UM-MC: Urban Commercial (preferred)



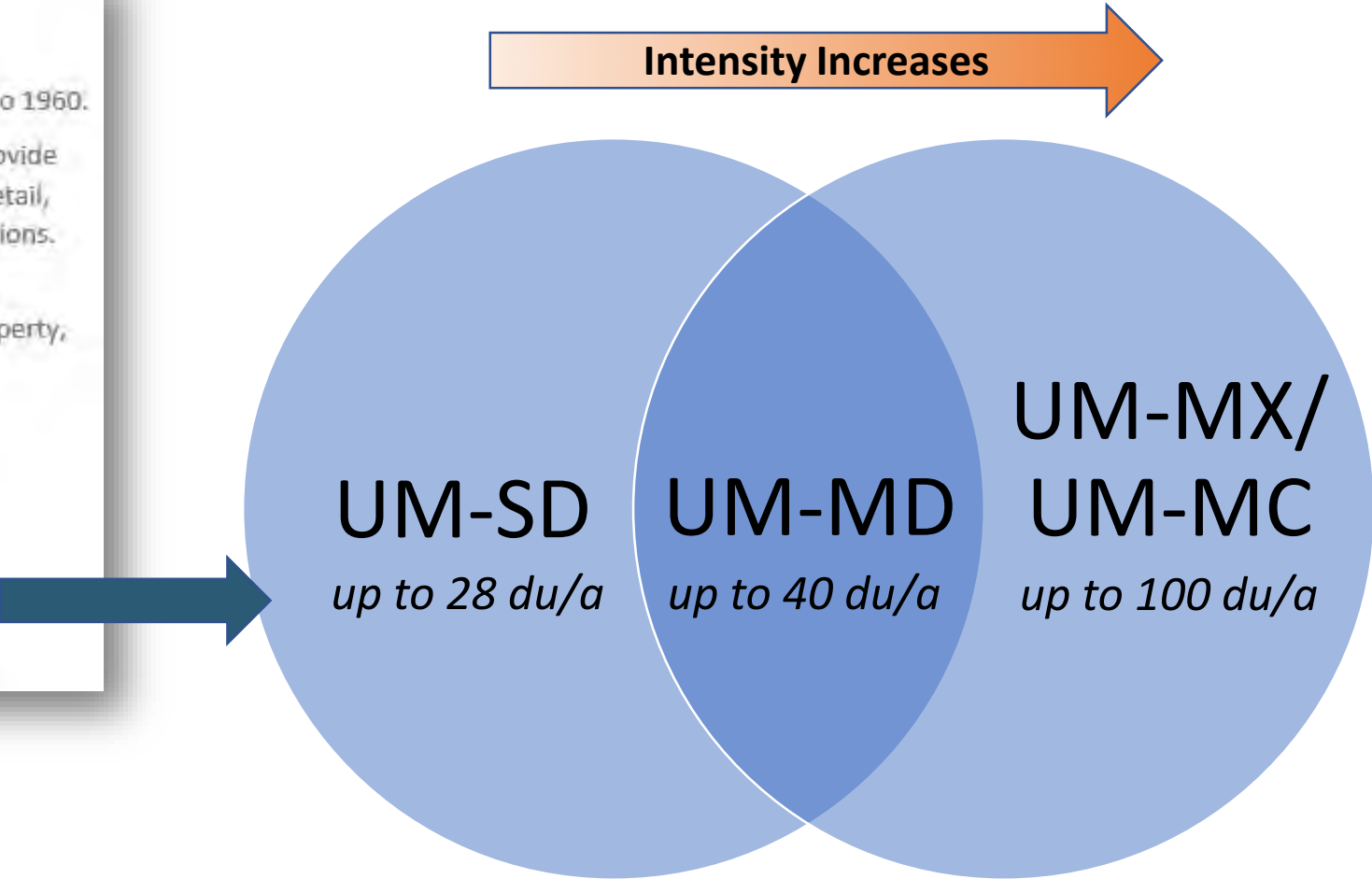


Proposed Multi-Dwelling (UM-MD) zone

Urban Medium (UM) LUTA

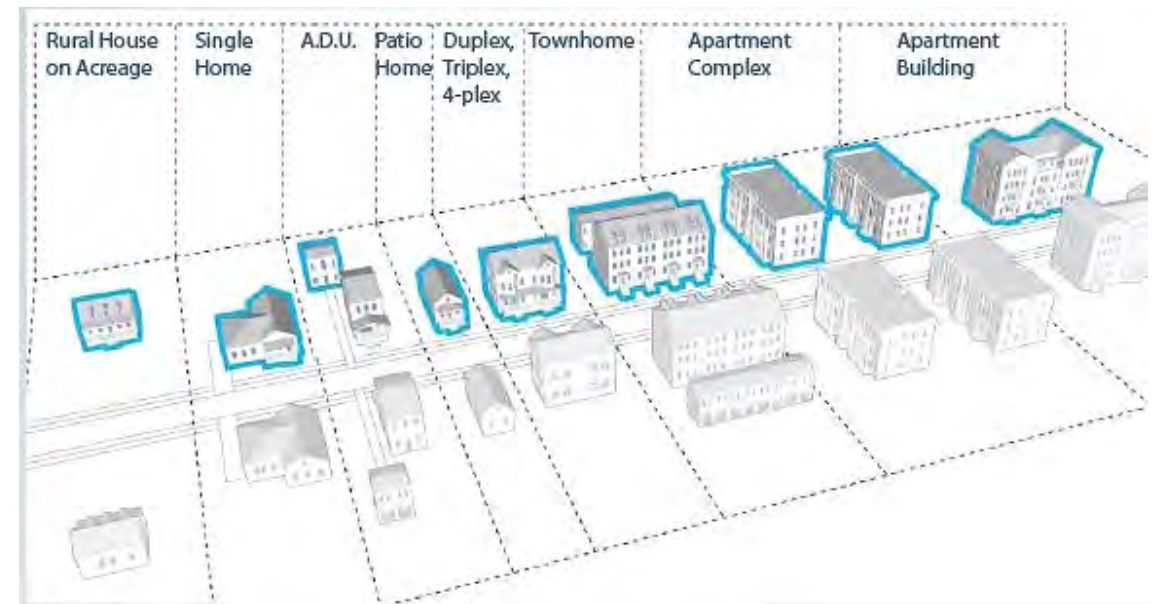
Description	
<i>Applies to:</i>	A wide variety of fully urbanized neighborhoods largely built prior to 1960.
<i>Purposes:</i>	Support efficient transit usage; provide pedestrian and bicycle access to retail, services, parks, and other destinations.
<i>Priorities:</i>	Infill development on vacant lots,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

Intensity Scale	
<i>Density Range:</i>	10 to 40 dwelling units per acre
<i>Bulk:</i>	0.40 to 1.2 FAR; 1.0 typical



