

# Oklahoma County

## Zoning Regulations

December 2008



Revised 1991; December 2008  
Oklahoma County  
Planning Commission

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# Acknowledgements

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**Approved:**

**Oklahoma County Planning Commission, November 20, 2008.**

**Adopted:**

**Oklahoma County Board of County Commissioners, December \_\_\_\_, 2008.  
Resolution Number \_\_\_\_\_.**

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## **ARTICLE I. GENERAL PROVISIONS**

### **Section 1. Citation and State Statutory Authority**

These Regulations shall be a part of the Master Plan of Oklahoma County and shall be known as the Oklahoma County Zoning Regulations, and may be cited as such.

These Regulations are adopted under the authority granted to Oklahoma County by Title. 19, Section 868 of the Oklahoma State Statutes, 1980 (19 O.S. §868). In the following portions of the regulations, citations to Oklahoma State Statutes will be referenced using the abbreviated form shown in the above parentheses.

### **Section 2. Purpose and Necessity**

These Regulations classify and regulate the uses of land, buildings, and structures in the unincorporated areas of Oklahoma County as hereinafter set forth. The regulations contained herein are necessary to assure orderly and beneficial development of the County; to encourage the most appropriate uses of land; to maintain and stabilize the value of the property; to reduce fire hazards and improve public safety; to safeguard the public health; to prevent undue concentration of population; to decrease traffic congestion and its accompanying hazards; and to create a comprehensive and stable pattern of land uses upon which to plan transportation, water supply, sewerage, school, park, and other facilities and public utilities.

### **Section 3. Nature of Zoning Plan; Area of Jurisdiction**

These Regulations govern the uses of land, the location, use and height, of buildings, structures and improvements, and the area of open spaces around buildings. The regulations contained herein apply to all land in the unincorporated areas of Oklahoma County, Oklahoma, as shown on the official Zoning District Map.

### **Section 4. Regulation of Use, Height, Area, Yards, and Open Spaces**

Except as hereinafter otherwise provided, no land shall be used and no building, structure, or improvement shall be used, erected, constructed, moved, altered, enlarged or rebuilt which is designed, arranged or intended to be used or maintained for any purpose or in any manner except in accordance with the use, height, area, yard, and space regulations established for the district in which such land, building, structures or improvement is located, and in accordance with the provisions of the articles contained herein relating to any or all districts.

### **Section 5. Uses Excluded from Regulations by State Statute**

Nothing contained within these Regulations shall be construed to apply to uses and activities specifically excluded from County zoning regulations by applicable provisions of the State Statutes. Accordingly, none of the provisions of these Regulations shall apply to “the erection, installation, and use of structures and equipment by public utilities subject to the jurisdiction and regulation of the Corporation Commission of the State of Oklahoma or other similar state or federal regulatory bodies; nor to the erection or use of the usual farm buildings for agricultural purposes, the planting of agricultural crops, or the extraction of minerals.” (19 O.S. §868.11)

# *Article I - General Provisions*

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## **Section 6. Interpretation and Application**

### **6.A. Minimum Requirements**

As concerns interpretation and application, the provisions of these Regulations shall be held to be minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity, and general welfare. Where these Regulations impose a greater restriction than is imposed or required by other provision of law or by other rules, regulations, or ordinance, the provisions of these Regulations shall control, within the extent permitted by law.

### **6.B. Other Restrictions**

Nothing in these Regulations shall be construed to prevent the enforcement of other ordinances, laws, or regulations that prescribe limitations that are more restrictive. Further, these Regulations shall not be construed to prevent the enforcement of plat restrictions, deed restrictions, or declarations of covenants and restrictions by private parties which may be more restrictive than the provisions of these Regulations.

### **6.C. Interpretation**

In the interpretation and application of these Regulations, all provisions shall be:

1. Construed as minimum requirements,
2. Liberally construed in favor of the governing body, and
3. Deemed neither to limit nor repeal any other powers granted under Oklahoma State Statutes.

### **6.D. Ambiguity or Conflict**

If ambiguity arises concerning the content or application of these Regulations, it shall be the duty of the Planning Commission to ascertain all pertinent facts and set forth its findings and interpretation by amendment in the manner set forth in ARTICLE X of these Regulations. However, in a matter of disagreement of an applicant or citizen, such citizen may make application to the Board of Adjustment under the provisions of ARTICLE IX. 2.D

#### **1. Conflict with State or Federal Regulations**

If the provisions of these Regulations are inconsistent with those of the state or federal government, the more restrictive provision shall control, within the extent permitted by law.

#### **2. Conflict with Other County Regulations**

If the provisions of these Regulations are inconsistent with one another, or if they conflict with provisions found in other adopted ordinances or regulations of the County, the more restrictive provision shall control.

#### **3. Conflict with Private Restrictions**

It is not the intent of these Regulations to interfere with, abrogate, or annul any easement, covenant, deed restriction, or other agreement between private properties. If the provisions of these Regulations impose a greater restriction than imposed by a private agreement, the provisions of these Regulations shall control. Where the provisions of a private agreement impose a greater restriction than these Regulations, the provisions of the private agreement shall control.

**Section 7. Zoning District Classifications**

**7.A. Effect on Established Zoning District Classifications**

**1. Districts Established**

These Regulations establish a classification system for designating Zoning District Classifications. Unincorporated Oklahoma County is hereby divided into zones as shown on the Zoning District Map. A digital Zoning District Map created through the use of geographic information technology is adopted as part of and is used in the administration and enforcement of these Regulations. The Zoning District Map as amended and all explanatory material shall be considered as part of these Regulations fully as if it were set out in this Article in detail. A copy of the Zoning District Map is maintained in the office of the Planning Department.

**2. Districts Eliminated**

With the adoption of these Regulations, the IR Rural Industrial Zoning District and the UN Unrestrictive Use Zoning District are eliminated from the official Zoning District Map and Zoning Classification.

**3. Right to Retain**

Any property classified as IR Rural Industrial Zoning District or UN Unrestrictive Use shall retain the right to all uses permitted in the district by that Section, whether the property has been developed or not. However, all properties henceforth reclassified to another zoning district under the provisions of these Regulations shall be subject to both the district use and development regulations of the applicable districts in these Regulations.

**4. Uniform Application of Regulations**

The development regulations of each zoning district and all other articles and regulations other than the district regulations subsection referred to in 'Subsection 3' above shall henceforth apply uniformly to all property within the Unincorporated area of Oklahoma County regardless of date of establishment of that property's zoning district classification.

**7.B. Final Plans and Development Plans Previously Approved**

All final applications and site development plans submitted prior to December \_\_, 2008, shall remain valid and subject to those provisions in effect at the time of approval.

**7.C. Completion of Approved and Legally Existing Building**

Nothing herein shall require any change in the plans, construction, or designated use of a building or structure which, prior to December \_\_, 2008, or prior to the effective date of an amendment to these Regulations, provided that the building or structure is either legally existing or a building permit has been issued prior to the applicable date. Notwithstanding these provisions, the actual construction and use of said buildings or structures shall be in accordance with those provisions in effect at the time the permit was issued or the building was constructed. However, such

## ***Article I - General Provisions***

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construction and proposed use of said building or structure shall not be in violation of any other regulation or law on December \_\_\_\_, 2008.

### **Section 8. Zoning Districts Established**

Zoning districts as set forth below are hereby established. The left side column contains the district symbol established by these Regulations. The center column contains the district name. The right side column indicates the district symbol prior to the Zoning Regulations adopted in 1991.

