OKC Development Codes Update

Urban Medium Zones

Ward 2 Developers Focus Group

8.8.23

Agenda

- Housing Affordability Strategies
- New Code:
  - Desired outcomes, goals, and approach
  - How to read the new code
  - Review of UM-SD development patterns
- Discussion
- What's to come/Next Steps

Housing Affordability Strategies

Allow for more than one dwelling on a lot

Allow for smaller homes & lots

Allow greater density, esp. near jobs, schools and transit

Reduce/streamline permitting costs and timeframes

3

New Code: Desired outcomes, goals, and approach

planokc desired outcomes

- Increase density where appropriate
  - *Reduce cost of city services and infrastructure*
  - *Support transit, bike lanes, retail stores, schools and parks*
- Increase community health
  - *Opportunities for walking, instead of driving*
  - *Decrease negative health impacts due to respiratory issues and obesity*
- Decrease number of abandoned homes
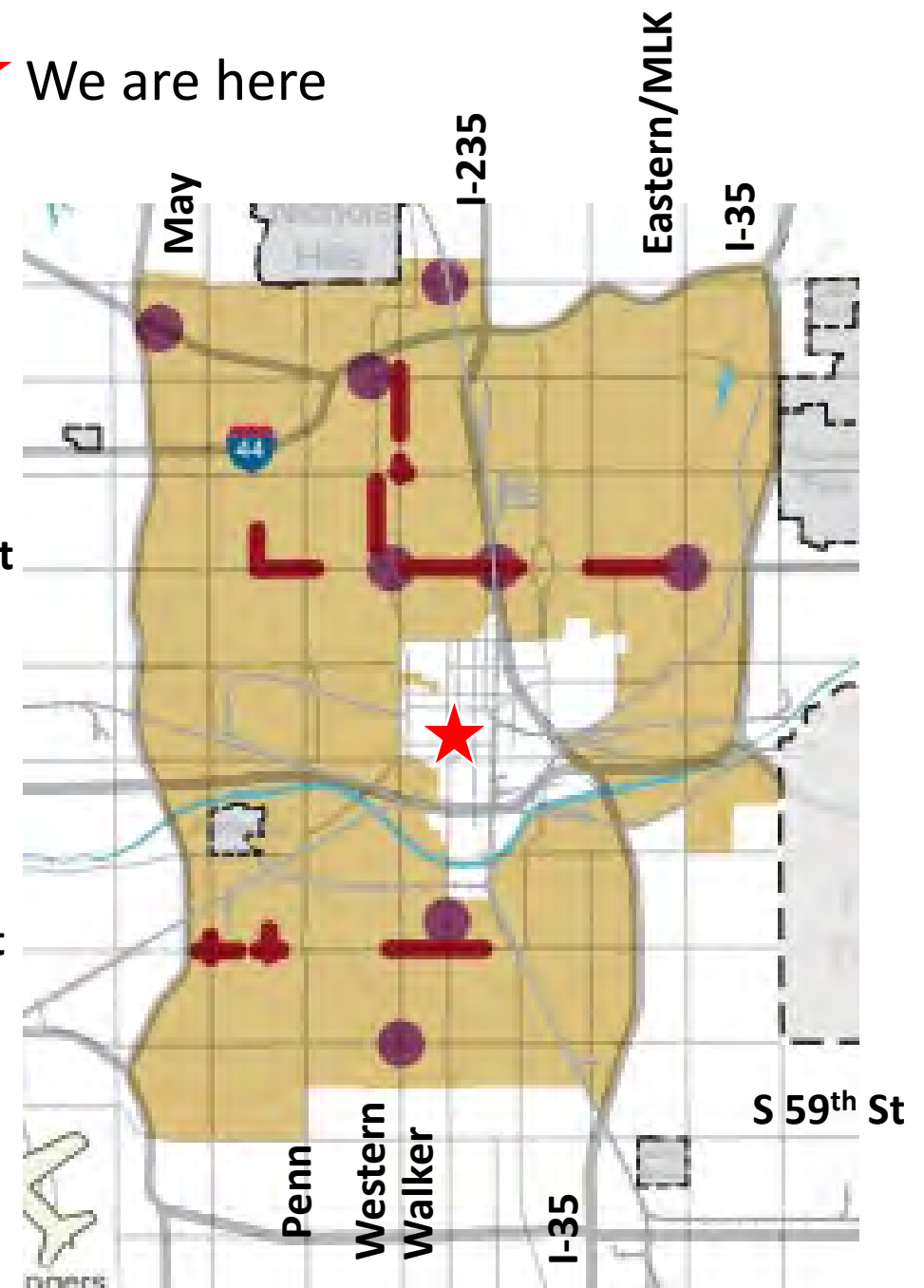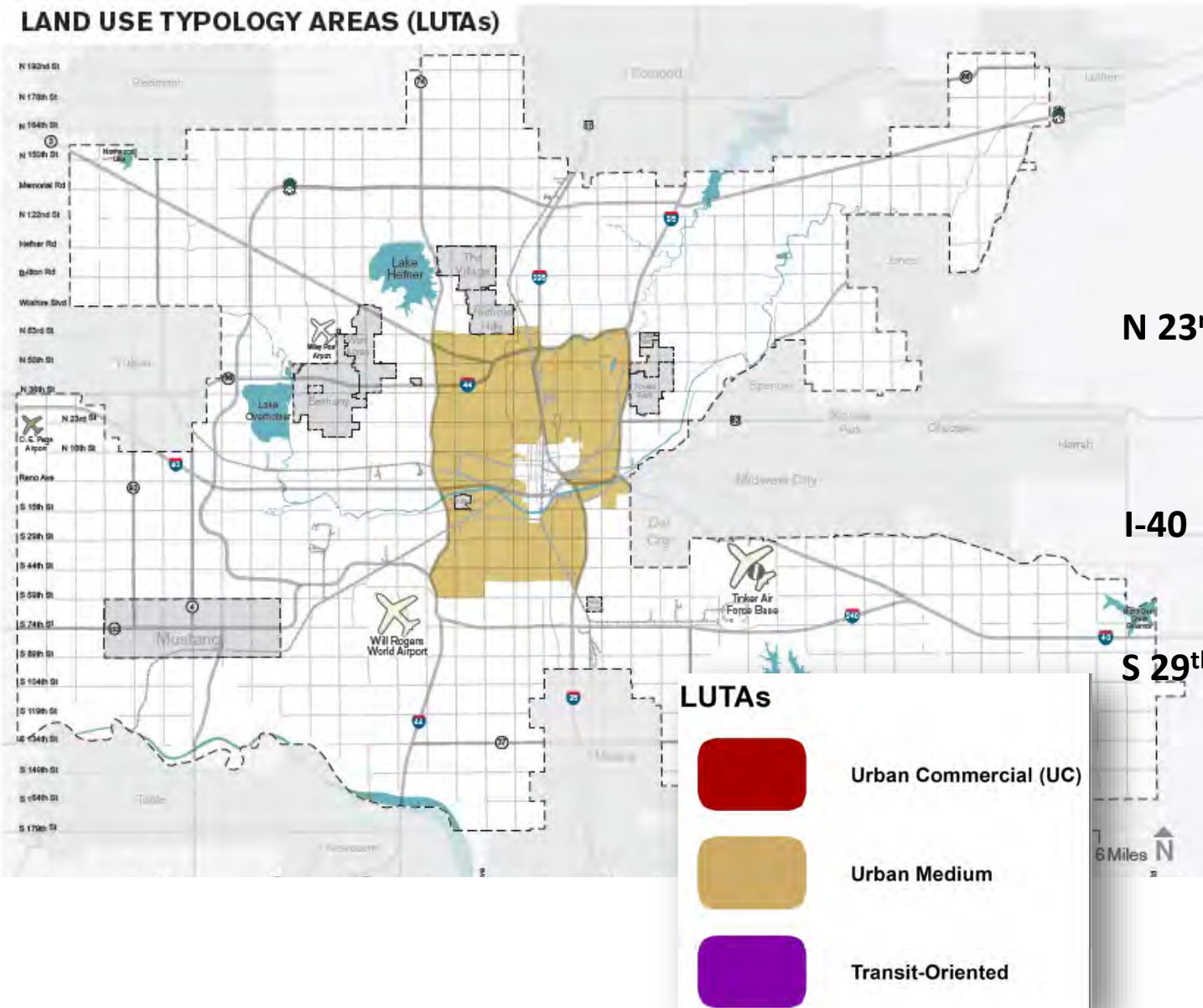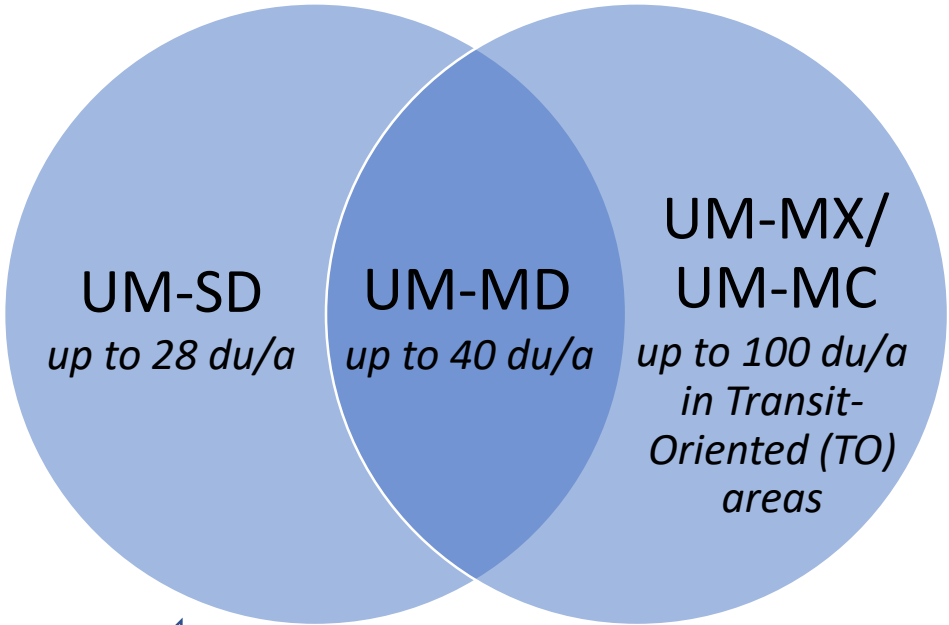- Provide housing choices for all stages of life