Multi-Dwelling (UM-MD) Zone Guiding Principles

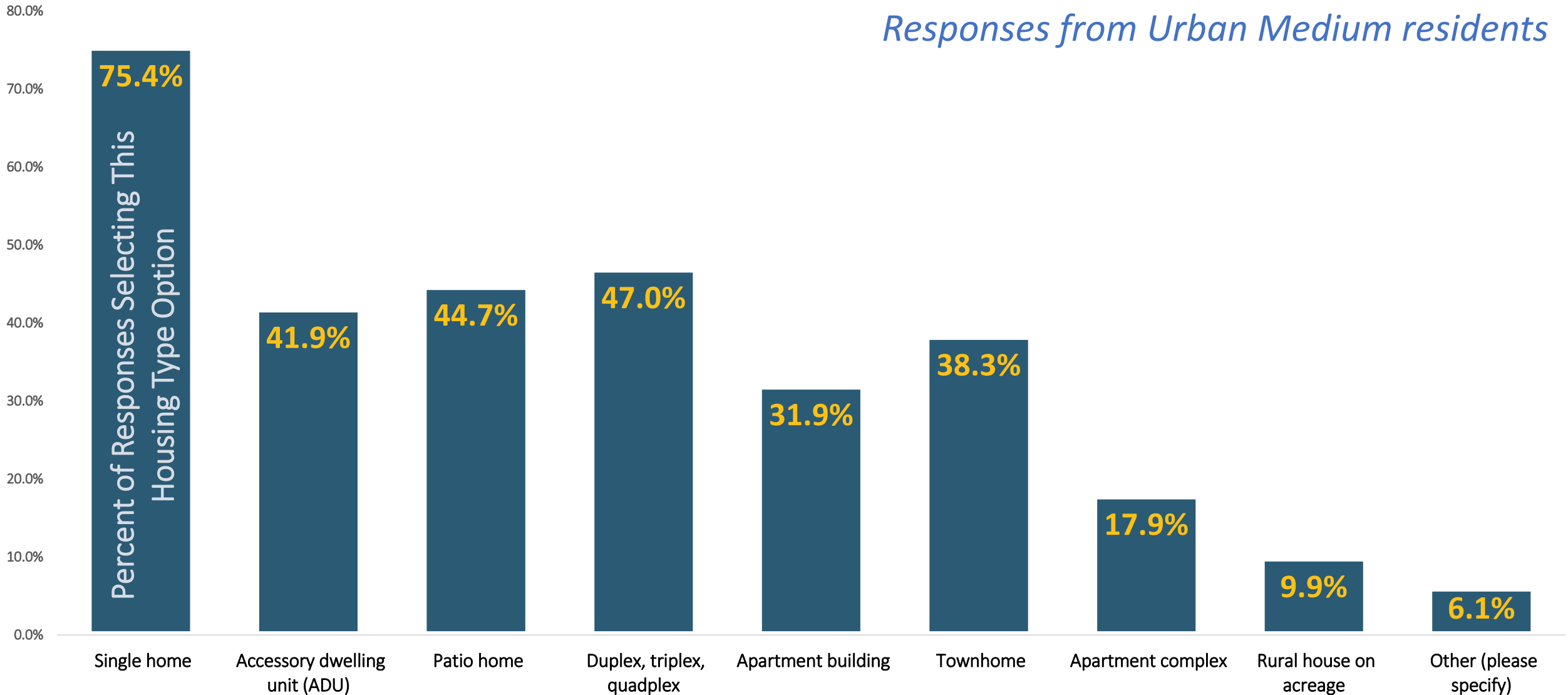
- Guide density to appropriate locations
 - ✓ Provide more density than UM-SD
 - ✓ Leverage transit and road networks
 - ✓ Don't "strip out" Connector street types
 - ✓ Respect existing SD development patterns
- Protect neighborhood character and ensure compatibility with transitions to increased density
- Accommodate a variety of development types



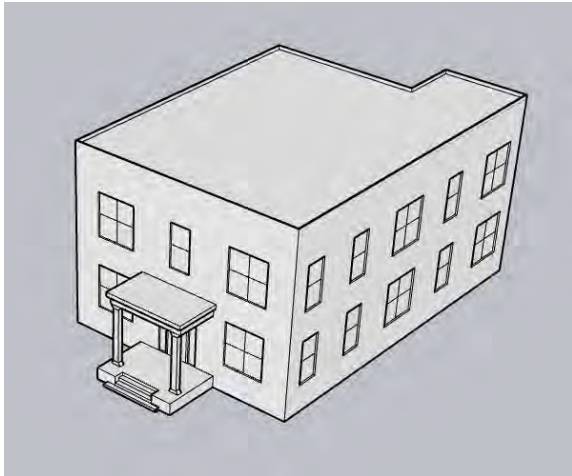
2022 Survey Question (Select all that apply)

“I would be interested in living in the following other type of house”

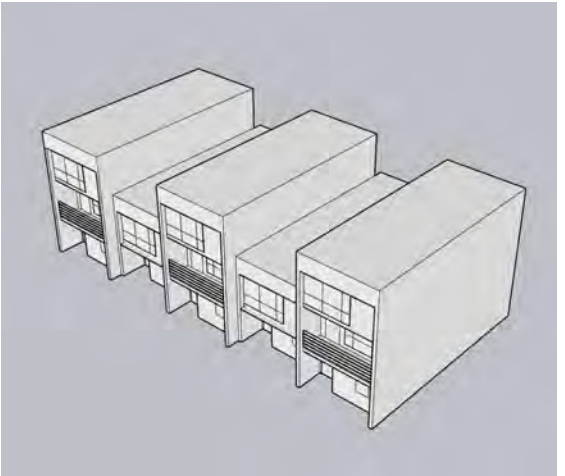
Responses from Urban Medium residents



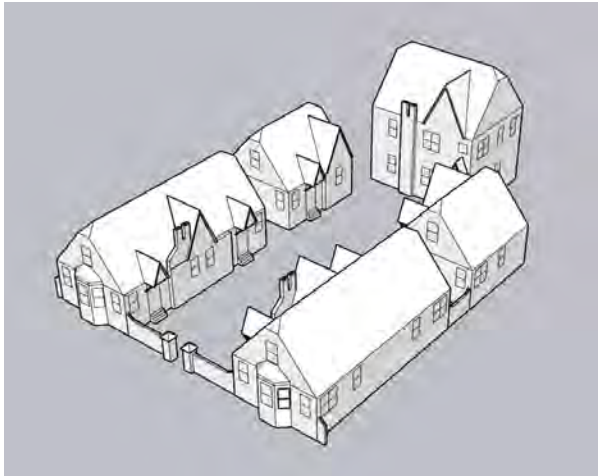
Multi-Dwelling (UM-MD) Development Types



Small multi-dwelling



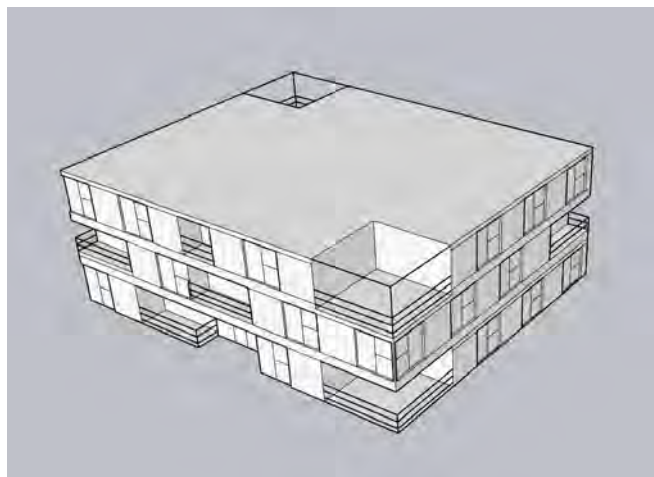
Townhomes



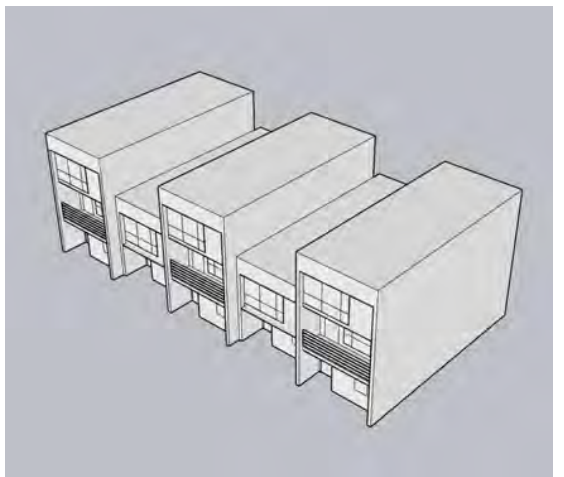
Cottage court



Groupings



Multi-dwelling



Live/work

Multi-Dwelling (UM-MD) Zone

Three Patterns

Pattern 1

Cottage courts, townhomes, small multi-dwellings;
Along certain types of **Connector** streets or
anywhere that is zoned UM-MD