<b>TABLE 1. ZONING DISTRICTS ESTABLISHED</b>		
<b>District Symbol</b>	<b>District Name</b>	<b>(Prior to 1991)</b>
<b>AA</b>	<b>Agricultural &amp; Rural Residential</b>	<b>(A-2)</b>
<b>RA</b>	<b>Acreage Residential</b>	<b>(A-1, R-7)</b>
<b>RS</b>	<b>Urban Single-Family Residential</b>	<b>(R-1, R-5, R-6)</b>
<b>RD</b>	<b>Urban Duplex Residential</b>	<b>(R-2)</b>
<b>RM</b>	<b>Urban Multi-Family Residential</b>	<b>(R-3, R-4)</b>
<b>CR</b>	<b>Rural Commercial &amp; Office</b>	
<b>CL</b>	<b>Urban Limited Commercial &amp; Office</b>	<b>(C-1, C-3)</b>
<b>CG</b>	<b>Urban General Commercial &amp; Office</b>	<b>(C-2)</b>
<b>CH</b>	<b>Highway Commercial</b>	
<b>IU</b>	<b>Urban Industrial</b>	<b>(I-1, I-2, I-3)</b>

### **Section 9. Zoning Districts Eliminated**

Zoning districts as set forth below are hereby eliminated. The left side column contains the district symbol established. The center column contains the district name.

<b>TABLE 2. ZONING DISTRICTS ELIMINATED</b>	
<b>District Symbol</b>	<b>District Name</b>
<b>IR</b>	<b>Rural Industrial</b>
<b>UN</b>	<b>Unrestricted Use</b>

### **Section 10. Zoning District Map**

The boundaries of these districts are indicated on the Oklahoma County Zoning District Map, said map and all explanatory material thereon are hereby made a part of these Regulations.

### **Section 11. Interpretation of District Boundaries**

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the Zoning District Map, the following rules shall apply:

**11.A. Center of Streets**

Where district boundaries are indicated as approximately following the centerlines of streets or highways, or street lines or highway right-of-way lines, such centerlines, street lines, or highway right-of-way lines shall be construed to be such boundaries.

**11.B. Lot Lines**

Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.

**11.C. Parallel to Streets**

Where district boundaries are so indicated that they are approximately parallel to the centerlines or street lines of streets, or the centerlines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such scaled distance therefrom as indicated on the County Zoning District Map.

**11.D. Railroad Line**

Where the boundary of a district line follows a railroad line such boundary shall be deemed to be located on the easement line to which it is closest, which shall completely include or exclude the railroad easement unless otherwise designated.

**Section 12. Vacation of Public Easements**

Whenever, any street, alley or other public easement is vacated, the district classifications of the properties to which the vacated portions of land accrue shall become the classification of the vacated land.

**Section 13. Zoning for Properties for which No Designation is Shown**

Any area or tract of land within the zoning authority of Oklahoma County, for which there is no zoning district designation on the Zoning District Map, whether due to the absence of previous official action to rezone said property or for any other reason, shall henceforth be considered to be designated as being within the AA Agricultural & Rural Residential District.

**Section 14. Changing from Incorporated to Unincorporated**

Whenever any area or tract of land that is part of an incorporated city or town is changed to an unincorporated status, and said unincorporated area or tract lies within the boundaries of the zoning limits as defined on the Zoning District Map, said area or tract is hereby declared to be classified as a part of the AA Agricultural & Rural Residential District until otherwise classified; provided however, that if said area has been classified under the Oklahoma County Zoning Regulations as an unincorporated area within a period of two years prior to the change from an incorporated to an unincorporated status, said tract shall have the same zoning classification that was in existence at the time of the annexation, unless otherwise classified by the Board of County Commissioners.

*(Reserved)*

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## ARTICLE II. ZONING DISTRICT REGULATIONS

### Section 1. Purpose

The purpose of this article is to create zoning districts, to specify the nature and components of the permitted development within them; and to establish regulations regarding the physical character and intensity of development in order to protect the public health, safety, and welfare.

### Section 2. Zoning Districts Established

All land within Unincorporated portions of Oklahoma County shall be classified into one of the following zoning districts, unless subject to modification permitted by a special zoning district category established in ARTICLE IV. SPECIAL REGULATIONS and in ARTICLE V. GENERAL REGULATIONS:

- AA Agricultural & Rural Residential
- RA Acreage Residential District
- RS Urban Single-Family Residential District
- RD Urban Duplex Residential District
- RM Urban Multi-Family Residential District
- CR Rural Commercial & Office District
- CL Urban Limited Commercial & Office District
- CG Urban General Commercial & Office District
- CH Highway Commercial District
- IU Urban Industrial District

### Section 3. Organization of Zoning District Regulations

The development regulations for each zoning district listed herein contain three (3) major divisions:

#### 3.A. General Description

Subsection A within each zoning district Section provides a general description of the purpose and function of the district.

#### 3.B. District Use Regulations

Subsection B within each zoning district Section contains district use regulations. These provisions set forth “the location and use of buildings, structures, and land for trade, industry, residence, recreation, and other purposes.” (19 O.S. §868.12)

The District Use Regulations are divided into five (5) categories as follows:

## ***Article II - Zoning District Regulations***

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### **1. Permitted Use Category (P)**

The Permitted Uses category refers to those use units which are permitted in the district by right and without qualification. The uses permitted in each zoning district for each category are listed by use unit title and by a reference number. The reference number indicates the subsection within which contains a definition of the specific use unit.

### **2. Conditional Use Category (CU)**

The Conditional Uses category refers to those uses which are permitted provided they meet the special conditions described in the district in ARTICLE V of these Regulations. These conditions, if applied, will reduce any harmful influence which could be created by the location of a Conditional Use (See ARTICLE V. Section 2).

### **3. Special Exception Uses Category (SE)**

The Special Exception Uses category refers to those uses which cannot be located in the district without a public hearing before the Oklahoma County Board of Adjustment to determine that the proposed use is appropriate for an area, and can be developed with the assurance that surrounding land uses will be protected (see ARTICLE V. Section 3 and ARTICLE IX.2.E).

### **4. Special Permit Use Category (SU)**

The Special Permit Uses category refers to those uses which cannot be located in the district without a public hearing before the Oklahoma County Planning Commission and Board of County Commissioners to determine that the proposed use is appropriate for an area and can be developed with the assurance that surrounding land uses will be protected (see ARTICLE V. Section 4).

### **5. Accessory Use Category**

The Accessory Uses category lists those Accessory Uses which are permitted in the district. Regulations for permitted Accessory Uses are contained within the regulatory section for each zoning district (ARTICLE II), in ARTICLE V. 8.E and in ARTICLE V. Section 10 of these Regulations.

### **3.C. Development Regulations**

Subsection C within each zoning district Section contains development regulations which establish minimum or maximum requirements for such elements as set forth in 19 O.S. §868.12 including the height, number of stories and size of buildings, the percentage of a lot, tract, or parcel of property that may be occupied, the size of yards, courts and other open spaces, and the density of population.

**Section 4. AA Agricultural & Rural Residential District****4.A. General Description**

This district creates and reserves areas intended primarily for agricultural purposes. It permits low intensity residential development along with certain essential commercial and institutional uses. It is not intended that this district provide a lower standard of development than is authorized in other districts. Regulations for use, area, and intensity of use are designed to encourage and protect agricultural uses on a permanent basis or until such time as urbanization takes place and an appropriate change in district classification is made.

**4.B. District Use Regulations****1. Permitted Uses**

- a. Single-Family Residential (201.1).
- b. Mobile Home Residential: Single Dwelling (201.51)
- c. Light Public Protection and Utility: Restricted (301)
- d. Light Public Protection and Utility: General (301.2)
- e. Low Impact Institutional: Neighborhood Related (304.1)
- f. Low Impact Institutional: Residential Oriented (304.15)
- g. Community Recreation: Property Owners Association (306.3)
- h. Animal Sales and Services: Grooming (404)
- i. Animal Sales and Services: Horse Stables (405)
- j. Public Signs (432.1)
- k. Animal Sales and Services: Kennels and Veterinary, Restricted (406)
- l. Horticulture (701)
- m. Row and Field Crops (702)
- n. Animal Raising: Personal (703.1)
- o. Animal Raising: Commercial (703.2)
- p. Agricultural Processing: Limited (705.1)

**2. Conditional Uses**

The following uses are permitted subject to the conditions contained below and to the applicable provisions of ARTICLE V. Section 2 of these Regulations and subject to other provisions as indicated below.

