



# OKC Development Codes Update

Capitol Hill Civic Group

April 6, 2023

# Agenda

- Why a new zoning code?
- planokc LUTA approach to new code
- Urban Medium new code approach
- Review proposed zones
- Q & A





# Why a new zoning code?



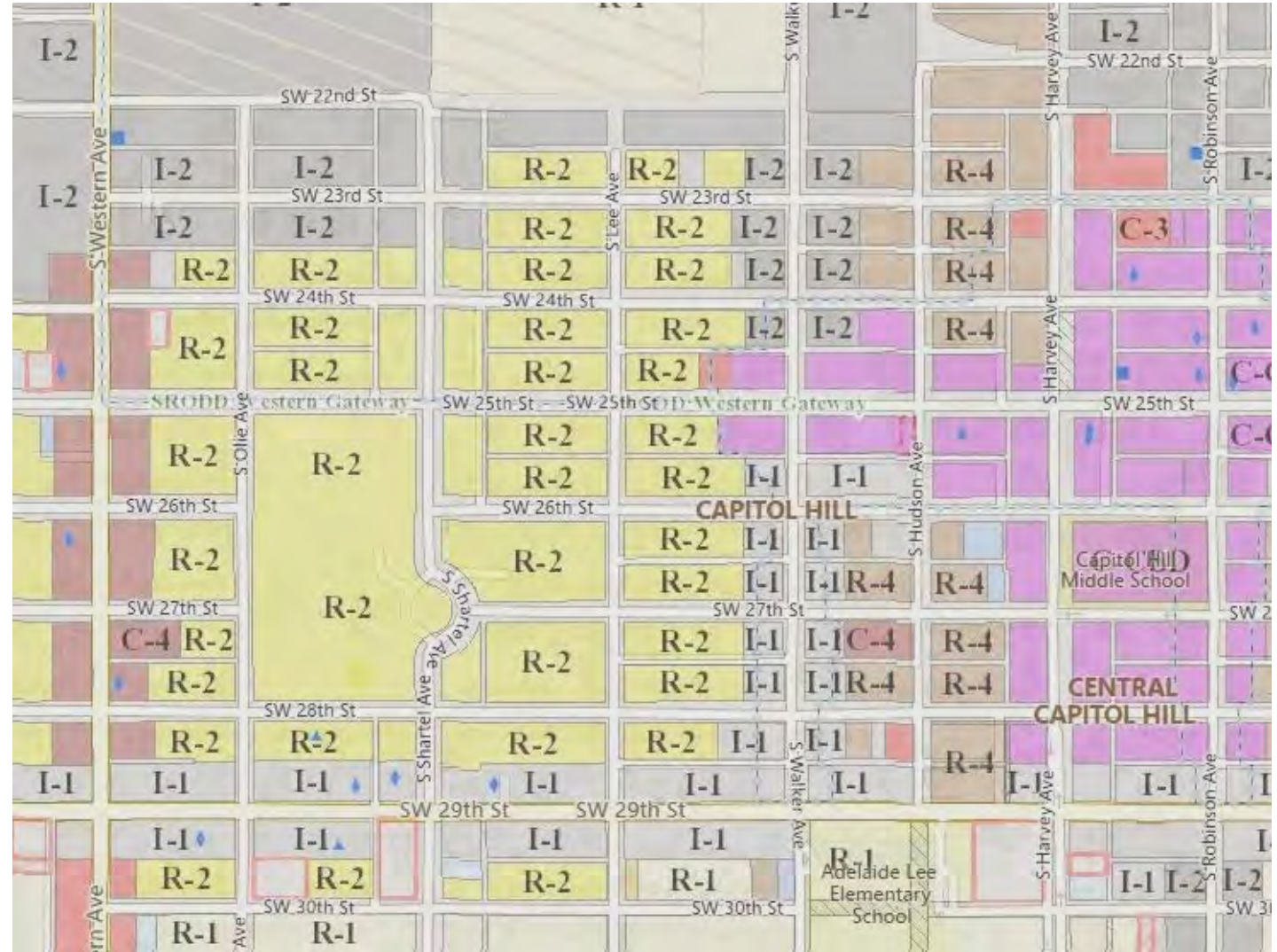
# What is zoning?

Zoning is the set of rules that govern

- how land may be used
- how land develops within Oklahoma City

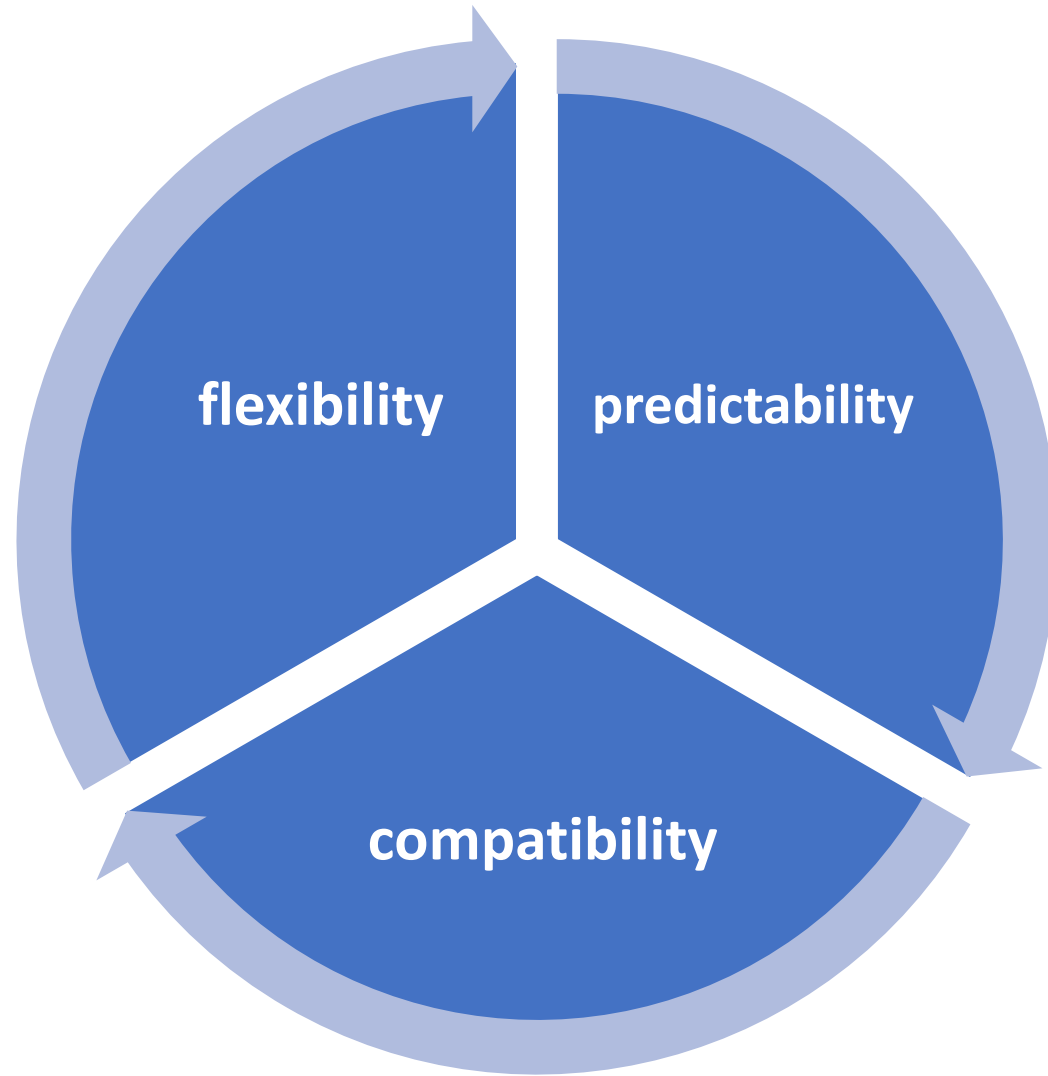
Zoning protects the community health, safety and welfare.

The Planning Commission makes recommendations on zoning changes; City Council approves zoning changes.