Pattern 2

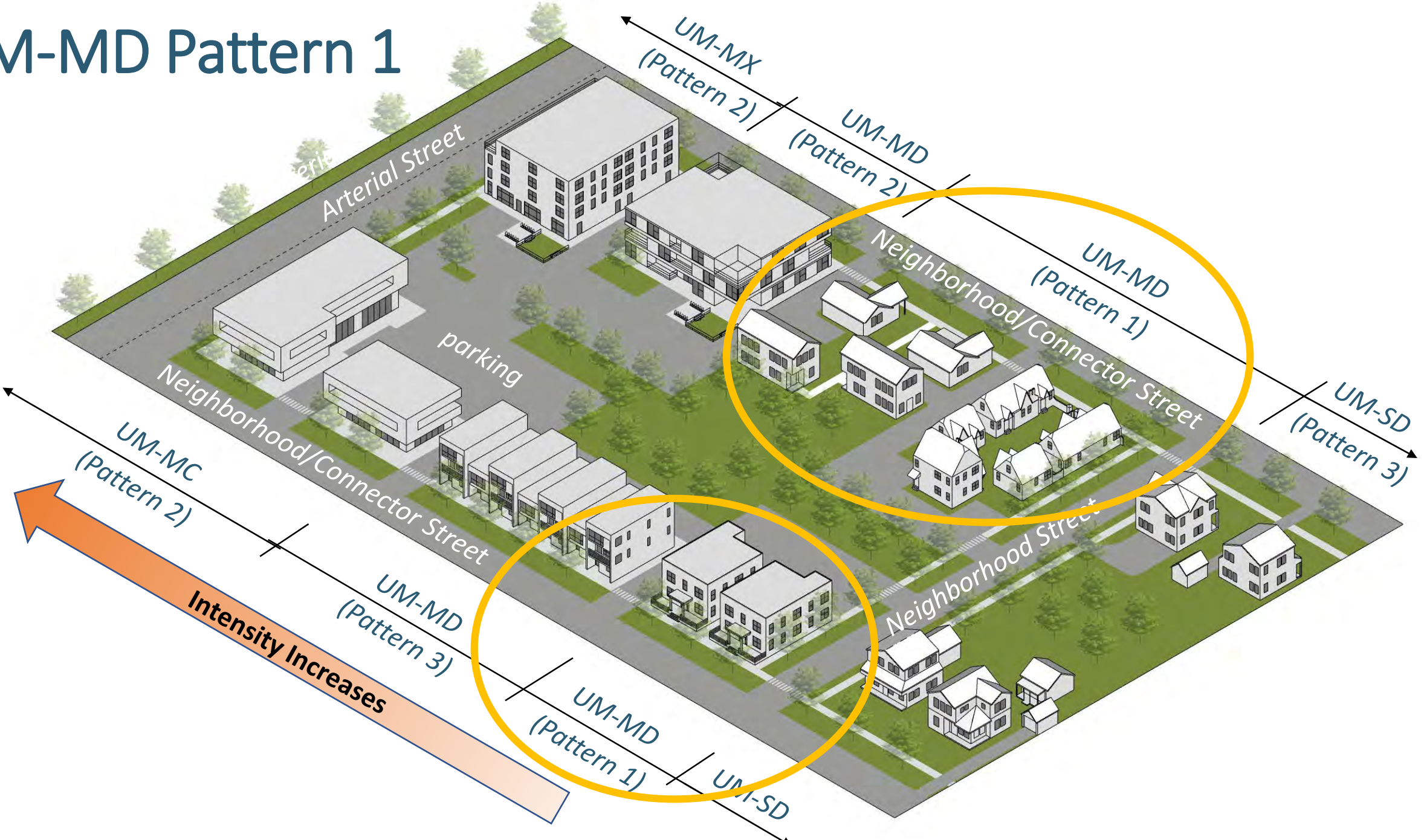
All of the above plus higher density multi-dwelling
developments within “short” blocks that have
commercial on the **Arterials**

Pattern 3

All of the above plus live/work and limited
commercial uses abutting commercial on the
Arterials



UM-MD Pattern 1



Multi-Dwelling (UM-MD): Pattern 1

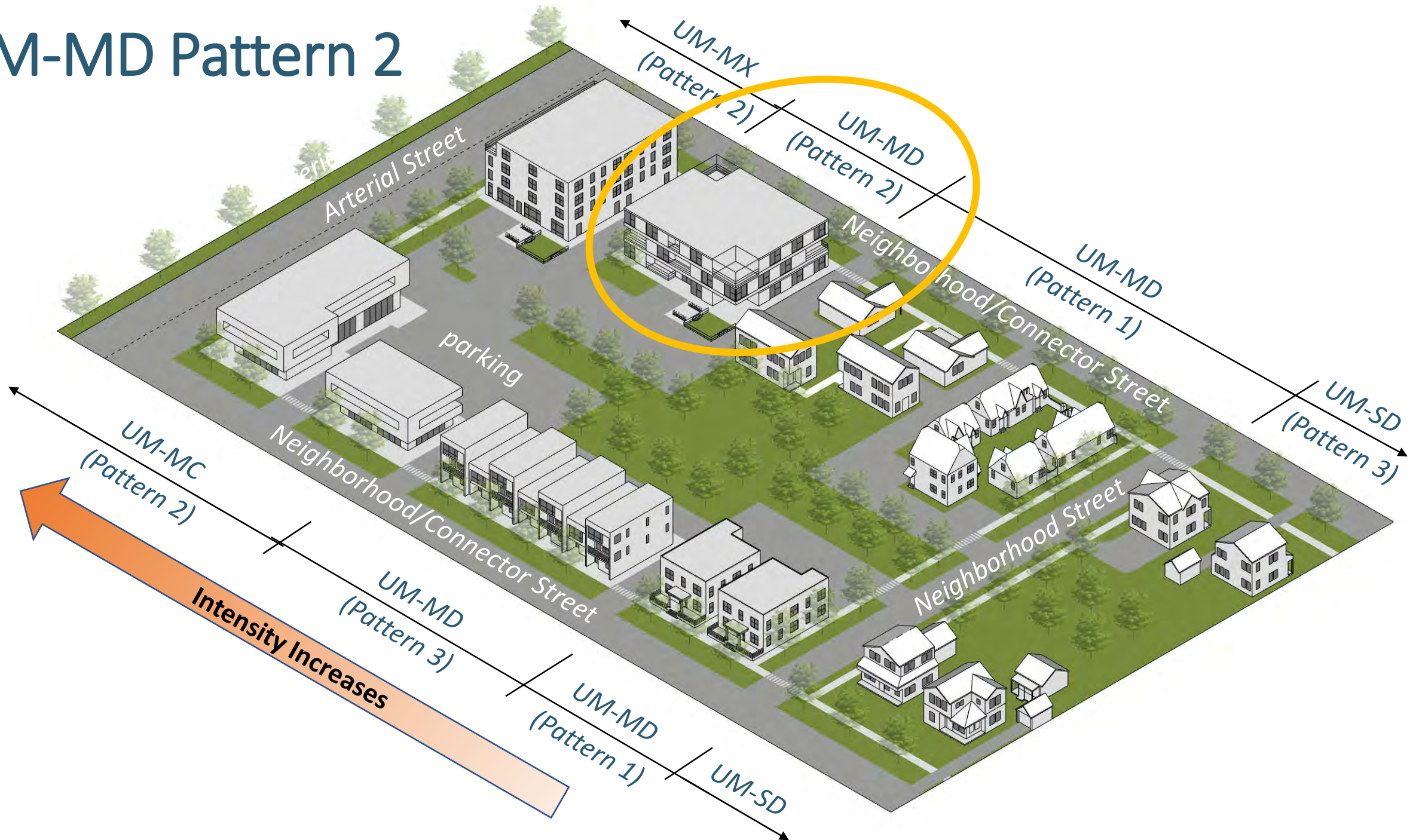
Up to 30 du/acre

- Residential uses only
- Allowed anywhere in UM-MD
- Fronting **Connector** Streets in proximity to signalized intersections, wider streets, and/or transit stops
- Shallower setbacks than existing zones or UM-SD
- Similar heights and building coverages as UM-SD for compatibility