**a. Conditional Uses Permitted:**

- (1) Community Recreation: Restricted (306.1)
- (2) Community Recreation: General (306.2)
- (3) Fireworks Sales (422)
- (4) Neighborhood Identification Signs (432.2)
- (5) Temporary Signs (432.3)
- (6) Above-Ground Flammable Liquid Storage: Restricted (511.2)

## ***Article II - Zoning District Regulations***

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### **b. Conditions for Approval:**

- (1) Fireworks Sales (422)
  - (a) A Building Permit shall be required prior to the construction, erection, or relocation of any structure from which fireworks are to be sold. A Certificate of Occupancy shall be required prior to each and every reopening of any structure from which fireworks are to be sold during periods duly authorized for the legal sale of fireworks. Said Building Permits and Certificates of Occupancy shall be obtained only upon compliance with the applicable provisions of ARTICLE X. Section 2 of these Regulations and with the further provisions listed below.
  - (b) Fireworks Sales and the structures from which fireworks are to be sold shall comply with all applicable requirements of the State Fire Marshal's Office, the Oklahoma Tax Commission, and other State and Federal agencies having jurisdiction over Fireworks Sales.
  - (c) Sites for Fireworks Sales shall front or have direct access to section line roads, designated State highways or to streets meeting minimum design standards for an arterial street as designated on the County's Major Streets and Highways Plan.
- (2) Neighborhood Identification Signs (432.2) and Temporary Signs (432.3) shall be subject to the provisions of ARTICLE VI of these Regulations.
- (3) Above-Ground Flammable Liquid Storage: Restricted (511.2)
  - (a) Minimum Lot Area: Ten (10) Acres
  - (b) There shall be a minimum separation of 1,000 feet from property in the RA, RS, RD, or RM districts, and a minimum separation of one-thousand (1,000) feet from property in a Planned Unit Development (PUD) district which has been designated for residential use.
  - (c) Minimum setback: Twenty-five (25) feet from any property line.
  - (d) Material contained in the storage tanks shall be used only for agriculturally related uses carried out on the same property on which the tank is located.
  - (e) All flammable liquid storage must meet applicable County, State, and Federal regulations for fire safety and air and water quality.
- (4) All other Conditional Uses listed above shall comply with all standards and provisions of this zoning district, unless specifically modified by the provisions listed below:
  - (a) The site shall front or have direct access to a street meeting minimum design standards for at least a collector street, as designated on the County's Major Streets and Highways Plan.
  - (b) Lighted outdoor facilities shall not be located closer than twenty (20) feet to any property line that adjoins a residential use, and all lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

- (c) No off-street parking or loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district or any area designated for residential development in a PUD.

**3. Special Exception Uses**

The following uses may be authorized by the Board of Adjustment subject to the applicable provisions of ARTICLE V. Section 3 of these Regulations:

- a. Mobile Home Residential: Hardship Provision (201.53)
- b. Moderate Impact Institutional (304.2)
- c. Animal Sales and Services: Auctioning (403)
- d. Animal Sales and Services: Kennels and Veterinary, General (407)
- e. Automotive: Parking Lot (408.1)
- f. Care Facility: Day Care Center (415.53)
- g. Care Facility: Adult Day Care (415.55)
- h. Communications Services: Towers (416.2)
- i. Funeral and Interment Services: Interring (423.3)
- j. Funeral and Interment Services: Animal Interment (423.4)
- k. Participant Recreation and Entertainment: Outdoor (427.2)
- l. Transient Accommodations: Campground (434.1)
- m. Agricultural Processing: General (705.2)

**4. Special Permit Uses**

The following uses may be authorized by the Board of County Commissioners subject to the applicable provisions of ARTICLE V. Section 4:

- a. Heavy Public Protection and Utility: General (302.1)
- b. Sanitary Landfill (302.2)
- c. Hazardous Waste Disposal (302.3)
- d. High Impact Institutional (304.3)
- e. Community-Based Care Facility (308)
- f. Residential Care Facility (308.1)
- g. Spectator Sports and Entertainment: High Impact (433.3)
- h. Hazardous Industrial (508)
- i. Stockyards (509)
- j. Transportation Facilities: Surface Passenger (601)
- k. Transportation Facilities: Aircraft (603)
- l. Animal Raising: Commercial Feed Lots (703.3)

## ***Article II - Zoning District Regulations***

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### **5. Accessory Uses**

The following uses are permitted as Accessory Uses when carried out in conjunction with allowed primary uses. The primary uses shall be subject to applicable use and development regulations of this district and to other applicable provisions of these Regulations. In addition, specific Accessory Uses may be subject to additional requirements as indicated below:

- a. General Accessory Structures
- b. Fence
- c. Accessory Signs (432.4), subject to the provisions of ARTICLE VI
- d. Home Occupation (202), subject to provisions of ARTICLE V. 6.A
- e. Above-Ground Flammable Liquid Storage: Accessory (511.1)

### **4.C. Development Regulations**

#### **1. Minimum Lot Size**

- a. **Residential uses:** Two (2) acres, except as provided in subsection C.1.c below
- b. **All other uses:** Ten (10) acres, except as provided in subsection C.1.c below
- c. Where a lot has less area than required under the provisions of subsections a and b above and is currently eligible for Deed Approval under the Subdivision Regulations of Oklahoma County, that lot may be used and developed only for "RA" Acreage Residential District uses, including Conditional and Special Permit uses, and subject further to the development regulations of the RA district.

#### **2. Intensity of Use**

- a. **Maximum Lot Coverage**
  - (1) Residential uses: Ten (10) percent.
  - (2) Non-residential uses: Thirty (30) percent.
- b. **Density: Two (2) acres per dwelling unit (0.5 du/ac)**

#### **3. Minimum Lot Width**

Minimum lot width shall be one-hundred fifty (150) feet, measured at the required front building line.

**4. Site Design Requirements**

**a. Height: No building shall exceed forty-five (45) feet in height.**

**b. Yard - Front: Fifty (50) foot minimum**

There shall be a front yard having a depth of not less than fifty (50) feet measured from the front lot line; provided, however, that the following minimum front yard standards shall apply for all lots abutting the described streets:

(1) Section Line Road: One-Hundred (100) feet, measured from the centerline.

(2) Collector Street: Eighty (80) feet, measured from the centerline.

(3) Local Street: Seventy-five (75) feet, measured from the centerline.

**c. Yard - Side: Twenty-five (25) feet**

**d. Yard - Rear: Twenty-five (25) feet**

**e. Separation from Oil and Gas Extraction Equipment**

A minimum separation of three hundred (300) feet is required between any primary residential structure and all primary and incidental oil and gas drilling operations, including, but not limited to, oil and gas wellheads, oil and gas storage apparatus and tank batteries, and equipment.

**5. Off-Street Parking and Loading**

All uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the requirements established in ARTICLE VIII of these Regulations.

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*(Reserved)*

**Section 5. RA Acreage Residential District**

**5.A. General Description**

This district provides single-family residential housing with rural amenities in the rural development areas of the County. Special attention should be given to overall design and location of lots within this district to assure provision of light, air, and open space and to protect the area from being subject to intensified zoning once the district has been established and developed.