Code Update Goals

flexibility

predictability

compatibility
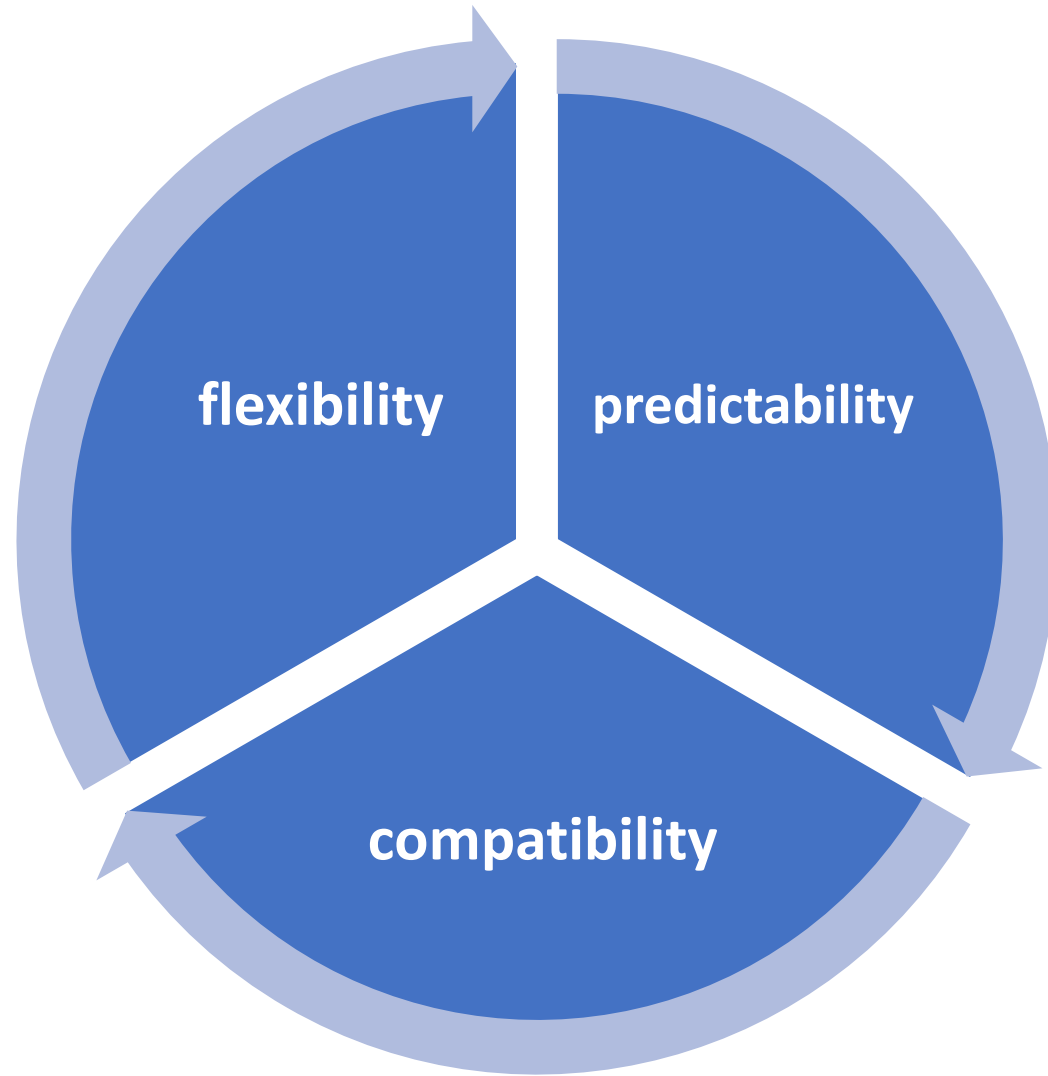
Urban Medium (UM) LUTA

★ We are here

UM New Code Approach

LUTA	Proposed Zones	Current Zones
UM, Urban: Medium Intensity	**UM-SD**, Single-Dwelling	R-1, R-2
	UM-MD, Multi-Dwelling	R-3, R-4
	UM-O, Office **UM-MX**, Mixed Use **UM-MC**, Mixed Commercial **UM-I**, Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1, I-2