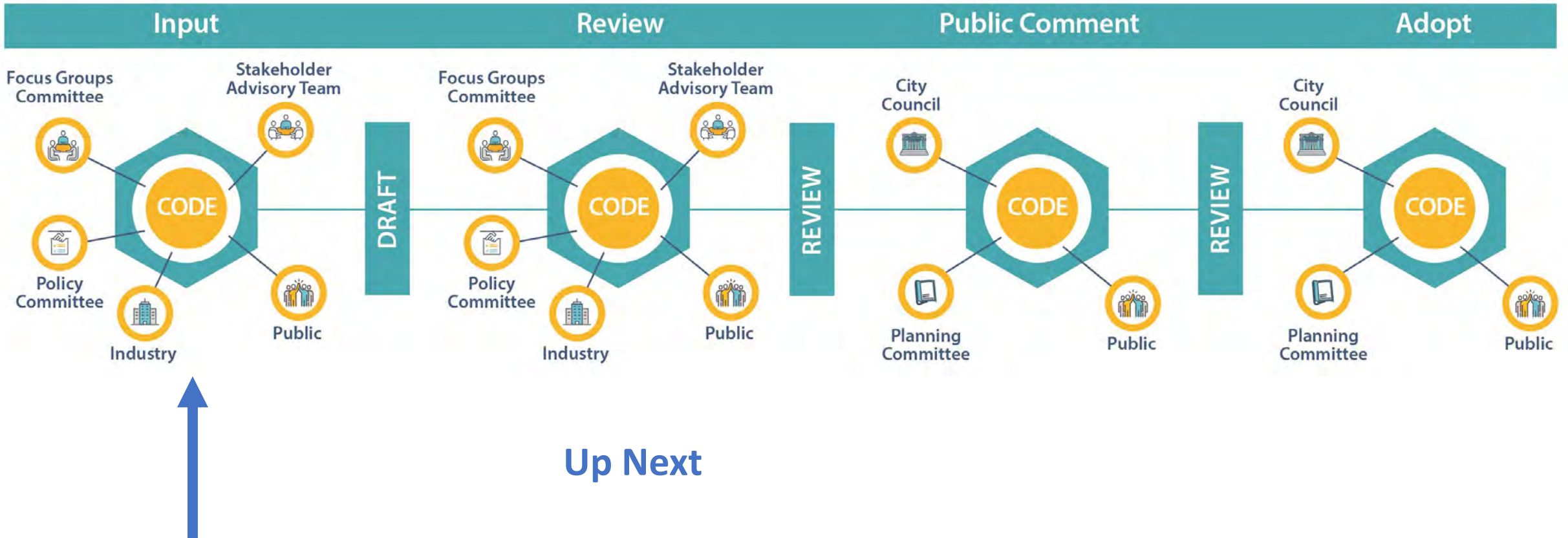
Capitol Hill area current zones

# Code Update Goals



# Where we are in the code update

## Process and Input





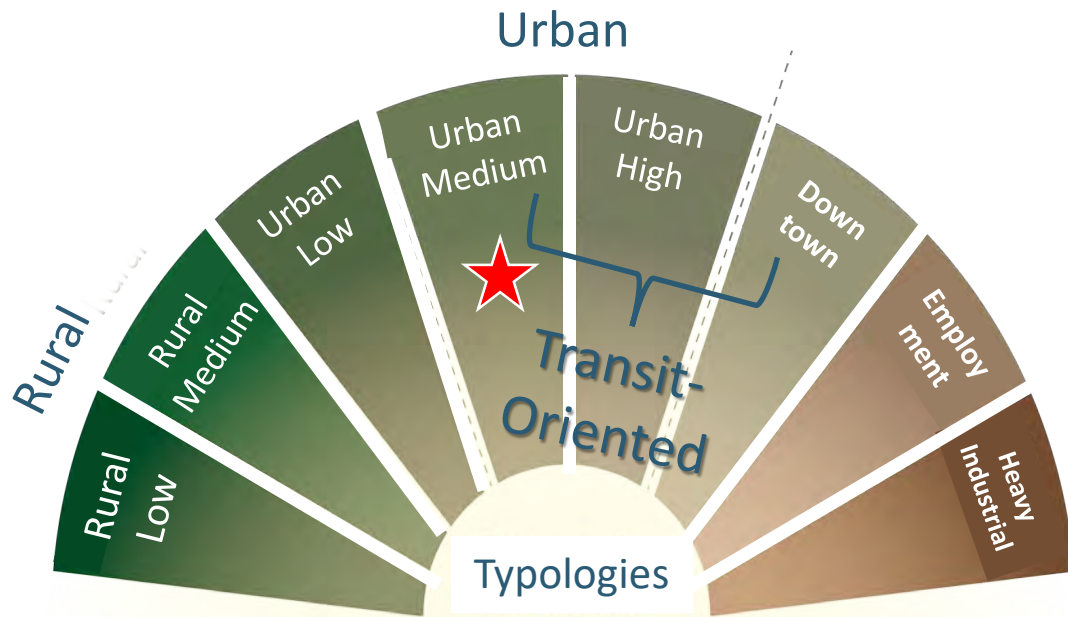
# planokc LUTA Zone Approach

Backbone of the new code

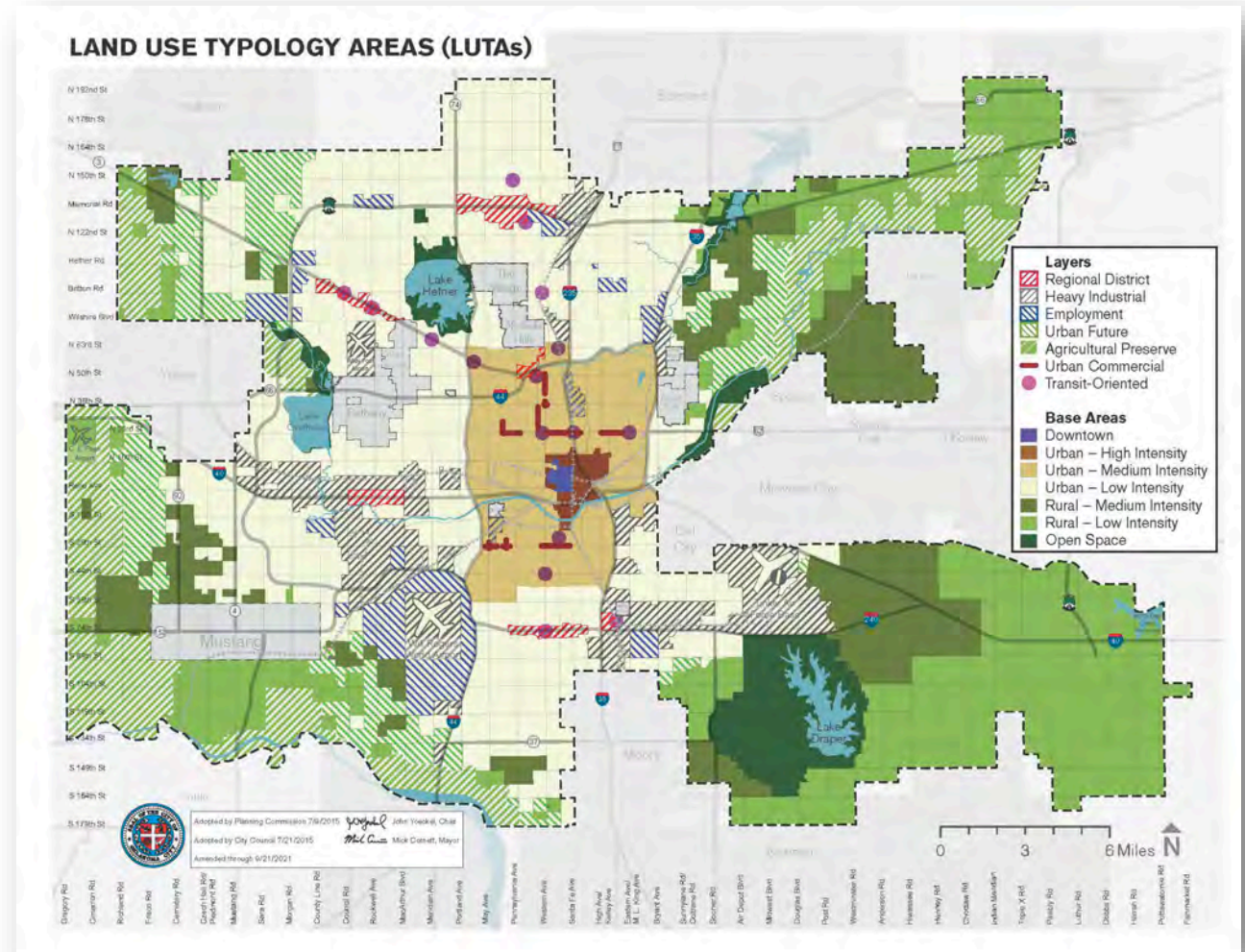


# planokc Land Use Typology Areas (LUTA) Zone Approach

- Organize new zoning districts based on planokc LUTAs
- Integrate more deliberate standards to align with the character of the LUTAs