**5.B. District Use Regulations**

**1. Permitted Uses**

- a. Single-Family Residential (201.1)
- b. Mobile Home Residential: Single Dwelling (201.51)
- c. Light Public Protection and Utility: Restricted (301.1)
- d. Low Impact Institutional: Residentially Oriented (304.15)
- e. Community Recreation: Property Owners Association (306.3)
- f. Public Signs (432.1)

**2. Conditional Uses**

The following uses are permitted subject to the conditions contained below and to the applicable provisions of ARTICLE V. Section 2 of these Regulations or subject to other provisions as indicated below.

**a. Conditional Uses Permitted**

- (1) Light Public Protection and Utility: General (301.2)
- (2) Low Impact Institutional: Neighborhood Related (304.1)
- (3) Library Services and Community Centers (305.2)
- (4) Community Recreation: Restricted (306.1)
- (5) Neighborhood Identification Signs (432.2)
- (6) Temporary Signs (432.3)
- (7) Animal Raising: Personal (703.1)

**b. Conditions for Approval**

- (1) Neighborhood Identification Signs (432.2), Temporary Signs (432.3) shall be subject to applicable provisions of ARTICLE VI and Animal Raising: Personal (703.1) shall be subject to applicable provisions of ARTICLE V.6.B of these Regulations.
- (2) All other Conditional Uses listed above shall comply with all standards and provisions of this zoning district, unless specifically modified by the provisions listed below:
  - (a) Each use shall comply with all standards and provisions of this zoning district, unless specifically modified herein.
  - (b) The site shall front or have direct access to a street, as designated on the County's Major Streets and Highways Plan.

## ***Article II - Zoning District Regulations***

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- (c) No building shall be located closer than twenty (20) feet to any lot line abutting any residential use.
- (d) All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- (e) No off-street parking or loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district or any area designated for residential developing in a PUD.

### **3. Special Exception Uses**

The following uses may be authorized by the Board of Adjustment subject to the applicable provisions of ARTICLE V. Section 3 of these Regulations:

- a. Mobile Home Residential: Hardship Provision (201.53)
- b. Moderate Impact Institutional (304.2)
- c. Community Recreation: General (306.2)
- d. Automotive: Parking Lot (408.1)
- e. Care Facility: Day Care Center (415.53)
- f. Care Facility: Adult Day Care (415.55)

### **4. Special Permit Uses**

The following uses may be authorized by the Board of County Commissioners subject to the applicable provisions of ARTICLE V. Section 4 of these Regulations:

- a. Heavy Public Protection and Utility: General (302.1)
- b. High Impact Institutional (304.3)
- c. Community-Based Care Facility (308)

### **5. Accessory Uses**

The following uses are permitted as accessory uses when carried out in conjunction with allowed primary uses. The primary and Accessory Uses shall be subject to applicable use and development regulations of this district and to other applicable provisions of these Regulations. In addition, specific Accessory Uses may be subject to additional requirements as indicated below:

- a. General Accessory Structures
- b. Fences
- c. Home Occupation (202); subject to the provisions of ARTICLE V. 6.A
- d. Accessory Signs (432.1); subject to the provisions of ARTICLE VI
- e. Above-Ground Flammable Liquid Storage: Accessory (511.1)

**5.C. Development Regulations****1. Minimum Eligible for Rezoning**

Minimum Parcel Size Eligible for Rezoning: More than ten (10) acres.

**2. Minimum Lot Size for Development**

Minimum Lot Size for Development: One (1) acre.

**3. Intensity of Use**

**a. Maximum Lot Coverage: Twenty (20) percent**

**b. Density: A minimum of one (1) acre per dwelling unit (1 du/ac)**

**4. Minimum Lot Width**

**a.** Three hundred (300) feet, as measured at the required front building line, for parcels with access to rural minor and major arterial streets as defined by the County's Major Streets and Highways Plan.

**b.** One-hundred twenty (120) feet, as measured at the required front building line, for parcels with access to local or collector streets, as defined by the County's Major Streets and Highways Plan.

**5. Site Design Requirements**

**a. Height: No building shall exceed two and one half (2½) stories or thirty-five (35) feet in height.**

**b. Yard - Front: Forty (40) foot minimum**

There shall be a front yard having a depth of not less than forty (40) feet measured from the front lot line; provided, however, that the following minimum front yard standards shall apply for all lots abutting the described streets:

(1) Section Line Road: Ninety (90) feet, measured from the centerline.

(2) Collector Street: Seventy (70) feet, measured from the centerline.

(3) Local Street: Sixty-five (65) feet, measured from the centerline.

**c. Yard - Side: Twenty-five (25) feet**

**d. Yard - Rear: Twenty-five (25) feet**

**e. Separation from Oil and Gas Extraction Equipment**

A minimum separation of three-hundred (300) feet is required between any primary residential structure and all primary and incidental oil and gas drilling operations, including, but not limited to, oil and gas wellheads, oil and gas storage apparatus and tank batteries, and equipment.

**6. Off- Street Parking and Loading**

All uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the provisions of ARTICLE VIII of these Regulations.

## Article II - Zoning District Regulations

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*(Reserved)*

**Section 6. RS Urban Single-Family Residential District**

**6.A. General Description**

This is the least restrictive single-family residential district. The principal use of land is the single-family residence; provision is made for related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element.

This district meets the requirements of 19 O.S. §868.12 for a separate zoning district for single-family dwellings.

**6.B. District Use Regulations**

**1. Permitted Uses**

- a. Single-Family Residential (201.1)
- b. Mobile Home Residential: Single Dwelling (210.51)
- c. Light Public Protection and Utility: Restricted (301.1)
- d. Low Impact Institutional: Residential Oriented (304.15)
- e. Community Recreation: Property Owners Association (306.3)
- f. Public Signs (432.1)

**2. Conditional Uses**

The following uses are permitted subject to the conditions contained below and to the applicable provisions of ARTICLE V. Section 2 of these Regulations:

**a. Conditional Uses Permitted**

- (1) Light Public Protection and Utility: General (301.2)
- (2) Low Impact Institutional: Neighborhood Related (304.1)
- (3) Library Services and Community Centers (305.2)
- (4) Community Recreation: Restricted (306.1)
- (5) Neighborhood Identification Signs (432.2)
- (6) Temporary Signs (432.3)

**b. Conditions for Approval**

- (1) Neighborhood Identification Signs (432.2) and Temporary Signs (432.3) shall be subject to the provisions of ARTICLE VI.
- (2) All other Conditional Uses listed above shall comply with all standards and provisions of the zoning district, unless specifically modified by the provisions listed below:
  - (a) Each use shall comply with all standards and provisions of this zoning district, unless specifically modified by this section.
  - (b) The site shall front or have direct access to a street meeting minimum design standards for at least a collector street as designated on the County's Major Streets and Highways Plan.

## ***Article II - Zoning District Regulations***

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- (c) No building shall be located closer than twenty (20) feet to any lot line abutting any residential use.
- (d) Minimum Lot Size:
  - i. Light Public Protection and Utility: General - 20,000 sq. ft.
  - ii. Low Impact Institutional: Neighborhood Related - 40,000 sq. ft.
  - iii. Library Services and Community Centers - 40,000 sq. ft.
  - iv. Community Recreation: Restricted – 80,000 sq. ft.
- (e) All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- (f) No off-street parking or loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district or areas designated for residential development in a PUD.

### **3. Special Exception Uses**

The following uses may be authorized by the Board of Adjustment subject to the provisions of ARTICLE V. Section 3 of these Regulations.

- a. Mobile Home Residential: Hardship Provision (201.53).
- b. Moderate Impact Institutional (304.2)
- c. Community Recreation: General (306.2)
- d. Automotive: Parking Lot (408.1)
- e. Care Facility: Day Care Center (415.53)
- f. Care Facility: Adult Day Care (415.55)

### **4. Special Permit Uses**

The following uses may be authorized by the Board of County Commissioners subject to the applicable provisions of ARTICLE V. Section 4 of these Regulations.

