

The City of Oklahoma City
Zoning and Planning Code

HANDOUT

Ordinances related to the
URBAN DESIGN

CHAPTER 59 PLANNING AND ZONING CODE

ARTICLE III. - ADMINISTRATIVE BODIES AND OFFICIALS	3
§ 59-3350. - Urban Design Commission.	3
ARTICLE IV. - ADMINISTRATIVE PROCEDURES.....	5
§ 59-4100. - Applications and fees.	5
§ 59-4250. - Discretionary review procedures.....	6
§ 59-4250.5. Urban Design Review.	6
§ 59-4250.10. Appeals.	7
ARTICLE VII. - SPECIAL PURPOSE DISTRICTS	9
§ 59-7100. - General provisions.....	9
§ 59-7300. - Neighborhood Conservation District.	9
ARTICLE X. - OFF-STREET PARKING, LOADING AND ACCESS	27
§ 59-10600. - Off-street parking requirements.	27
ARTICLE XII. - SITE DEVELOPMENT STANDARDS.....	35
§ 59-12300. - Sight distance triangle requirements.....	35
ARTICLE XIII. - ZONING OVERLAY DISTRICTS	37
§ 59-13600. - Twenty-Third Street Uptown Corridor Overlay District.	37
§ 59-13700. - Urban Design Overlay District.....	39
APPENDIX A: DISTRICT BOUNDARIES	67
APPENDIX A: - DISTRICT BOUNDARIES	67
COTTAGE DISTRICT.....	74
See Downtown Design District Handout	74
ALL	74
Landscape Ordinance Handout	74

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§ 59-3350. - Urban Design Commission.

3350.1. Establishment. The City of Oklahoma City has previously established the Urban Design Commission.

3350.2. Powers. The Urban Design Commission shall have the following powers concerning properties within the Urban Design Overlay District, and in other locations designated according to this chapter.

- A. To administer the design review process.
- B. To issue Certificates of Approval.
- C. To comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the District.

3350.3. Membership, Terms and Organization.

- A. Membership. The Urban Design Commission shall consist of nine members. These members shall be appointed by the Mayor with the consent of the City Council, and shall be composed as follows:
 - (1) Four citizen members shall be property or business owners in locations subject to Urban Design Commission review. No more than two such members shall be from the same Urban Design District. In lieu of this requirement, one such member may be a member of another City Design Review Committee or Commission.
 - (2) Two citizen members shall be employed in the planning, design or land development professions, and shall be knowledgeable in the field of historic preservation, and at least one of whom shall be a registered architect.
 - (3) Two members shall be resident citizens of The City of Oklahoma City with demonstrated knowledge of the District.
 - (4) One member shall be a member of the Downtown Design Review Committee.
- B. Officers. The Urban Design Commission shall elect a Chairperson who shall serve for one year or until his/her successor takes office, and shall be eligible for re-election.
- C. Compensation. All members of the Urban Design Commission shall serve without compensation.
- D. Term of Office.
 - (1) The term of each member of the Urban Design Commission shall be three years or until his/her successor takes office. Members may be appointed to

fill the remainder of vacant terms by the Mayor, with the consent of the City Council.

(2) No member shall serve more than three consecutive terms. Members who have served three consecutive terms may be reappointed after having rotated off the commission for at least one full year.

E. Removal of Members. Members of the Urban Design Commission may be removed by the Mayor for cause upon the filing of written charges and after a public hearing before the City Council for insufficiency, neglect of duty or malfeasance.

3350.4. Meetings and Procedures.

A. Meetings. Meetings shall be scheduled monthly; these may be canceled for lack of applications. Special meetings shall be held at the call of the Chairperson or at the request of the majority of the members of the Urban Design Commission.

B. Presiding Officer. The Chairperson or, in his/her absence, the Vice Chairperson, shall preside over the meeting, administer oaths and may request the attendance of witnesses.

C. Attendance. Members of the Urban Design Commission are required to attend at least two-thirds of the regularly scheduled Urban Design Commission meetings over a one calendar year period. Failure to achieve this level of attendance shall result in the termination of the member's tenure with the Urban Design Commission and the Mayor may make an appointment to fill the vacancy. The Urban Design Commission Chairperson shall notify the Mayor when a deficiency in attendance has occurred.

D. Quorum. Five members of the Urban Design Commission shall constitute a quorum for the transaction of business, unless there is a vacancy in the membership, in which case it shall be a majority of the active members.

E. Open to Public. All meetings of the Urban Design Commission shall be subject to the Oklahoma Open Meetings Act (25 O.S. § 301 et seq.). Any person shall be entitled to appear and be heard on any matter before the Urban Design Commission.

F. Rules. The Urban Design Commission shall adopt its own rules of procedure not in conflict with Oklahoma statutes or the Municipal Code.

G. Vote. Action taken at any meeting shall require the concurring vote of a majority of the members of the Urban Design Commission who are present at the meeting.

H. Records. The Urban Design Commission shall keep a record of its proceedings, a copy of which shall be filed for public view in the office of the Planning Director.

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§ 59-4100. - Applications and fees.

All applications for the administrative procedures established in this section shall be filed in accordance with the provisions set forth in this section.

4100.1. Receipt of Applications. Applications for special exception uses, special permit uses, variances, administrative appeals, zoning text and map amendments, development plans (including planned unit developments), Certificates of Appropriateness and Certificates of Approval shall be filed with the Planning Director, who shall distribute it to other appropriate City departments for review.

4100.2. Form, Number and Scale. Applications shall be on forms provided by the City and shall be filed in such number according to instructions provided. All plans that are part of any application shall be at a scale sufficient to permit a clear and precise understanding of the contents of the proposal.

4100.3. Submittal Requirements. Every application shall contain the required minimum submittal data and information as listed in the application form.

4100.4. Application Completeness. The Planning Department staff shall determine whether the application is complete. If the application is not complete, the Planning Department staff shall notify the applicant of any deficiencies and shall take no steps to process the application until the deficiencies are remedied. Once the Planning Department staff has determined that the application is complete, the application shall be scheduled for consideration at a public hearing, when applicable.

4100.5. Withdrawal of Application. An applicant shall have the right to withdraw an application at any time prior to the decision on the application by a City official, commission or board. Such withdrawal shall be in writing.

4100.6. Fees.

A. Filing Fees. Every application shall be accompanied by the required filing fee, as established, and modified from time to time, by ordinance of the City Council. The failure to pay such fee when due shall be grounds for refusing to process the application and for denying or revoking any permit or approval sought or issued for the subject property. No fees shall be waived, and no fees shall be refunded, except those authorized by the City Council in its sole discretion.

B. Fee Waiver for Newly Annexed Properties. For a period of 24 months following the date of annexation of property to the City, no filing fee shall be required for filing applications or petitions to change the zoning of property and to amend district boundaries, if, prior to the inclusion of said property within the corporate limits of the City, a petition or application for zoning said property and a filing fee was paid to a County Planning Commission. However, the usual fee provided by ordinances shall be paid for filing such petitions in all cases in which the petitioner is not requesting zoning equivalent to that petitioned or applied for and granted before such County Planning Commission.

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§ 59-4250. - Discretionary review procedures.

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§ 59-4250.5. Urban Design Review.

- A. Establishment and Purpose. The City of Oklahoma City has previously established the process for granting Certificates of Approval.
- B. Authority and Execution. The Urban Design Commission shall review and take action on applications for Certificates of Approval.
- C. Supplemental Guidelines. In addition to the Design Guidelines found in Section 59-13700 of this chapter, said design guidelines may be supplemented by more detailed guidelines expanding on the basic design principles contained herein. Such supplemental guidelines shall be adopted by the Urban Design Commission in accordance with the regulations of this chapter, and shall be made available to the public upon request and shall be provided to applicants for Certificates of Approval at the time of application.
- D. Procedure.
 - (1) Certificate of Approval Required.
 - (a) No building permit shall be issued by the Development Services Director for exterior work on any structure or site located within an Urban Design Overlay District until a Certificate of Approval has been approved, unless the applicant demonstrates that the proposed work does not require a Certificate of Approval.
 - (b) A Certificate of Approval shall be required for the demolition or removal of any structure within an Urban Design Overlay District. Applications for demolition permits shall not be issued unless accompanied by a Certificate of Approval.
 - (c) A Certificate of Approval shall not be required for the demolition or removal by the City of a structure that has been declared dilapidated by the City Council.
 - (2) Applications. Applications for Certificates of Approval shall be filed in accordance with the requirements of this section on forms provided by the City. Each application shall describe clearly all proposed changes.
 - (3) Action by the Urban Design Commission. All complete applications received prior to the deadline for submission of applications for scheduled monthly meetings shall be heard by the Urban Design Commission, unless a deferral is requested by the applicant.

The Urban Design Commission shall either approve or deny the application, provided, however, the Urban Design Commission may order and/or grant a

continuance if it determines the application to be incomplete, or if a continuance is requested.

- E. Expirations for Certificates of Approval. All work sanctioned by the granting of the Certificate of Approval shall be completed within two years of its issuance except that the demolition of a structure shall be completed within six months. Staff may determine, for good cause shown, that prior to the expiration of a Certificate of Approval an extension for time to complete the work should be granted. A maximum of four extensions may be granted before a new review process is required, including application, attachments, and fee. Staff may forward such requests to the Commission for consideration as deemed necessary. For purposes of this section, good cause may include, but may not be limited to:
 - (1) a showing by the applicant that continuous progress is being made to complete said work;
 - (2) a showing by the applicant that due to the nature of the project, additional time is necessary to complete said work;
 - (3) a showing by the applicant that due to conditions beyond the control of the applicant, said work was unable to be completed within the prescribed time period.
- F. Appeals. Any person aggrieved by a decision of the Urban Design Commission or staff may appeal such decision to the Board of Adjustment. The appeal shall be filed in accordance with the provisions of Section 59-4250.10 (Appeals).
- G. Continuances. Continuances may be granted on any case, provided progress has been demonstrated. In the event no progress has been demonstrated on a case for a period of six continuous months, the case shall be deemed withdrawn.
- H. Recommendations and Review. The Urban Design Commission shall have the opportunity to comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the District.

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§ 59-4250.10. Appeals.

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- C. Authority and Execution. Appeals to the Board of Adjustment may be taken by any person aggrieved, or by any officer, department, board or bureau of the City affected by any decision of any City Official, Design Review Committee or Commission, related to the issuance of a building permit, the granting or denial of a Certificate of Approval or Certificate of Appropriateness, or enforcement of this chapter. Such appeal shall be taken within 30 days from the date of the decision, or ten business days if within the Bricktown Core Development District (BC), Downtown Design Districts (DBD, DTD-1, and DTD-2), Historic Preservation District (HP), Historic Landmark Overlay District (HL), Scenic River Overlay Design District (SRODD), Stockyards City Development District (SYD),

Stockyards City Transitional Development Overlay District (SYT), and Urban Design (UD) Overlay District by filing with the Clerk of the Board of Adjustment a notice of appeal specifying the grounds thereof, and by paying the required filing fee at the time the notice is filed. The Clerk of the Board of Adjustment shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.

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§ 59-7100. - General provisions.

This Article establishes specific regulations and guidelines of limited application within the City that assure additional consideration for areas of special interest or value.

- A. Purpose and Intent. The purpose of this article is to:
 - (1) Provide a framework for enabling legislation to aid in the creation of special regulations.
 - (2) Provide a categorization of all special regulations, which may be adopted as a result of the enabling legislation.
 - (3) Provide guidelines for the application of all special regulations created to assure conformity with the objectives of good planning and zoning practice.
- B. Application. Special regulations may be adopted within this article and applied to designated areas of the City when the Planning Commission and City Council find conditions or purposes within said areas merit special consideration in order to protect the health, safety and general welfare.
- C. Special Regulations Established. The following special regulations are hereby established. Any special district adopted as a result of authorization by way of these regulations shall be codified.

Section	Special Area Regulations
59-7150	Bricktown Core Development District
59-7200	Downtown Design Districts
59-7250	Historic Preservation Regulations
59-7300	Neighborhood Conservation District
59-7350	Stockyards City Development District

- D. Modification to Special Regulations. Modifications or changes to the special regulations shall be subject to the provisions of the amendment procedure for this chapter contained in Article IV, Administrative Procedures.

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§ 59-7300. - Neighborhood Conservation District.

7300.1. NC Neighborhood Conservation District.

7300.1. NC Neighborhood Conservation District.

- A. General Description. The purpose of this district is to encourage, promote and facilitate the conservation and/or revitalization of older areas.

- B. Legal Description and Map. The legal description and map of the NC District and the corresponding tracts are found in Appendix A.
- C. Qualifier. Except for the provisions specifically contained in this section, all other provisions of this chapter shall apply to and have full force upon the properties contained in the NC District.

7300.2 General Regulations for Tracts 1 - 5 of the Neighborhood Conservation District.

- A. Parking of Vehicles. It shall be unlawful and an offense for any person, firm or corporation to park or store any vehicle on private residential property unless such vehicle is parked on a permanently hard-surfaced area or driveway, or such vehicle is parked completely to the rear of the front building line of the main structure located on said property. In the case of a corner lot, a vehicle in the rear yard, on unpaved surface, shall be screened from view from the side street on which the property abuts. The provisions shall be enforced in accordance with Article X. Off-Street Parking, Loading and Access of this chapter.
- B. Landscaping and Screening.
 - (1) All property shall be landscaped and screened according to Article XI Landscaping and Screening, provided however, that Tract 5 shall be governed by the parking lot screening regulations of Section 59-7300.8.
 - (2) Sight-Proof Fencing. Required sight-proof fencing shall be made of wood or masonry. Metallic or plastic fences shall not be permitted for sight-proof screening.
- C. Accessory Structures and Uses. Carports shall be located behind the front building line of the main structure on the lot. All other accessory storage structures shall be located in the rear yard.
- D. Storage of Trash Receptacles. Except for Tract 5, cans or receptacles containing garbage and rubbish shall be stored behind the rear building line of the main structure, except on the days of scheduled garbage pickup, and shall be screened from view from the street.
- E. Outside Storage of Materials or Supplies. Outside storage of materials or supplies is prohibited, except for furniture used for outdoor dining at restaurants in Tract 5.
- F. Lawn or Porch Furniture. Lawn or porch furniture made of metal, wood or vinyl/plastic shall be the only type of furniture allowed on a porch or in yards.
- G. Unless allowed conditionally as annotated in Table 7300.1, the owner/operator of any property who wishes to serve or sell alcoholic beverages, as defined by State law and subject to State licensing requirements, for on-premises consumption as an accessory function of the primary use of the property, may apply for a Special Permit, subject to the following conditions, providing that the primary use is permitted within the zoning district, and providing that the facility

in which the alcoholic beverages are served or sold complies with the City's building code requirements.

If food or beverages are consumed in an outdoor seating/activity area between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest abutting property line of the residential use.

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7300.7. Neighborhood Conservation District Tract 4 Regulations.

- A. Required Off-Street Parking for NC Tract 4. Off-street parking required for a use in NC Tract 4 does not have to be located on the same site as the use, so long as:
 - (1) The parking is located within 150 feet of the site.
 - (2) The parking and the site are not separated by an arterial street.
 - (3) There is hard-surfaced access between the parking and the site.
 - (4) The parking is not located in NC Tract 1 or in Sub-Tracts 4A or 4B.
- B. Regulations for Tracts 4A, 4B, 4C, 4D, 4E and 4F.
 - (1) Except as provided for otherwise in subsequent sections, Sub-Tracts 4A through 4F shall be governed under the use and development regulations of the particular zoning district designated for each Sub-Tract and shown in the map included in the following map.