★ Capitol Hill





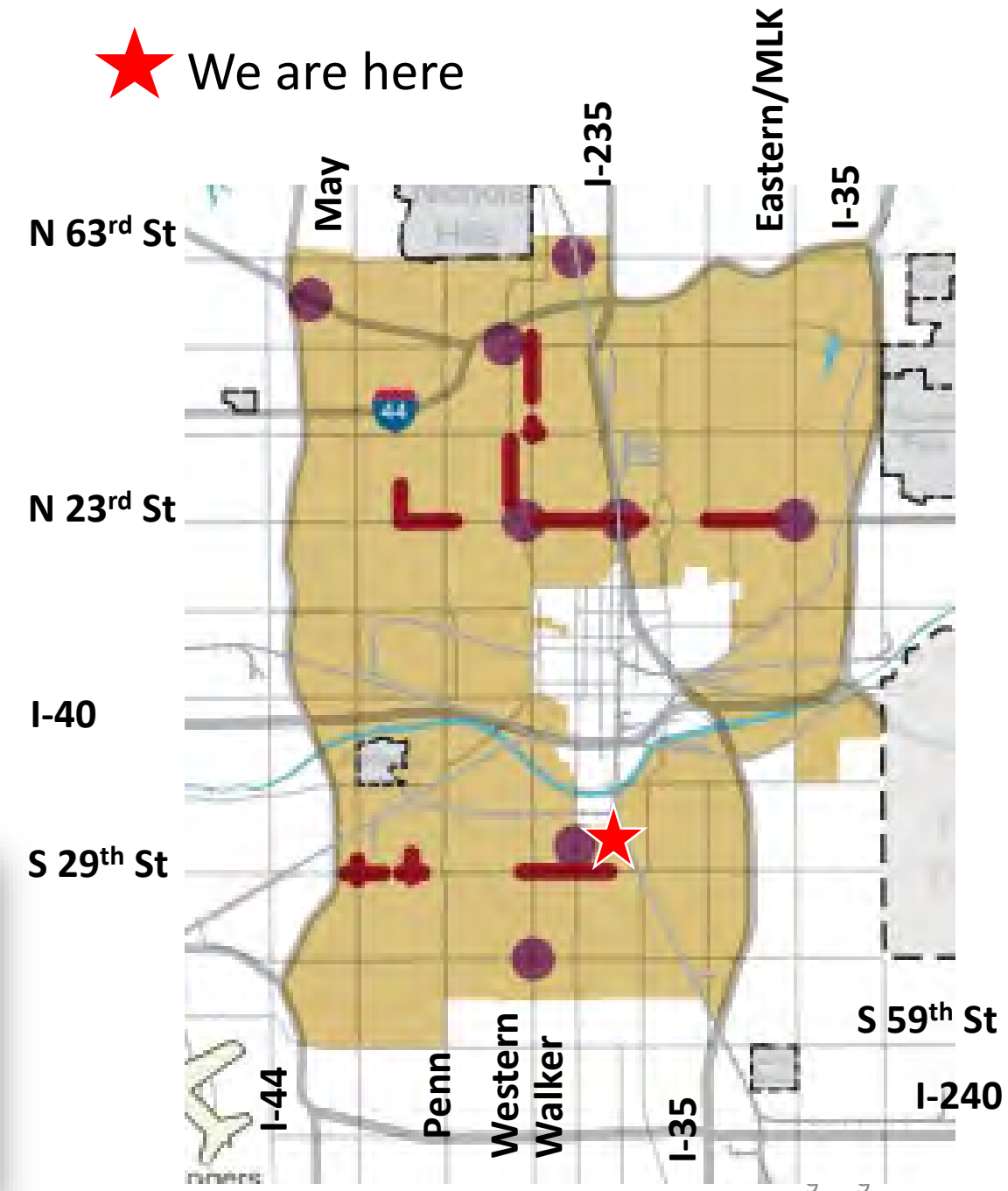
# Urban Medium (UM) LUTA

★ We are here

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

**LUTAs**

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

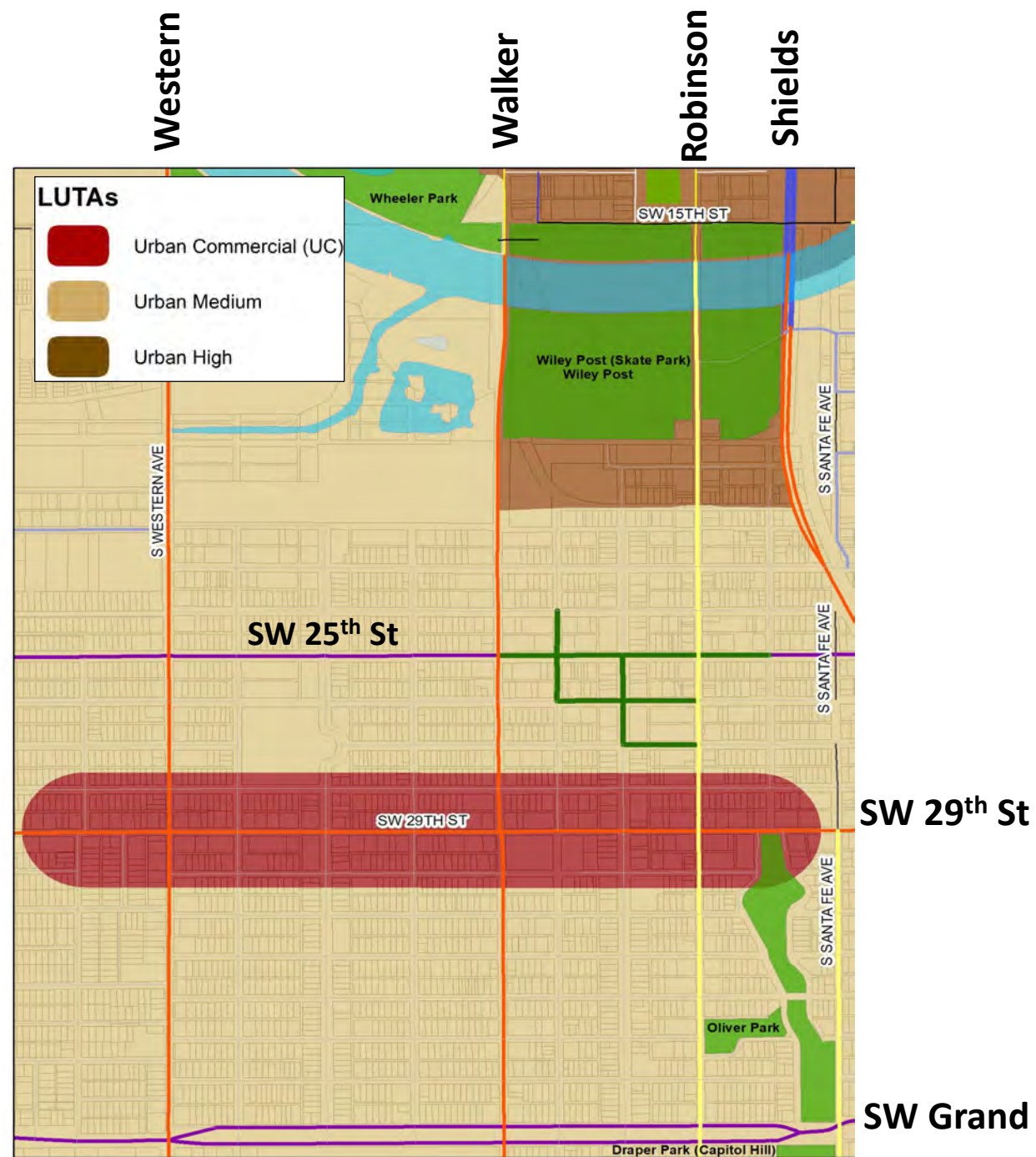


# Street Typology

- Describes street character
- Establishes relationship between street and buildings
- Can use to create streetscapes for more walking
- Used for sign code, larger signs on faster roads

## PlanOKC Street Type

- Neighborhood
- Connector
- Minor Arterial
- Major Arterial
- Mainstreet
- Industrial
- Highway





# Urban Medium (UM) new code approach



# Urban Medium (UM) LUTA

★ We are here

## Description

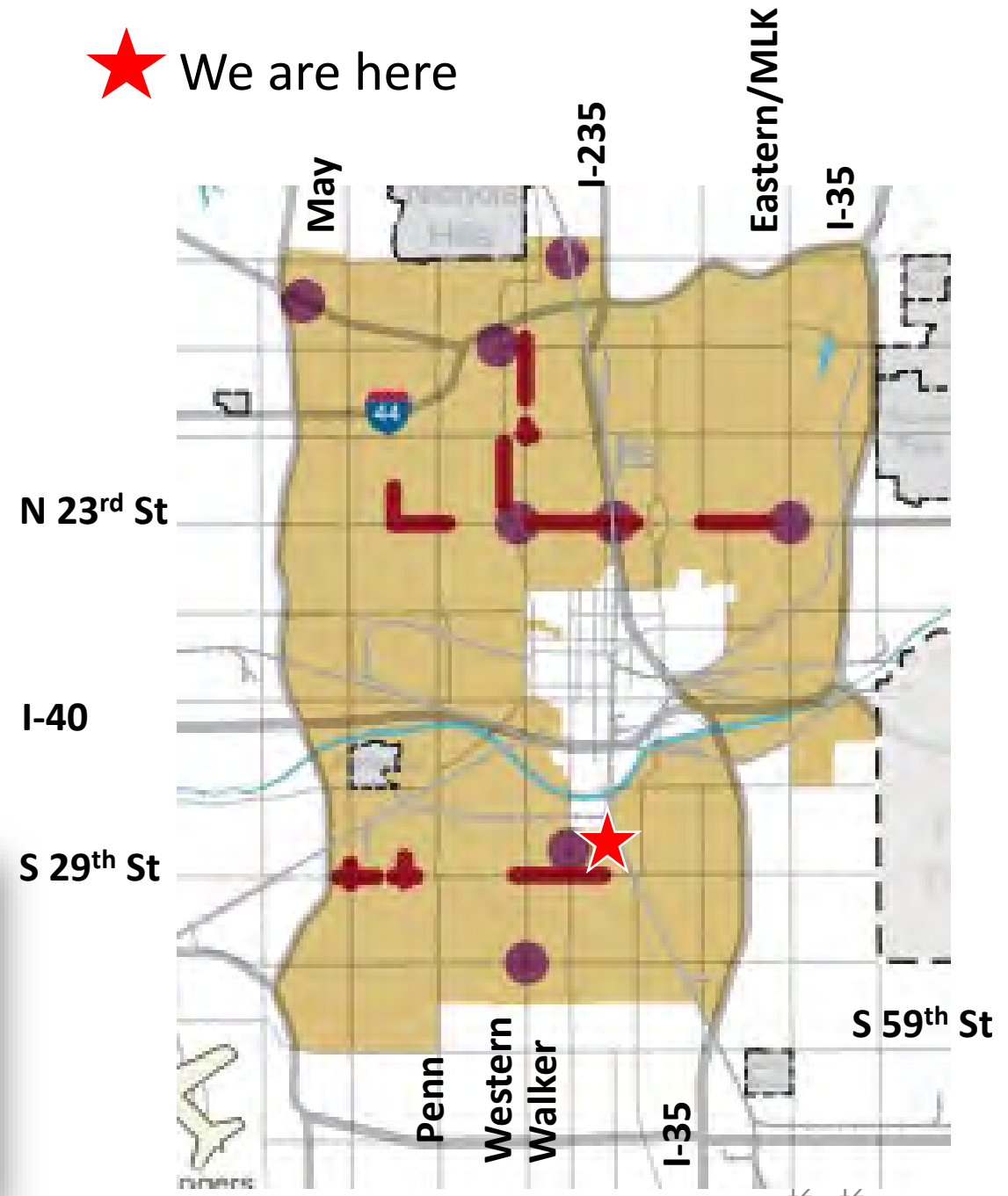
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## Intensity | Scale

- Density Range:** 10 to 40 dwelling units per acre
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## LUTAs