- a. Heavy Public Protection and Utility: General (302.1)
- b. High Impact Institutional (304.3)
- c. Community-Based Care Facility (308)

### **5. Accessory Uses**

The following uses are permitted as Accessory Uses when carried out in conjunction with allowed primary uses. The primary and Accessory Uses shall be subject to applicable use and development regulations of this district and to other applicable provisions of these Regulations. In addition, specific Accessory Uses may be subject to additional requirements as indicated below:

- a. General Accessory Structures
- b. Carport
- c. Fence
- d. Parking for Recreational Vehicle, Boat, Trailer, or Similar Use
- e. Home Occupation (202), subject to the provisions of ARTICLE V. 6.A
- f. Accessory Signs (432.4), subject to the provisions of ARTICLE VI

**6.C. Development Regulations**

**1. Minimum Lot Size**

6,000 sq. ft. minimum lot size

**2. Intensity of Use**

**a. Maximum Lot Coverage: Fifty (50) percent**

**b. Density: 6,000 sq. ft. per dwelling unit (7.26 du/ac)**

**3. Minimum Lot Width**

Fifty (50) feet for permitted residential uses; one-hundred (100) feet for all other Permitted Uses, measured at the required front building line.

**4. Site Design Requirements**

**a. Height: No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height**

**b. Yard - Front: Twenty-five (25) feet minimum**

Twenty-five (25) feet from platted lot line; provided however, the following minimum front yard standards shall apply for all lots abutting the described streets:

(1) Section Line Road: Seventy-five (75) feet, measured from the centerline.

(2) Collector Street: Fifty-five (55) feet, measured from the centerline.

(3) Local Street: Fifty (50) feet, measured from the centerline.

**c. Yard - Side: Five (5) feet for interior lot lines and fifteen (15) feet for lot lines abutting a street**

**d. Yard - Rear: Ten (10) feet rear yard setback required**

**e. Separation from Oil and Gas Extraction Equipment**

A minimum separation of three-hundred (300) feet is required between any primary residential structure and all primary and incidental oil and gas drilling operations, including, but not limited to, oil and gas wellheads, oil and gas storage apparatus and tank batteries, and equipment.

**5. Landscaping**

Landscaping shall be provided as required under the provisions of ARTICLE VII.

**6. Off-Street Parking and Loading**

All uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the provisions of ARTICLE VIII of these Regulations.

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*(Reserved)*

**Section 7. RD Urban Duplex Residential District****7.A. General Description**

This is a residential district with restrictions similar to the RS District. The purpose of the district is to create and preserve residential area with a broad range of housing types and densities in proximity to essential support services. The regulations provide incentives for infill housing development consistent with the existing character and density of an area. Provision is also made for non-residential uses which support residential development.

This district meets the requirements of 19 O.S. §868.12 for a separate zoning district for two-family dwellings.

**7.B. District Use Regulations****1. Permitted Uses**

- a. Single-Family Residential (201.1)
- b. Two-Family Residential (201.2)
- c. Mobile Home Residential, Single Dwelling (201.51)
- d. Light Public Protection and Utility: Restricted (301.1)
- e. Low Impact Institutional: Residentially Oriented (304.15)
- f. Community Recreation: Property Owners Association (306.3)
- g. Public Signs (432.1)

**2. Conditional Uses**

The following uses are permitted subject to the conditions contained below and to applicable provisions of ARTICLE V. Section 2 of these Regulations or subject to other provisions as indicated below:

**a. Conditional Uses Permitted**

- (1) Light Public Protection and Utility: General (301.2)
- (2) Low Impact Institutional: Neighborhood Related (304.1)
- (3) Library Service and Community Centers (305.2)
- (4) Community Recreation: Restricted (306.1)
- (5) Neighborhood Identifications Signs (432.2)
- (6) Temporary Signs (432.3)

**b. Conditions for Approval**

- (1) Neighborhood Identification Signs (432.2) and Temporary Signs (432.3) shall be subject to applicable provisions of ARTICLE VI these Regulations.
- (2) All other Conditional Uses listed above shall comply with all standards and provisions of this zoning district, unless specifically modified by the provisions listed below:
  - (a) Each use shall comply with all standards and provisions of this zoning district, unless specifically modified by this section.

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- (b) The site shall front or have direct access to a street meeting the minimum design standards for at least a collector street, as designated on the County's Major Streets and Highways Plan.
- (c) No building shall be located closer than twenty (20) feet to any lot line abutting any residential use.
- (d) Minimum Lot Size:
  - i. Light Public Protection and Utility: General - 20,000 sq. ft.
  - ii. Low Impact Institutional: Neighborhood Related - 40,000 sq. ft.
  - iii. Community Recreation: Restricted - 80,000 sq. ft.
- (e) All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- (f) No off-street parking or loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district or areas designated for residential development in a PUD.

### **3. Special Exception Uses**

The following uses may be authorized by the Board of Adjustment subject to the applicable provisions of ARTICLE V. Section 3 of these Regulations:

- a. Mobile Home Residential: Hardship Provision (201.53)
- b. Moderate Impact Institutional (304.2)
- c. Community Recreation: General (306.2)
- d. Automotive: Parking Lot (408.1)
- e. Care Facility: Day Care Center (415.53)
- f. Care Facility: Adult Day Care (415.55)

### **4. Special Permit Uses**

The following uses may be authorized by the Board of County Commissioners subject to the applicable provisions of ARTICLE V. Section 4 of these Regulations:

- a. Mobile Home Residential: Mobile Home Parks (201.52)
- b. Heavy Public Protection and Utility: General (302.1)
- c. High Impact Institutional (304.3)
- d. Community-Based Care Facility (308)

### **5. Accessory Uses**

The following uses are permitted as Accessory Uses when carried out in conjunction with allowed primary uses. The primary and Accessory Uses shall be subject to the applicable use and development regulations of this district and to other applicable provisions of these Regulations. In addition, specific Accessory Uses may be subject to additional requirements as indicated below:

- a. General Accessory Structures
- b. Carport
- c. Fence

- d. Parking for Recreational Vehicle, Boat, Trailer, or Similar Use
- e. Home Occupation (202), subject to the provisions of ARTICLE V. 6.A
- f. Accessory Signs (432.4), subject to the requirements of ARTICLE VI

**7.C. Development Regulations**

**1. Minimum Lot Size**

- a. 5,000 sq. ft. for single-family residences
- b. 6,000 sq. ft. for two-family residences

**2. Intensity of Use**

- a. **Maximum Lot Coverage: Fifty (50) percent.**
- b. **Density:**
  - (1) 5,000 sq. ft. per dwelling unit for single-family residences (8.71 du/ac)
  - (2) 3,000 sq. ft. per dwelling unit for two-family residences (14.52 du/ac)

**3. Minimum Lot Width**

Fifty (50) feet for dwellings, one-hundred (100) feet for other uses measured at the required front building line.

**4. Site Design Requirements**

- a. **Height: No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height.**
- b. **Yard - Front: Twenty-five (25) feet minimum**

Twenty-five (25) feet from front lot line; provided, however, the following minimum front yard standards shall apply for all lots abutting the described streets:

  - (1) Section Line Road: Seventy-five (75) feet, measured from the centerline.
  - (2) Collector Street: Fifty-five (55) feet, measured from the centerline.
  - (3) Local Street: Fifty (50) feet, measured from the centerline.
- c. **Yard - Side: Five (5) feet for interior lot lines and fifteen (15) feet for lot lines abutting a street.**
- d. **Yard - Rear: Ten (10) feet.**
- e. **Separation from Oil and Gas Extraction Equipment**

A minimum separation of three-hundred (300) feet is required between any primary residential structure and all primary and incidental oil and gas drilling operations, including, but not limited to, oil and gas wellheads, oil and gas storage apparatus and tank batteries, and equipment.

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5. **Landscaping Requirements**

Landscaping shall be provided in accordance with the provisions of ARTICLE VII of these Regulations.