Intensity decreases

UM Density Range
10 to 40 dwelling units per acre

UM-SD
up to 28 du/a

UM-MD
up to 40 du/a

UM-MX/ UM-MC
up to 100 du/a in Transit-Oriented (TO) areas

Intensity decreases

Intensity decreases

UM-MX

UM-MD

UM-MD

UM-SD

Neighborhood/Connector Street

Arterial Street

parking

UM-MC

Neighborhood/Connector Street

UM-MD

UM-MD

UM-SD

Neighborhood Street
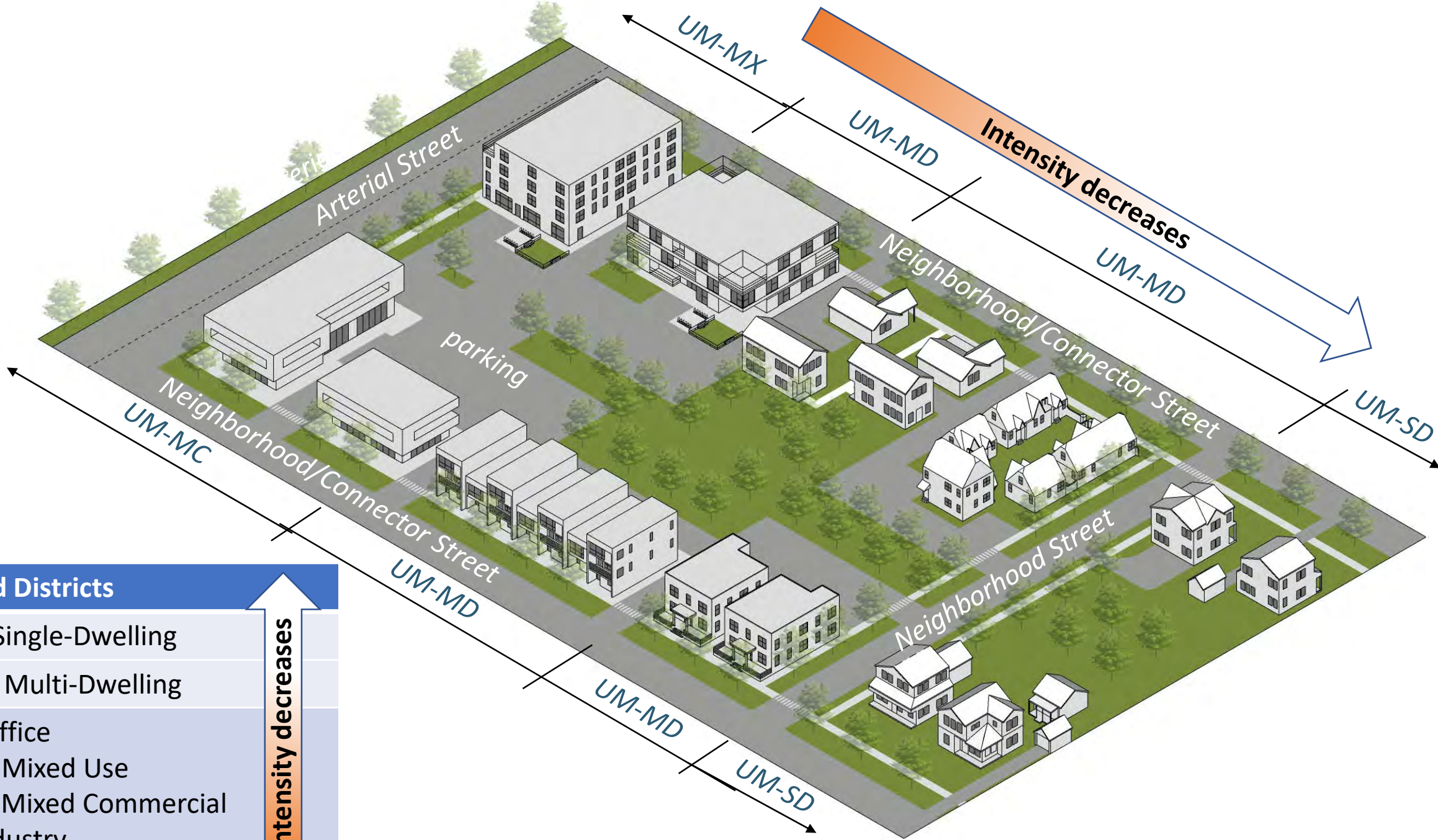
Proposed Districts

UM-SD, Single-Dwelling
UM-MD, Multi-Dwelling
UM-O, Office **UM-MX**, Mixed Use **UM-MC**, Mixed Commercial **UM-I**, Industry

Intensity decreases

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 (UM-MX) and Mixed Commercial (UM-MC)

- 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 Multi-Dwelling (UM-MD) Zone

Cottage courts, townhomes, small multi-dwellings

Higher density multi-dwellings

Higher density multi-dwellings including live/work and limited commercial

UM Single-Dwelling (UM-SD) Zone

Single dwelling plus accessory dwelling, or duplex
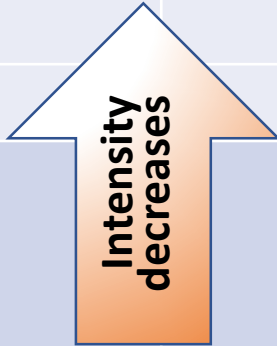
Small detached dwellings

Quadplexes

New Code Approach

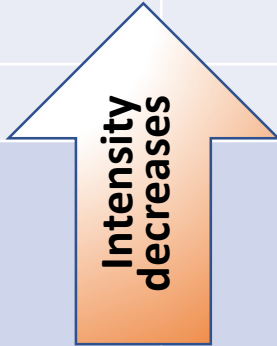| LUTA	Proposed Zones	Current Zones
UM, Urban: Medium Intensity	**UM-SD**, Single-Dwelling	R-1, R-2
	UM-MD, Multi-Dwelling	R-3, R-4
	UM-O, Office **UM-MX**, Mixed Use **UM-MC**, Mixed Commercial **UM-I**, Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1, I-2

Intensity decreases

One zone

Multiple options

through **Patterns**

Patterns based on:

Location

Transit-Oriented Areas
Urban Commercial Areas
Busy streets
Main Streets

New Code Approach

LUTA	Proposed Zones	Current Zones
UM, Urban: Medium Intensity	**UM-SD**, Single-Dwelling	R-1, R-2
	UM-MD, Multi-Dwelling	R-3, R-4
	UM-O, Office **UM-MX**, Mixed Use **UM-MC**, Mixed Commercial **UM-I**, Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1, I-2

Intensity decreases

One zone

Multiple options

through **Patterns**

Patterns based on:

Proximity to commercial zones, busy streets, transportation

Development type preferences

New Code Approach

LUTA	Proposed Zones	Current Zones
UM, Urban: Medium Intensity	**UM-SD**, Single-Dwelling	R-1, R-2
	UM-MD, Multi-Dwelling	R-3, R-4
	UM-O, Office **UM-MX**, Mixed Use **UM-MC**, Mixed Commercial **UM-I**, Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1, I-2

Intensity decreases

One zone

Multiple options

through *Patterns*

Patterns based on:

Location (mid-block, alley, corner)

Development type preferences

Why "patterns"?

Purpose: *to provide order and predictability*

- Patterns are often based on established approaches

- Patterns help address the same problems in the same way in different applications

> **Patterns** *ensure* predictability *while allowing* flexibility *for changing conditions or preferences — all without rezoning.*