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



# Why start with Urban Medium (UM)?

- Desire for infill
- Accommodate “Missing Middle” housing forms (which are not supported by the existing zoning code)
- Incentivize development in the core to meet planokc, adaptokc, and preserveokc
- Support walkability, health, changing housing needs, and aging in place



# Ingredients for proposed Urban Medium (UM) zones



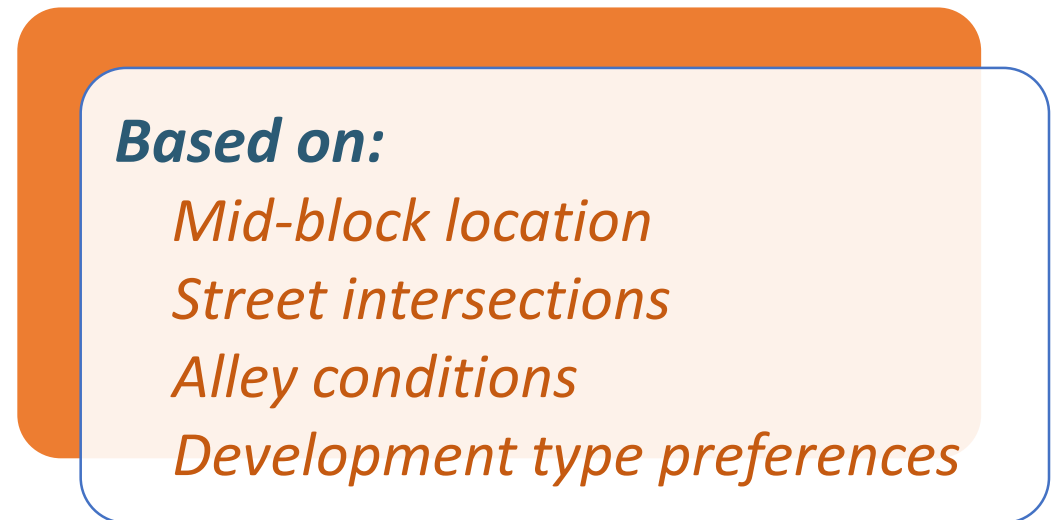
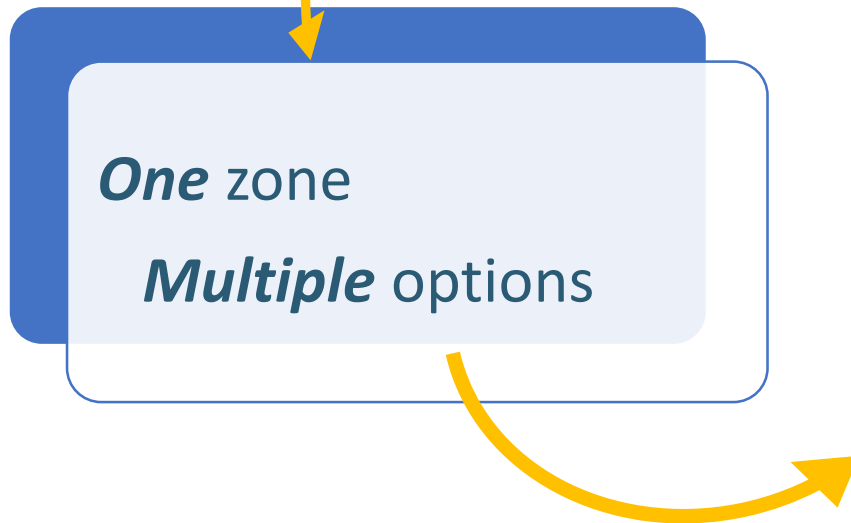




# Proposed Single-Dwelling zone

# Urban Medium Single-Dwelling (UM-SD) Approach

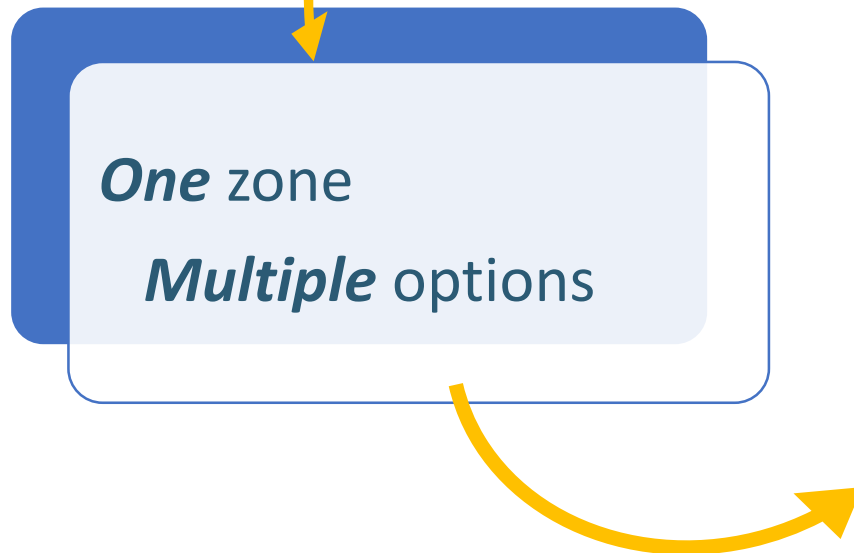
LUTA	Proposed Districts	Current District(s)
UM, Urban: Medium Intensity	UM-SD, Single-Dwelling*	R-1, R-2



\* 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

# Urban Medium Single-Dwelling (UM-SD) Approach

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UM, Urban: Medium Intensity	UM-SD, Single-Dwelling*	R-1, R-2*



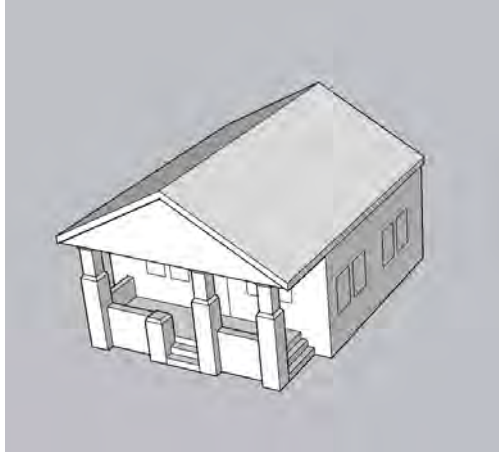
## Multiple options

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

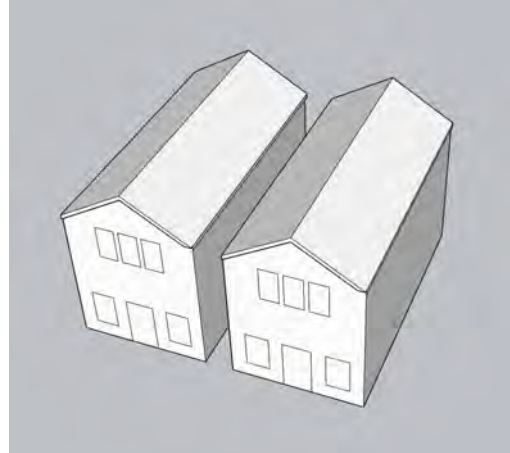
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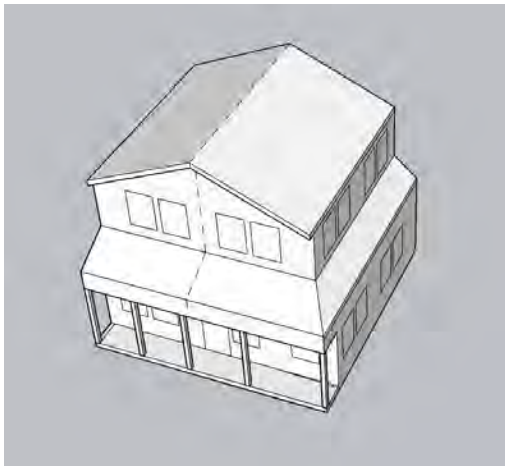
# UM SD: Development Types



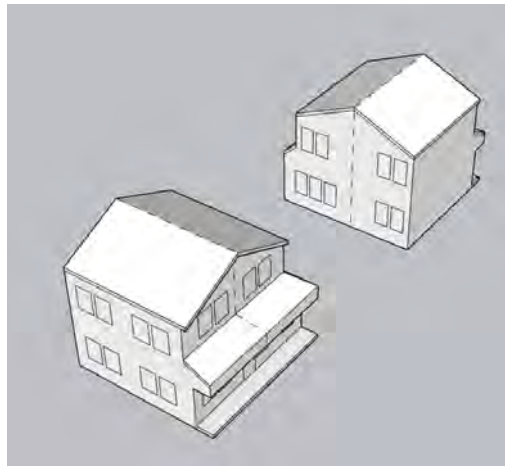
Single dwelling  
(and accessory dwellings)