6. **Off-Street Parking and Loading**

All uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the provisions of ARTICLE VIII of these Regulations.

**Section 8. RM Urban Multi-Family Residential District**

**8.A. General Description**

This is a medium density residential district which encourages multiple family developments representing a broad variety of housing types. The regulations are designed to facilitate moderate density infill residential uses. Provisions are made for conditional approval of those uses which support and service the development in a manner that will not have a harmful affect on the character of existing neighborhoods and which will reduce dependence upon automobile transportation by encouraging the population densities that support mass transportation.

This district meets the requirements of 19 O.S. §868.12 for a separate zoning district for multiple family dwellings.

**8.B. District Use Regulations**

**1. Permitted Uses**

- a. Single-Family Residential (201.1)
- b. Two-Family Residential (201.2)
- c. Three and Four-Family Residential (201.3)
- d. Multiple-Family Residential: Moderate Intensity (201.41)
- e. Mobile Home Residential: Single Dwelling (201.51)
- f. Group Residential (201.6)
- g. Light Public Protection and Utility: Restricted (301.1)
- h. Low Impact Institutional: Residentially Oriented (304.5)
- i. Community Recreation: Property Owners Association (306.3)
- j. Public Signs (432.1)

**2. Conditional Uses**

The following uses are permitted subject to the conditions contained below and to the applicable provisions of ARTICLE V. Section 2 of these Regulations or subject to other provisions as indicated below.

**a. Conditional Uses Permitted**

- (1) Mobile Home Residential: Mobile Home Parks (201.52)
- (2) Congregate Care Housing (201.7)
- (3) Light Public Protection and Utility: General (301.2)
- (4) Low Impact Institutional: Neighborhood Related (304.1)
- (5) Library Services and Community Centers (305.2)
- (6) Community Recreation: Restricted (306.1)
- (7) Neighborhood Identifications Signs (432.2)
- (8) Temporary Signs (432.3)

**b. Conditions for Approval**

- (1) Neighborhood Identification Signs (432.2) and Temporary Signs (432.3) shall be subject to the applicable provisions of ARTICLE VI.

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- (2) All other Conditional Uses listed above shall comply with all standards and provisions of this zoning district, unless specifically modified by the provisions listed below:
  - (a) Each use shall comply with all standards and provisions of this zoning district, unless specifically modified by this section.
  - (b) The site shall front or have direct access to a street meeting minimum design standards for at least a collector street, as designated on the County's Major Streets and Highways Plan.
  - (c) No building shall be located closer than twenty (20) feet to any lot abutting any residential use.
  - (d) Mobile Home Parks shall obtain any required licenses and meet any standards set forth in regulations pertaining to license requirements.
  - (e) Minimum Lot Size:
    - i. Light Public Protection and Utility: General - 20,000 sq. ft.
    - ii. Low Impact Institutional: Neighborhood Related - 40,000 sq. ft.
  - (f) All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
  - (g) No off-street parking or loading space shall be closer than twenty (20) feet to any lot line abutting a residential district.

### **3. Special Exception Uses**

The following uses may be authorized by the Board of Adjustment subject to the applicable provisions of ARTICLE V. Section 3 of these Regulations:

- a. Mobile Home Residential: Hardship Provision (201.53).
- b. Moderate Impact Institutional (304.2)
- c. Community Recreation: General (306.2)
- d. Automotive: Parking Lot (408.1)
- e. Care Facility: Day Care Center (415.53)
- f. Care Facility: Adult Day Care (415.55)

### **4. Special Permit Uses**

The following uses may be authorized by the Board of County Commissioners subject to the applicable provisions of ARTICLE V. Section 4 of these Regulations:

- a. Multiple-Family Residential: High Intensity (201.42)
- b. Heavy Public Protection and Utility: General (302.1)
- c. High Impact Institutional (304.3)
- d. Community-Based Care Facility (308)
- e. Residential Care Facility (308.1)

**5. Accessory Uses**

The following uses are permitted as Accessory Uses when carried out in conjunction with allowed primary uses. The primary and Accessory Uses shall be subject to applicable use and development regulations of this district and to other applicable provisions of these Regulations. In addition, specific Accessory Uses may be subject to additional requirements as indicated below:

- a. General Accessory Structures
- b. Carport
- c. Fence
- d. Parking for Recreational Vehicle, Boat, Trailer, or Similar Use
- e. Home Occupation (202), subject to the provisions of ARTICLE V. 6.A
- f. Accessory Signs, subject to the provisions of ARTICLE VI

**8.C. Development Regulations**

**1. Minimum Eligible for Rezoning**

Minimum parcel size for rezoning is ten (10) acres.

**2. Minimum Lot Size**

- a. 5,000 sq. ft. - Single-Family Lots
- b. 5,000 sq. ft. - Two-Family Lots
- c. 7,500 sq. ft. - all others

**3. Intensity of Use**

- a. 5,000 sq. ft. per dwelling unit - Single-Family Residence (8.71 du/ac)
- b. 2,500 sq. ft. per dwelling unit - Two-Family Residence (17.42 du/ac)
- c. 2,200 sq. ft. per dwelling unit - All others with a maximum of eight (8) attached dwelling units per structure (19.8 du/ac)
- d. These standards for intensity of use may be modified for Multiple-Family Residential: High Intensity (201.42) under the provisions of an approved Special Permit.

**4. Minimum Lot Width**

Fifty (50) feet for dwellings, one-hundred (100) feet for other uses, measured at the required front building line.

**5. Site Design Requirements**

**a. Height**

- (1) Where abutting an AA, RA, RS, or RD zoning district, or abutting an area within a Planned Unit Development (PUD) district designated for single-family residential, mobile home residential, single dwelling, or two-family residential uses, the maximum height of all uses other than single-family residential and two-family residential shall be twenty (20) feet and the building shall contain no more than one (1) story within sixty (60) feet of said district. In no case shall the maximum height exceed thirty-five (35) feet and the building shall contain no more than

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two (2) stories.

- (2) In all other cases including single-family residential and two-family residential, the maximum height shall not exceed thirty-five (35) feet and the building shall contain no more than two (2) stories.

**b. Yard - Front: Twenty-five (25) feet minimum**

Twenty-five (25) feet from front lot line; provided however, the following minimum front yard standards shall apply for all lots abutting the described streets:

- (1) Section Line Road: One-hundred (100) feet measured from the centerline of the road.
- (2) Collector Street: Eighty (80) feet from centerline.
- (3) Local Street: Seventy-five (75) feet from centerline.

**c. Yard - Side: Five (5) feet for interior lot lines and fifteen (15) feet for lot lines abutting a street.**

**d. Yard - Rear: Fifteen (15) feet**

**e. Separation from Oil and Gas Extraction Equipment**

A minimum separation of three-hundred (300) feet is required between any primary residential structure and all primary and incidental oil and gas drilling operations, including, but not limited to, oil and gas wellheads, oil and gas storage apparatus and tank batteries, and equipment.

**f. Parking Lot Setback**

No parking lot or access driveway shall be located within twenty (20) feet of any property zoned AA, RA, RS, or RD, or within twenty (20) feet of property in a Planned Unit Development (PUD) which has been designated for Single-Family Residential, Single-Unit Mobile Home, or Two-Family Residential uses.

**6. Screening and Landscaping Requirements**

- a. Property abutting an AA, RA, RS or RD district or abutting property in a Planned Unit Development (PUD) designated for Single-Family, Single-Unit Mobile Home, or Two-Family Residential development shall provide sight-proof screening in accordance with the provisions of ARTICLE VII, Section 3 of these Regulations.
- b. All property shall be landscaped in accordance with the provisions of ARTICLE VII, of these Regulations.

**7. Off-Street Parking and Loading**

In addition to the requirements of Section 8.C above, all uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the provisions of ARTICLE VIII of these Regulations.