(2) Parcels of land in Sub-Tracts 4A, 4B, 4C, 4D, 4E and 4F, may be developed in accordance with the use and development regulations of Sub-Tract 4G if:

(a) A site plan is prepared clearly demonstrating compliance with the following, and development and use of the site is in accordance with the site plan:

1. The orientation of the building is towards Walker Avenue or Northwest 23rd Street.
2. No more than 50 percent of the front yard area for any site abutting Walker Avenue is paved for parking.
3. The lot width of any parcel abutting Walker Avenue or Northwest 24th is at least 120 feet. Additionally, there is only one driveway intersection with Walker Avenue for the parcels abutting Walker. There shall be no driveway intersection with Northwest 24th.

4. Parking lots abutting Northwest 24th Street shall have berms, shrubs or a brick wall at least two feet in height along the Northwest 24th Street abutment.
 5. No access is taken from Northwest 24th Street.
- (b) The site plan is submitted to the Director for review and the plan is approved.
 - (c) The use and development of the parcel are in accordance with the site plan.
- C. Use Regulations for NC Tract 4G.
- (1) Uses permitted in NC Tract 4G can be found in Table 7300.1.
 - (2) All permitted uses shall take place within a completely enclosed building.
- D. Development Regulations for NC Tract 4G. Bulk standards for NC Tract 4G can be found in Table 7300.2.

7300.8 Neighborhood Conservation District Tract 5 Regulations. In case of a conflict, the regulations established in Section 59-7300 of this article, which are applicable to Tract 5, would supersede those regulations established in Section 59-13700 Urban Design District.

- A. Use Regulations.
- (1) Permitted Uses. Uses permitted in NC Tract 5 can be found in Table 7300.1.
 - (2) All permitted uses shall take place within a completely enclosed building, except for the following:
 - (a) Outdoor Sellers, as defined in Chapter 39, Article III, of this Code, shall be subject to the following regulations:
 1. All outdoor sellers shall comply with regulations for outdoor sellers as set forth in Chapter 39, Article III, of this Code, entitled "Outdoor Sellers."
 2. No outdoor seller may operate in one location for more than 14 consecutive days.
 - (b) Outdoor art festivals and cultural events utilizing the public streets, public ways, other public grounds, shall be subject to the following regulations:
 1. The sponsor of an art festival or event utilizing the public streets, public ways, or other public grounds shall first obtain a revocable permit from the City Council for such purpose.
 2. All other necessary permits required by the City or the State of Oklahoma shall be obtained for a festival or event utilizing the public streets, public ways, or other public grounds pursuant to a revocable permit from the City Council; provided, no outdoor sellers permits

shall be required for areas located within the public streets, public ways, or other public grounds encompassed by the revocable permit.

3. Participants in the festival or event shall comply with all applicable provisions of this Code designed for protection of the public health and safety.
4. No outdoor seller, exhibit, display, or other structure shall set up or occupy any portion of the public streets, public ways, or other public grounds subject to the revocable permit except with the written permission of either (1) the sponsor of the festival or event to whom the revocable permit was granted or (2) the landowner abutting the portion of a street, way, and ground where the set up or occupation will occur and then (3) only in full compliance with the provisions of the revocable permit.
5. Exhibits, displays, and structures erected on any portion of the public streets, public ways, or other public grounds subject to the revocable permit shall be temporary and shall be removed by 12:00 pm the day following the close of the festival or event.
6. Such festivals or events shall be exempt from the development and sign regulations specified in this section.
7. The time period for a festival or event shall not exceed seven consecutive days, with the specific time period for the festival or event to be specified in the revocable permit.

(c) Automobile Service Stations.

B. Development Regulations.

- (1) Bulk Standards. Bulk standards for NC Tract 5 can be found in Table 7300.2
- (2) Design Review by the Urban Design Commission.
 - (a) Justification. Because of its historic role as one of the City's earliest commercial districts, and because its architectural type and elements represent a style unique to the past, a design review process is established to aid in the preservation of NC Tract 5.
 - (b) Requirement for Certificate of Approval. A Certificate of Approval shall be required in the following instances before the commencement of work upon any structure or site within NC Tract 5:
 1. Permit Required. Whenever such work requires a building permit for changes to the building exterior, or a sidewalk, driveway or fence permit issued by the City.
 2. Changing Building Exterior. Whenever such work includes the erection, moving, demolition, reconstruction, restoration or alteration of the exterior of any building.

3. Painting Unpainted Brick or Masonry. Whenever such work includes the application of paint to a previously unpainted brick or masonry exterior surface of a building.
 4. Changing Building Material. Whenever such work includes the changing of the material on the exterior surface of a building.
 5. Attaching Mechanical or Electrical Equipment. Whenever such work includes the attachment of any type of mechanical or electrical equipment to the exterior surface of a building's front façade.
 6. Changing Awning or Canopy. Whenever such work involves the addition or alteration of an awning or canopy.
- (c) Certificate of Approval to be Issued by Urban Design Commission prior to Issuance of Permits.
1. Permit Review. No building, fence, sidewalk, driveway or demolition permit shall be issued by the Director for any structure or site located, wholly or partially, within NC Tract 5 until an application for a Certificate of Approval has been reviewed by the Urban Design Commission and has been granted.
 2. Appeal. Any person aggrieved by a decision of the Urban Design Commission may appeal such decision to the Board of Adjustment. The appeal shall be filed in accordance with the provisions of Section 59-4250.10 (Appeals).
- (d) Design Guidelines for NC Tract 5. The Urban Design Commission shall use the following guidelines in their review of applications for Certificates of Approval for NC Tract 5. All work proposed within the district shall also be reviewed using the guidelines referenced in 13700.8, Legacy Resources.
1. General Characteristics. This district lines a curvilinear street. The Spanish Revival Style is apparent, with use of tile roofs and stucco façades. Suggestions of Spanish adobe-type buildings also exist in stucco, with simple lines and parapet roofs. Some of the newer buildings do not follow either of the architectural styles. Remodeling of a few of the older buildings has hidden major elements of the original architectural style. The buildings are no more than two stories in height. Uniform building setback contributes to visual continuity of the district. Most of the parking is either on the street or in the rear of the structures.
 2. Rehabilitation/Remodeling Buildings in the Spanish Revival Style.
 - a. Retain façades.
 - b. Retain existing windows.
 - c. Retain tile roofs.

- d. Retain architectural features, such as enriched cornice window heads and enriched corbels.
 3. Rehabilitation/Remodeling All Other Buildings.
 - a. All remodeling or rehabilitation of exteriors shall ensure the integrity of the building, but should not conflict with the overall architectural character of the district.
 - b. Spanish Revival façades that have been hidden since original construction shall be restored if a building permit is required for any façade rehabilitation work.
 - c. Accessory buildings shall incorporate at least one of the architectural elements of the other buildings on The Paseo street, such as parapets, clay tile roof, stucco façade.
 4. New Construction.
 - a. Building designs shall incorporate some of the major elements of the Spanish Revival Style or architecture. Stucco buildings with clay tile and/or parapet roof treatments are encouraged.
 - b. The demolition of existing Spanish Revival buildings, or elements thereof, is discouraged.
 - c. New construction should maintain setbacks consistent with existing buildings to retain the visual continuity of the district.
 5. Street Furniture. Street furniture shall be coordinated in terms of style and color.
 6. Awnings and Canopies. The style and color of awnings and canopies shall be coordinated with the architectural style and character of the area.
 7. Sidewalks. All segments of sidewalks shall be repaired with the same materials and in the same style as adjacent segments of sidewalk.
 8. Mechanical and Electrical Equipment and Satellite Dishes. Mechanical and electrical equipment and satellite dishes on roofs shall be hidden from street level.
- (3) Building Materials.
- (a) Roofing with Clay Tiles. Clay tile roofs on existing buildings shall be retained.
 - (b) Stucco for Building Exterior. Stucco on the exterior of the walls of existing buildings shall be retained.
 - (c) Light reflective or tinted-glass windows. Light reflective or tinted-glass windows for buildings shall not be allowed.
 - (d) Cloth Awnings. Awnings shall be made of cloth.

- (4) Parking Lot Screening.
 - (a) A stucco wall, shrubbery or landscaped earthen berm at least two feet and no more than three feet in height, shall be placed around all sides of the parking lots abutting a street.
 - (b) Stucco walls or earthen berms shall not be placed on the right-of-way.
 - (c) Proper sight triangles shall be maintained on all street and driveway intersections, in accordance with this chapter.
- (5) Dumpster Locations. On a lot abutting The Paseo street, dumpsters shall be located behind the primary building on the lot and shall be at least 25 feet from a property line adjacent to any property zoned for residential development.
- (6) Signs.
 - (a) Allowed Signs for Buildings.
 - 1. Window, Awning or Attached Signs. Window, awnings or attached signs are permitted.
 - a. Number. Only one sign shall be allowed per building, per street frontage. However, if a building houses multiple tenants, and if one or more of the tenants occupies a section of the building with distinct and direct access from the exterior of the building, then one sign shall be allowed for each access way, but no tenant shall have advertising on more than one sign.
 - b. Maximum Display Surface for Each Sign. Twenty square feet for window and awning signs and six square feet for attached signs.
 - 2. "Open" and "Closed" Signs Inside Buildings. Signs with the message "open" or "closed" are allowed in addition to a window or awning sign provided said signs shall be no larger than four square feet.
 - (b) Allowed Signs for Parking Lots. One freestanding sign for a parking lot is allowed so long as the maximum display surface is 20 square feet and the maximum height is six feet above the grade level of the ground surface adjacent to the structural support.
 - (c) Prohibited Signs.
 - (1) Flashing signs. Flashing signs are prohibited.
 - (2) Neon signs. Neon signs, larger than four square feet or located on the exterior of the building are prohibited.
 - (3) Fluorescent luminaries with plastic faces.
 - (4) Non-accessory signs. Non-accessory signs are prohibited.

- (7) Murals. Murals (Use Unit 8250.16) are regulated under Section 59-9350.46 of this chapter. Murals are a Conditional Use in Tract 5 and require the approval of both the Arts Commission and Urban Design Commission.
- (8) Banners. Banners identifying the Paseo Arts District may be placed on public light posts on Paseo Street. The placement of the banners shall be in accordance with Chapter 3, Article VI and the Oklahoma City Banner Display Guidelines, maintained by The City of Oklahoma City Traffic Management Division.

Section C below is language that is duplicative design review criteria and is proposed to be stricken in the Downtown Ordinance Amendment in early 2019.

C. Design Review for NC Tract 5.

- (1) Justification. Because of its historic role as one of the City's earliest commercial districts, and because its architectural type and elements represent a style unique to the past, a design review process is established to aid in the preservation of NC Tract 5.
- (2) Requirement for Certificate of Appropriateness. A Certificate of Appropriateness shall be required in the following instances before the commencement of work upon any structure or site within NC Tract 5:
 - (a) Whenever such work requires a sign, building, sidewalk, driveway or fence permit issued by the City.
 - (b) Whenever such work includes the erection, moving, demolition, reconstruction, restoration or alteration of the exterior of any building.
 - (c) When such work includes the application of paint to a previously unpainted brick or masonry exterior surface of a building, or whenever such work involves the changing of the color of paint of a previously painted exterior surface of a building.
 - (d) Whenever such work includes the changing of the material on the exterior surface of a building.
 - (e) Whenever such work includes the construction or enlargement of a driveway or parking area, or pedestrian pathway.
 - (f) Whenever such work includes the attachment of any type of appurtenance, or mechanical or electrical equipment, to the exterior surface of a building.
 - (g) Whenever such work involves the placement outdoors of any type of street furniture, traffic or street signs, unless these signs are temporary ones to warn of a hazardous condition, or traffic signals. Street furniture shall include benches, tables, trash receptacles (but not dumpsters), picnic tables, playground equipment, kiosks, bus benches, bus shelters, mailboxes and streetlights.

- (h) Whenever such work includes the construction of a wall, berm, fence or any type of outdoor landscaping other than normal maintenance.
- (i) Whenever such work involves the addition or alteration of an awning or canopy.

D. General Provisions and Procedures for Certificate of Appropriateness. No building, fence, sign, sidewalk, driveway or demolition permit shall be issued by the Director for any structure or site located, wholly or partially, within NC Tract 5 until the application for such permit has been reviewed by the Historic Preservation Commission and a Certificate of Appropriateness is approved by the Historic Preservation Commission. Any property owner in the District may appeal the decision of the Historic Preservation Commission to the Board of Adjustment.

E. Design Regulations for NC Tract 5.

- (1) For each structure, roofing materials visible from the street shall be clay tiles the exterior of the wall of each building shall be finished in stucco.
- (2) Light reflective or colored-glass windows for buildings shall not be allowed.
- (3) Aluminum windows and doors shall not be permitted. However, storm windows, which are placed outside an ordinary window, do not have to be made of wood.
- (4) Awnings or canopies shall be made of cloth.

F. Design Guidelines for NC Tract 5. In addition to the design regulations outlined in Paragraph D above, the Historic Preservation Commission shall use the following guidelines in their review of applications for Certificates of Appropriateness for NC Tract 5.

- (1) General Characteristics. This district lines a curvilinear street. The Spanish Revival Style is dominant, with heavy use of tile roofs and stucco façades. Spanish adobe-type buildings also exist in stucco, with simple lines and parapet roofs. Some of the newer buildings have failed to follow either of the architectural styles. Remodeling of a few of the older buildings has hidden the major elements of the original architectural style. The buildings are no more than two stories in height. Uniform building setback contributes to visual continuity of the district. Most of the parking is either on the street or in the rear of the structures.
- (2) Rehabilitation/Remodeling.
 - (a) Buildings in the Spanish Revival Style.
 - 1. Façades should be retained.
 - 2. Existing windows should be retained.
 - 3. Tile roofs should be retained.

4. Architectural features, such as enriched cornice window heads and enriched corbels, should be retained.

(b) All Other Buildings.

1. All remodeling or rehabilitation of exteriors should ensure the integrity of the building, but should not conflict with the overall architectural character of the district.

2. Spanish Revival façades that have been hidden since original construction should be restored if a building permit is required for any façade rehabilitation work.

3. Accessory buildings should generally be compatible with the other structures on the street.

(3) New Construction.

(a) All building designs should be compatible with the major elements of the Spanish Revival Style or architecture. Stucco buildings with clay tile and/or parapet roof treatments are encouraged.

(b) All buildings should be no more than two stories in height and consistent in height with the other buildings on the block.

(c) Off-street parking should include landscaping and/or berms to enhance the appearance of the parking area.

(d) The demolition of existing Spanish Revival buildings, or elements thereof, is discouraged.

(e) Mechanical or electrical equipment placed on a roof should be hidden so it cannot be seen from street level.

(4) Signs.

(a) Professional constructed, painted or printed signs are encouraged.

(b) Fluorescent luminaries with plastic faces are generally not acceptable.

(c) For those buildings with multiple tenants, one sign for all tenants is encouraged.

(d) All parking lot signs and street signs should be coordinated in terms of style, size and materials.

(5) Street Furniture. Street furniture should be coordinated in terms of style and color, and be compatible with the character of the area.

(6) Awnings and Canopies. The style and color of awnings and canopies should be compatible with the architectural style and character of the area.

(7) Landscaping.

(a) Low maintenance landscaping is encouraged.

- (b) The species, height and location of landscaping should be used to aid in the circulation of cars and people.
- (c) Plants should be selected on the basis of height and density of both their immature and mature stages of development.
- (d) Trees with low-growing branches should be avoided.
- (e) Trees that drop gum, excessive amounts of moisture, blossoms, seeds or pods should be avoided.
- (f) The purpose of parking area landscaping is to improve the appearance of parking areas and assure safety through visibility.