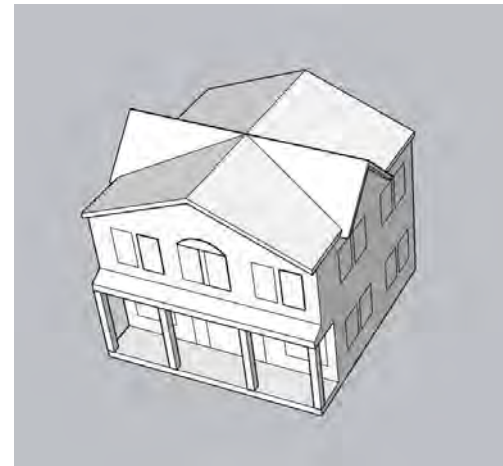
Small lot single dwellings



Duplex



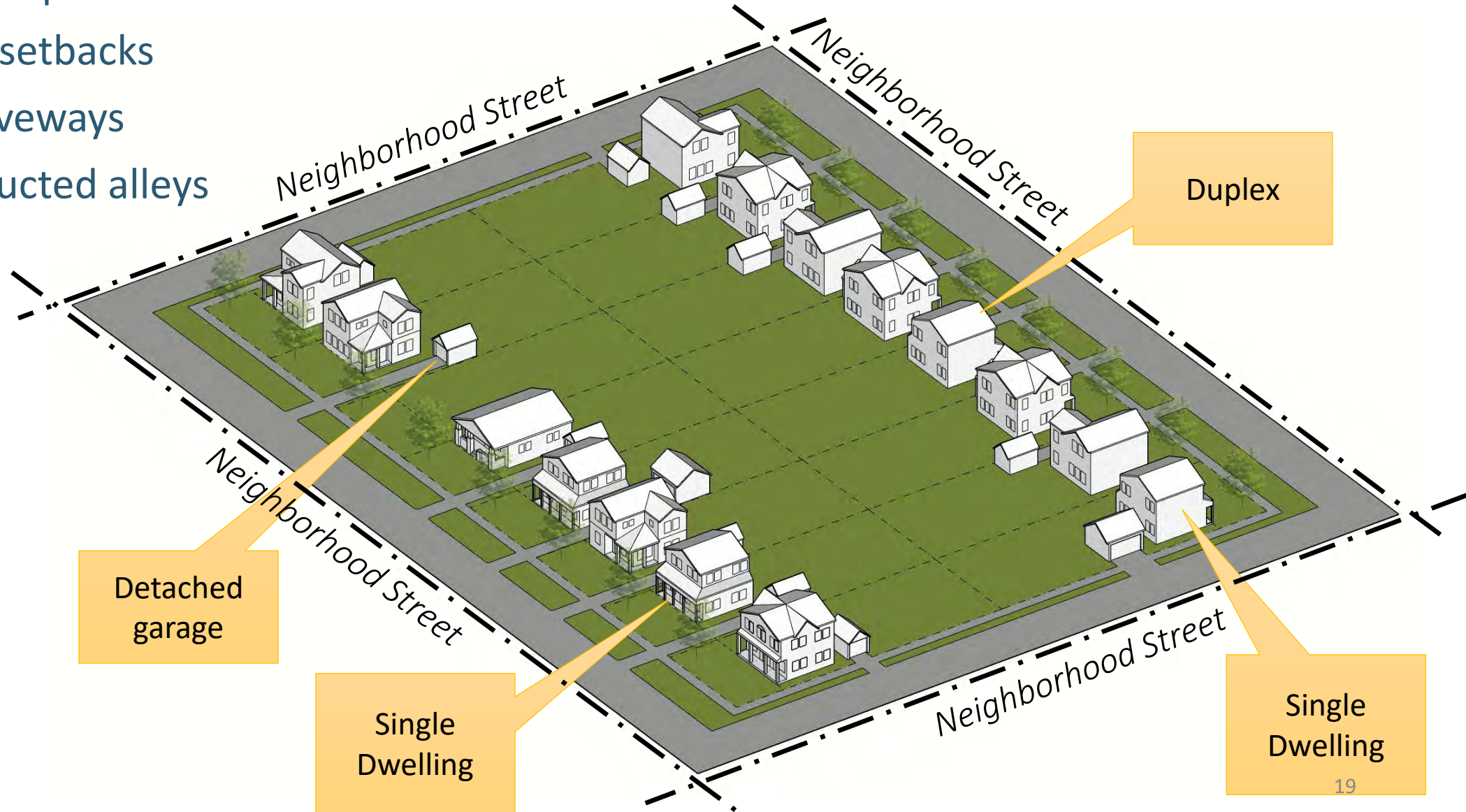
Two duplexes



Quadplex

# UM Neighborhoods: Typical Existing Condition

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

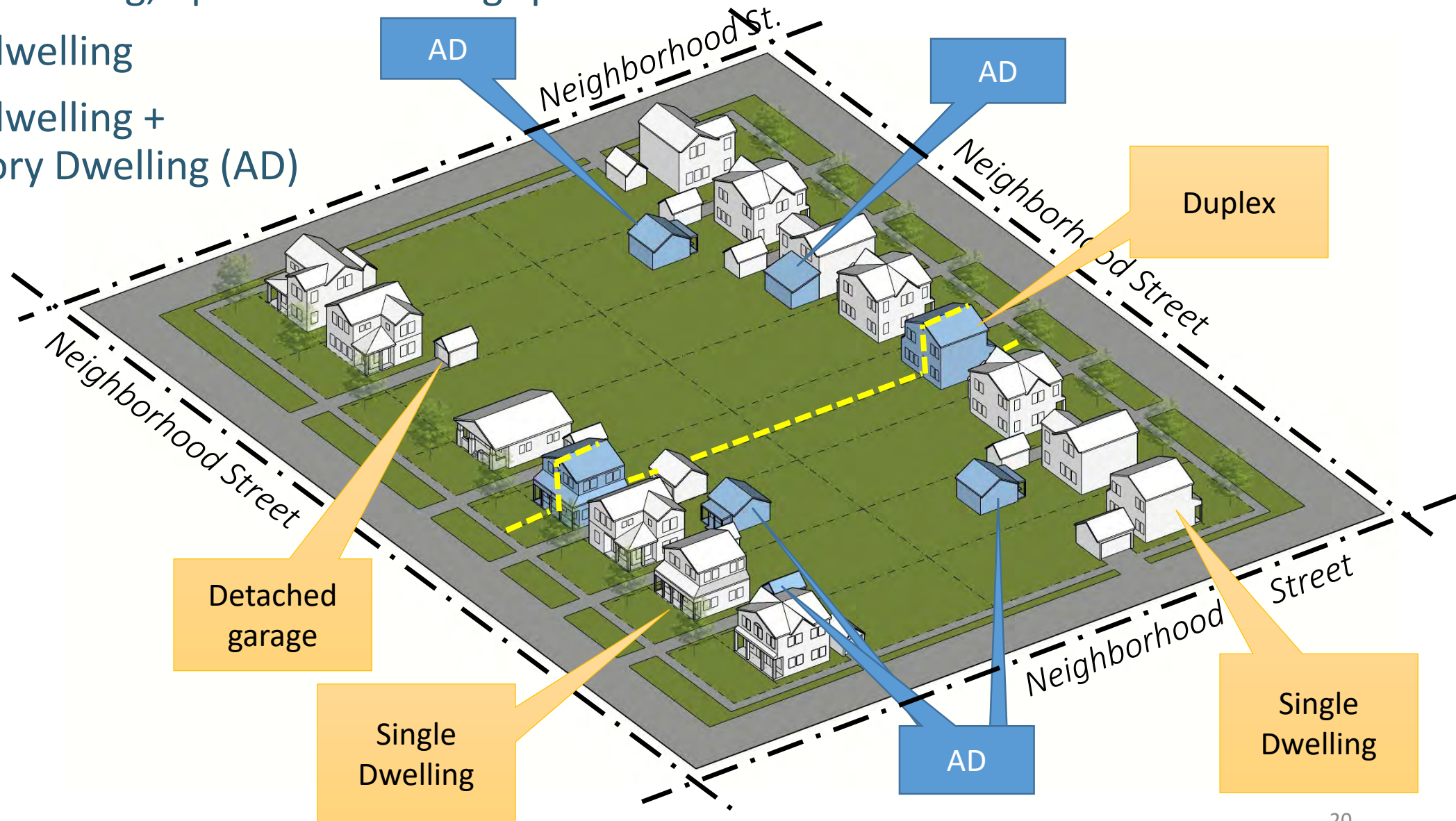




# UM SD: Standard Options

One primary building, up to two dwellings per lot