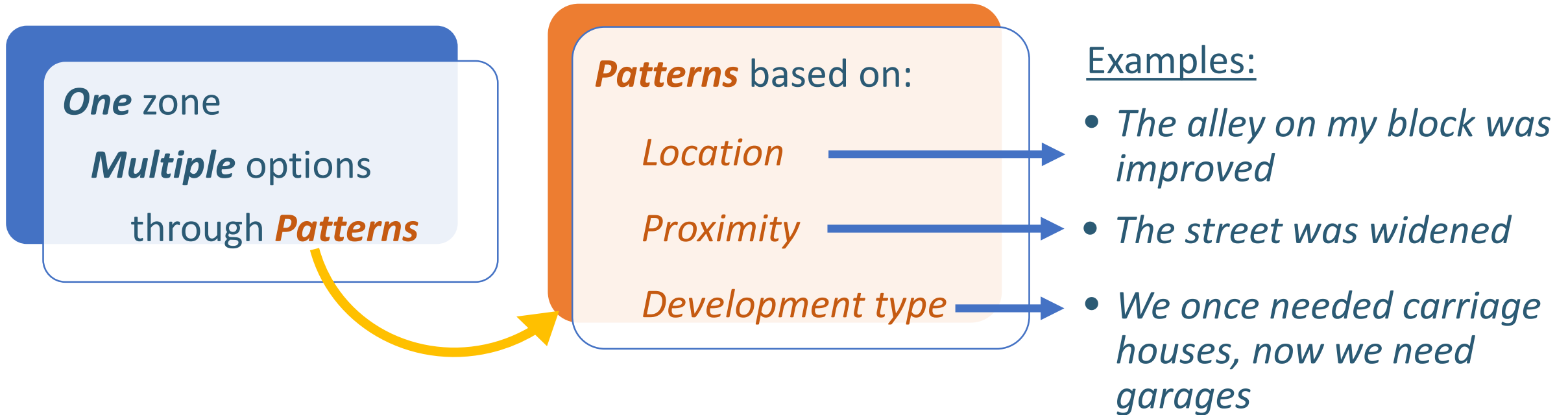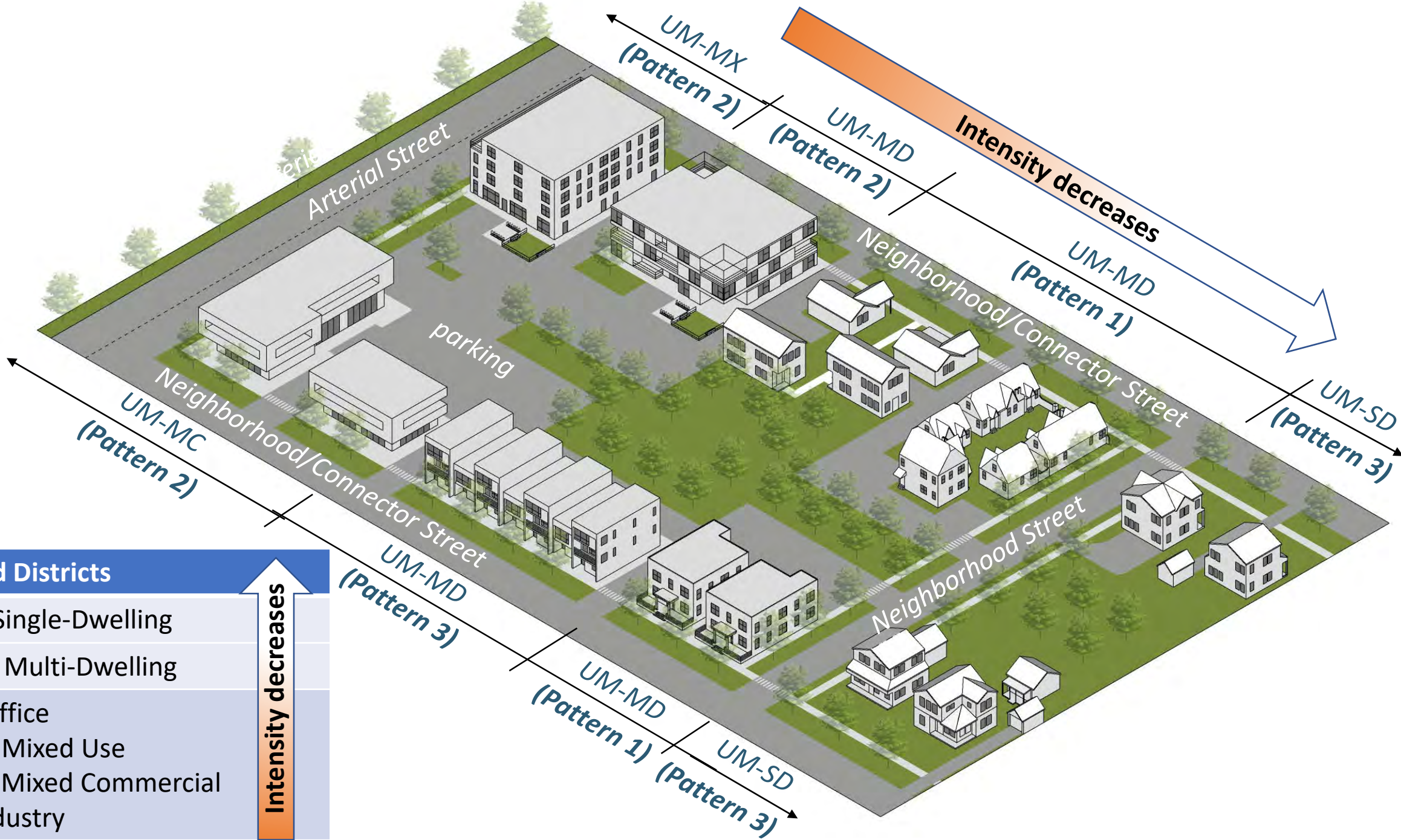basic design

with pin-tack & patch pocket

Why "patterns"?

<u>Purpose:</u> *to provide order and predictability*

- Patterns are often based on established approaches

- Patterns help address the same problems in the same way *as variables change over time*

One zone

Multiple options

through **Patterns**

Patterns based on:

Location

Proximity

Development type

<u>Examples:</u>

- *The alley on my block was improved*

- *The street was widened*

- *We once needed carriage houses, now we need garages*

Intensity decreases

UM-MX (Pattern 2)

UM-MD (Pattern 2)

UM-MD (Pattern 1)

UM-SD (Pattern 3)

Neighborhood/Connector Street

Arterial Street

parking

Neighborhood/Connector Street

UM-MC (Pattern 2)

UM-MD (Pattern 3)

UM-MD (Pattern 1)

UM-SD (Pattern 3)

Neighborhood Street

Proposed Districts

Intensity decreases

UM-SD, Single-Dwelling

UM-MD, Multi-Dwelling

UM-O, Office
UM-MX, Mixed Use
UM-MC, Mixed Commercial
UM-I, Industry

How to read the new code

How to read the new code

Table 59-13.1.1, UM-SD Dimensional Standards

Abbreviations: ac. = acre   dw. = dwelling   ft. = feet   min. = minimum   max. = maximum   st. = story   % = percent
n/a = not applicable