G. Maintenance.

- (1) All buildings shall be maintained in accordance with City codes.
- (2) All unused brackets and other types of hardware and appurtenances shall be removed from the exterior of buildings.
- (3) All segments of sidewalks shall be repaired with the same materials and in the same style as adjacent segments of sidewalk.

TABLE 7300.1: NC NEIGHBORHOOD CONSERVATION DISTRICT USE REGULATIONS						
KEY:						
P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //						
V = Variance						
Reference Section 59-9350 for standards for specific uses identified as (C), (SE), or (SP).						
USE		NC DISTRICT - TRACT				
		1	2	3	4G	5
8350.1	Aboveground Flammable Liquid Storage: General	SE	SE	SE	SE	SE
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE	SE	SE	SE	SE
8300.1	Administrative and Professional Offices				P	P
8300.2	Adult Day Care Facilities	SE	SE	SE	SE	SE
8300.6	Animal Interment Services	SE	SE	SE	SE	SE
8150.5	Animal Raising: Personal	P	P	P	P	P
8150.3	Animal Raising: Commercial	P	P	P	P	P
8300.8	Animal Sales and Services: Grooming				P	P
8300.13	Automotive: Parking Lots, as a Principal Use			P	P	
8300.23	Building Maintenance Services				P	P
8300.24	Business Support Services				P	P
8300.25	Child Care Centers	SE	SE	SE	SE	SE
8300.28	Communications Services: Broadcast Towers	SP	SP	SP	SP	SP
8300.29	Communications Services: Limited				P	P
8300.30	Communications Services: Telecommunications Towers	SP	SP	SP	SP	SP

8250.2	Community Recreation: General	SE	SE	SE	P	P
8250.3	Community Recreation: Property Owners Association	P	P	P	P	P
8250.4	Community Recreation: Restricted	C	C	C	P	P
8200.1	Congregate Care Housing and Convalescent Homes		C	C		
8300.32	Convenience Sales and Personal Services				P	P
8250.5	Cultural Exhibits				P ²	P ²
8350.3	Custom Manufacturing				P	P
8250.6	Domestic Violence Shelters	SP	SP	SP	SP	SP
8300.36	Eating Establishment: Drive-In				P ²	P ²
8300.37	Eating Establishment: Sitdown ³				P ²	P ²
8300.38	Eating Establishment: Sitdown, Alcohol Permitted				C	C
8300.39	Eating Establishment: Sitdown, Limited Alcohol Permitted				P	P
8250.7	Emergency Shelter and Feeding Sites	SP	SP	SP	SP	SP
8300.41	Food and Beverage Retail Sales				P ²	P ²
8250.8	Forced Detention and Correction Facilities	SP	SP	SP	SP	SP
8300.43	Funeral and Interment Services: Interring	SE	SE	SE	SE	SE
8350.5	Hazardous Waste Disposal	SP	SP	SP	SP	SP
8250.9	Heavy Public Protection and Utility	SP	SP	SP	SP	SP
8250.10	High Impact Institutional	SP	SP	SP	SP	SP
8150.7	Horticulture				P	P
8300.48	Laundry Services				P	P
8250.11	Library Service and Community Centers	C	C	C	P	P
8250.12	Light Public Protection and Utility: General	C	C	C	P	P
8250.13	Light Public Protection and Utility: Restricted	P	P	P	P	P
8250.14	Low Impact Institutional: Neighborhood-Related	C	C	C	P	P
8200.5	Low Impact Institutional: Residential-Oriented	P	P	P		
8300.52	Medical Services: General				P	P
8300.53	Medical Services: Restricted				P	P
8450.1	Mining and Processing: Minerals and Raw Material	SP	SP	SP	SP	SP
8450.2	Mining and Processing: Oil and Gas	V	V	V	V	V
8250.15	Moderate Impact Institutional	SE	SE	SE	SE	SE
8200.12	Multiple-Family Residential		P	P	P	P
8250.16	Murals	C	C	C	C	C
8300.55	Participant Recreation and Entertainment: Indoor				P ²	P ²
8300.56	Participant Recreation and Entertainment: Outdoor				SE ²	SE ²

8300.58	Personal Services: General				P ²	P ²
8300.59	Personal Services: Restricted				P ²	P ²
8300.61	Repair Services: Consumer				P	P
8300.62	Research Services: Restricted				P	P
8250.17	Residential Facility for Dependent and Neglected Children	SP	SP	SP	SP	SP
8250.18	Residential Facility for Drug or Alcohol Treatment Centers	SP	SP	SP	SP	SP
8300.63	Retail Sales and Service: General				P ^{1, 2}	P ^{1, 2}
8350.12	Sanitary Landfill	SP	SP	SP	SP	SP
8200.14	Single-Family Residential	P	P	P		P
8300.67	Spectator Sports and Entertainment: General				SE ²	
8300.68	Spectator Sports and Entertainment: High Impact	SP ²	SP ²	SP ²	SP ²	
8300.69	Spectator Sports and Entertainment: Restricted				P ²	P ²
8200.15	Three- and Four-Family Residential		P	P	P	P
8250.19	Transitional Mental Health Residential Facilities	SP	SP	SP	SP	SP
8400.2	Transportation Facilities: Aircraft	SP	SP	SP	SP	SP
8400.3	Transportation Facilities: Surface Passenger	SP	SP	SP	SP	SP
8200.16	Two-Family Residential	P	P	P		P
8450.4	Underground Injection Well: Enhanced Recovery Well	SE	SE	SE	SE	SE

FOOTNOTES: TABLE 7300.1

¹ Pawnshops are not permitted. In addition, convenience stores are not permitted; these are small grocery stores serving a market area larger than the immediate neighborhood, normally generating a high level of quick turnover traffic and open after 10:00 in the evening.

² The owner/operator of any property who wishes to serve or sell alcoholic beverages, as defined by State law and subject to State licensing requirements, for on-premises consumption as an accessory function of the primary use of the property, shall meet the conditions below. If the conditions cannot be met, then said property owner/operator may apply for a Special Permit. The facility in which the alcoholic beverages are served or sold must comply with the City's building code requirements.

- If food or beverages are consumed in an outdoor seating/activity area between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest abutting property line of the residential use.
- The area allocated to the sale and consumption of alcoholic beverages shall not exceed 15,000 square feet.

³ Any Planned Unit Development or Simplified Planned Unit Development adopted prior to the effective date of this ordinance that permitted the 8300.37 Eating Establishment: Sitdown, Alcohol Not Permitted use unit shall be permitted to develop according to the 8300.38 Eating Establishment: Sitdown, Alcohol Permitted or 8300.39 Eating Establishment: Sitdown, Limited Alcohol Permitted uses provided they meet the applicable conditions, unless the PUD/SPUD specifically prohibited said uses.

TABLE 7300.2: NC NEIGHBORHOOD CONSERVATION DISTRICT BULK STANDARDS

BULK STANDARDS	DISTRICT		
	NC TRACT 1	NC TRACT 2	NC TRACT 3
Minimum Lot Size	Dwelling: 4,000 sf	Single-Family and Two-Family: 4,000 sf Other: 7,500 sf	Single-Family and Two-Family: 4,000 sf Other: 7,500 sf
Maximum Lot Coverage	70%	—	—
Density	Single-Family: 1 du/4,000 sf Two-Family: 1 du/2,000 sf	Single-Family: 1 du/4,000 sf Two-Family: 1 du/2,000 sf Other: 1 du/2,200 sf (max. of 8 du)	Single-Family: 1 du/4,000 sf Two-Family: 1 du/2,000 sf Other: 1 du/1,250 sf
Minimum Lot Width	Dwelling: 40 ft Other: 100 ft	Dwelling: 40 ft Other: 100 ft	Dwelling: 40 ft Other: 100 ft
Maximum Height	35 ft and 2½ stories	35 ft and 2 stories Except where abutting or within 60 ft of R-1, R-1ZL, R-2, or HP District, or Tract 1 of the NC District: 20 ft and 1 story	35 ft and 2 stories Except where abutting or within 60 ft of R-1, R-1ZL, R-2, or HP District, or Tract 1 of the NC District: 20 ft and 1 story
YARDS			
Front Yard	25 ft ²	25 ft ²	25 ft ²
Side Yard	Zero side yard setback from one lot line, with 10 ft separation between it and any adjacent structure Exterior lots: 10 ft for side of yard abutting street	Interior lot lines: 5 ft Lot lines abutting a street: 15 ft	Interior lot lines: 5 ft Lot lines abutting a street: 15 ft
Rear Yard	10 ft	15 ft	15 ft

TABLE 7300.2: NC NEIGHBORHOOD CONSERVATION DISTRICT BULK STANDARDS

BULK STANDARDS	DISTRICT	
	NC TRACT 4G	NC TRACT 5 ¹
Minimum Lot Size	None	None
Maximum Lot Coverage	—	—
Density	1 du/1,250 sf	1 du/1,250 sf
Minimum Lot Width	None	None
Maximum Height	35 ft and 3 stories	28 ft and 2 stories
YARDS		
Front Yard	25 ft	—
Side Yard	None Except where abutting R-1, R-1ZL, R-2, R-3, R-3M, or HP District, or Tract 1 of the NC District: landscaped buffer strip 5 ft and building line setback 15 ft Exterior lot line abutting an arterial street: 25 feet, or 75 feet from centerline, whichever is greater Other exterior lots: 15 ft	—
Rear Yard	None Where abutting R-1, R-1ZL, R-2, R-3, R-3M, or HP District, or Tract 1 of the NC District: landscaped buffer strip 5 feet and building line setback 15 ft	—

FOOTNOTES: TABLE 7300.2

¹ In the NC Tract 5, along the Paseo Street from the south side of Northwest 30th to the half block north of Northwest 28th, there shall be no required yard setback from the right-of-way line at the Paseo Street.

² A 20-foot front yard shall be permitted in new residential areas where there is no existing platted 25-foot building line, or where there is no greater setback established by existing construction in the same block frontage. In a residential development where lots are platted with a 25-foot front yard setback, the front yard of a corner lot may be platted with a reduced depth of 20 feet.

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§ 59-10600. - Off-street parking requirements.

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10600.3. Off-Street Parking Exemptions: The erection, expansion or use of any principal building or secondary structure located in the following districts shall not be required to provide minimum off-street parking:

- A. Fringe Parking Overlay District.
- B. NB Neighborhood Business District.
- C. DBD Downtown Business District.
- D. DTD-1 Downtown Transitional District Limited.
- E. DTD-2 Downtown Transitional District General.
- F. C-CBD Central Business District.
- G. NC Neighborhood Conservation District, Tract 5, as defined in Appendix A of this chapter.
- H. UD Urban Design Overlay, except west of North Classen Boulevard and in the Lincoln Boulevard Corridor Subdistrict.
- I. BC Bricktown Core.
- J. The Farmers Market District of the Scenic River Overlay Design District (SRODD).

TABLE 10600.1: PARKING REQUIREMENTS		
USE UNIT		PARKING STANDARD ^{1,2}
AGRICULTURE USE UNITS		
59-8150		
8150.1	Agricultural Processing: General	Director approval
8150.2	Agricultural Processing: Limited	Director approval
8150.3	Animal Raising: Commercial	Director approval
8150.4	Animal Raising: Commercial Feedlots	Director approval
8150.5	Animal Raising: Personal	Director approval
8150.6	Animal Waste Processing	Director approval
8150.7	Horticulture	For Building Area (Excluding Greenhouse): See Table 10600.2 I Retail + Greenhouse: See Table 10600.2 IV, Warehouse
8150.8	Row and Field Crops	Director approval
59-8200	RESIDENTIAL USE UNITS	

8200.1	Congregate Care Housing and Convalescent Homes	1/3 beds + 1/300 sf of administrative area
8200.3	Group Residential	1/2 occupants
8200.4	Live/Work Units	1/du
8200.5	Low Impact Institutional: Residential-Oriented	2/du + garage
8200.6	Manufactured Home Residential	2/du
8200.7	Manufactured (Mobile) Home Residential	2/du
8200.12	Multiple-Family Residential	
	Per Efficiency and One Bedroom Unit	1.5/du
	Per Two or More Bedroom Unit	2/du
8200.13	Senior Independent Living	0.5/du
8200.14	Single-Family Residential	2/du + garage
8200.15	Three- and Four-Family Residential	2/du
8200.16	Two-Family Residential	2/du + garage
59-8250	CIVIC USE UNITS	
8250.2	Community Recreation: General	
	Golf Courses	5/green
	Clubhouses	1/100 sf GFA
	Swim Centers	1/150 sf of pool area
	Game Courts: Tennis, Squash, Racquetball, Handball	5/court
	Playgrounds, Playfields, Marina, Boat Dock, Public Parks	Director approval
8250.3	Community Recreation: Property Owners Association	
	Clubhouses	1/300 sf GFA
	Swimming Pools	1/300 sf of pool area
	Game Courts: Tennis, Squash, Racquetball, Handball	2/court
	Playgrounds	Director Approval
8250.4	Community Recreation: Restricted	
	Golf Courses	5/green + 1/200 sf GFA of public building area
	Swim Centers	1/150 sf of pool area
	Game Courts: Tennis, Squash, Racquetball, Handball	5/court
	Playgrounds, Playfields, Public Parks	Director approval
8250.5	Cultural Exhibits	1/400 sf GFA
8250.6	Domestic Violence Shelters	Director approval

8250.7	Emergency Shelters and Feeding Sites	Director approval
8250.8	Forced Detention or Correction Facilities	1/2 employees + 1/25 inmates
8250.9	Heavy Public Protection and Utility	Director approval
8250.10	High Impact Institutional	
	General Colleges and Universities	1/4 classroom seats
	Hospitals and Sanitariums	2/bed + 1/500 sf GFA of emergency room and outpatient care (where such care is specifically provided)
8250.11	Library Services and Community Centers	
	Libraries	1/400 sf GFA
	Community Centers	1/300 sf GFA
8250.12	Light Public Protection and Utility: General	Director Approval
8250.13	Light Public Protection and Utility: Restricted	Director Approval
8250.14	Low Impact Institutional: Neighborhood-Related	
	Kindergarten and Elementary Schools	1/10 classroom seats
	Churches, Temples, Synagogues	1/4 seats in chapel
8250.15	Moderate Impact Institutional	
	Junior High Schools	1/10 classroom seats
	High Schools	1/4 classroom seats
	Vocational Schools	1/2 classroom seats
8250.17	Residential Facilities for Dependent and Neglected Children	1/4 beds
8250.18	Residential Facilities for Drug or Alcohol Treatment Centers	1/3 beds
8250.19	Transitional Mental Health Residential Facilities	1/3 beds
59-8300	COMMERCIAL AND OFFICE USE UNITS	
8300.1	Administrative and Professional Offices	See Table 10600.2 II, Office
8300.2	Adult Day Care Facilities	1/employee
8300.3	Adult Entertainment Uses	5/1,000 sf
8300.4	Agricultural Supplies and Services	See Table 10600.2 I, Retail
8300.5	Alcoholic Beverage Retail Sales	See Table 10600.2 I, Retail
8300.6	Animal Interment Services	2 + 1/2 employees
8300.7	Animal Sales and Services: Auctioning	See Table 10600.2 I, Retail
8300.8	Animal Sales and Services: Grooming	See Table 10600.2 I, Retail
8300.9	Animal Sales and Services: Horse Stables	1/2 stalls
8300.10	Animal Sales and Services: Kennels and Veterinary, General	See Table 10600.2 I, Retail