- Single dwelling
- Single dwelling + Accessory Dwelling (AD)
- Duplex



# Accessory Dwellings (AD)

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

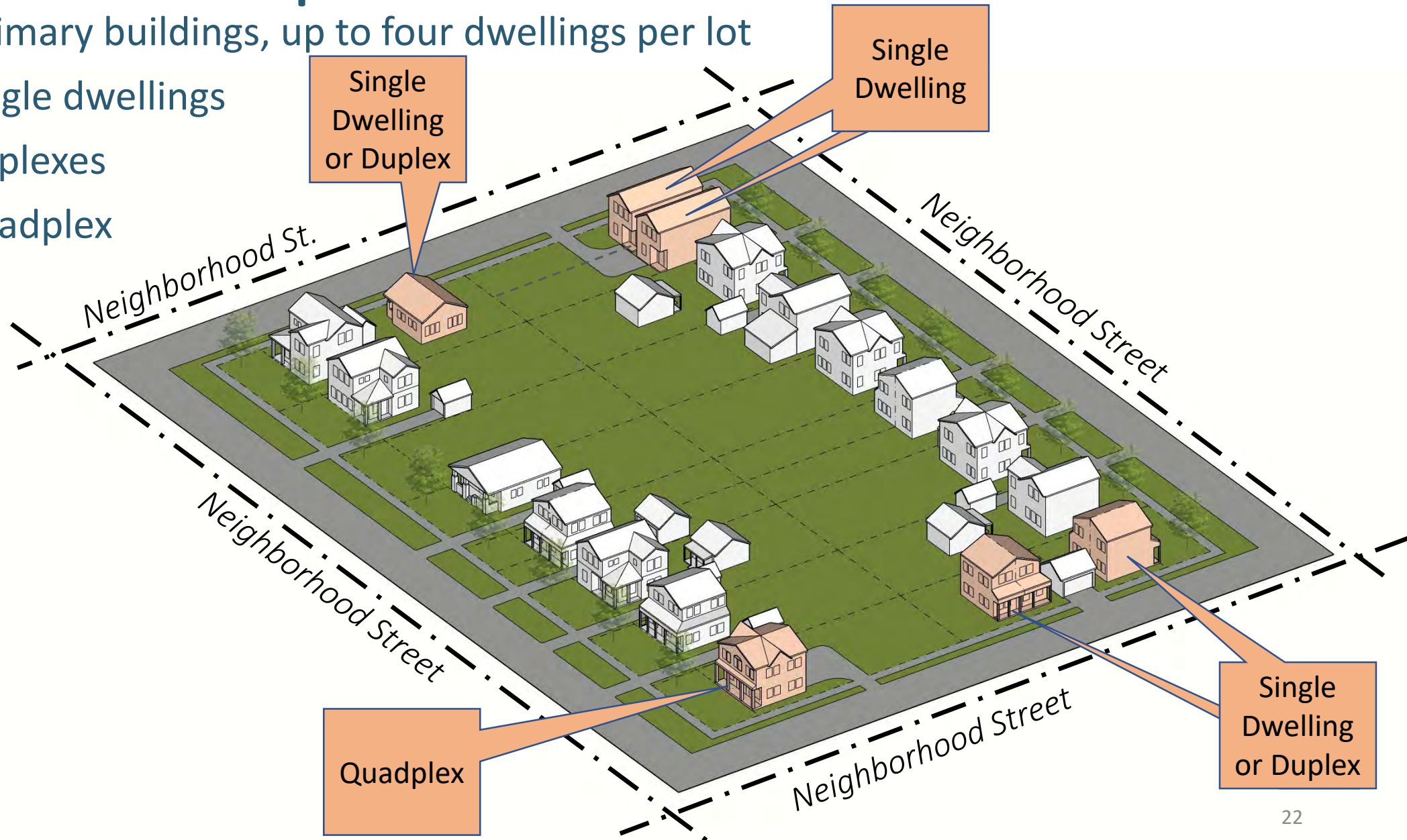




# UM SD: Corner Options

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

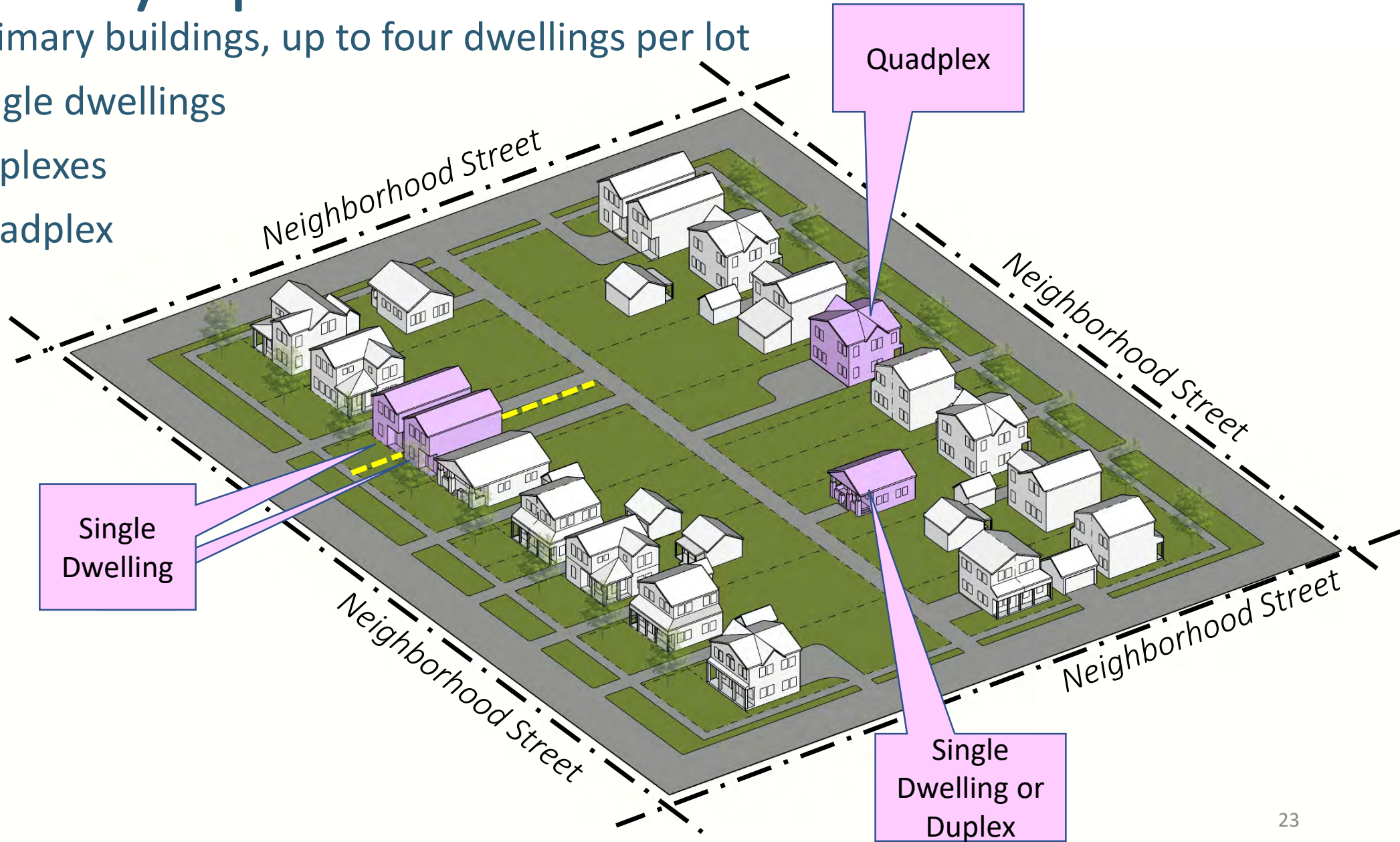
- Two single dwellings
- Two duplexes
- One quadplex