Cottage courts, groupings of duplexes, town homes, multi-dwelling buildings

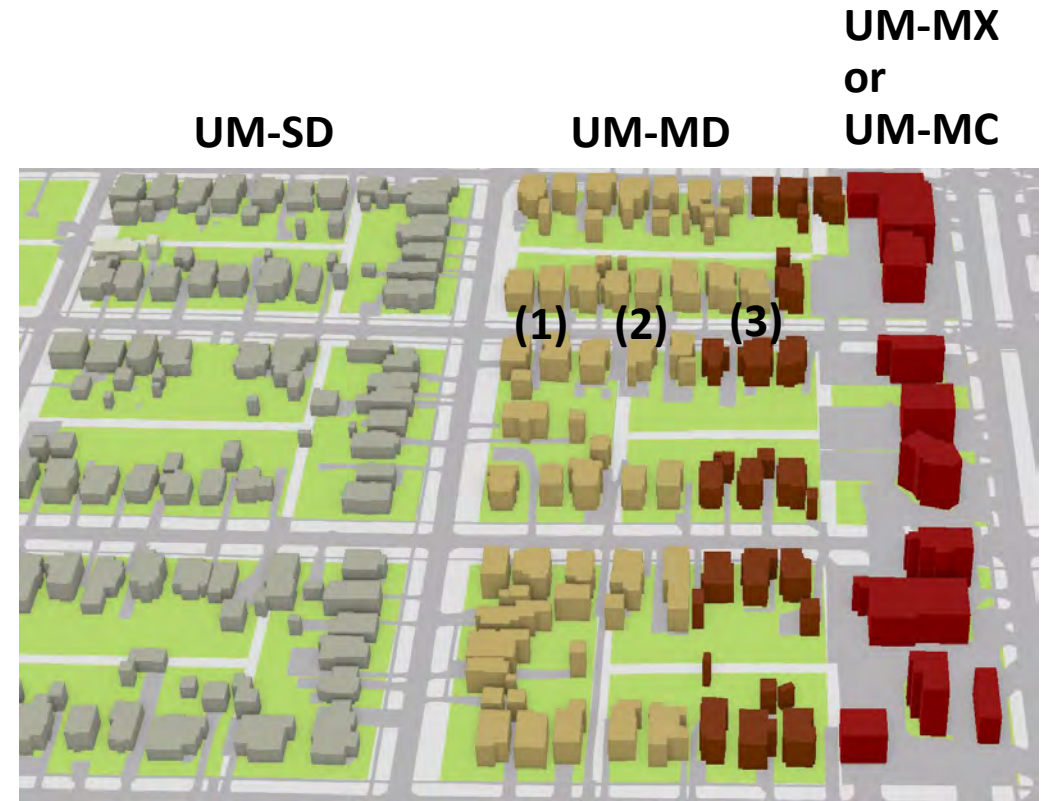
UM-MD Pattern 2



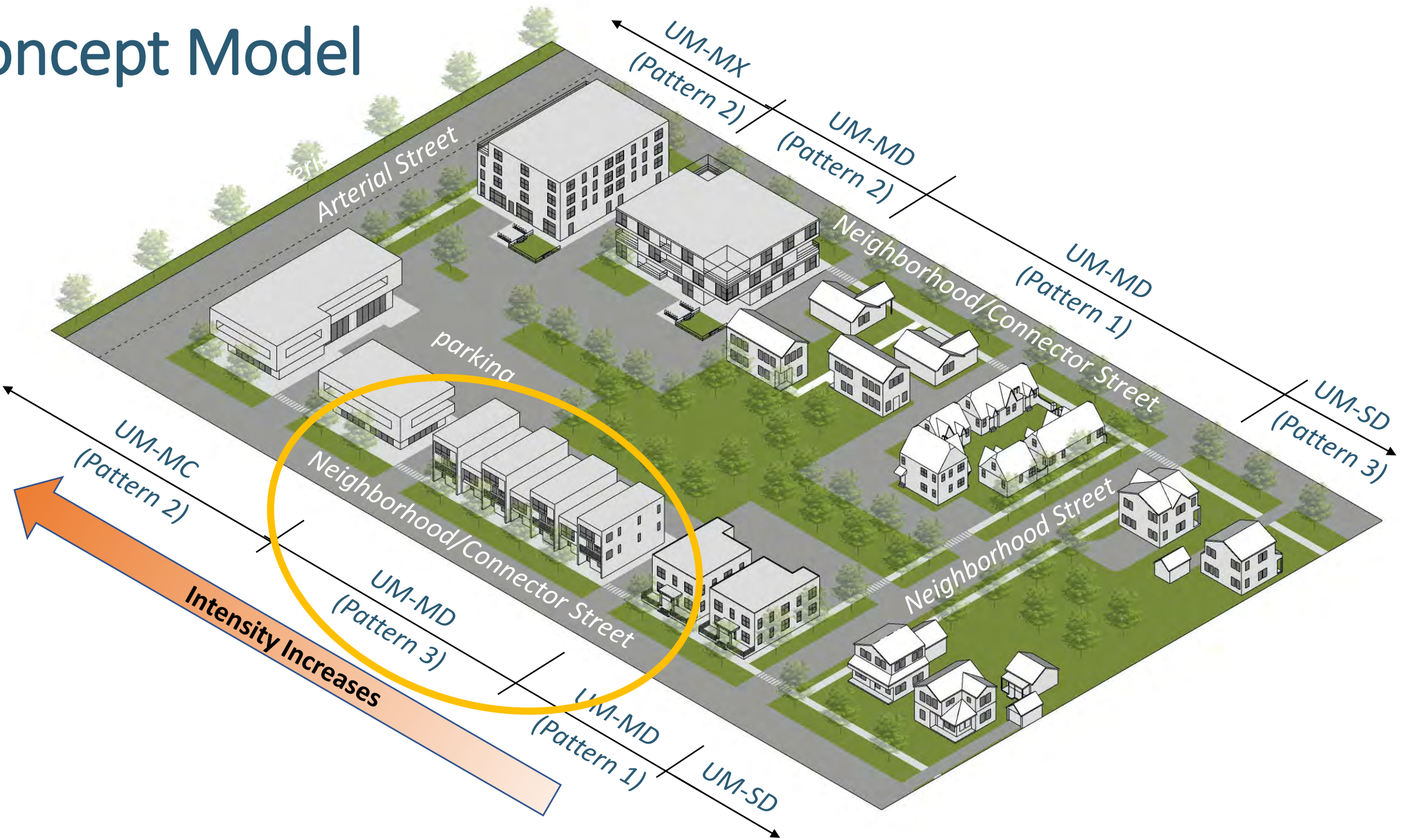
Multi-Dwelling (UM-MD): Pattern 2

Up to 40 du/acre

- Higher density multi-dwelling developments
- Residential uses only
- Transition for the blocks between UM-SD and higher density/commercial zones on **Arterial** Street types
- Similar to Pattern 1, but allows more dwellings and building coverage
- Increased heights



Concept Model



UM-MX
(Pattern 2)

UM-MD
(Pattern 2)

UM-MD
(Pattern 1)

UM-SD
(Pattern 3)

UM-MC
(Pattern 2)

UM-MD
(Pattern 3)

UM-MD
(Pattern 1)