8300.11	Animal Sales and Services: Kennels and Veterinary, Restricted	See Table 10600.2 I, Retail
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment	1/500 sf GFA; 5 spaces minimum
8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment	1/500 sf GFA
8300.16	Automotive Auction	1/5,000 sf of sales area
8300.18	Automotive and Equipment: Automobile Dealerships and Malls	
	For showroom/office area	3/1,000 sf of sales area
	For outside lot	1/5,000 sf of sales area
	For service area and body shop	1/500 sf of service and/or shop area
8300.19	Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment	
	For showroom area	3/1,000 sf of sales area
	For outside lot	1/5,000 sf of sales area
	For service area and body shop	1/500 sf of service and/or shop area
8300.20	Automotive and Equipment: Sales and Rentals, Manufacture (Mobile) Homes and Recreational Vehicles	
	For showroom area	3/1,000 sf of sales area
	For outside lot	1/5,000 sf of sales area
	For service area and body shop	1/500 sf of service and/or shop area
8300.21	Automotive and Equipment: Storage	2 + 1/employee
8300.22	Bingo Parlors	1/100 sf of GFA
8300.23	Building Maintenance Services	See Table 10600.2 I, Retail
8300.24	Business Support Services	See Table 10600.2 II, Office
8300.25	Child Care Centers	1/10 children enrolled + 1/20 children enrolled for queuing (loading and unloading); 2 queuing spaces minimum
8300.26	Commercial Blood Centers	1/300 sf
8300.31	Construction Sales and Services	
	For showroom area	See Table 10600.2 I, Retail
	For outside lot	See Table 10600.2 IV, Warehousing (substitute lot area for GFA)
8300.32	Convenience Sales and Personal Services	See Table 10600.2 I, Retail
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted	1/100 sf GFA + with dancing: 1 additional space, with live music: Director approval
8300.34	Eating Establishments: Drive-In	1/100 sq. ft., provided however that cold storage area shall not be included in the computation of GFA for parking purposes

8300.35	Eating Establishments: Fast Food	1/50 sf, provided however that cold storage area shall not be included in the computation of GFA for parking purposes
8300.36	Eating Establishments: Fast Food, With Drive-Through Order Windows	1/85 sf, provided however that cold storage area shall not be included in the computation of GFA for parking purposes
8300.37	Eating Establishments: Sitdown, Alcohol Not Permitted	1/100 sf GFA
8300.38	Eating Establishments: Sitdown, Alcohol Permitted	1/100 sf GFA + with dancing: 1 additional space, with live music: director approval
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted	1/100 sf GFA
8300.40	Family Day Care Homes	None required
8300.41	Food and Beverage Retail Sales	See Table 10600.2 I, Retail
8300.42	Funeral and Interment Services: Cremating	1/4 chapel seats + 1/1 employees
8300.43	Funeral and Interment Services: Interring	1/4 chapel seats + 1/1 employees
8300.44	Funeral and Interment Services: Undertaking	See Table 10600.2 II, Office
8300.45	Gasoline Sales, Large	For Building Area: See Table 10600.2 I, Retail
8300.46	Gasoline Sales, Small: Restricted	For Building Area: See Table 10600.2 I, Retail
8300.47	Gasoline Sales: Truck Stops	1/200 sf of building area
8300.48	Laundry Services	See Table 10600.2 I, Retail
8300.49	Lodging Accommodations: Bed and Breakfast	2/du + 1/guestroom
8300.50	Lodging Accommodations: Campgrounds	1/2 spaces
8300.51	Lodging Accommodations: Commercial Lodging	1/rental + required parking for other uses
8300.52	Medical Services: General	See Table 10600.2 I, Retail
8300.53	Medical Services: Restricted	See Table 10600.2 II, Office
8300.55	Participant Recreation and Entertainment: Indoor	
	Bowling Alleys	5/lane
	Billiard Parlors	See Table 10600.2 I, Retail
	Dance halls	1/50 sf of club area and 1/100 sf of remaining GFA
	Gymnasiums, Health Clubs	See Table 10600.2 I, Retail
	Skating Rinks	1/300 sf
	Arcades	See Table 10600.2 I, Retail
	Theaters	1/4 seats
8300.56	Participant Recreation and Entertainment: Outdoor:	
	Driving Ranges	1/2 driving stations

	Miniature Golf	2/3 holes
	Go-Cart Tracks	1/60 sf of waiting area
	Drive-in Theaters	6 spaces minimum, plus adequate viewing spaces
	Amusement Parks	Director Approval
8300.57	Payday or Title Loan Agencies	See Table 10600.2 II, Office
8300.58	Personal Services: General	See Table 10600.2 II, Office
8300.59	Personal Services: Restricted	See Table 10600.2 II, Office
8300.60	Personal Storage	1/5,000 sf of all buildings (including office)
8300.61	Repair Services: Consumer	See Table 10600.2 I, Retail
8300.62	Research Services: Restricted	See Table 10600.2 II, Office
8300.63	Retail Sales and Services: General	See Table 10600.2 I, Retail
8300.64	Retail Sales and Services: Outdoor Swap Meets	1/500 sf of vendor area
8300.65	Retail Sales and Services: Pawn Shops	See Table 10600.2 I, Retail
8300.67	Spectator Sports and Entertainment: General	Director approval
8300.68	Spectator Sports and Entertainment: High Impact	Director approval
8300.69	Spectator Sports and Entertainment: Restricted	Director approval
59-8350	INDUSTRIAL USE UNITS	
8350.1	Aboveground Flammable Liquid Storage: General	Director approval
8350.2	Aboveground Flammable Liquid Storage: Restricted	Director approval
8350.3	Custom Manufacturing	See Table 10600.2 III, Manufacturing and Industrial
8350.4	Hazardous Industrial	See Table 10600.2 III, Manufacturing and Industrial
8350.5	Hazardous Waste Disposal	1/employee
8350.6	Industrial, Heavy	See Table 10600.2 III, Manufacturing and Industrial
8350.7	Industrial, Moderate	See Table 10600.2 III, Manufacturing and Industrial
8350.8	Industrial, Light	See Table 10600.2 III, Manufacturing and Industrial
8350.10	Research and Development	See Table 10600.2 II, Office
8350.11	Recycling Collection and Processing Facilities	See Table 10600.2 III, Manufacturing and Industrial

8350.12	Sanitary Landfills	1/employee
8350.13	Scrap Operations	Director Approval
8350.14	Stockyards	Director Approval
8350.15	Wholesaling, Storage and Distribution: General	See Table 10600.2 IV, Warehousing (substitute total site area for GFA)
8350.16	Wholesaling, Storage and Distribution: Restricted	See Table 10600.2 IV, Warehousing
59-8400	TRANSPORTATION USE UNITS	
8400.1	Railroad Facilities: Refuse, Biomedical Waste and Hazardous Waste	Director approval
8400.2	Transportation Facilities: Aircraft	Director approval
8400.3	Transportation Facilities: Surface, Passenger	Director approval
8400.4	Transportation Facilities: Surface, Restricted	See Table 10600.2 IV, Warehouse
8400.5	Transportation Facilities: Surface General	See Table 10600.2 IV, Warehouse
59-8450	EXTRACTIVE USE UNITS	
8450.1	Mining and Processing: Mineral and Raw Materials	Director approval
8450.2	Mining and Processing: Oil and Gas	Director approval
8450.3	Underground Injection Wells: Disposal Wells	Director approval
8450.4	Underground Injection Wells: Enhanced Recovery Injection Wells	Director approval

TABLE 10600.2: PARKING REQUIREMENTS FOR USE CATEGORIES	
TABLE 10600.2 I: RETAIL ¹	
For the first 12,000 sf GLA	1 space/200 sf GLA
From 12,001 to 48,000 sf GLA	1 space/225 sf GLA
From 48,001 to 120,000 sf GLA	1 space/300 sf GLA
Over 120,001 sf GLA	1 space/325 sf GLA
TABLE 10600.2 II: OFFICE	
For the first 8,000 sf GLA	1 space/200 sf GLA
From 8,001 to 12,000 sf GLA	1 space/250 sf GLA
From 12,001 to 48,000 sf GLA	1 space/300 sf GLA
Over 48,000 sf GLA	1 space/350 sf GLA
TABLE 10600.2 III: MANUFACTURING AND INDUSTRIAL	
For the first 20,000 sf GFA	1 space/500 sf GFA
Over 20,000 sf GFA	1 space/1,000 sf GFA
TABLE 10600.2 IV: WAREHOUSING	

For the first 20,000 sf GFA	1 space/1,000 sf GFA
Over 20,000 sf GFA	1 space/5,000 sf GFA

¹ GLA = Gross Leasable Area; GFA = Gross Floor Area.

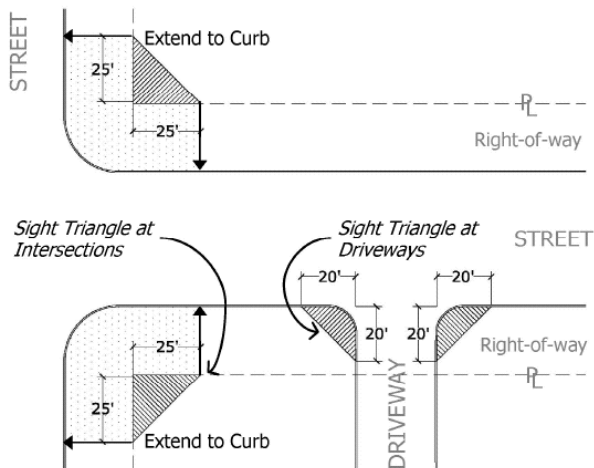
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§ 59-12300. - Sight distance triangle requirements.

- A. No wall, fence, sign, or other structure or plant growth that obstructs vision shall be placed or maintained on a permanent or temporary basis within the sight triangle. The sight triangle area shall not be obstructed by any sign, wall, fence, hedge, shrubbery or other object which exceeds two feet in height. In the event that the grade of a lot is higher than the street grade, the height of the wall, fence, hedge or shrubbery shall be reduced so that the visual clearance is not obstructed two feet over the grade of the street. The sight distance triangle is illustrated in Figure 12300.1 below.

FIGURE 12300.1 SIGHT DISTANCE TRIANGLE



- (1) Exceptions. Where the Public Works Director determines the encroachment will not create a traffic hazard, Bricktown Core Development District (BC), Downtown Business District (DBD), Downtown Transitional District, Limited (DTD-1), Downtown Transitional District, General (DTD-2), Stockyards City Development District (SYD), and Urban Design Overlay District (UD) are exempt from the Sight Distance Triangle Requirements.

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§ 59-13600. - Twenty-Third Street Uptown Corridor Overlay District.

13600.1. Purpose and Intent. The purpose is this district is to encourage neighborhood-oriented commercial development in support of the stabilization of the adjacent residential areas. More-intense commercial uses, particularly those engaging in outside sales, would be discouraged. Automobile repair would have to occur within a building.

13600.2. Use Regulations.

- A. Uses not allowed as Permitted Uses. The following use units are not allowed in this district as Permitted Uses. They may be allowed as Conditional, Special Exception or Special Permit uses, as indicated by the underlying zoning district.
- (1) Agricultural Supplies and Services (59-8300.4).
 - (2) Automotive and Equipment: Automotive Dealerships and Malls (59-8300.18).
 - (3) Automotive and Equipment: Heavy Repairs, Heavy Equipment (59-8300.15).
 - (4) Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (59-8300.19).
 - (5) Automotive and Equipment: Sales and Rentals, Manufactured (mobile) Homes and Recreational Vehicles (59-8300.20).
 - (6) Automotive and Equipment: Storage (59-8300.21).
 - (7) Construction Sales and Services (59-8300.31).
 - (8) Gasoline Sales: Truck Stops (59-8300.47).
 - (9) Lodging Accommodations: Campgrounds (59-8300.50).
 - (10) Signs: Non-Accessory (59-8300.66).
 - (11) Wholesaling, Storage, and Distribution: Restricted (59-8350.16).
- B. Conditional Uses. The following uses are permitted subject to the conditions contained below and to the applicable provisions of this chapter and the sign regulations:
- (1) Conditional Uses Permitted.
 - (a) Signs: Non-Accessory (59-8300.66).
 - (b) Automotive and Equipment: Sales and Rentals, Manufactured (Mobile) Homes and Recreational Vehicles (59-8300.20).
 - (2) Conditions for Approval for Signs: Non-Accessory.
 - (a) The lot is not developed or used.

- (b) The lot is not developed or used for residential, commercial, institutional, or industrial purposes.
 - 1. After erection of a non-accessory sign, if a lot is subsequently developed or used for residential, commercial, institutional, or industrial purposes, the sign shall be removed prior to occupancy or brought into conformance with the regulations for accessory signs in terms of permitted size and spacing.
- (c) Spacing of Signs.
 - 1. Minimum non-accessory sign spacing—same side of street: 250 feet, measured along frontage property lines including intervening streets.
 - 2. Minimum non-accessory sign spacing—across a street: No minimum distance between signs on opposite sides of a street.
- (d) Development requirements for non-accessory signs permitted by this regulation.
 - 1. Maximum Size: 200 square feet.
 - 2. Maximum Height: 20 feet above ground level.
 - 3. Minimum Clearance: Six feet of open area required between lowest point of sign surface and natural ground surface.
 - 4. Front Yard Setback: None.
 - 5. Construction Requirement: Signs shall be stationary, and permanently attached to the ground.
- D. Conditions for Approval for Automotive and Equipment: Sales and Rentals, Manufactured (Mobile) Homes and Recreational Vehicles.
 - (a) The use shall only be permitted as an accessory use to the use unit Personal Storage (59-8300.60). The use shall not be permitted in a PUD or SPUD where outside storage of vehicles and rental trucks has been prohibited.
 - (b) The use shall be limited to the rental of light trucks, moving vans, trailers, etc. and accessory sales of related items such as boxes, packing materials, tape etc. The incidental installation of lights, trailer hitches etc. shall be permitted.
 - (c) A total of no more than five trucks, vans, trailers and/or pieces of moving equipment will be permitted on the site.
 - (d) Adequate space shall be provided on private property to provide for parking, loading, and maneuvering of vehicles in accordance with regulations established in Article X of this chapter.
 - (e) Moving trucks shall be limited in size to two axles, 26 feet in length and 13 feet in height.

- (f) A maximum of two rental light trucks may be located along the street frontage if each truck can be located a minimum of 100 feet from a single-family dwelling. Otherwise, the moving equipment must be located at the rear of the property out of sight of the adjoining street.

13600.3. Development Regulations.

- A. Outdoor Sales and Display Restrictions. All uses shall take place within a completely enclosed building, except as follows:
 - (1) Gasoline sales under use unit Gasoline Sales, Small: Restricted (59-8300.46) are permitted.
- B. Garden centers, or other permanent outside sales areas of a retail store, are permitted provided the sales area is located behind the front building lines and is screened so that it cannot be seen from any property line.
- C. Special sales merchandise may be temporarily displayed outdoors, provided:
 - (1) The display shall be limited to the private sidewalk in front of the store; and
 - (2) No required parking lot area shall be used as a display or sales area.
- D. No public sidewalk or street right-of-way shall be used for display, except for an approved temporary special merchant promotion authorized by City regulations.
- E. Inside Repair. For the Automotive and Equipment: Cleaning and Repairs, Light Equipment (59-8300.14) use unit, vehicle repair shall be done within a building.
- F. The storage and display of tires shall comply with the following additional regulations:
 - (1) Tires shall not be stored outside the confines of an enclosed building; however, tires may be displayed for sale outside the confines of an enclosed building, but only between the hours of 6:00 a.m. and 9:00 p.m. daily; and
 - (2) All premises upon which tires are stored or displayed in violation of this Subsection F shall be brought into compliance with this subsection within six months of the effective date of this ordinance.