# UM SD: Alley Options

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

- Two single dwellings
- Two duplexes
- One quadplex

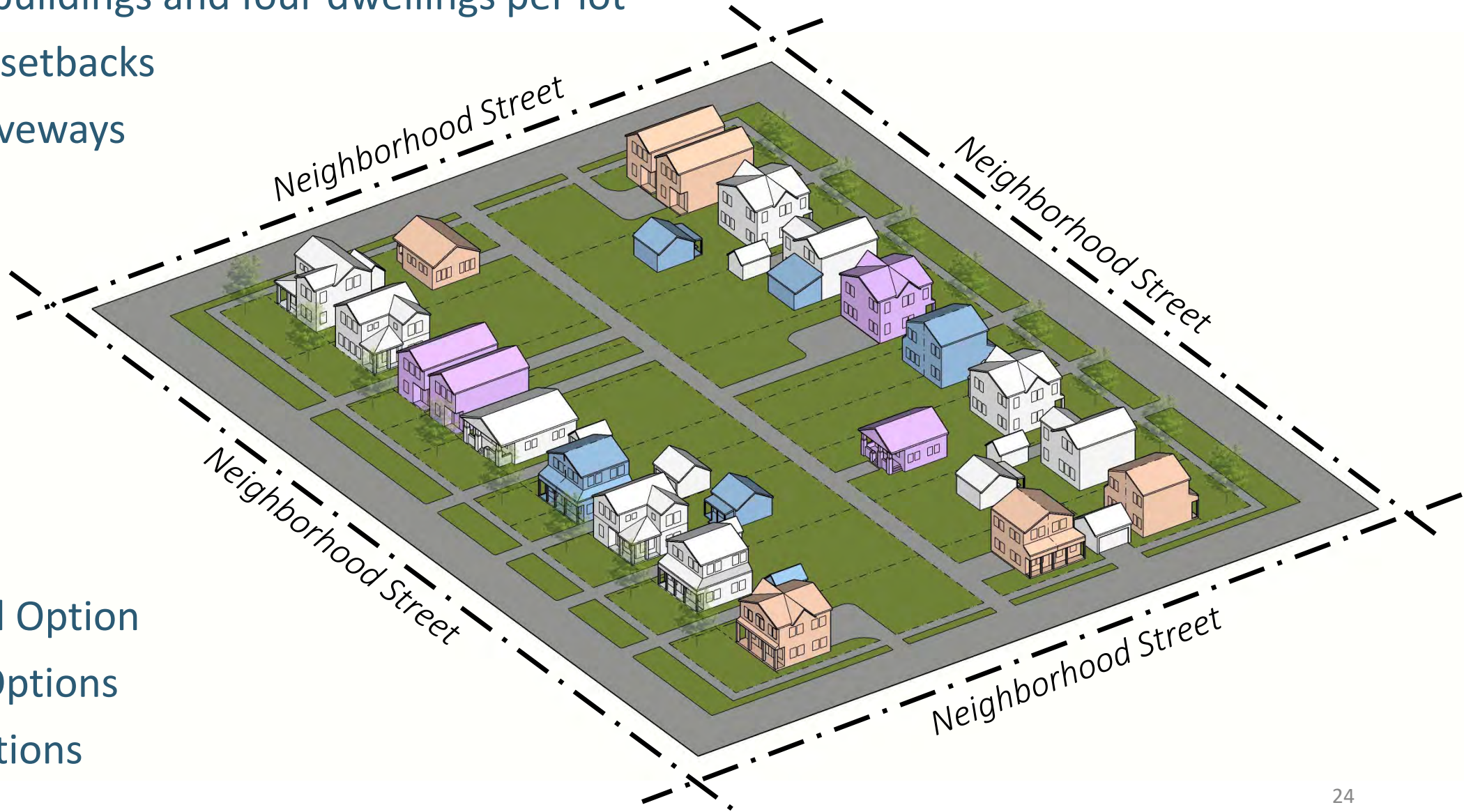




# UM SD: Consolidated

- 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



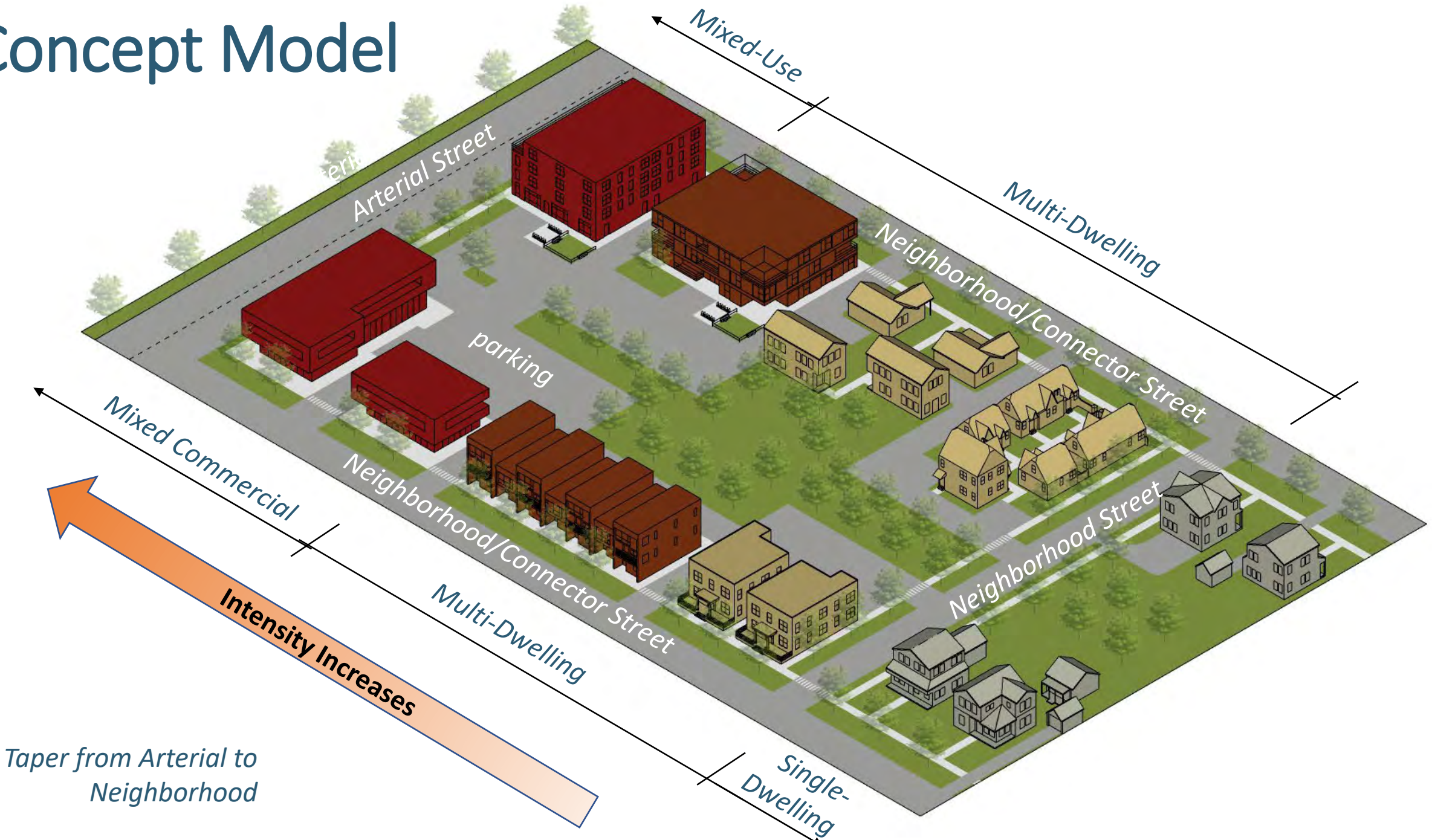
*A place to go*

## UM-MD: Multi-Dwelling



*A place to live*

# Concept Model

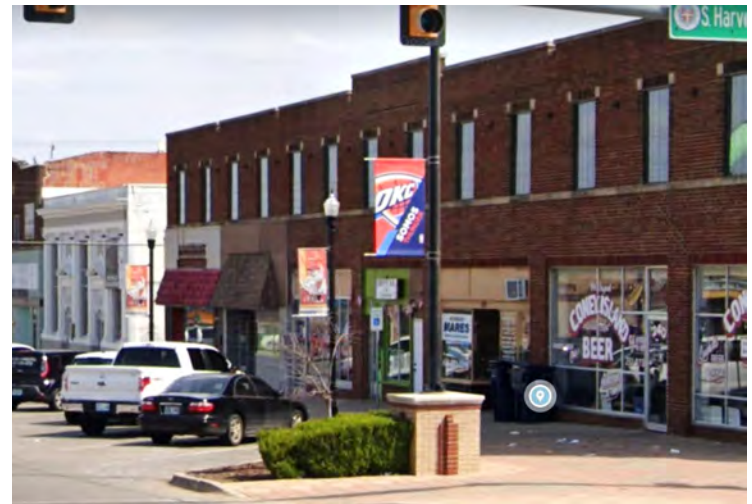




# Mixed-Use (UM-MX): Main Street

*Traditional main street building & street at a node of activity*

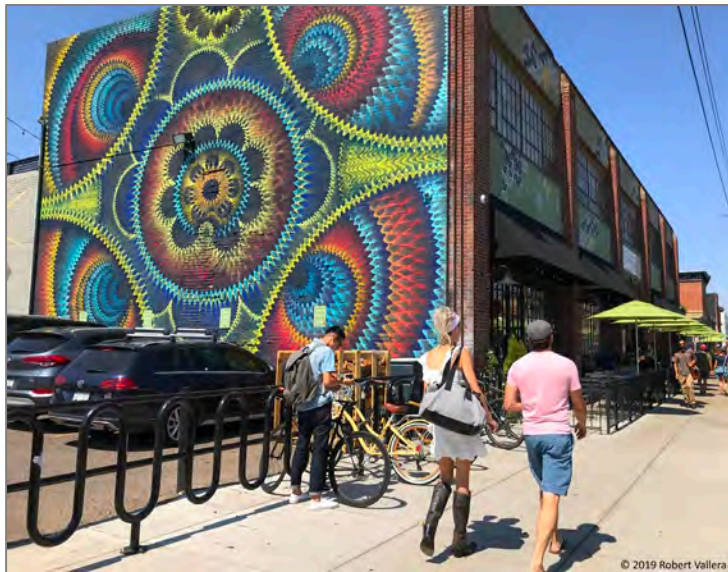
- Along **Main Streets**
- Examples: Paseo, **Capitol Hill**, Plaza, Stockyards
- 1 to 3 stories
- Preservation, rehabilitation, and adaptive reuse of existing buildings
- Limited commercial uses and residential
- Buildings at the street edge
- Wide sidewalks and pedestrian amenities
- Parking: on street,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





# Mixed Commercial (UM-MC): Urban Commercial

re: SW 29<sup>th</sup> St

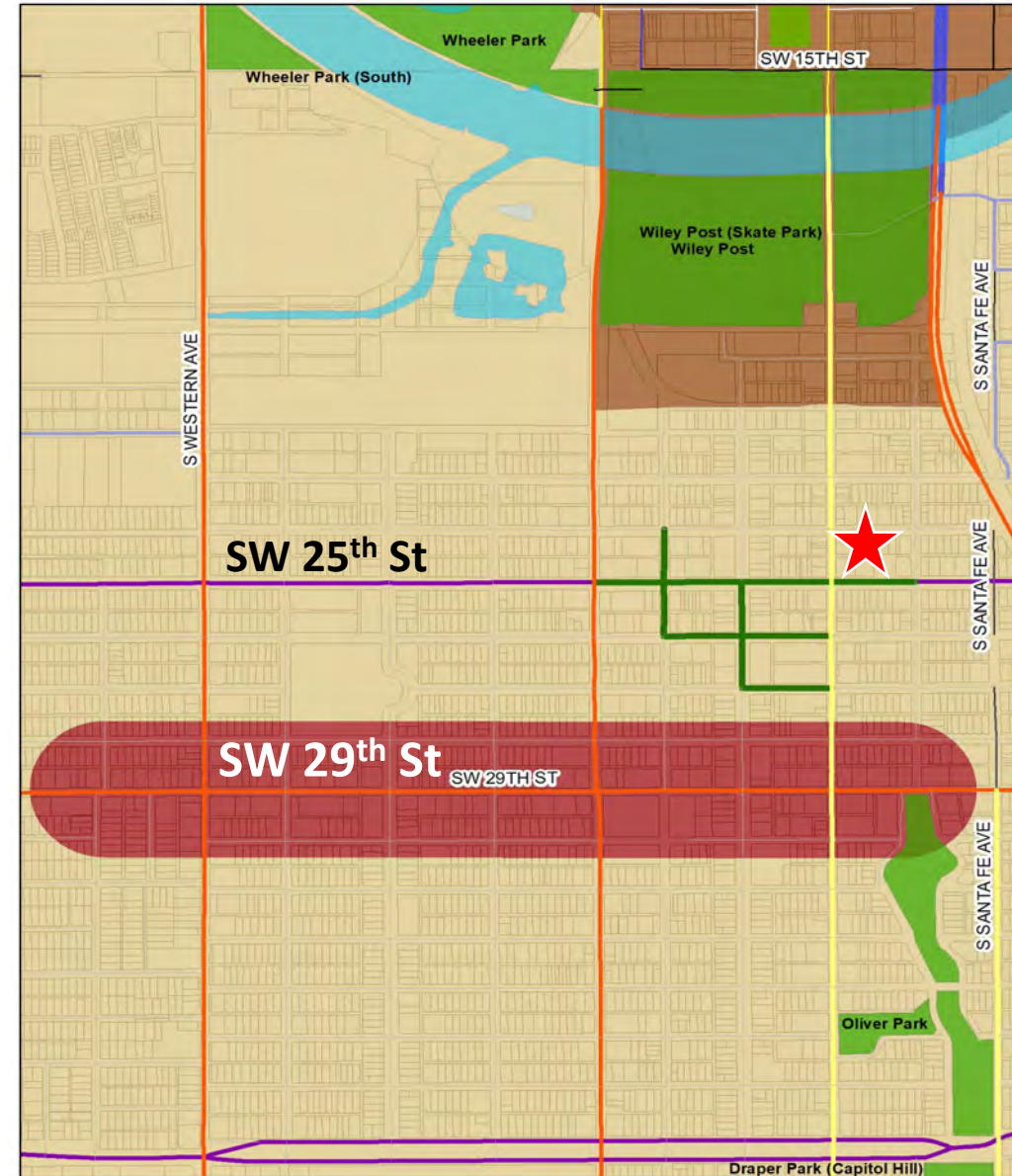


## PlanOKC Street Type

-  Neighborhood
-  Connector
-  Minor Arterial
-  Major Arterial
-  Mainstreet
-  Industrial
-  Highway