UM-SD

Intensity Increases

Arterial Street

parking

Neighborhood/Connector Street

Neighborhood/Connector Street

Neighborhood Street

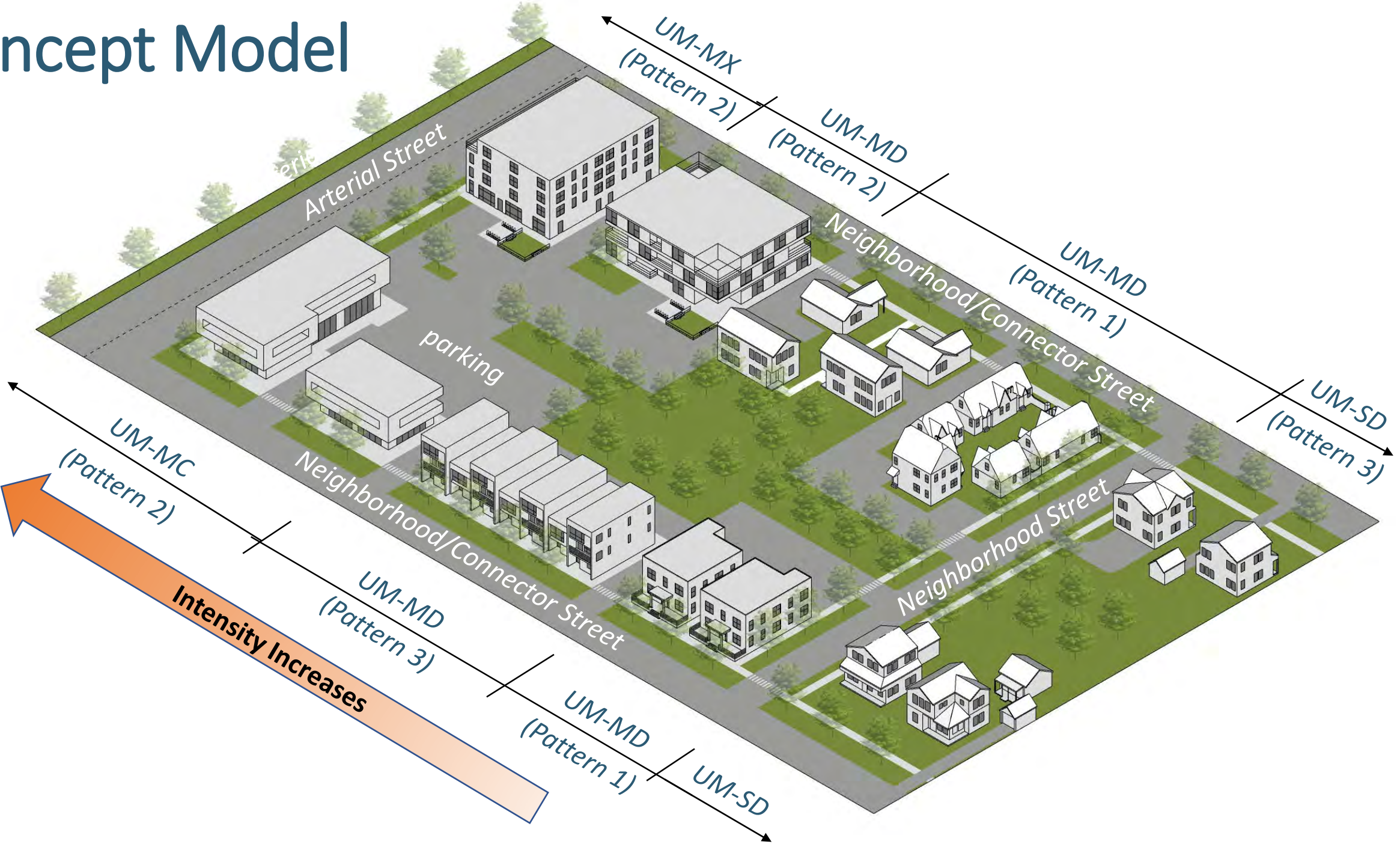
Multi-Dwelling (UM-MD): Pattern 3

Up to 40 du/acre

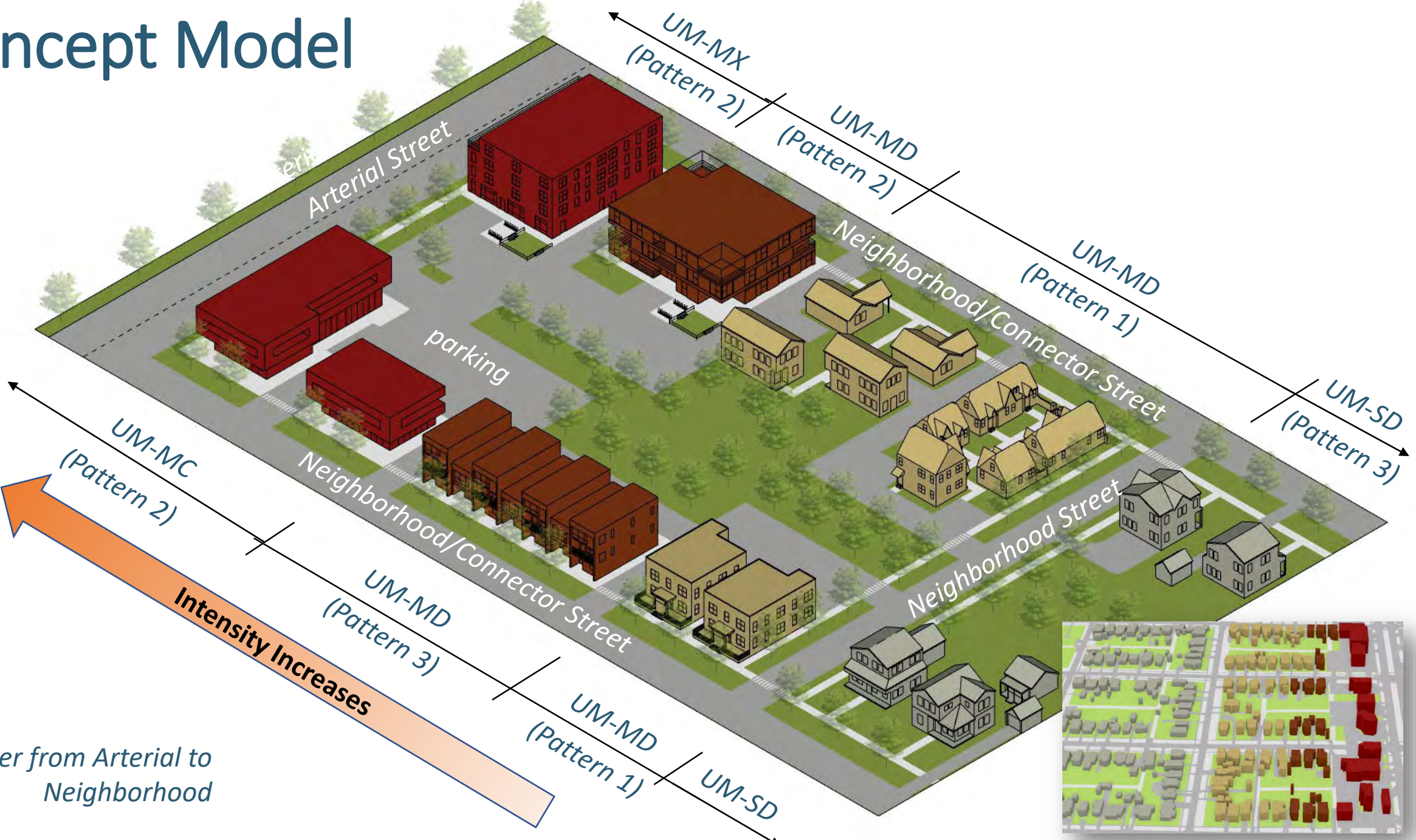
- Similar to Pattern 2, but allows live-work, and limited commercial uses
 - Row Houses
 - Live/work units
 - Multi-dwelling buildings
- Transition between commercial zones on **Arterial** Street types and UM-SD
- Along **Arterials** if lots are platted or developed to front the Arterial
- Existing Commercial zones on **Neighborhood** or **Connector** Streets
- Where UM-MD is within a TO



Concept Model



Concept Model





Discussion

UM-MD, UM-MX, and UM-MC zones



Proposed Professional Office & Light Industry Zones

UM-PO & UM-LI Zones

UM-PO (Professional Office)



Two Patterns

- Pattern 1 (small office buildings)
- Pattern 2 (large office buildings)

UM-LI (Light Industry)



Two Patterns

- Pattern 1 (urban character)
- Pattern 2 (larger front setbacks)

Professional Office and Light Industry 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-MX , Mixed Use UM-MC , Mixed Commercial UM-PO , Professional Office UM-LI , Light Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1



UM-PO (Professional Office)

At or near the edge of neighborhoods

- Pattern 1 (small office buildings)

- Along **Connector & Arterial** Street types
- Limited uses (incl. live/work, 20 du/acre)
- Includes conversions of homes to offices



- Pattern 2 (larger office buildings)

- Along **Arterial** Street types
- Up to 4 stories
- Buffers to adjacent residential



UM-LI (Light Industry)

Light industrial uses for which the business operations and activities are conducted indoors and require no outside storage

- Pattern 1 (urban character)

- Fronts **Arterial** street types
- Buildings at or near the street



- Pattern 2 (includes business/technology parks)

- Along **Connector or Industrial** street types
- Larger front building setbacks with amenity space