* * *

§ 59-13700. - Urban Design Overlay District.

13700.1. Purpose and Intent. The Urban Design Overlay District (UD Overlay District) is intended to promote the health, safety, economic, cultural and general welfare of the public by encouraging the revitalization and enhancement of the urban environment. The purpose of the district is:

- A. To provide for coordinated action and treatment for the areas included in the Urban Design Overlay District.
- B. To serve as a nucleus for the stability of residential and business uses in the area.

- C. To promote area identity and City recognition of special features and problems of the Urban Design Overlay District.
- D. To encourage efforts to enhance the appearance of the district through preservation of Historic Resources and Architectural Resources, by encouraging architectural innovation in new construction and the rehabilitation of existing buildings, and by effective use of landscaping and streetscaping techniques to enhance the urban environment.

13700.2. District Establishment.

- A. The Urban Design Overlay District shall be an overlay district. The underlying zoning on the property designated by the regular zoning district regulations of this chapter shall continue to regulate the use and development of land unless expressly modified by this section.
- B. Areas, tracts or sites within this District shall henceforth be identified on the Official Zoning Map and in other official writings by the attachment of the suffix "UD" to the underlying zoning district classification.

13700.3. Qualifier. Except for the provisions specifically contained in this section, all other provisions of this chapter shall apply to, and have full force upon, the properties within the Urban Design Overlay District.

13700.4. Certificate of Approval Required. A Certificate of Approval shall be required in the following instances prior to the commencement of work upon any structure or site located within an Urban Design Overlay District:

- A. The Urban Design Commission shall review and issue Certificates of Approval for the following, unless administrative approval is permitted, as referenced in this section:
 - (1) New construction, expansion, or modification to the exterior of existing structures and associated sites;
 - (2) Signage, including:
 - (a) Any Electronic Message Display (EMD) sign greater than 25 square feet.
 - (3) Demolition of a structure, except structures declared dilapidated and approved for demolition by City Council; and
 - (4) Capital improvements and public or private streetscape improvements.
- B. Staff may review and issue Certificates of Approval for the following:
 - (1) Exterior modifications or expansions impacting less than 20 percent of a site or structure.
 - (2) Revisions to submittals previously approved by the Urban Design Commission of which the changes impact less than 20 percent of the project.
 - (3) Minor public and private improvements including but not limited to sidewalks, kiosks, landscaping, bus stop shelters, benches, and ornamental lighting.

- (4) Parking and expansions to existing parking lots not exceeding a total of 20 spaces.
 - (5) Signage, including:
 - (a) Any Electronic Message Display (EMD) sign 25 square feet or less;
 - (b) All other signage less than 100 square feet; and
 - (c) Any Projection Image Sign.
 - (6) Accessory structures such as garages, storage buildings and mechanical equipment.
 - (7) Awnings, canopies, and lighting.
 - (8) Fencing.
 - (9) Screening of mechanical equipment and waste receptacle enclosures.
 - (10) Submittals for extensions to unexpired Certificates of Approval.
- C. Staff may forward administrative cases to the Urban Design Commission for consideration as deemed necessary.
- D. A Certificate of Approval shall not be required for Ordinary Maintenance and Repair that involves no change in materials, dimensions, design, configuration, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.
- E. Staff may approve minor revisions and adjustments to an active Certificate of Approval without additional fee provided the following conditions are satisfied:
- (1) No more than five percent of the site or building is modified from the original Certificate of Approval;
 - (2) Revisions do not significantly alter the work previously approved;
 - (3) Revisions are in conformance with regulations and meet the intent of the guidelines; and
 - (4) Revisions are consistent with any conditions associated with the original Certificate of Approval.

13700.5. General Development Regulations.

A. Applicability.

These General Development Regulations shall be applicable to all properties contained within the Urban Design Overlay District. The General Development Regulations shall be applied in conjunction with the development regulations and design guidelines set forth in individual subdistricts. Should any conflict exist between the General Development Regulations and the development regulations for subdistricts, the subdistrict regulations shall control.

The General Development Regulations contained herein may be more or less restrictive than the regulations of the underlying zoning district or any other

applicable regulations in the Code. In either case, these regulations shall take precedence, whether they are more or less restrictive.

B. Site Design Requirements.

(1) Maximum Building Height. As permitted in the underlying zoning district unless conflicting with the intent of the chapter or specific guidelines of Section 59-13700.6.B.

(2) Front Building Line. For Commercial and Office uses as defined in Article VIII, Section 59-8300, a minimum of 80 percent of the front façade of the building shall "build to" or within ten feet of the right-of-way. The remaining 20 percent of the front façade may be set back from the right-of-way to accommodate plazas, pocket parks, or other outdoor gathering spaces. Setbacks for all other uses as permitted in the underlying zoning district unless conflicting with the intent of the Urban Design Guidelines or Regulations of Section 59-13700.6.B.

(a) Exceptions to Front Building Line Requirements:

- i. Gasoline Sales, Small: Restricted: (59-8300.46)
- ii. Expansions to existing buildings.
- iii. Accessory buildings.
- iv. Canopies and awnings.

(3) Side-yard setbacks.

(a) For Commercial and Office uses as defined in Article VIII, Section 59-8300, ten-foot maximum setback from right-of-way abutting a street.

(b) For Commercial and Office uses as defined in Article VIII, Section 59-8300, no setback required for interior lots.

(c) For all other uses, setbacks shall be as defined in the underlying zoning unless conflicting with the intent of the Urban Design Overlay guidelines and regulations of Section 59-13700.6.B.

(4) Rear-yard setbacks. As defined for all uses in the underlying zoning districts unless conflicting with the intent of the Urban Design Overlay guidelines and regulations of Section 59-13700.6.B.

C. Building Material Requirement.

Metal siding is not permitted for exterior walls of buildings.

D. Landscaping Requirement.

(1) Parking lots shall be landscaped, at a minimum, in accordance with the provisions of Section 59-11250.E (Automotive Parking Lot Landscape Requirements) and Section 59-11350 (Landscape Irrigation Requirements) of this chapter with the following provision.

- (a) In base zoning districts that do not have off street parking requirements, parking lots provided as a part of a development (not a Stand-Alone parking lot) shall be required to comply with Section 59-11250.E and Section 59-11350 except that two points of landscaping shall be required for each proposed parking space.
 - (2) In Commercial and Office uses, as defined in Article VIII Section 59-8300, where the setback from the build-to line is not a hardscaped plaza or entryway, a landscaped area shall be installed.
- E. Commercial Waste Collection Receptacles, Commercial Generators, Commercial Heating and Cooling Units, and Other Similar External Units.
- (1) Commercial waste collection receptacles, commercial generators, commercial heating and cooling units, and other similar external units shall be placed in or immediately adjacent to alleys whenever possible, and shall be at least 25 feet from the nearest street curb. Those not placed in alleys, but positioned within 100 feet of a street curb, shall be sight-proof screened from view from public streets. A building, wall, fence, vegetation or other form of screening in accordance with Article XI, Landscaping and Screening Regulations, shall satisfy this requirement.
 - (2) A waste receptacle or other similar external unit, and its required screening, may only be located in the public right-of-way upon the issuance of a revocable permit for both the receptacle or external unit, and the installation of the screening. Any immobile screening fence requires a fence permit.
 - (3) The waste collection receptacles shall be so screened and maintained by the property owner so that they do not generate trash, debris or odor beyond the screened facility.

F. Signs.

All signs shall be subject to the regulations of Chapter 3 and to the guidelines within this chapter.

- (1) Restoration of Historic Signs.
 - (a) Historic signs painted on the exterior walls of buildings may be restored, provided that the restored sign is in keeping with the sign's prior size and character.
 - (b) Such signs are considered historic elements of the building exterior, and the size and number of such signs shall not be counted against the size and number restrictions for accessory signs in the sign regulations.
- (2) Attached Signs.
 - (a) The maximum display surface area for attached signage shall be no more than ten percent of the area of the wall, including windows of the building to which the sign is attached.

- (b) Any sign displayed in a window shall be considered an attached sign and shall be calculated as part of the maximum display surface area for attached signs.
- (3) A-frame, sandwich and springer signs shall not require a Certificate of Approval and shall be subject to the following conditions:
- (a) The display area of each side shall not exceed eight square feet;
 - (b) The height shall not extend more than four feet eight inches above grade;
 - (c) A minimum of eight feet of right-of-way shall exist from back of curb to building face when located in the right-of-way;
 - (d) A five-foot minimum unobstructed walkway shall be maintained at all times within the Sidewalk Zone;
 - (e) Signs shall be weighted to ensure that they are not readily displaced;
 - (f) Signs shall be in place only during any period between dawn and dusk;
 - (g) Sign frames shall be constructed of hard plastic or metal;
 - (h) Sign faces shall be chalk board or printed material;
 - (i) Quantity of signs shall be limited to one sign per street level tenant at building frontage;
 - (j) Signs shall only be located over paved surfaces;
 - (k) Signs shall be located so that adequate vehicle sightlines are maintained;
 - (l) Signs shall be located in a manner that does not obstruct pedestrian patterns or accessible routes;
 - (m) Revocable permits shall be required if located in the street right-of-way; and
 - (n) Signs shall be designed such that they typically remain stationary and are not in motion. Signs shall be removed from display when the face swings more than 20 degrees from vertical.
- (4) Projection Image Signs.
- (a) Signs larger than eight square feet shall be limited to one week in duration per location per 30-day period when displayed on surfaces other than sidewalk;
 - (b) Signs shall not be projected within 200 feet of, or onto, a residential use (excluding Use Classifications 59-8200.2 and 59-8200.4) unless the location and orientation of the projected graphics ensures that light from the images will not infringe on the residential use; and
 - (c) Signs shall not be projected onto the surface of the public street.

G. Sidewalks.

Sidewalks shall be provided as part of all projects as follows:

- (a) All sidewalks and sidewalk treatments shall be subject to all permitting requirements of the Public Works Department.
- (b) Sidewalks shall be extended along the entire property line to the adjacent lot lines. In cases of corner lots, sidewalks shall be extended to the adjacent lot along each street frontage.
- (c) The sidewalk shall be a minimum of four (4) feet wide, unless required to be wider in accordance with the Americans With Disabilities Act and applicable provisions of the Subdivision Regulations, and shall be maintained free of any obstructions to allow for the passage of pedestrians. The sidewalk shall not be shared with the Streetscape or Storefront Zones, unless provided for herein.
 1. In instances where there is not sufficient right-of-way to satisfy the applicable minimum sidewalk width as specified above, the available space between the back of curb and the property line shall be used for a Sidewalk Zone only.
- (d) Where the building does not abut an adjacent street sidewalk, direct sidewalk access shall be provided on site between the street sidewalk and the primary front-facing or side-facing entrance to each building.
- (e) Existing sidewalks shall be brought up to City standards.

13700.6 General Design Guidelines

The Urban Design Commission shall be directed by these guidelines in reviewing applications for Certificates of Approval. In applying these guidelines to specific proposals, the Urban Design Commission shall recognize the physical and environmental characteristics unique to the proposed site and its surroundings. All applications for Certificates of Approval that meet the following design guidelines shall be approved by the Urban Design Commission or staff as authorized in Section 59-13700.4:

These General Design Guidelines shall be applicable to all properties contained within the Urban Design Overlay District. The General Design Guidelines shall be applied in conjunction with the design guidelines set forth in individual subdistricts. Should any conflict exist between the General Design Guidelines and design guidelines for subdistricts, the subdistrict guidelines shall control.

- A. If economically feasible, existing buildings should be preserved to maintain the existing historic, architectural and visual character of the area.
- B. New construction should be compatible with existing building stock in the vicinity in terms of height, size, type of construction, setback (front, side and rear), and general appearance.

- C. Construction should promote pedestrian comfort, interest, and security by incorporating appropriate design features, including orientation of buildings to the street, use of street access doorways and glass storefronts, limitation of curb cuts, reliance upon on-street parallel parking, rear service access, and the construction and maintenance of sidewalks.
- D. Promote and enhance the character of streets and sidewalks within particular locales by building on unique elements such as narrower or wider sidewalks, particular types of trees, and lighting fixtures incorporating specific historic or architectural styles.
- E. New construction, reconstruction and building expansion should be designed to promote greater vitality of the streetscape.
- F. Signage.
 - (1) Intent. Signage is an element used to convey a sense of the excitement and public vitality of the districts. It should, however, balance the need to promote activities with the objective of minimizing visual clutter and enhancing the quality and character of the district. While it is appropriate for signage in the districts to address vehicular orientation, it should also respect the pedestrian experience. Those signs scaled to attract the attention of motorists should be orientated towards highways and/or major vehicular corridors approaching the districts.
 - (2) Character. All signs should be:
 - (a) Compatible with and contribute to the character of the surrounding uses, adjacent architecture, and the district;
 - (b) Compatible with and not diminish the architectural characteristics of the buildings on which they appear; and
 - (c) Appropriate to and expressive of the business, use, and/or activity for which they are displayed.
 - (3) Materials.
 - (a) Signs should be constructed of high quality, durable materials appropriate to the physical demands of the setting;
 - (b) Signs other than freestanding signs should attach to the structure in such a way as to avoid permanent damage to the structure to which affixed;
 - (c) Attached signs, including projecting blade signs, should be mounted using materials designed as a decorative or complementary element of the sign; and
 - (d) Freestanding signs should be compatible with the materials of the primary structure.
 - (4) Illumination. Interior and Exterior Illuminated signs should:

- (a) Be shielded to minimize glare;
 - (b) Have electrical power components concealed as much as possible; and
 - (c) Provide a level of light intensity appropriate to the specific location and adjacent uses.
- (5) Design. All signs should be designed:
- (a) To be visually engaging to pedestrian and indicative of the product/location/business being advertised;
 - (b) To be in proportion and scale with the building; and
 - (c) To be compatible with the building's materials.

G. Demolition.

- (1) Purpose and Intent. Buildings and structures form the framework of special districts. The placement height, and materials of buildings and structures, as well as their history, form the character of a district; therefore, it is appropriate to evaluate the impact of the proposed demolition of a structure on the district as a whole. In some cases, demolition or removal of an existing structure may have an adverse affect on the quality and character of the district. However, in other cases, demolition or removal of an existing structure may be appropriate to provide for the continued growth and vitality of the district, and may facilitate economic development or otherwise improve a district's appearance or viability.
- (2) Guidelines for Demolition. In considering a Certificate of Approval for the demolition or removal of a structure, the Urban Design Commission (or staff, if applicable) may consider any of the following factors:
- (a) Design, Form, or Urban Character.
 - 1. Staff shall make a recommendation (or determination, if applicable) regarding whether removal of the structure will have an adverse impact on the design, form, or urban character of the district. For purposes of this section, the terms design, form, and urban character shall mean:
 - i. Design refers to the use of architectural components, building materials, or other distinct elements of structures that create a cohesive theme and standard of quality within the urban environment.
 - ii. Form refers to the physical layout and design of the built environment, taking into consideration building height, density and floor-area ratio, mass and scale, and the configuration and relationships formed between adjacent buildings, streets, pedestrian areas, and open spaces.

- iii. Urban character refers to the general atmosphere and experience created by an environment exhibiting heavy concentrations of entertainment, civic, residential, office, commercial, and cultural uses. Urban character may be physically expressed through:
 - a. Buildings defining corners and blocks and forming a sense of enclosure through a continuous street wall;
 - b. Landscaping within public rights-of-way, defining public spaces, and the pedestrian realm; and
 - c. A well-connected, accessible network of sidewalks, streets, and public spaces.

(b) Significance.