Graphic Key	Standard	Pattern 1	Pattern 2	Pattern 3
n/a	Density (max dw/ac)	14.5	16	28
n/a	Amenity Space (min)	n/a	n/a	n/a
Lots and Blocks				
A	Lot Area (min sf)	6,000 / 2,700 [1]	n/a	n/a
B	Lot Width (min)	50'/25' [2]	25'	50'/25' [2]
n/a	Block Length (max)	See Sec. 2.2, *Blocks and Lots*, of the Subdivision Regulations		
Building Placement and Coverage				
C	Front Setback (min) [3]	See Note 3		
	Garage Front Setback (min)	At or behind principal building front wall and min 18' from the front property line		
D	Corner Side Setback (min) [4, 5]	10'	10'	10'
E	Interior Side Setback (min)	5'	5'	5'
F	Rear Setback (min)	10'	10'	10'
G	Building Coverage (max)	30%	45%	35%
n/a	Impervious Coverage (max)	50%	60%	60%
Building Orientation and Frontage				
n/a	Entrance Orientation	Front	Front	Front
n/a	Frontage Type(s)	Yard/Porch	Yard/Porch	Yard/Porch/Stoop
Building Height				
H	Height, Flat/Pitched (max) [6]	28/35'	28/35'	28/35'
	Stories	2.5	2.5	2.5
Access and Parking				