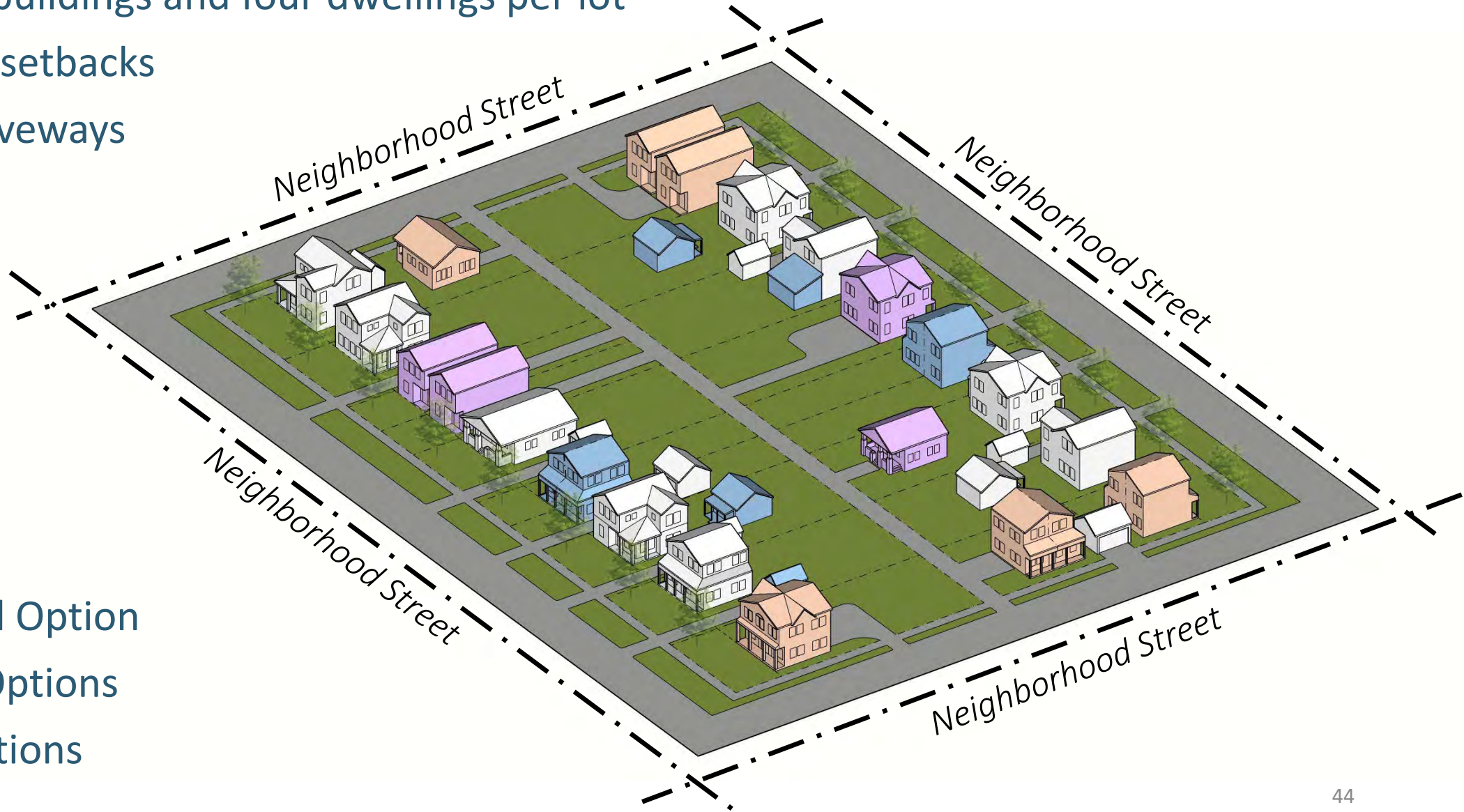
Recap UM-SD zones

- Survey responses
- Changes since last meeting
- Urban Conservation District approach
- Historic Preservation approach
- Accessory Dwellings