- 1. Staff shall make a recommendation (or determination, if applicable) regarding whether the structure is a Historic Resource or Architectural Resource, using information that may include, but not be limited to, the following.
 - i. Research, investigations, and historical or architectural surveys;
 - ii. Archival information from newspapers and libraries, which may include photographs, a review of Sanborn Fire Insurance Maps, and historic city directories such as Polk or Criss-Cross; or
 - iii. Documentation verifying that the structure is listed in the National Register of Historic Places or has an official Determination of Eligibility from the National Park Service for the National Register.
- 2. Burden of Proof. In support of the application, the applicant may (but is not required to) submit information as described in this Section regarding whether the structure is a Historic Resource or Architectural Resource.

(c) Structural Integrity.

- 1. The structure, which has not otherwise been declared a public nuisance by the City Council, poses an imminent threat to public health or safety and the demolition of said structure is required to alleviate said threat.
- 2. Burden of Proof. In support of the application, the applicant may (but is not required to) submit:
 - i. A signed, stamped analysis from a licensed professional engineer describing any structural deficiencies in the building or structure proposed for demolition.

- ii. The scope of work that would be necessary to repair or remedy such deficiencies.
- (d) Economic Feasibility.
- 1. There is no viable economic use of the structure. For purpose of this paragraph, the term "no viable economic use" shall mean:
 - i. The existing structure is incapable of earning a reasonable economic return.
 - ii. The structure cannot reasonably be adapted or rehabilitated for any other use which would result in a reasonable economic return.
 - iii. The owner or developer, using due diligence, has been unable to find a financier, purchaser or tenant that would enable the owner or developer to realize a reasonable economic return.
 - 2. Standard. For purposes of evaluating a reasonable economic return, the applicable standard is what an owner or developer, in its good faith judgment, would consider to be a reasonable economic return for such a structure, as determined in a manner that is consistent with commonly accepted practices and expectations of persons who buy, sell, develop or invest in similar types of property in the community.
 - 3. Burden of Proof. In support of the application, the applicant may (but is not required to) submit: a cost analysis and supporting documents, including the cost of demolition and financial information regarding stabilization, repair, rehabilitation, and/or re-use of the building or structure, which may include appraisals, profit and loss statements, itemized expenses, listings of the property for sale, current fair market value, records depicting the current conditions of the property and other relevant documentation.
 - 4. Economic Review Board.
 - i. If the applicant requests issuance of a Certificate of Approval for demolition based upon "no viable economic use" of the property, the Urban Design Commission (or staff, if applicable) shall either (i) approve the application, or (ii) immediately refer the application to the Economic Review Board, which shall consist of three independent experts appointed by the City Manager. Economic Review Board members shall be knowledgeable in the economics of real estate, renovation and redevelopment. "Independent" as used in this Paragraph means that the expert has no financial interest in the property, its

renovation or redevelopment; is not an employee of the property owner, is not a City employee, is not a member of the Urban Design Commission, and is not compensated for serving on the Economic Review Board.

- ii. The Economic Review Board shall have 60 days to hold a public hearing, review the submitted documentation (which may include appraisals, profit and loss statements, itemized expenses, listings of the property for sale, current fair market value, records depicting the current condition of the property and other relevant documentation, including the cost of demolition and financial regarding stabilization, repair, rehabilitation, and/or re-use of the building or structure), consider all options for renovation, adaptive reuse and redevelopment, and forward a non-binding recommendation to the Urban Design Commission.
- iii. After the Economic Review Board has made a written recommendation, the application shall be deemed complete and the Urban Design Commission shall hold a public hearing within 65 days of receiving said recommendation for the purpose of considering the Certificate of Approval for demolition or removal. The Urban Design Commission shall either approve or deny the application unless the applicant agrees upon a continuance.

(e) Demolition with Accompanying Proposal for Replacement.

1. If demolition of an existing structure is requested and a new development is being proposed to replace the existing structure, the applicant is encouraged to submit information demonstrating that the proposed new development's contribution to the design, form, and urban character of the district would outweigh that of the building or structure proposed for demolition. Such information may include (but not be limited to) the following:
 - i. Information showing that the new development would conform with adopted plans, such as the City's comprehensive plan and special use plans. If such information is submitted, staff may review applicable plans and make a recommendation concerning the level of conformance that the proposed development demonstrates.
 - ii. Information showing that the height, massing, architecture, and placement of the new development would complement the urban form and character of the district.

- iii. Information showing that the overall contribution of the new development would outweigh the loss of any building or structure that is determined to be a Historic Resource or an Architectural Resource.
- (f) Burden of Proof. The applicant has the burden of proof to establish, by a preponderance of evidence, the necessary facts to warrant demolition.

13700.7 Lincoln Boulevard Corridor Subdistrict.

A. Intent.

- (1) To promote uses that properly reflect and are compatible with the stature of the corridor as a primary vehicular access from Interstate 44 to the State Capitol area;
- (2) To create a vibrant urban corridor that promotes the integration of office, retail, and residential land uses;
- (3) To implement design guidelines that will result in superior design character appropriate to the prominence of the corridor;
- (4) To promote the integration of pedestrian-friendly access and amenities within the corridor;
- (5) To ensure that future development occurring within the corridor is compatible with the overall appearance and function of the State Capitol; and
- (6) To enhance existing neighborhoods within and adjacent to the district by encouraging reinvestment and targeted redevelopment of infill sites.

B. Development Regulations.

These regulations shall be implemented in addition to and in conjunction with the General Development Regulations of the Urban Design Overlay District pursuant to Section 59-13700.5. Where there is a conflict, these regulations shall take precedence over the development regulations of the underlying zoning district and the General Development Regulations of the Urban Design District, whether they are more or less restrictive.

(1) Use Regulations.

- (a) Except as indicated in Table 13700.1 below, all uses permitted in the underlying zoning districts and the additional use of Multi-Family Residential (8200.12) are permitted within the Lincoln Boulevard Corridor Subdistrict, subject to the applicable development standards and design guidelines of the Urban Design Overlay District and this subdistrict.

Table 13700.1: Lincoln Boulevard Corridor Subdistrict Use Restrictions
Key: C = Conditional // SP = Special Permit // X = Prohibited
Reference Section 59-9350 for standards for specific uses identified as (C) or (SP).

LBO = Lincoln Boulevard Overlay

Uses		LBO
8350.1	Aboveground Flammable Liquid Storage: General	X
8350.2	Aboveground Flammable Liquid Storage: Restricted	X
8300.3	Adult Entertainment Uses	X
8150.1	Agricultural Processing: General	X
8150.2	Agricultural Processing: Limited	X
8300.4	Agricultural Supplies and Services	X
8300.6	Animal Interment Services	X
8150.3	Animal Raising: Commercial	X
8150.4	Animal Raising: Commercial Feed Lots	X
8150.5	Animal Raising: Personal	X
8150.6	Animal Waste Processing	X
8300.13	Automotive: Parking Lots, as a Principal Use	X
8300.14	Automotive & Equipment: Cleaning & Repairs, Light Equipment	X
8300.15	Automotive & Equipment: Cleaning & Repairs, Heavy Equipment	X
8300.16	Automotive Auction	X
8300.17	Automotive Vehicle Impound Yards and Damaged Vehicle Auctions	X
8300.18	Automotive & Equipment: Automobile Dealerships and Malls	X
8300.19	Automotive & Equipment: Sales & Rentals, Farm & Heavy Equipment	X
8300.20	Automotive & Equipment: Sales & Rentals, Trucks, Manufactured (Mobile) Homes, and Recreational Vehicles	X
8300.21	Automotive & Equipment: Storage	X
8300.22	Bingo Parlors	X
8250.2	Community Recreation: General	C
8250.4	Community Recreation: Restricted	C
8300.46	Gasoline Sales, Small: Restricted	C
8300.47	Gasoline Sales: Truck Stop	X
8350.4	Hazardous Industrial	X
8350.5	Hazardous Waste Disposal	X
8350.7	Industrial, Moderate	X
8250.11	Library Services & Community Centers	C
8250.14	Low Impact Institutional: Neighborhood-Related	P
8200.7	Manufactured (Mobile) Home Residential	X
8450.1	Mining & Processing: Minerals and Raw Material	X
8200.12	Multiple-Family Residential	P
8300.54	Outdoor Sales & Display, and Outdoor Storage	X
8300.60	Personal Storage	X
8400.1	Railroad Facilities: Refuse, Biomedical Waste & Hazardous Waste	X
8350.11	Recycling Collection & Processing Facilities	X
8300.64	Retail Sales and Services: Outdoor Swap Meet	X
8300.65	Retail Sales and Services: Pawn Shops	X
8350.12	Sanitary Landfill	X
8350.13	Scrap Operations	X

8350.14	Stockyards	X
8400.5	Transportation Facilities: Surface Goods, General	X
8350.15	Wholesaling, Storage & Distribution: General	X
8350.16	Wholesaling, Storage & Distribution: Restricted	X

(2) Development Regulations.

- (a) All development shall comply with the Development Regulations set forth in Table 13700.2, below:

Table 13700.2: Lincoln Boulevard Corridor Subdistrict Development Regulations			
BUILDING HEIGHT			
Minimum Height	The minimum building height shall be 25 feet and two stories except where abutting or within 35 feet of the R-1 zoning district, in which case the minimum building height shall be 15 feet and one story.		
Maximum Height	The maximum building height shall be 100 feet and eight stories except where abutting or within 35 feet of the R-1 zoning district, in which case the maximum building height shall be 35 feet and three stories.		
SETBACKS	N. Lincoln Blvd	Streets Intersecting N. Lincoln Blvd	All Other Streets
Front Yard Setback	10 feet minimum 30 feet maximum	5 feet minimum 20 feet maximum	Per underlying zoning district regulations
Corner Side Setback	10 feet	10 feet	Per underlying zoning district regulations
Side Yard Setback	Non-Residential: 0 feet Residential: 10 feet		Per underlying zoning district regulations
Rear Yard Setback	Per underlying zoning district regulations		

(b) Exceptions

1. The following use unit classifications and structures shall be exempt from the requirements for minimum building height:
 - i. 8300.34, Eating Establishments: Drive-In
 - ii. 8300.35, Eating Establishments: Fast Food
 - iii. 8300.36, Eating Establishments: Fast Food, with Drive-Thru Order Window
 - iv. 8300.37, Eating Establishments: Sit Down, Alcohol Not Permitted
 - v. 8300.38, Eating Establishments: Sit Down, Alcohol Permitted

- vi. 8300.39, Eating Establishments: Sit Down, Limited Alcohol Permitted
 - vii. 8300.45, Gasoline Sales, Large
 - viii. 8300.46, Gasoline Sales, Small: Restricted
 - ix. Accessory buildings
 - x. Canopies and awnings
2. The following use unit classifications and structures shall be exempt from the requirements for front yard setbacks:
 - i. Gasoline Sales, Small: Restricted: (59-8300.46)
 - ii. Expansions to existing buildings.
 - iii. Accessory buildings.
 - iv. Canopies and awnings.
- (3) Sidewalks.
- (a) Sidewalks along Lincoln Boulevard shall be a minimum of six feet wide. All sidewalks along Lincoln Boulevard shall be five feet from the curb face with a landscaped parkway planter strip between the back of curb and the edge of the sidewalk with a four foot landscaped planter strip behind the sidewalk.
- (4) Signs.
- (a) Prohibited Sign Types:
 1. Electronic Message Display (EMD) Signs;
 2. Projection Image Signs;
 3. Non-Accessory Signs;
 4. Pole Signs;
 5. Pylon Signs;
 6. Billboards; and
 7. Flashing or Intermittent Signs.
 - (b) Number of Signs.
 1. One attached sign per elevation shall be allowed for each tenant/occupant having street frontage, provided that the total display surface area of all such signs combined shall not exceed the maximum area permitted. Double sided projecting signs shall be considered one sign. One additional sign per elevation may be permitted to identify the name of the building/project. Elevations with no street frontage shall not be allowed attached signage.

2. One identification nameplate for each business or professional occupancy of a building without direct exterior access.
3. One freestanding sign per site. Such freestanding signs shall be monument signs only.

(c) Maximum Display Surface Area.

1. Attached Signs.

The maximum display surface area shall be no more than 15 percent of the area of the wall that the sign is attached to, with the maximum area for any one individual sign not to exceed 250 square feet.

2. Identification Nameplate Signs.

The maximum size of an identification nameplate sign shall be four square feet.

3. Freestanding Signs.

The maximum display surface area of a freestanding sign shall be 120 square feet.

(d) Maximum Height.

1. Freestanding Signs.

i. Signs located 0 - 10 feet from the property line: 6 feet

ii. Signs located more than 10 feet from the property line: 8 feet

2. Attached Wall Signs.

Signs attached to a building shall not exceed the height of the building by more than three feet.

(e) Landscaping for Freestanding Signs.

All freestanding accessory signs shall provide a Landscaped Area surrounding the base and within 10 feet of the sign at a ratio of one landscape point per two square feet of sign area or fraction thereof. Turf grass shall not be used to satisfy this requirement.

(f) Window Signage.

Any sign or graphic displayed on or affixed to windows within a single structure along street frontage(s) should not exceed 20 percent of the total of transparent areas at street level. Window signage is prohibited above the first floor.

(5) Parking Lots.

- (a) No parking stall shall be located in front of any building on Lincoln Boulevard or closer to Lincoln Boulevard than the front façade of the building(s).
 - (b) Wherever a surface parking lot is visible from any adjacent street, the parking lot shall be screened from view from the street with:
 - 1. a landscaped hedge using a species that will grow to a minimum height of three feet at maturity or combinations of other plants that would result in a screen of similar height; or
 - 2. a decorative solid wall with a minimum height of three feet. When such a wall is used, there shall be a minimum three foot wide landscape strip in front of the wall.
- (6) Service Areas and Utility Screening.
- All loading docks, service areas, and roof-mounted mechanical or vents larger than eight inches in diameter visible from ground level shall be concealed by screens at least as high as the equipment they screen and shall be of a color and material matching or compatible with the colors and materials found on the façade of the primary building.
- (a) Chain link fencing, with or without slats, shall not be used to satisfy this requirement.
 - (b) Service areas and loading docks accessed from any alleyway shall be exempt.
 - (c) All service areas and loading docks shall be located so that they will not be visible from Lincoln Boulevard.
- (7) Fences.
- Fences shall comply with the requirements listed below:
- (a) Prohibited Fence Materials:
 - 1. Chain link fencing;
 - 2. Cable fencing (not including multi-strand cable railing systems);
 - 3. Ribbed steel, plywood, aluminum, or vinyl panels;
 - 4. Garage doors, doors, or any other type of scrap wood; and
 - 5. Electrified, barbed wire, razor wire, hog wire, or chicken wire.
 - (b) Front Yard Setbacks.
 - 1. Fences located between the building and the street shall be a minimum of 10 feet from the property line on Lincoln Boulevard

and a minimum of 5 feet from the property line on the intersecting cross-streets of Lincoln Boulevard.

(c) Maximum Height.

1. Front Yards. For all fences located in front of a building, the maximum fence height shall be six feet subject to the applicable design guidelines in Section 59-13700.7.C.(8).
2. Side and Rear Yards. No fence shall exceed eight feet in height.

C. Design Guidelines.

(1) Development Pattern.

- (a) New development should concentrate mass and height at intersections and along arterials.
- (b) Streetwalls formed by existing buildings along arterials and massing of buildings at corners should be maintained.
- (c) New development occurring adjacent to existing and stable residential neighborhoods should provide appropriate transitions that respect the scale, character, and architectural detailing of the adjacent uses.

(2) Building Design.