 We are here

Western Walker Robinson Shields





# Mixed Commercial (UM-MC): Arterial Commercial

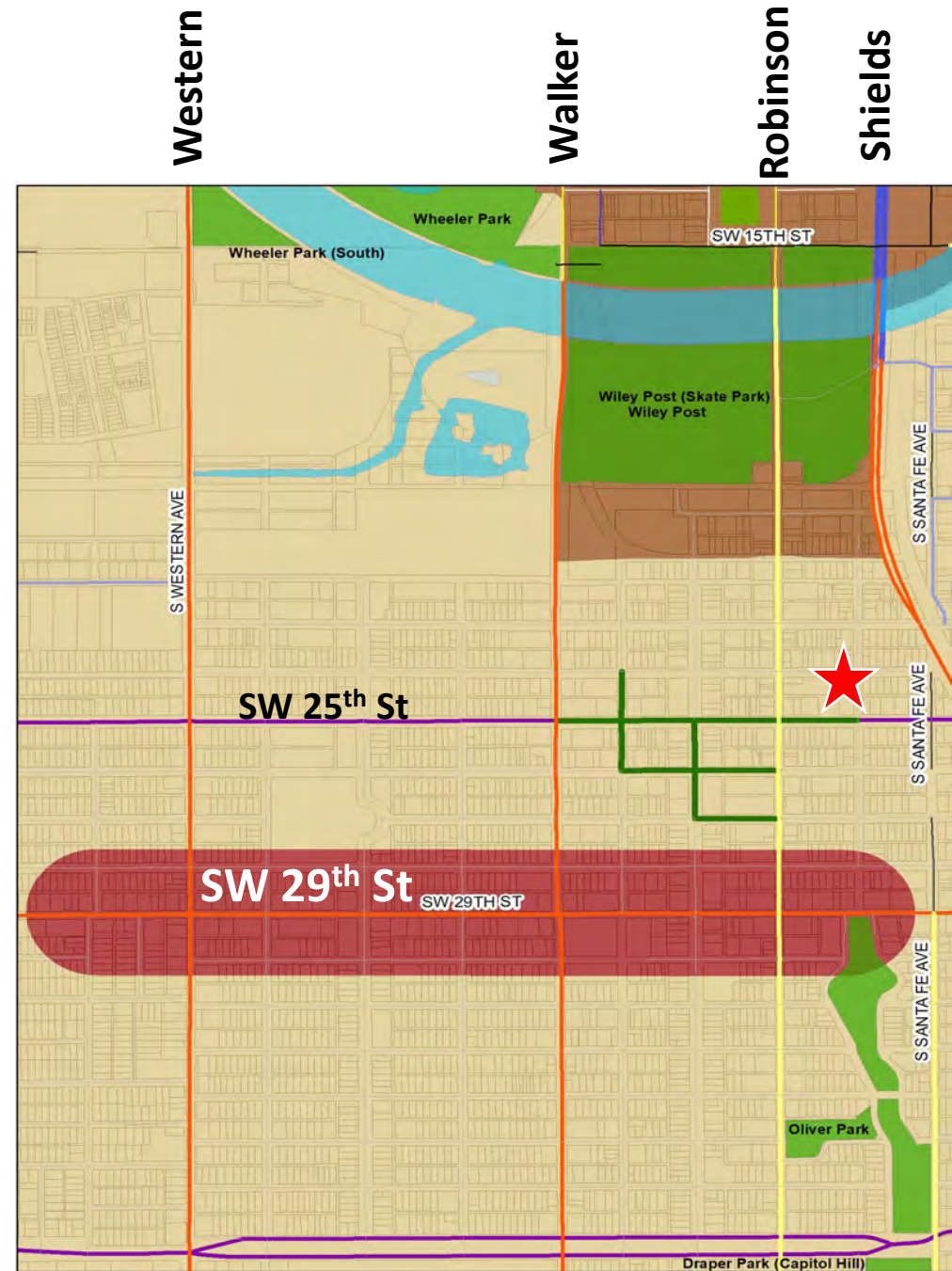
*Re. S. Walker and S. Robinson Ave*



## PlanOKC Street Type

-  Neighborhood
-  Connector
-  Minor Arterial
-  Major Arterial
-  Mainstreet
-  Industrial
-  Highway

 We are here



# Multi-Dwelling (UM-MD) Zone

## Pattern 1



Cottage courts, townhomes,  
small multi-dwelling  
developments

## Pattern 2



Larger multi-dwelling  
developments than  
Pattern 1

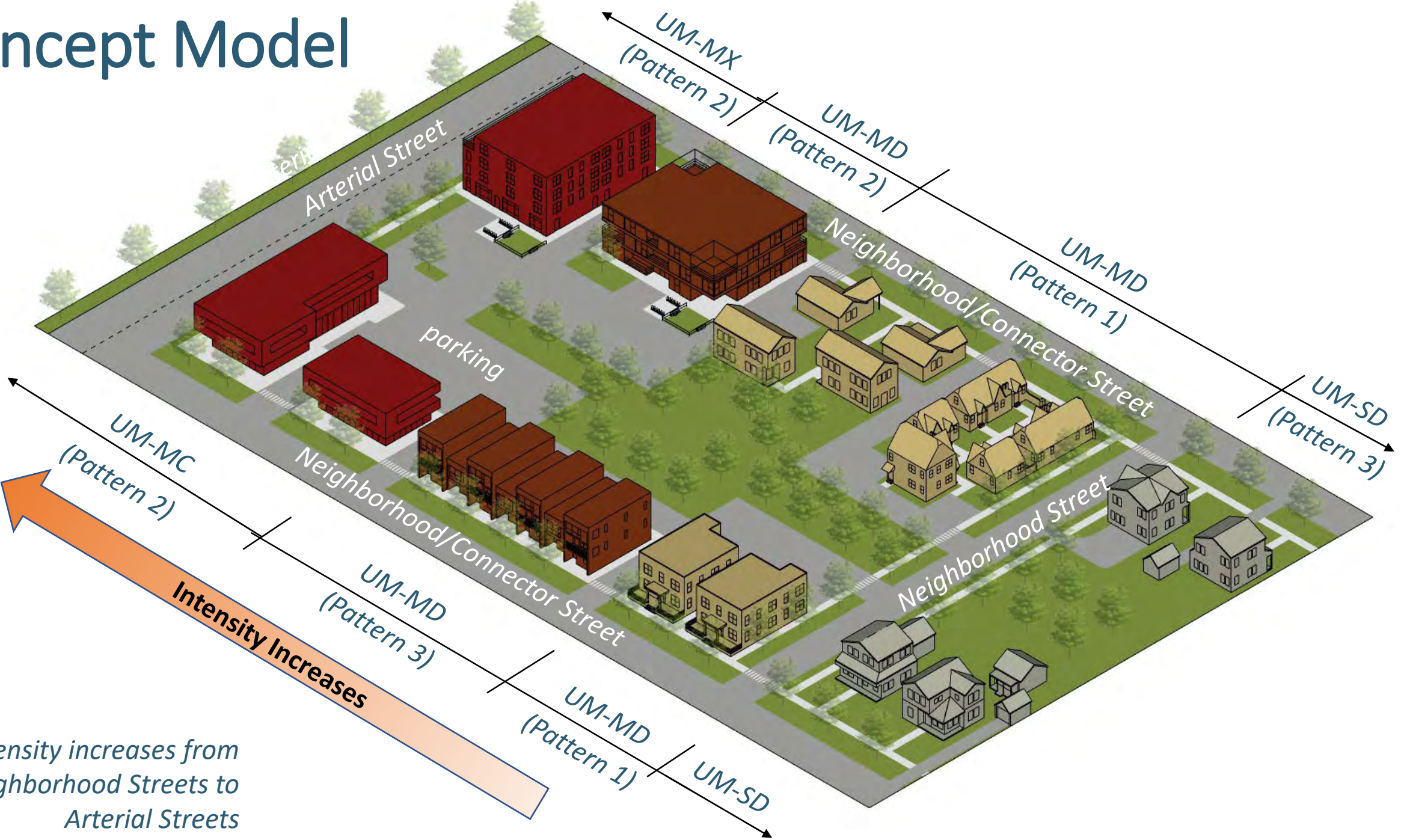
## Pattern 3



Live/work and limited  
commercial uses



# Concept Model





# Summary of New Zones

- *Flexible*
- *Predictable*
- *Compatible*
- *Intensity increases from neighborhood to commercial areas*

## UM-SD: Single-Dwelling



*A place to live*

## UM-MD: Multi-Dwelling



*A place to live*

## UM-MX: Mixed Use



*A place to be*

## UM-MC: Mixed Commercial



*A place to go*





Questions?



# OKC Code Update Contact Information

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