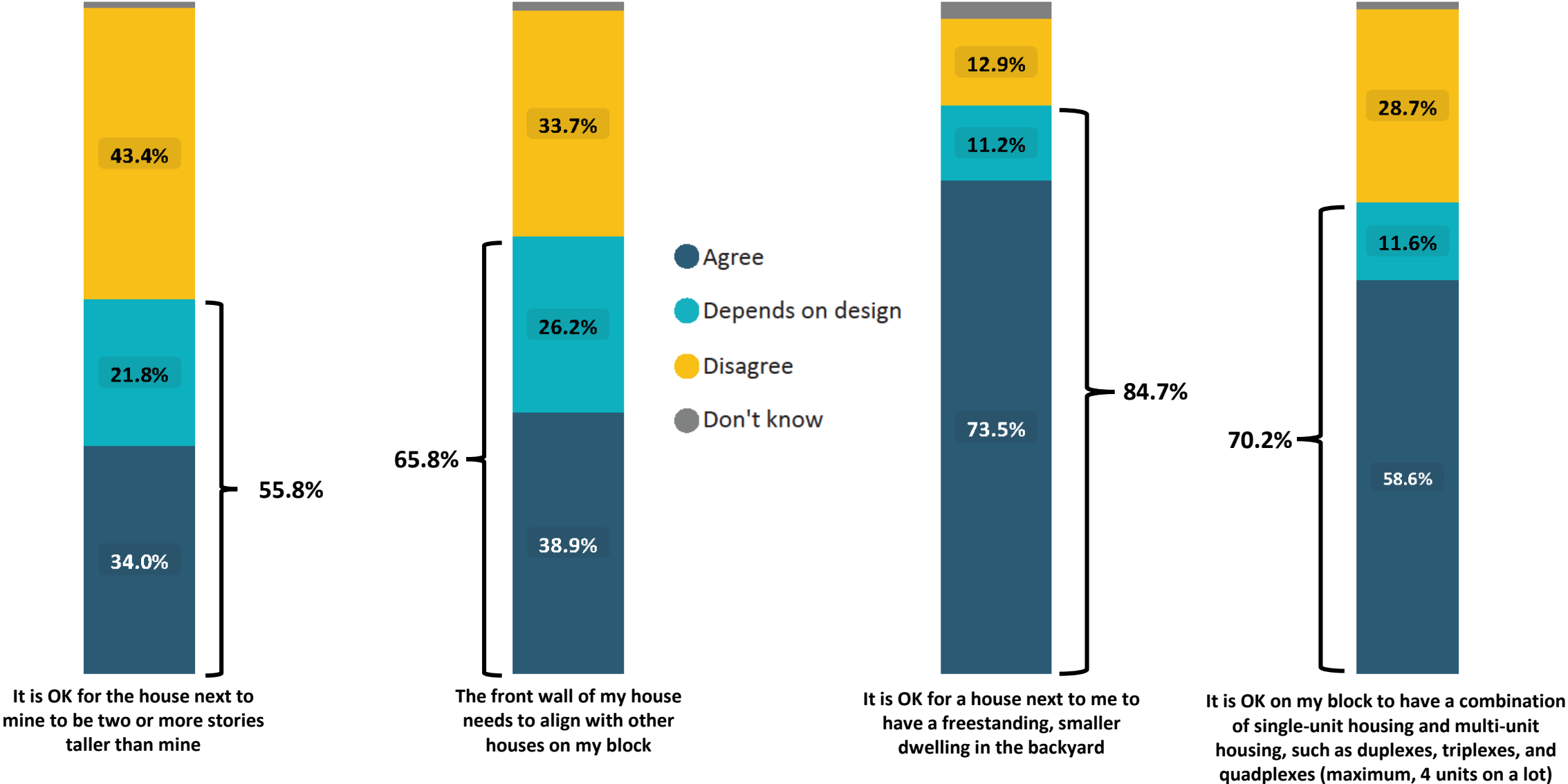
UM SD: Consolidated

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

- Existing
- Standard Option
- Corner Options
- Alley Options

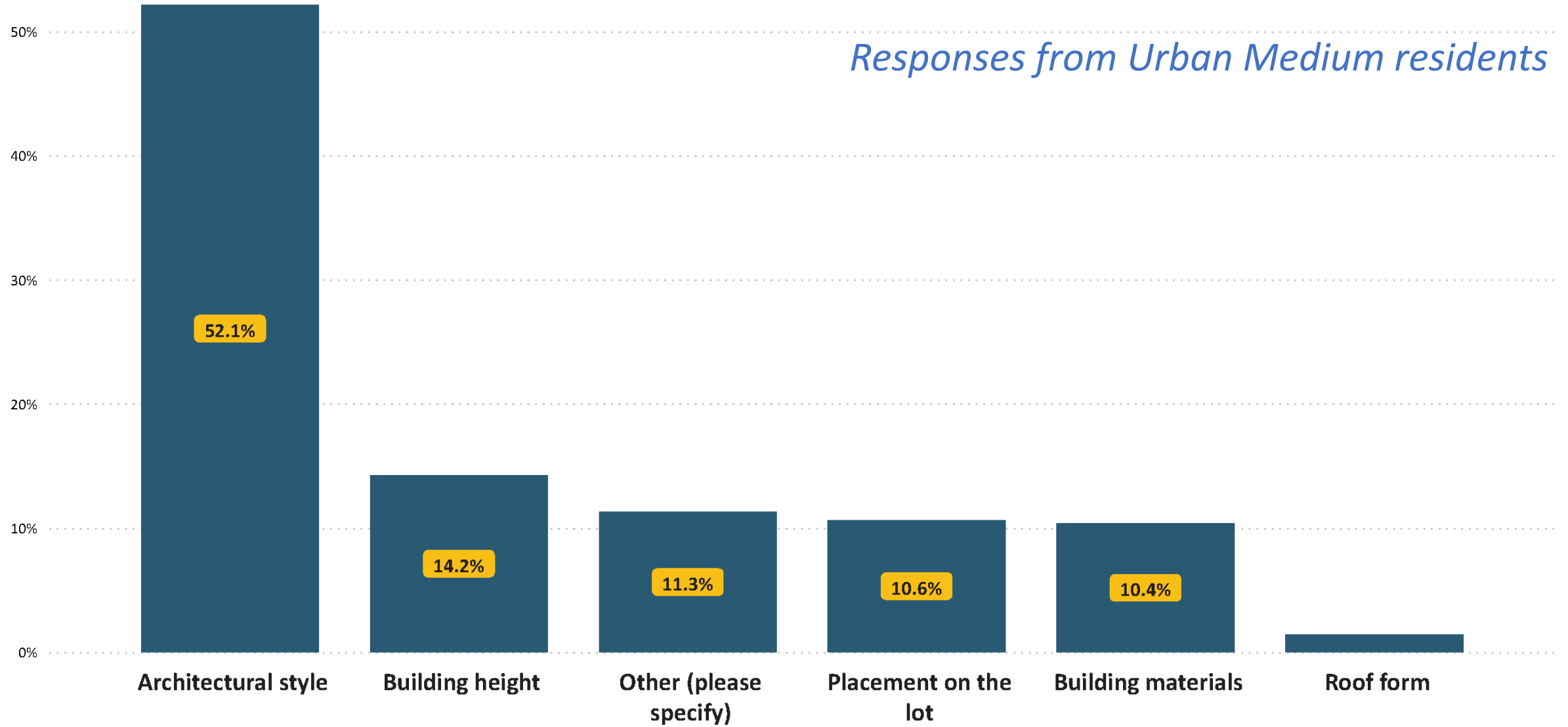


2022 Survey Question – *Responses from Urban Medium residents*



2022 Survey Question (Select one)

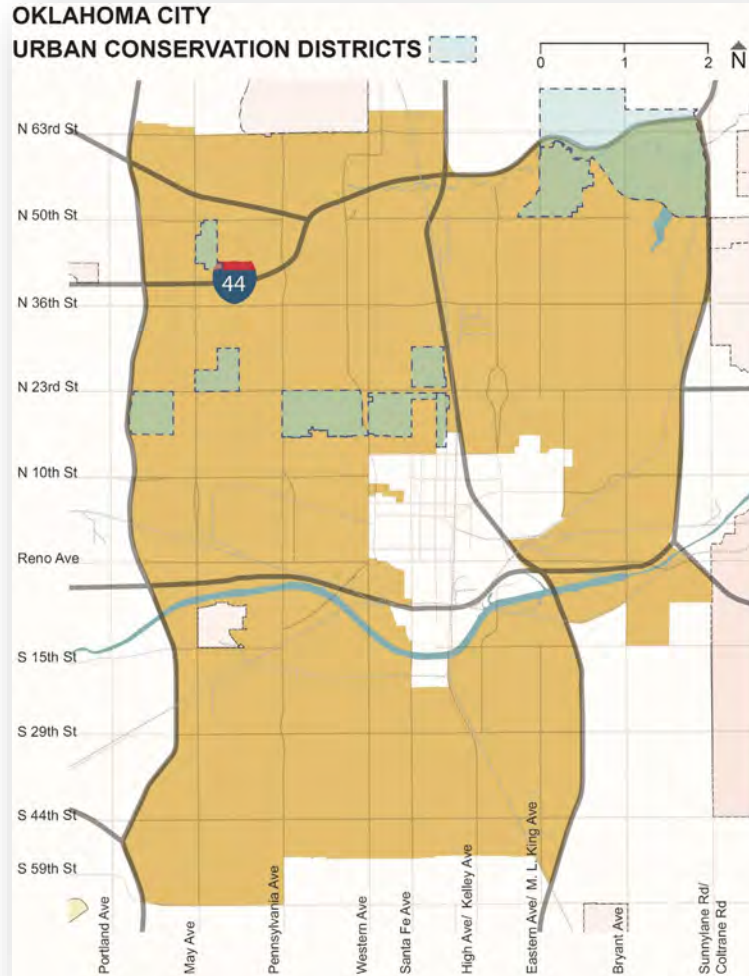
“This design element is the more important for new development to fit into my neighborhood”



UM SD: Proposed Standards

	Development Types				
Standards	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 (min)	50'	50'/25'	25'	50'/25'	50'
Lot Area (min)	6,000	6,000 / 3,000	n/a	6,000 / 3,000	6,000
Height (max)	28' flat roof/35' all other				
Front Setback (min)	Varies according to platted building line; range of existing setbacks, excluding porches; min. 15' facing front street; min 10' if front faces side street (5' if 70'+ of ROW)				
Corner Side Setback (min)	10'	10'	10'	10'	10'
Interior Side Setback (min)	5'	5'	5'	5'	5'
Rear Setback (min)	10'	10'	10'	10'	10'
Building Coverage (max)	30%	30%	45%	35%	35%
Lot Coverage (max)	50%	50%	60%	60%	60%
Density*	14.5 du/a	14.5 du/a	16 du/a	28 du/a	28 du/a
Pattern	1	1	2	3	3

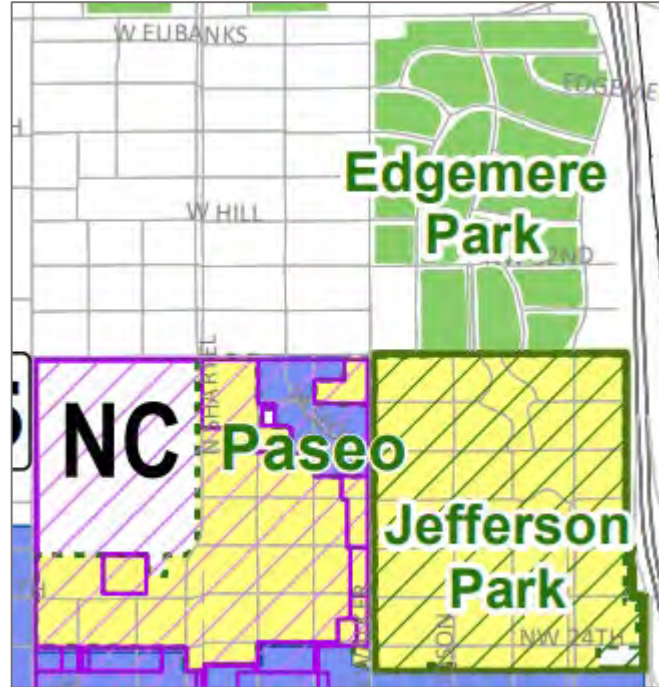
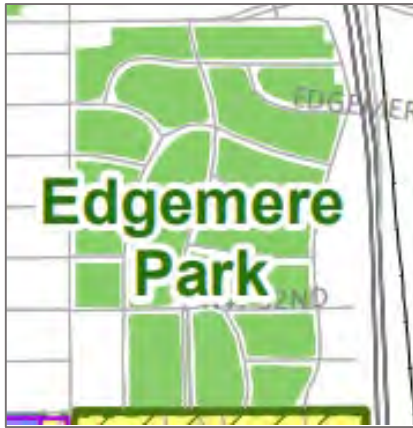
Urban Conservation Districts Proposed Approach