Building design within the Lincoln Boulevard Corridor Subdistrict should promote architectural diversity while encouraging design that relates to and reinforces the overall character of the immediate surroundings, creating a strong building-to-pedestrian relationship and supporting a strong urban environment. Building design should be applied as follows:

- (a) Vertical Character. Ground floor building façades of non-residential uses, and including mixed uses and multi-family housing should create vertical breaks at regular intervals by spacing architectural features no less than every 20 feet and no greater than every 40 feet.
- (b) Ground Floor Façade.
 1. When the ground floor use of a building has a non-residential use and abuts a public street, at least 60 percent of the storefront/building wall should consist of clear or tinted windows and/or doors, and/or display windows set into the building wall.
 2. Pedestrian entries should be oriented toward the street and recessed, covered, or otherwise clearly identifiable.
- (c) Awnings/Canopies.
 1. Awnings, when used, should be installed so that the bottom edge of the valance is at least eight feet above the sidewalk.

2. Awnings and canopies extending into the street right-of-way should terminate no less than 18 inches from the back of the curb and should not extend into the Streetscape Zone.
- (3) Relationship to Surrounding Development.
- (a) To the maximum extent feasible, loading docks, trash collection areas, and other similar features should be located away from primary vehicle and pedestrian circulation systems, open space corridors, and screened from view.
 - (b) Buildings should be organized to create and frame usable outdoor spaces including parks, plazas, walkways, open space, and other features.
- (4) Building Materials.
- (a) Exterior cladding of buildings should consist of glass, steel, architectural metals, and/or masonry materials such as brick, stone, or cement stucco.
 - (b) Material modules, other than glazing systems, should not exceed either five feet horizontally or three feet vertically without the clear expression of a joint.
 - (c) For non-residential uses, wood siding may be allowed but should be limited to 30 percent of the total of exterior building materials of any façade, not including the windows and doors.
 - (d) Synthetic stucco materials, such as Exterior Insulation and Finish Systems (EIFS), may be approved through the design review process; provided that detailed review of the material specifications indicates that the finished surface will be durable, high-quality surface. Such materials should be limited to a maximum of 60 percent of the total of exterior building materials, not including windows, on a building's first three floors. Above the third floor, materials such as synthetic stucco may be used for up to 100 percent of the total of exterior building materials, not including windows.
 - (e) Exceptions.
 1. Architectural cast-in-place concrete may be approved through the design review process, provided specific review of finish specifications indicates high quality of the finished surface.
 2. Ribbed or corrugated metal panel roofing systems may be approved through the design review process provided specific review of finish specifications indicates high quality of the finished surface.

3. Additions to an existing building totaling less than 40 percent of the existing building may be clad with materials consistent with existing materials and exterior finishes of the original structure.
 4. Alternative cladding and accent materials may be allowed on a case-by-case basis provided that product warranties and specifications submitted guarantee that the proposed material is equivalent to any of the materials noted in this section.
- (5) Pedestrian Circulation and Amenities.

Streetscapes are established within the Lincoln Boulevard Corridor Subdistrict to create an attractive and animated sidewalk environment and to foster safe and efficient pedestrian movement. The streetscape along Lincoln Boulevard should utilize a uniform streetscape treatment within the district and follow the guidelines below to assure improved pedestrian connectivity.

- (a) A Streetscape Zone and Sidewalk Zone should be provided whenever sufficient right-of-way exists between the curb and the property line.
- (b) A safe and accessible route should be provided to establish direct visual and physical access along all street frontages with connections to and between the primary entrance or entrances to each building.
- (c) Landscaping and pedestrian amenities should be located within the Streetscape Zone and/or Storefront Zone.
 1. These elements, with the exception of some plant materials, should be placed at least 18 inches from the back of the curb and may be subject to Revocable Permit requirements.
 2. These amenities may include, but are not limited to, planting strips, raised planters, light standards, signage, transit stops, public art, bike racks, security bollards, café seating, and street trees and furnishings.
 3. Street tree species are a component of the Urban Design Review and should comply with the following:
 - i. Be adaptable to the conditions of a dense urban environment;
 - ii. Follow the tree species recommendations, minimum placement clearances, minimum tree spacing, and application types as referenced in "Trees and Plants for Oklahoma City", and any amendments thereto, as maintained online or in the Office of the City Clerk;
 - iii. Be installed in the Streetscape zone; and

- iv. Have a minimum caliper of two inches.
 4. The Urban Design Commission or staff may modify these guidelines, recognizing that not all street or block faces may be appropriate for Street Trees due to the lack of sunlight or other limitations such as overhead or underground utility locations. The Commission or staff may allow alternative elements, such as above-ground planters, street furniture, or public art, which may be located within the Storefront Zone.
 5. Existing healthy street trees should not be removed unless replaced with appropriate street trees of equal or better height and caliper.
- (6) Parking and Vehicular Access.
- (a) Parking Lots.
- Parking lots should be designed in compliance with the following standards:
1. No parking stall should be located:
 - i. within 25 feet of the front property line on Lincoln Boulevard;
 - ii. within 15 feet of the front or side property line on cross-streets of Lincoln Boulevard
 - iii. within 10 feet of the rear property line facing an adjoining street on a through lot;
 - iv. within 5 feet of an interior side property line not facing an adjoining street; or
 - v. within 5 feet of a rear property line (not abutting a street).
- (b) Access Drives.
1. Vehicular access on Lincoln Boulevard should be kept to a minimum in both number and in driveway width to promote pedestrian safety and activity. Whenever feasible, east-west cross-streets and existing alleyways should be utilized to provide vehicular access to parking lots and parking garages. All developments are encouraged to eliminate any unused existing curb cuts on Lincoln Boulevard.
 2. Adjoining parcels should provide internal cross access easements to facilitate vehicles moving from one property to the next without forcing vehicle out onto Lincoln Boulevard to do so.
- (7) Parking Structures.
- (a) Ramped and sloping floors should be located so that the sloped floors are not visible from the street.

- (b) All parking structures should be designed to screen views of parked vehicles at every level of the parking garage from all views from street level.
 - (c) Parking structures should be located to the rear of all primary buildings.
 - (d) Parking structures should not be located:
 - 1. within 40 feet of the front property line on Lincoln Boulevard;
 - 2. within 15 feet of the front property line (or side property line at corner lots) on cross-streets of Lincoln Boulevard;
 - 3. within 15 feet of the rear property line facing an adjoining street on a through lot;
 - 4. within 10 feet of an interior side property line not facing an adjoining street;
 - 5. within 5 feet of a rear property line (not abutting a street); or
 - 6. in front of any building on Lincoln Boulevard.
 - (e) Stairwells should be located at the exterior corners of parking garages and constructed so that at least one wall of the stairwell would be visually open to the outdoors.
 - (f) Pedestrian and vehicular access points for parking garages should be clearly marked through the use of materials, architectural features, lighting, signage, etc. to ensure visibility and promote pedestrian safety.
 - (g) Parking garages should be designed with materials, openings and proportions that will result in an aesthetic and architectural integration between the parking garage and the adjoining structures.
- (8) Fences.
- (a) Front yard fences.
 - 1. Front yard fences should be decorative fences built of wood picket, architectural metals, multi-strand cable railing systems (using wood or metal posts), or ornamental metal pickets (including ornamental iron, galvanized steel, aluminum, or similar material that allow for transparency.

Other designs and materials resulting in greater or lesser degrees of transparency with a vertical, horizontal, or grid pattern may be considered through the design review process.
 - 2. Front yard fences should not exceed four feet in height. Fences taller than four feet in height may be considered as necessary to address noise or other environmental conditions when fences are adjacent to high volume or higher speed roadways.

Fences taller than four feet in height should incorporate a minimum of 50% transparency above four feet.

3. Picket width, picket separation, and fence post positioning should be designed to consider the following guidelines but alternate designs and standards may be considered through the design review process:
 - i. For ornamental metal picket fencing four feet or less in height, the maximum picket width should not be less than one inch and the minimum separation of pickets should not be less than two and one-half inches. Spiked caps or spears should not be used.
 - ii. For ornamental metal picket fences in excess of four feet in height, minimum separation of pickets should not be less than six inches above the first four feet in height of the fence.
 - iii. For wood picket fencing the maximum picket width should be three and one-half inches and the minimum separations of the pickets should be three and one-half inches.
 - iv. Support posts for ornamental metal fencing should be metal or masonry columns and should be spaced so that visibility is not obstructed so as to present a hazard to pedestrians or vehicular traffic.

(b) Side and rear yard fences.

1. Fencing materials should consist of open ornamental metal pickets, stockade wood boards, slatted wood panels, wood pickets, or masonry.
2. Ornamental metal fences are allowed to include masonry columns.
3. Sizes and spacing for pickets on ornamental metal and wood picket fencing should comply with the applicable guidelines for front yard fences.

13700.8 Legacy Resources.

A. Establishment of Legacy Resources.

1. Standard Legacy Resources. The City has determined that the history and legacy of the City is present in districts, sites, buildings, structures and objects that retain integrity of location, design, setting, materials, workmanship, feeling and association. Such properties may have contributed to the City's history in one or more of the following ways:

- (a) Association with events that have made a significant contribution to the broad patterns of the City's past.
 - (b) Association with the lives of persons significant in the City's past.
 - (c) Embody the distinctive characteristics of a type, period or method of construction.
 - (d) Representation of the work of one recognized as a master or that possess high artistic value.
 - (e) Representation of a significant and distinguished entity whose components may lack individual distinction.
 - (f) Have yielded, or may be likely to yield, information important in prehistory or history.
2. Special Legacy Resources. The City recognizes that certain types of properties are not normally considered under the preceding criteria. Therefore, under exceptional circumstances special consideration may be given to such properties if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
- (a) Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, from distinctive design features or from association with historic events.
 - (b) Birthplaces or graves of historical figures of outstanding importance if there is no appropriate and surviving site or building directly associated with his/her productive life.
 - (c) Properties owned by religious institutions or whose primary use is for religious purposes if said property derives primary significance from architectural or artistic distinction or historical importance.
 - (d) Buildings or structures that have been moved from their original locations if such building or structure is significant primarily for architectural value, or which is the surviving building or structure most importantly associated with a historic person or event.
 - (e) Reconstructed historic buildings if accurately executed in a suitable environment and presented in a dignified manner as a part of a restoration master plan, and when no other building or structure with the same association has survived.
 - (f) Properties primarily commemorative in intent, design, age, tradition or symbolic value if it has historical significance of its own.
 - (g) Properties that have achieved significance within the past 45 years if such property is of exceptional importance.
3. Determination and Record Keeping. Upon receipt of an application for a Certificate of Approval, the Director shall use available resources, including information provided in the application, as outlined in this Chapter, to review

structures against the criteria in this section to determine if a property is a Legacy Resource. Properties determined to be Legacy Resources shall be listed and made available by the Director. All resources used in determining a Legacy Resource shall be noted and retained in accordance with the City's Records Retention Policy.

- B. Review of Legacy Resources. For sites, buildings, structures, objects, and properties that meet one or more of the criteria established above, and located within districts reviewed by the Urban Design Commission, the following items shall be considered:
1. Should a new use for the structure be requested that is not consistent with the original use of the structure, or had not been permitted in the past, any changes made to accommodate the structure's new use must retain original distinctive materials and architectural features. Distinctive materials or architectural features that are not original, but may have gained significance over time, may be afforded the same consideration as those that are original.
 2. The historic character of a property should be retained and preserved. The removal of distinctive materials or alteration of features that characterize a property should be avoided.
 3. Each property should be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should not be undertaken.
 4. Changes to distinctive materials or architectural features that may not be original, but have acquired significance in their own right, should be retained and preserved.
 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.
 6. Deteriorated historic or character-defining features should be repaired rather than replaced. In cases where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and, where possible, materials.
 7. Replacement of missing features shall be substantiated by sworn statements of fact, photographic, and/or physical evidence.
 8. New additions, exterior alterations, or related new construction should not destroy aged materials or features that characterize the property.
 9. New additions, exterior alterations, or related new construction should be differentiated from the old and be compatible with the existing or original materials, features, size, scale and proportion, and massing thereby protecting the visual and architectural integrity of the property.

10. New additions and adjacent or related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the property's significant structures would be unimpaired.

* * *

* * *

Nothing in this article shall be interpreted as authorizing approval of a building or premises in violation of zoning regulations in effect on the effective date of this chapter.

APPENDIX A: - DISTRICT BOUNDARIES

The official Zoning Districts Map shall supersede if a discrepancy exists between the Zoning Map and the written descriptions below.

* * *

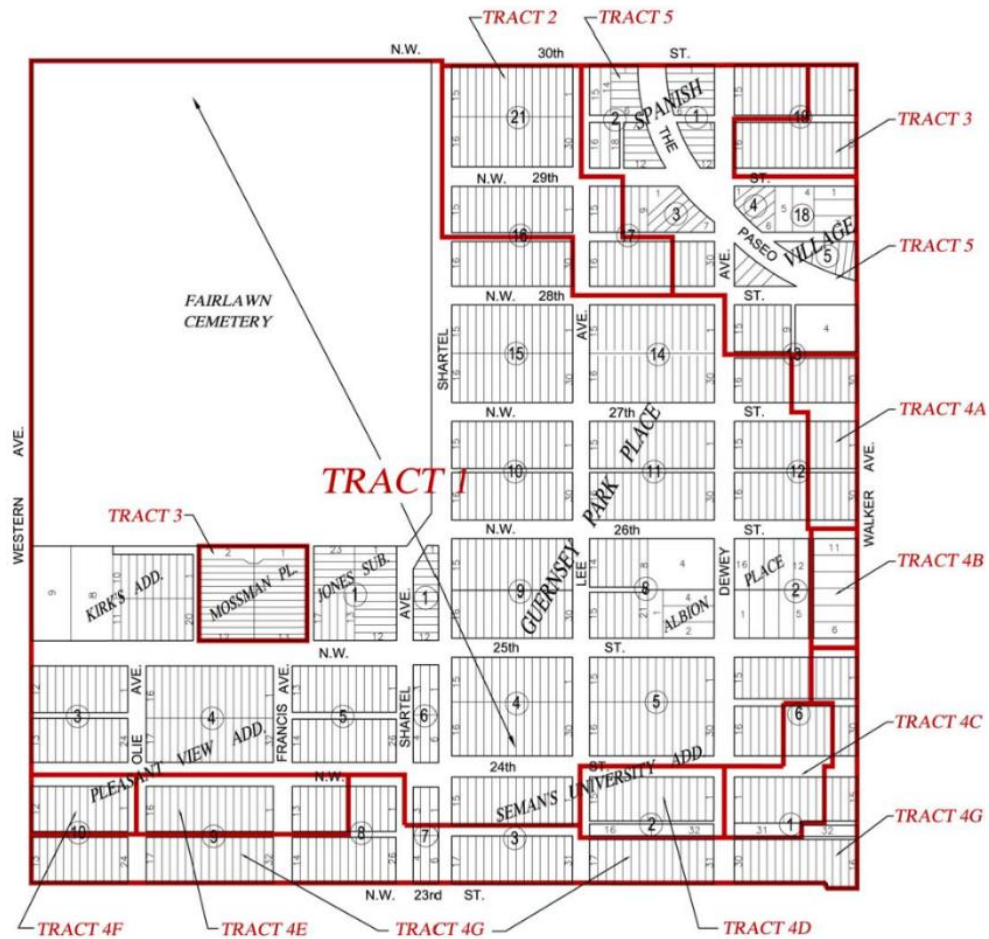
5. - Neighborhood Conservation District.