21

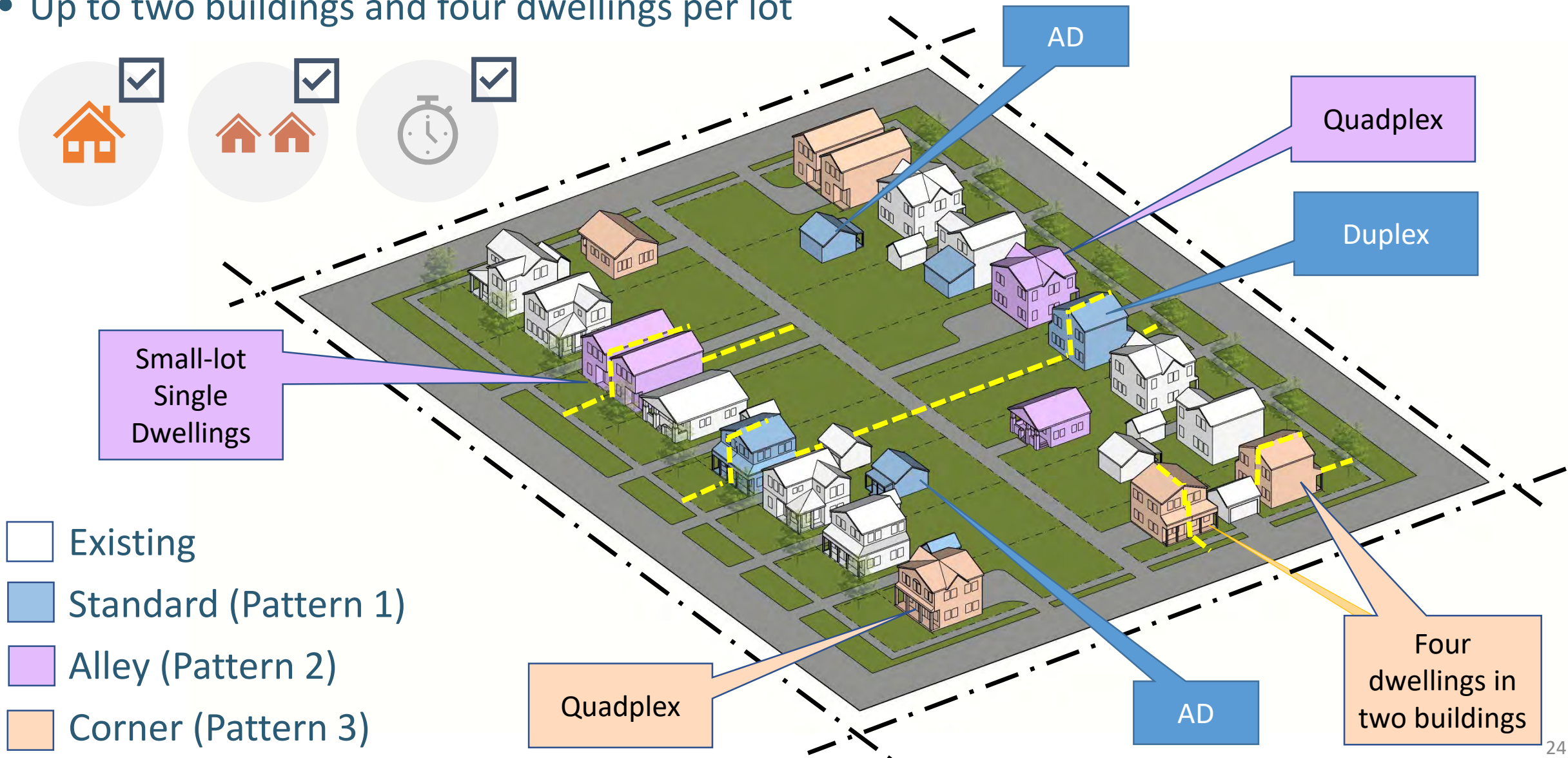# How to read the new code

Figure 59-13.1-2, UM-SD Illustrated Standards
Pattern 1

UM-SD development patterns
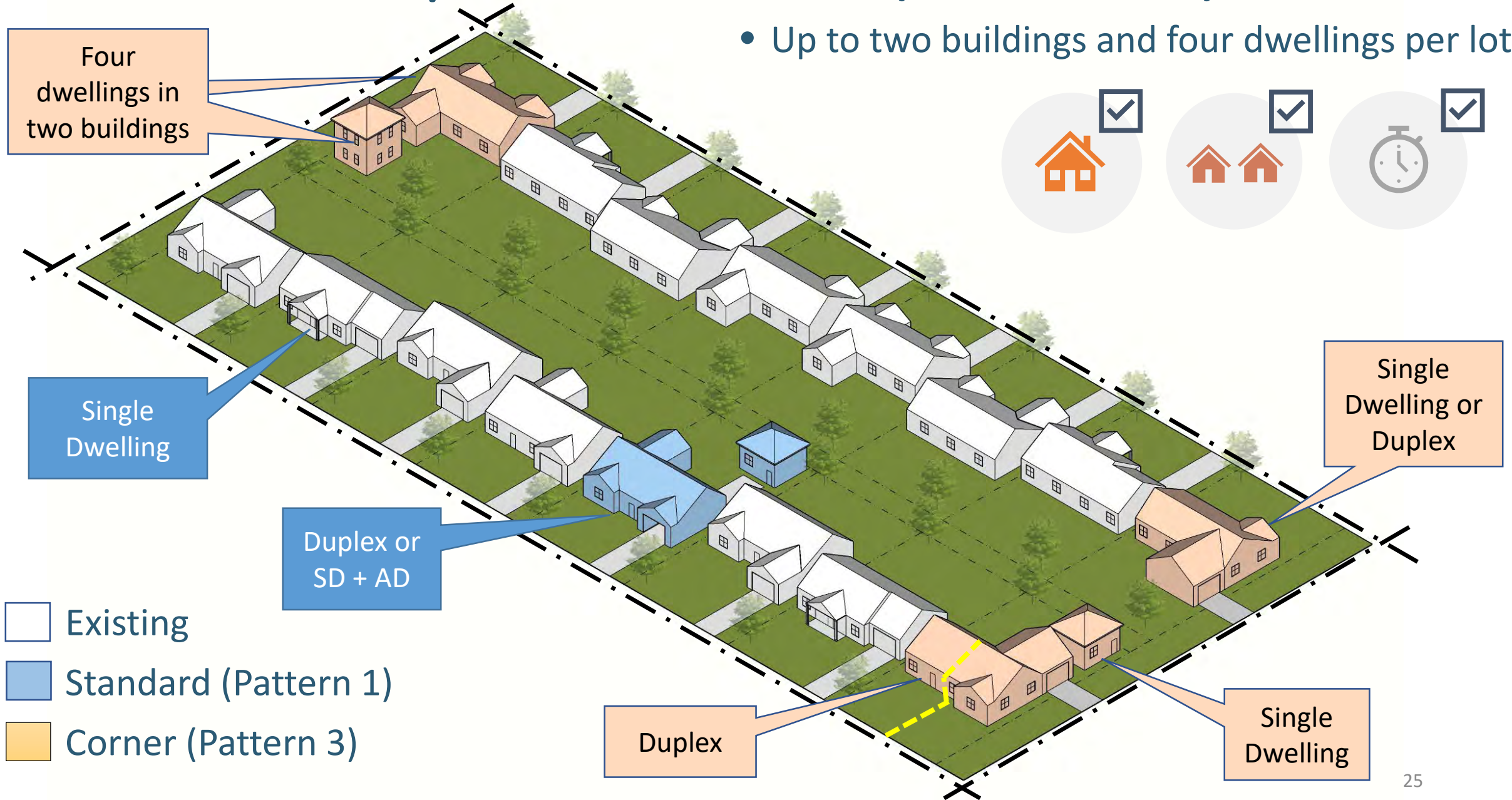
UM-SD: Development Patterns (Pre-1950)

- Up to two buildings and four dwellings per lot

AD

Quadplex

Duplex

Small-lot Single Dwellings

Quadplex

AD

Four dwellings in two buildings

Existing

Standard (Pattern 1)

Alley (Pattern 2)

Corner (Pattern 3)

UM-SD: Development Patterns (Post-1950)

- Up to two buildings and four dwellings per lot

Four dwellings in two buildings

Single Dwelling

Single Dwelling or Duplex

Duplex or SD + AD

Duplex

Single Dwelling

☐ Existing

☐ Standard (Pattern 1)

☐ Corner (Pattern 3)

UM-SD: Accessory Dwelling Standards

- Max. one AD per lot
- Subject to building coverage, lot coverage, and setback limits
- Maximum height of 24'
- One parking space per AD
- Roof top decks and balconies prohibited

Proposed regulations subject to change throughout the code update process

How the new code supports Housing Affordability

Allow for more than one dwelling on a lot

Allow for smaller homes & lots

Allow greater density, esp. near jobs, schools and transit

**Reduce/streamline permitting costs and timeframes**

- Allows more than one dwelling per lot
- Allows accessory dwellings
- No minimum lot size in most districts
- No minimum lot width in most districts
- Reduced maximum lot coverage in UM-SD
- More flexible setbacks
- Less need for rezoning & associated time and cost
- Allows integration of uses, including housing