**Section 9. CR Rural Commercial District****9.A. General Description**

This district is intended to provide for a limited number of commercial activities and personal services serving the needs of residents of rural areas. This district would be located where urban utilities and services are not generally available.

**9.B. District Use Regulations****1. Permitted Uses**

- a. Light Public Protection and Utility: Restricted (301.1)
- b. Light Public Protection and Utility: General (301.2)
- c. Low Impact Institutional: Neighborhood Related (304.1)
- d. Administrative and Professional Office (401)
- e. Animal Sales and Services: Grooming (404)
- f. Convenience Sales and Personal Services (418)
- g. Food and Beverage Retail Sales (421)
- h. Repair Services: Consumer (429)
- i. Public Signs (432.1)

**2. Conditional Uses**

The following uses are permitted subject to the conditions contained below and to the applicable provisions of ARTICLE V. Section 2 of these Regulations or subject to other provisions as indicated below:

**a. Conditional Uses Permitted**

- (1) Agricultural Supplies and Services (402)
- (2) Animal Sales and Services: Horse Stables (405)
- (3) Animal Sales and Services: Kennels and Veterinary, Restricted (406)
- (4) Automotive and Equipment: Cleaning and Repairs, Light Equipment (410.1)
- (5) Eating Establishment: Sit-down, Alcohol Not Permitted (419.1)
- (6) Gasoline Sales: Restricted (424.1)
- (7) Participant Recreation and Entertainment: Indoor (427.1)
- (8) Personal Storage (428.5)
- (9) Temporary Signs (432.3)
- (10) Horticulture (701)
- (11) Animal Raising: Personal (703.1)

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### **b. Conditions for Approval**

- (1) Temporary Signs (432.3) shall be subject to applicable provisions of ARTICLE VI.2.C.3 of these Regulations
- (2) Animal Raising: Personal (703.1) shall be subject to applicable provisions of ARTICLE V.6.B of these Regulations
- (3) All other Conditional Uses listed above shall comply with all standards and provisions of this zoning district, unless specifically modified by the provisions listed below:
  - (a) The property line must be separated by a minimum of two-hundred (200) feet from an RA, RS, RD, or RM district or from areas designated for residential development within PUD.
  - (b) All areas of storage, display, or outdoor use shall be set back from adjacent property lines by a minimum of forty (40) feet.

### **3. Special Exception Uses**

The following uses may be authorized by the Board of Adjustment subject to the applicable provisions of ARTICLE V. Section 3 of these Regulations.

- a. Moderate Impact Institutional (304.2)
- b. Kennels and Veterinary: General (407)
- c. Automotive Parking Lot (408.1)
- d. Care Facility: Day Care Center (415.53)
- e. Care Facility: Adult Day care (415.53)
- f. Funeral and Interment Services: Undertaking (423.1)
- g. Funeral and Interment Services: Cremating (432.2)
- h. Funeral and Interment Services: Interring (423.3)
- i. Funeral and Interment Services: Animal Interment (423.4)
- j. Retail Sales: Outdoor Swap Meet (432)

### **4. Special Permit Uses**

The following uses may be authorized by the Board of County Commissioners subject to the applicable provisions of ARTICLE V. Section 4 of these Regulations:

- a. Heavy Public Protection and Utility: General (302.1)
- b. High Impact Institutional (304.3)
- c. Community-Based Care Facility (308)
- d. Residential Care Facility (308.1)

**5. Accessory Uses**

The following uses are permitted as Accessory Uses when carried out in conjunction with allowed primary uses. The primary and Accessory Uses shall be subject to applicable use and development regulations of this district and to other applicable provisions of these Regulations. In addition, specific Accessory Uses may be subject to additional requirements as indicated below:

- a. General Accessory Structures (see ARTICLE V. 8.E)
- b. Carport
- c. Fence
- d. Parking for Recreational Vehicle, Boat, Trailer, or Similar Use
- e. One residential dwelling from the following use units: Single-Family Residential or Mobile Home Residential: Single Dwelling. The residential unit shall be the primary residence of the owner(s) or primary manager(s) of the commercial use on the property. The only residents of the unit shall be the owner or manager and his/her family.
- f. Accessory Signs - Subject to the provisions of ARTICLE VI
- g. Above-Ground Flammable Liquid Storage: Accessory (511.1)

**9.C. Development Regulations****1. Minimum Eligible for Rezoning**

Two (2) acres minimum; five (5) acres maximum

**2. Minimum Eligible for Development**

Two (2) acres minimum

**3. Minimum Lot Width**

Two-hundred fifty (250) feet minimum measured at front building line

**4. Intensity of Development**

Maximum fifty (50) percent of the parcel may be covered by buildings, structures, and areas for vehicle movement and parking, loading and unloading, and storage of materials.

**5. Site Design Requirements****a. Height: Thirty-five (35) feet maximum; two (2) stories****b. Yard - Front: Twenty-five (25) feet minimum**

There shall be a front yard having a depth of not less than twenty-five (25) feet measured from the front lot line provided, however, that the following minimum front yard standards shall apply for all lots abutting the described streets:

- (1) Section Line Road: Seventy-five (75) feet from the centerline.
- (2) Collector Street: Fifty-five (55) feet from the centerline.
- (3) Local Street: Fifty (50) feet measured from the centerline.

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### **c. Yard - Side:**

None, except where a platted building line exists, or as provided below:

- (1) Where abutting an AA, RA, RS, RD, or RM district or areas designated for residential development within a PUD, a landscaped buffer strip a minimum ten (10) feet in width shall be provided, and the building line setback shall be a minimum thirty-five (35) feet.
- (2) Exterior lot line shall be a minimum fifteen (15) feet except where abutting an arterial street: Minimum seventy-five (75) feet from the centerline of the street.

### **d. Yard - Rear**

None, except where a rear lot line abuts an AA, RA, RS, RD, or RM district or areas designated for residential development within a PUD, a landscaped buffer strip a minimum ten (10) feet in width shall be provided, and the building line setback shall be a minimum fifteen (15) feet.

## **6. Screening and Landscaping Requirements**

- a. Property abutting an AA, RA, RS, RD or RM district or abutting areas designated for residential development within a PUD shall provide sight-proof screening in accordance with the provisions of ARTICLE VII. Section 3 of these Regulations.
- b. All property shall be landscaped in accordance with the provisions of ARTICLE VII. Section 4 of these Regulations.

## **7. Off-Street Parking and Loading**

All uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the provisions of ARTICLE VIII of these Regulations.



**Section 10. CL Urban Limited Commercial and Office District****10.A. General Description**

This district is intended to provide a location for a limited number of retail commercial goods and personal services which serve the day-to-day needs of the residents of surrounding neighborhoods. Because these shops and offices are lower intensity uses, they may be designed to be located at or near arterial street intersections in close proximity to housing areas or as limited service facilities in larger planned high density housing areas. This district is limited to the types of uses that will not create increased traffic, noise, or other incompatible factors caused by uses serving a larger part of the County and which would have, therefore, a negative impact on surrounding neighborhoods.

This district meets the requirements of 19 O.S. §868.12 for a separate zoning district for “commercial areas devoted to small shops or stores designed to serve limited residential areas.”