The following properties shall have the Neighborhood Conservation District zoning classification: Blocks 1—6 and Lots 1—5 of Block 7 and all 8—10, Pleasant View Addition; Kirk's Subdivision of Pleasant View Addition; Mossman Place Subdivision; Jones Subdivision of Pleasant View; Blocks 1—21, Guernsey Park Place Addition; Spanish Village Addition; Blocks 1—2 and Lots 1—15 of Block 3 of Seman's University Addition; Blocks 1—2 of Albion Place Addition; and an unplatted parcel, referred to as Unplatted Parcel #1, in the southwest quarter of Section 21, Township 12N, Range 3 West, and defined as follows: beginning at the northeast corner of the southwest quarter of Section 21 and then due west approximately 1,350 feet, then due south approximately 1,520 feet, then due west approximately 1,320 feet, then due north approximately 1,520 feet, then due east approximately 1,320 feet to the point of beginning.

The district is divided into tracts, the boundaries of which are provided below and shown in the following map.

Neighborhood Conservation Zoning Tracts

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* * *

D Tract 4.

Tract 4A.

Lots 25—30 of Block 13, Lots 1—8 and 25—30 of Block 12 of Guernsey Park Place Addition.

Tract 4B.

Lots 6—11 of Block 2 of Albion Place Addition.

Tract 4C.

Lots 22—27 of Block 6 and Lots 1—11 and Lot 31 of Block 1 of Guernsey Park Place Addition.

Tract 4C.

Lots 22—27 of Block 6 and Lots 1—11 and Lot 31 of Block 1 of Guernsey Park Place Addition.

Tract 4D.

Lots 1—16 and Lot 32 of Block 2 of Seman's University Addition.

Tract 4E.

West ½ of Lot 7 and Lots 8—13 of Block 8 and 1—16 of Block 9 of Pleasant View Addition.

Tract 4F.

Lots 1—12 of Block 10 of Pleasant View Addition.

Tract 4G.

Lots 1—5 and 28—30 of Block 6 of Guernsey Park Place Addition, and Lots 12—30 and 32 of Block 1 of Guernsey Park Place, and Lots 17—31 of Block 2 of Seman's University Addition, and Lots 27—31 of Block 3 of Seman's University Addition, and Lots 4—5 of Block 7 of Pleasant View Addition, and Lots 1—6 and the east ½ of Lot 7 and Lots 14—26 of Block 8 of Pleasant View Addition, and Lots 17—32 of Block 9 of Pleasant View Addition, and Lots 13—24 of Block 10 of Pleasant View Addition.

E. Tract 5.

Blocks 1—6 of Spanish Village Addition, and Lots 8—15 of Block 19 of Guernsey Park Place Addition, and Block 18 of Guernsey Park Place Addition, and Lots 8—11, Lots 26—30 plus a 20-foot alley adjacent to Lot 9 on the east of Block 17 of Guernsey Park Place Addition, Lots 4—15 of Block 13 of Guernsey Park Place Addition, and Block 20 of Guernsey Park Place Addition.

* * *

10. URBAN DESIGN DISTRICTS

The Urban Design Overlay is applied in several subdistricts, the general locations of which are listed below. The boundaries are shown on the Official Zoning Districts Map.

A. Northwest 23rd Street Corridor

Generally located on both sides of NW 23rd Street from North Broadway Avenue to North Villa Avenue, plus Shepherd Mall.

B. Plaza District

Generally located on both sides of NW 16th Street from North Blackwelder Avenue to North Indiana Ave.

C. Asian District

Generally located on both sides of North Classen Boulevard from NW 23rd Street to NW 30th Street, and from North Western Avenue to North Douglas Avenue between NW 23rd Street and NW 26th Street.

D. Capitol Hill District

Generally located from SW 24th Street to SW 26th Street, between Shields Boulevard and west of South Walker Avenue, plus both sides of South Robinson Avenue and South Walker Avenue north of SW 29th Street.

E. Cottage District

This area is not in the Urban Design Overlay District, but it is subject to review by the Urban Design Commission under the Downtown Transitional District, Limited (DTD-1) criteria. Reference §59-7200.3.B.(1)(a) for the legal description.

F. Lincoln Boulevard Corridor

The Lincoln Boulevard Corridor Subdistrict is generally located along both sides of N Lincoln Boulevard from NE 30th Street north to Central Park Drive. It is contained within the following described boundaries, which are also shown by the map attached to this Ordinance 26033 and made a part thereof: A tract of land being a part of the South Half (S/2) of Section Ten (10), Section Fifteen (15) and the North Half (N/2) of Section Twenty-two (22), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southwest (SW) Corner of the Northeast Quarter (NE/4) of Said Section Twenty-two (22), said point being the Point of Beginning; Thence East along and with the centerline of N.E. 30th Street, a distance of 333 feet; Thence North, departing said South line, to a point on the South right-of-way line of N.E. 32nd Street; Thence West, along and with the South right-of-way line of N.E. 32nd Street, a distance of 112 feet; Thence North, departing said South right-of-way line, to the South right-of-way line of Hill Street; Thence East along and with the South right-of-way line of Hill Street, a distance of 155 feet; Thence North departing said South right-of-way line, to the South right-of-way line of N.E. 33rd Street; Thence West, along and with the South right-of-way line of N.E. 33rd Street to the extended West line of Lot Fourteen (14) as shown on the plat W.J. Landes Subdivision Block 5 McNabb & Hunt Addition; Thence North, along and with the West line of Lots Fourteen (14) and Eight (8) extended as shown on the plat W.J. Landes Subdivision Block 5 McNabb & Hunt Addition to the South right-of-way line of N.E. 35th Street; Thence West along and with the South right-of-way line of N.E. 35th Street, to the extended West line of Lot Thirty-one (31) Block Three (3) as shown on the recorded plat Hares Lincoln Boulevard Addition; Thence North along and with the West line of Lot Thirty-one (31) Block Three (3) as shown on the recorded plat Hares Lincoln Boulevard Addition to the Northwest (NW) Corner of Lot Thirty-one (31) Block Three (3) as shown on the recorded plat Hares Lincoln Boulevard Addition; Thence East along and with the North line of Lot Thirty-one (31) Block Three (3) as shown on the recorded plat Hares Lincoln Boulevard Addition to the Southwest (SW) Corner of Lot Seventeen (17)

Block Three (3) as shown on the recorded plat Hares Lincoln Boulevard Addition; Thence North along and with the West line of Lot Seventeen (17) Block Three (3) extended and the West line of Lot Thirty-two (32) Block Two (2) extended as shown on the recorded plat Hares Lincoln Boulevard Addition to the Northwest (NW) Corner of Lot Thirty-two (32) Block Two (2) extended as shown on the recorded plat Hares Lincoln Boulevard Addition; Thence East along and with the North line of Lots Thirty-two (32) through Forty-eight (48) Block Two (2) as shown on the recorded plat Hares Lincoln Boulevard Addition extended to the centerline of Lindsay Avenue; Thence North along and with the centerline of Lindsay Avenue to the extended North line of the East/West Alley in Block Three (3) as shown on the recorded plat Oklahoma Heights; Thence West, departing said centerline, a distance of 130 feet; Thence North to the centerline of N.E. 38th Street as shown on the recorded plat Lincoln Plaza Addition Section 2; Thence West along and with the centerline of N.E. 38th Street as shown on the recorded plat Lincoln Plaza Addition Section 2, a distance of 112 feet; Thence North, departing said centerline, to the South line of Lot Two (2) as shown on the recorded plat North View Addition; Thence West, along and with the South line of Lot Two (2) as shown on the recorded plat North View Addition to a point 310 feet East of the Southwest (SW) Corner of Lot Two (2) as shown on the recorded plat North View Addition; Thence North, parallel with and 310 feet East of the West line of Lot Two (2) as shown on the recorded plat North View Addition to the South right-of-way line of N.E. 42nd Street; Thence West, along and with the South right-of-way line of N.E. 42nd Street to the centerline of Woodland Drive; Thence Northerly along and with the centerline of Woodland Drive to the extended Northeast (NE) line of Lot Nine (9) Block Two (2) as shown on the recorded plat Thompson's Woodland Addition; Thence North, departing said centerline, to the North right-of-way line of Woodland Boulevard; Thence Northeasterly, along and with the North right-of-way line of Woodland Boulevard to the Easternmost Corner of Lot Seven (7) Block Four (4) as shown on the recorded plat Thompson's Woodland Addition; Thence North to the centerline of N.E. 50th Street; Thence West, along and with the centerline of N.E. 50th Street to the East right-of-way line of Lincoln Boulevard; Thence Northerly along and with the East right-of-way line of Lincoln Boulevard to the extended centerline of Central Park Drive; Thence Westerly, along and with the extended centerline of Central Park Drive to the centerline of Beverly Drive; Thence Southeasterly, along and with the centerline of Beverly Drive to the centerline of N.E. 50th Street; Thence West, along and with the centerline of N.E. 50th Street, a distance of 233 feet; Thence South, departing said centerline, to a point on the South line of Lot One (1) as shown on the recorded plat Plainview Addition; Thence East, along and with the South line of said plat Plainview Addition, a distance of 110 feet; Thence South, departing said South line, to the centerline of N.E. 48th Street; Thence West, along and with the centerline of N.E. 48th Street, a distance of 130 feet; Thence South, departing said centerline, to the South right-of-way line of N.E. 46th Street; Thence West, along and with the South right-of-way line of N.E. 46th Street, to the East right-of-way line of Stiles Avenue; Thence South, along and with the East right-of-way line of Stiles Avenue approximately 595 feet, to

the Southwest (SW) Corner of a tract of land recorded in Book 13272, Page 1703, said point lying on the North line of a tract of land recorded in Book 12603, Page 1105; Thence along and with the North line of said tract of land recorded in Book 12603, Page 1105 the following four (4) calls:

1. Easterly and Southeasterly along a non-tangent curve to the right having a radius of 120.80 feet (said curve subtended with a chord bearing of South $57^{\circ}26'18''$ East a distance of 154.02 feet) for an arc length of 167.23 feet;
2. North $50^{\circ}50'18''$ East, a distance of 122.00 feet;
3. South $43^{\circ}00'47''$ East, a distance of 30.27 feet;
4. North $50^{\circ}50'18''$ East, a distance of 440.27 feet to a point on the West right-of-way line of Lincoln Boulevard;

Thence South, along and with the West right-of-way of Lincoln Boulevard to a point on the South line of said tract of land recorded in Book 12603, Page 1105; Thence along and with the South line of said tract of land recorded in Book 12603, Page 1105 the following none (9) calls:

1. Southwesterly along a non-tangent curve to the right having a radius of 332.15 feet (said curve subtended with a chord that bears South $68^{\circ}33'13''$ West a distance of 185.10 feet) for an arc length of 187.73 feet;
2. North $00^{\circ}00'00''$ West, a distance of 15.60 feet;
3. North $90^{\circ}00'00''$ West, a distance of 55.00 feet;
4. South $82^{\circ}09'42''$ West, a distance of 59.50 feet;
5. North $70^{\circ}41'47''$ West, a distance of 30.69 feet to a point on a curve;
6. Southwesterly along a non-tangent curve to the right having a radius of 264.91 feet (said curve subtended with a chord that bears South $79^{\circ}19'39''$ West a distance of 69.34 feet) for an arc length of 69.54 feet;
7. North $90^{\circ}00'00''$ West, a distance of 65.50 feet;
8. North $00^{\circ}00'00''$ West, a distance of 1.28 feet;
9. North $90^{\circ}00'00''$ West to the extended East right-of-way line of Stiles Avenue;

Thence South, to the South line of the Northwest Quarter (NW/4) of said Section Fifteen (15); Thence East, to the extended East line of Lot Thirteen (13) Block One (1) as shown on the recorded plat Kenwood Highland Addition; Thence South along and with the extended East line of Lot Thirteen (13) Block One (1) as shown on said plat Kenwood Highland Addition, the extended East line of Lot Thirteen (13) Block Two (2) as shown on said plat Kenwood Highland Addition, the extended East line of Lot Thirteen (13) Block One (1) as shown on the recorded plat Kenwood Second Addition, the extended East line of Lot Thirteen (13) Block Four (4) as shown on said plat Kenwood Second Addition, the extended East line of Lots Thirteen (13) and Thirty-six (36) Block One (1) as shown on the recorded plat Irvington, the extended East line of Lots Thirteen (13)

and Thirty-six (36) Block Four (4) as shown on the recorded plat Irvington, the extended East line of Lots Thirteen (13) and Thirty-six (36) Block Five (5) as shown on the recorded plat Irvington, the extended East line of Lots Thirteen (13) and Thirty-six (36) Block Eight (8) as shown on the recorded plat Irvington to the South right-of-way line of N.E. 36th Street; Thence West, along and with the South right-of-way line of N.E. 36th Street to a point 650 feet West of the East line of the Northwest Quarter (NW/4) of said Section Fifteen (15); Thence South, to a point on the North right-of-way line of N.E. 34th Street; Thence East, a distance of 300 feet; Thence South, departing said North right-of-way line, to the South right-of-way line of N.E. 34th Street; Thence West, along and with the South right-of-way line of N.E. 34th Street to the Northwest (NW) Corner of Lot Two (2) Block Three (3) as shown on the recorded plat Santa Fe Industrial District; Thence South, along and with the West line of said Lot Two (2) Block Three (3) as shown on said plat Santa Fe Industrial District to the Southwest (SW) Corner of said Lot Two (2) Block Three (3) as shown on said plat Santa Fe Industrial District; Thence East, along and with the South line of said Lot Two (2) Block Three (3) as shown on said plat Santa Fe Industrial District, a distance of 100 feet; Thence South, departing said South line, to the North line of Lot Eleven (11), Block Three (3) as shown on said plat Santa Fe Industrial District; Thence West, along and with the North line of said Lot Eleven (11), Block Three (3) as shown on said plat Santa Fe Industrial District to the Northwest (NW) Corner of said Lot Eleven (11), Block Three (3) as shown on said plat Santa Fe Industrial District; Thence South, along and with the West line extended of said Lot Eleven (11), Block Three (3) as shown on said plat Santa Fe Industrial District, the extended West line of Lots Two (2) and Eleven (11) Block Four (4) as shown on the recorded plat Santa Fe Industrial District 2, to the South right-of-way line of N.E. 31st Street; Thence West, along and with the South right-of-way line of N.E. 31st Street to a point 580 feet West of the East line of the Northwest Quarter (NW/4) of said Section Twenty-two (22); Thence South, to the centerline of N.E. 30th Street; Thence East, along and with the centerline of N.E. 30th Street, to the Point of Beginning. Less & Except: A tract of land as described in Corporation Warranty Deed recorded in Book 7870, Page 100; A part of the Northeast Quarter (NE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Northwest corner of said Quarter section; thence East along the North line of said Quarter section, a distance of 320 feet; thence South and parallel to the West line of said Quarter section, a distance of 33 feet, to the point or place of beginning; thence South and parallel to the West line of said Quarter section, a distance of 170 feet; thence West and parallel to the North line of said Quarter section, a distance of 221.02 feet, to a point on the Easterly Right-of-Way Line of Lincoln Boulevard as shown by Federal Aid Project No. U-IN-369 (3); thence in a Northeasterly direction along said Easterly Right-of-Way Line a distance of 90.55 feet to a point of intersection of said line and the Southerly right-of-way line of the property as described and shown in Book 253, Page 577 records of Oklahoma County; Thence in a Northeasterly direction along a 259.24 foot radius curve to the right

along the Southerly Right-of-Way Line of the property as described in Book 253, page 577, a distance of 189.96 feet, to a point of tangent 300 feet East and 33 feet South of the Northwest corner of said Quarter section; Thence East parallel to and 33 feet South of the North line of said Quarter section; Thence East parallel to and 33 feet South of the North line of said Quarter section, a distance of 20 feet to the point or place of beginning.

See Downtown Design District Handout

Landscape Ordinance Handout