Result:
- *Higher density where appropriate*
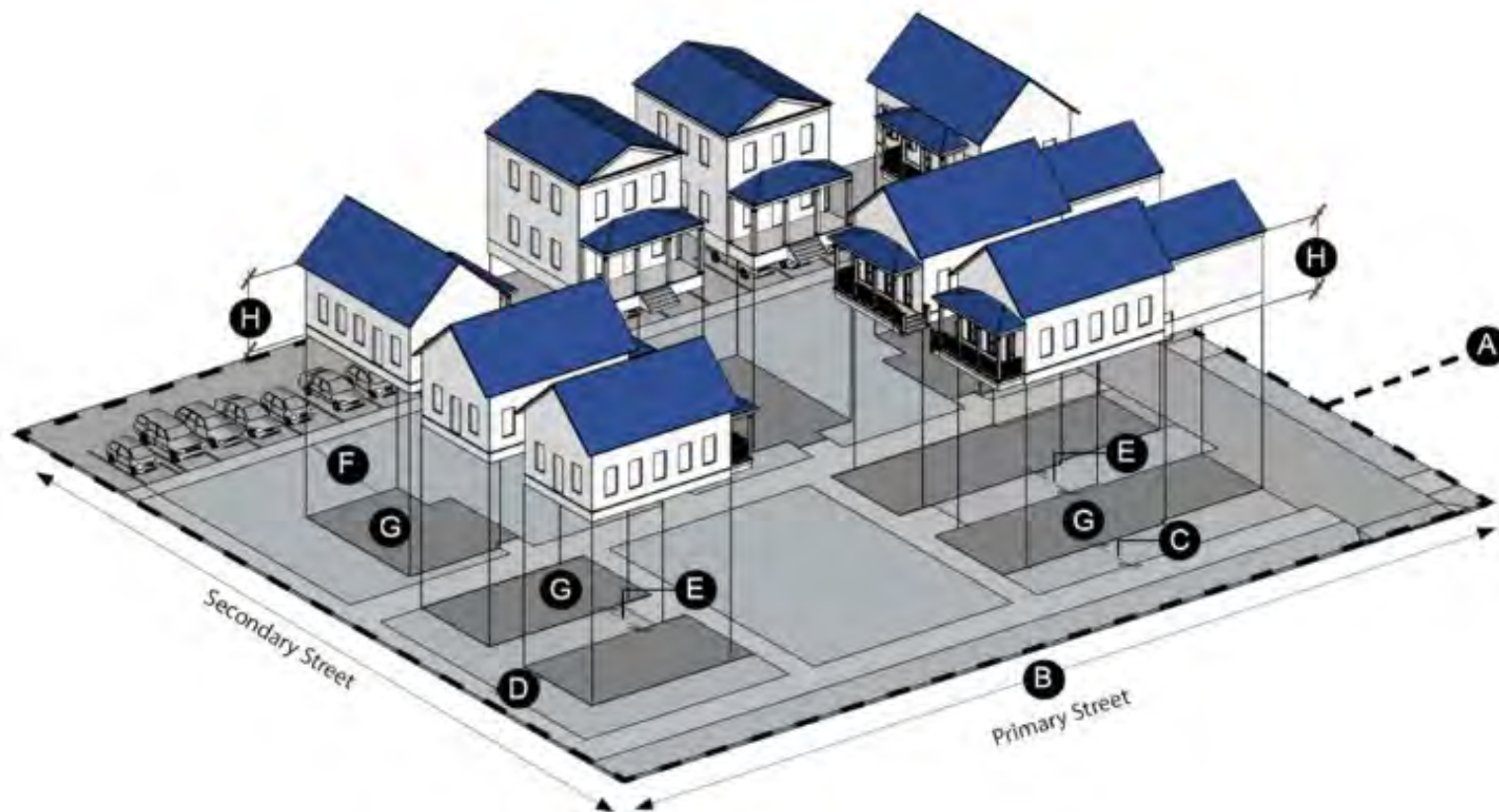- *More ownership opportunities*

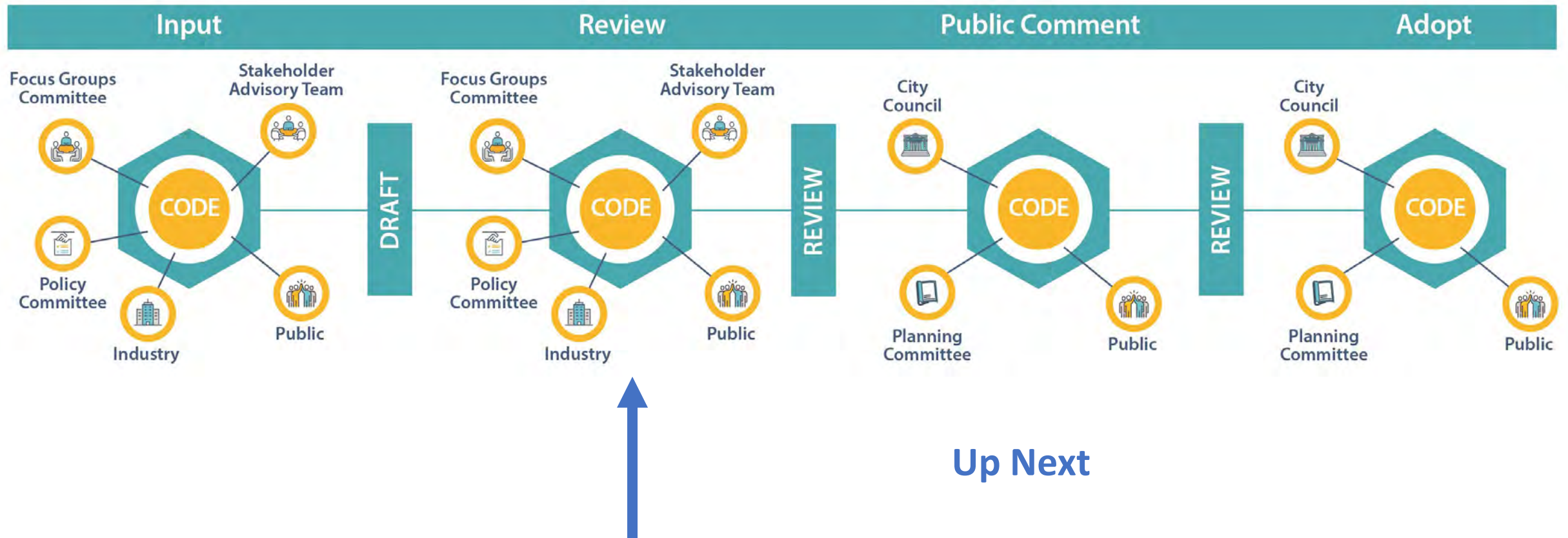# Discussion
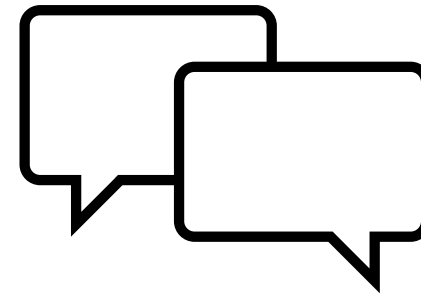
What's to come

Good design "baked in"

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

Where we are in the code update – UM Zones

Process and Input

Up Next

OKC Code Update Contact Information

okc.gov/codeupdate

Marilyn Lamensdorf Allen, AICP, CNUa

Program Planner, City of Oklahoma City Planning Dept.

codeupdate@okc.gov; 405-297-1692

okc.gov/departments/planning/current-projects/development-codes-update