- Keep existing UCD overlays and boundaries
- Keep existing, applicable UCD regulations
- Update UCD regs to strengthen protections:
 - Administrative design review for new construction and certain types of work
 - Demolition review
- Additional neighborhoods can seek rezoning into the UCD overlay

Ref. § 59-13650. - Urban Conservation Districts

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”

Accessory Dwellings

- Max one AD per lot
- AD will be part of building and lot coverage limits
- One parking space per AD
- Maximum height of 24'
- AD may not be sold separately from the principal dwelling





Discussion



Next steps

- UM draft to SAT for review
- Review UM draft with Policy Committee
- UM draft released for public comment

What's to come:

Good design “baked in”

- Compatibility standards
- Building/site design
- Parking
- Amenity space
- Subdivision regulations
- Landscaping updates
- Administrative processes
- Uses

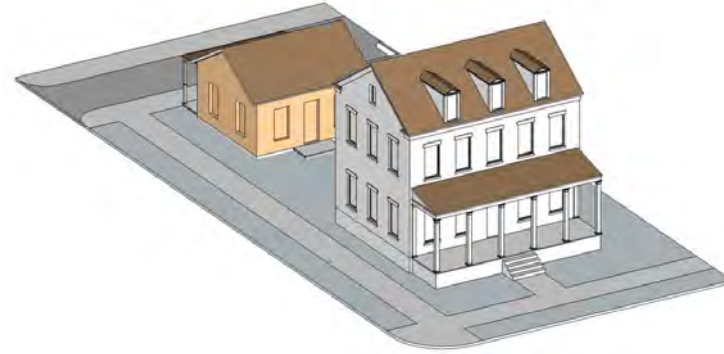
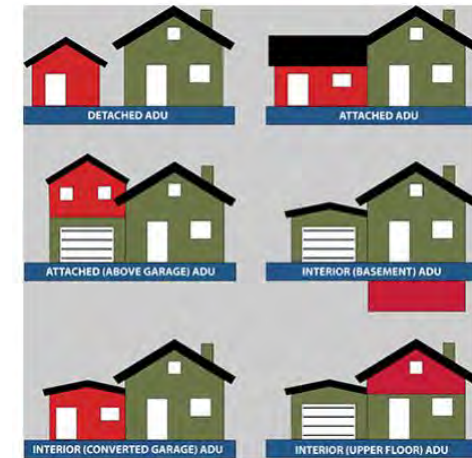


FIGURE X: Criteria for Determining Variation in Facade

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





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>



Appendix

- Mixed-Use Zones Comparison
- Commercial Zones Comparison
- UM-MX and UM-MC Applicability
- UM-MD Applicability

Mixed-Use Zones Comparison

	Existing base zones						New UM-MX zones	
Standards	C-1	C-3	C-CBD	NB	O-1	O-2	Main Street	Transit Oriented
Min. Lot Size	6,000 sf	12,000 sf	none	none	5,000 sf (6,000 for rezoning)	12,000 sf (for rezoning)	none	none
Min. Lot Width	50'	50'	none	none	50'	50'	none	none*
Height (max)	35', 2 stories	6 stories (35', 2 stories if abutting residential or historic districts)	20 stories*	35', 2 stories (20' and 1 story if abutting certain districts)	35', 2 stories (20' and 1 story if abutting certain districts)	6 stories (20-35' and 1 story if abutting certain districts)	36', 3 stories*	120'* Sensitive edge: 36'
Front Setback	25'	25'	none	none	25'	25'	0' / 5' *	0' / 5'*
Corner Side Setback	0' / 25'	0' / 25'	n/a	0' / 10'	15' / 25'	15'	10'	5'
Interior Side Setback	0' / 15'	0' / 15'	n/a	0' / 10'	5' / 15'	5' / 15'	0' / 15'	none
Rear Setback	0' / 15'	0' / 15'	none	0' / 15'	10' / 15'	15'	none*	none*
Building Coverage (max)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Impervious Coverage (max)	n/a	n/a	n/a	n/a	n/a	n/a	90%	85%

* Exceptions/Building Design regulations may apply

Commercial Zones Comparison

	Existing base zones						New UM-MC zones	
Standards	C-1	C-3	C-CBD	NB	O-1	O-2	Arterial Commercial	Urban Commercial
Min. Lot Size	6,000 sf	12,000 sf	none	none	5,000 sf (6,000 for rezoning)	12,000 sf (for rezoning)	none	none
Min. Lot Width	50'	50'	none	none	50'	50'	none	none*
Height (max)	35', 2 stories	6 stories (35', 2 stories if abutting residential or historic districts)	20 stories*	35', 2 stories (20' and 1 story if abutting certain districts)	35', 2 stories (20' and 1 story if abutting certain districts)	6 stories (20-35' and 1 story if abutting certain districts)	40', 4 stories* Sensitive edge: 30'	96', 8 stories'* Sensitive edge: 40'
Front Setback	25'	25'	none	none	25'	25'	15'	0' / 10'*
Corner Side Setback	0' / 25'	0' / 25'	n/a	0' / 10'	15' / 25'	15'	15'	10'
Interior Side Setback	0' / 15'	0' / 15'	n/a	0' / 10'	5' / 15'	5' / 15'	none	none
Rear Setback	0' / 15'	0' / 15'	none	0' / 15'	10' / 15'	15'	15'*	15'*
Building Coverage (max)	n/a	n/a	50%	n/a	n/a	n/a	n/a	n/a
Impervious Coverage (max)	n/a	n/a	n/a	n/a	n/a	n/a	80%	90%

* Exceptions/Building Design regulations may apply

UM-MX/MC: Applicability

	UM-MX Main Street	UM-MX Transit-Oriented	UM-MC Arterial Commercial	UM-MC Urban Commercial
<i>Where/Street Type</i>	Required along Main Streets	Required along a TO, as designated by plan okc	Allowed along Major Arterials, unless parcels are not platted to face the arterial; already developed commercial facing an Arterial	Required within Urban Commercial, as designated by plan okc Allowed anywhere in UM-MC
<i>Example building types</i>	Main Street areas that have in common old town style angled parking along the street, storefronts, wide sidewalks, main street defining streetscapes, 2-3 story buildings, retail/civic/educational/office uses on the bottom floor, mix of uses	Buildings situated in a walkable layout with density and destinations to promote rapid transit use	Intended for smaller buildings along Arterial corridors that back up to residential and to encourage larger buildings at nodes	Particularly meant for Urban Commercial corridors in plan okc

UM-MD: Applicability

	UM-MD Pattern 1	UM-MD Pattern 2	UM-MD Pattern 3
<i>Where/Street Type</i>	<p>Fronting Connector Streets and within 300 feet of an intersection that has two conditions (traffic light, wide ROW, transit stop, near multi-use trail)</p> <p>Also, Existing R-3/R-4 <8 units</p>	<p>Within the same platted block as a parcel zoned UM-MX, UM-PO, UC-MS and UC-CC, but not on a block greater than 600 feet in width or depth and developed as single dwelling (SD)</p> <p>Also, Existing R-4 > 9 units</p>	<p>Abutting or within 150 feet of an MX, MC, PO or LI zone within the same block, but not on a block greater than 600 feet in width or depth and developed as single-dwelling SD</p> <p>Along Arterials, if platted to face an Arterial Street</p> <p>Within a TO, if MD Pattern 1 or Pattern 2 applies</p> <p>Also, Existing commercial on non-arterials</p>
<i>Example housing types</i>	<p>Combination of dwellings and housing types up to 30 du/acre; 2 1/2 stories (ie. up to 9 units on a 14,000 sf MD lot, up to 30 units if an acre)</p>	<p>Combination of dwellings and housing types, up to 40 du/acre, flexibility for more housing types 3 stories (up to 13 units on a 14,000 sf MD lot, up to 40 units if an acre)</p>	<p>Similar to Pattern 2, but add small commercial uses for live-work opportunities</p>