**10.B. District Use Regulations****1. Permitted Uses**

- a. Light Public Protection and Utility: Restricted (301.1)
- b. Light Public Protection and Utility: General (301.2)
- c. Low Impact Institutional (304.1)
- d. Library Services and Community Centers (305.2)
- e. Administrative and Professional Office (401)
- f. Alcoholic Beverage Retail Sales (402.5)
- g. Animal Sales and Services: Grooming (404)
- h. Animal Sales and Services: Kennels and Veterinary, Restricted (406)
- i. Business Support Services (415)
- j. Convenience Sales and Personal Services (418)
- k. Eating Establishments: Sit-down, Alcohol Not Permitted (419.1)
- l. Food and Beverage Retail Sales (421)
- m. Medical Services: Restricted (426.1)
- n. Medical Services: General (426.2)
- o. Personal Services: Restricted (428.1)
- p. Repair Services: Consumer (429)
- q. Public Signs (432.1)

**2. Conditional Uses**

The following uses are permitted subject to the conditions contained below and to the applicable provisions of ARTICLE V. Section 2 of these Regulations or subject to other provisions as indicated below:

**a. Conditional Uses Permitted**

- (1) Automotive: Parking Lot (408.1)

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- (2) Gasoline Sales: Restricted (424.1)
- (3) Temporary Signs (432.3)

### **b. Conditions for Approval**

- (1) Automotive: Parking Lot (408.1)
  - (a) The use shall comply with all standards and provisions of this zoning district unless specifically modified by this section.
  - (b) The parking area shall abut a use permitted in the CL or CG districts and shall be permitted if it provides all or part of the required off-street parking for said use.
  - (c) The site shall front or have direct access to a street meeting minimum design standards for at least a collector street, as designated on the Major Streets and Highways Plan for Oklahoma County.
  - (d) All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- (2) Gasoline Sales: Restricted (424.1)
  - (a) The use shall comply with all standards and provisions of this zoning district unless specifically modified by this section.
  - (b) Pump islands shall be a minimum of fifteen (15) feet from all street right-of-way and interior lot lines.
  - (c) The gasoline sales shall be incidental to a retail use such as a convenience grocery.
  - (d) No service or repair garage, towing or wrecking service, equipment rental, or storage facility shall be permitted.
  - (e) Gasoline sales shall be limited to two (2) service islands and three (3) gasoline pumps per island.
  - (f) The site shall front or have direct access to a street meeting minimum design standards for at least a collector street, as designated on the Major Street and Highways Plan for Oklahoma County.
  - (g) All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- (3) Temporary Signs (432.3) shall be subject to applicable provisions of ARTICLE VI.2.C.3 of these Regulations.

### **3. Special Exception Uses**

The following uses may be authorized by the Board of Adjustment subject to the applicable provisions of ARTICLE V. Section 3 of these Regulations:

- a. Moderate Impact Institutional (304.2)
- b. Care Facility: Day Care Center (415.53)
- c. Care Facility: Adult Day Care (415.55)
- d. Funeral and interment Services; Undertaking (423.1)
- e. Funeral and Interment Services: Cremating (423.2)

- f. Funeral and Interment Services: Interring (423.3)
- g. Funeral and Interment Services: Animal Interment (423.4)

**4. Special Permit Uses**

The following uses may be authorized by the Board of County Commissioners subject to the applicable provisions of ARTICLE V. Section 4 of these Regulations.

- a. Heavy Public Protection and Utility: General (302.1)
- b. High Impact Institutional (304.3)
- c. Community-Based Care Facility (308)
- d. Residential Care Facility (308.1)

**5. Accessory Uses**

The following uses are permitted as Accessory Uses when carried out in conjunction with allowed primary uses. The primary and Accessory Uses shall be subject to applicable use and development regulations of this district and to other applicable provisions of these Regulations. In addition, specific Accessory Uses may be subject to additional requirements as indicated below:

- a. General Accessory Structures (see ARTICLE V. 8.E)
- b. Accessory Signs, subject to the provisions of ARTICLE VI

**10.C. Development Regulations**

**1. Minimum Eligible for Rezoning**

6,000 sq. ft.

**2. Minimum Eligible for Development**

6,000 sq. ft.

**3. Minimum Lot Width**

Fifty (50) feet measured at the required front building line.

**4. Site Design Requirements**

**a. Height:**

Where abutting an AA, RA, RS, RD, or RM district or areas designated for residential development within a PUD, the maximum height within thirty-five (35) feet of said district shall be twenty (20) feet and the building shall contain no more than one story. In any case, the maximum height of the building shall not exceed thirty-five (35) feet and shall contain no more than two (2) stories.

**b. Yard - Front: Twenty-five (25) foot minimum**

There shall be a front yard having a depth of not less than twenty-five (25) feet measured from the front lot line provided, however, that the following minimum front yard standards shall apply for all lots abutting the described streets:

- (1) Section Line Road: Seventy-five (75) feet from the centerline.
- (2) Collector Street: Fifty-five (55) feet from the centerline.

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(3) Local Street: Fifty (50) feet from the centerline.

**c. Yard - Side**

None, except where a platted building line exists, or as provided below:

- (1) Where abutting an AA, RA, RS, RD, or RM district or areas designated for residential development within a PUD, there shall be a landscaped buffer strip that is at least ten (10) feet in width, and the building line setback shall be at least fifteen (15) feet.
- (2) Exterior lot line abutting an arterial street: Twenty-five (25) feet or seventy-five (75) feet from the centerline, whichever is greater.
- (3) All other exterior lots: Fifteen (15) feet.

**d. Yard - Rear**

None, except where a rear lot line abuts a residential district or areas designated for residential development within a PUD, there shall be a fifteen (15) foot setback requirement. Furthermore, where abutting such residential districts or PUD residential areas, there shall be a landscaped buffer strip that is at least ten (10) feet in width at the rear property line.

**5. Screening and Landscaping Requirement**

- a. Property abutting an AA, RA, RS, RD, or RM district or areas designated for residential development within a PUD shall be screened in accordance with provisions of ARTICLE VII. Section 3 of these Regulations.
- b. All property shall be landscaped in accordance with the provisions of ARTICLE VII of these Regulations.

**6. Outdoor Sales and Display Restrictions**

All uses permitted shall take place within a completely enclosed building, except as provided below:

- a. Gasoline sales permitted as a Conditional Use are exempted from this restriction.
- b. Special sales merchandise may be temporarily displayed outdoors provide the following:
  - (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.
- c. No public sidewalk or street right-of-way shall be used for display except for an approved temporary special community merchant promotion authorized by County regulations.

**7. Off-Street Parking and Loading**

All uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the provisions of ARTICLE VIII of these Regulations.

**Section 11. CG Urban General Commercial and Office District****11.A. General Description**

This commercial district is intended for the conduct of business activity which is located at the edge of residential areas but which serves a larger trade area than the immediately surrounding residential neighborhoods. Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress, and parking. Because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential areas and to limit the harmful affects of increased traffic, noise, and general non-residential activity which will be generated.

This district meets the requirements of 19 O.S. §868.12 for a separate zoning district for less restrictive business uses.

**11.B. District Use Regulations****1. Permitted Uses**

- a. Light Public Protection and Utility: Restricted (301.1)
- b. Light Public Protection and Utility: General (301.2)
- c. Low Impact Institutional: Neighborhood Related (304.1)
- d. Cultural Exhibits (305.1)
- e. Library Services and Community Centers (305.2)
- f. Community Recreation: Restricted (306.1)
- g. Community Recreation: General (306.2)
- h. Community Recreation: Property Owners Association (306.3)
- i. Administrative and Professional Office (401)
- j. Agricultural Supplies and Services (402)
- k. Alcoholic Beverage Retail Sales (402.5)
- l. Animal Sales and Services: Grooming (404)
- m. Animal Sales and Services: Kennels and Veterinary Restricted (406)
- n. Automotive: Parking Lot (408.1)
- o. Automotive: Parking Garage (408.2)
- p. Automotive and Equipment: Storage (409)
- q. Automotive and Equipment: Cleaning and Repairs, Light Equipment (410.1)
- r. Automotive and Equipment: Repairs, Heavy Equipment (410.2)
- s. Automotive Sales and Rentals (411)
- t. Automotive and Equipment: Sales and Rentals, Light Equipment (412)
- u. Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (412)
- v. Building Maintenance Services (414)

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- w.** Business Support Services (415)
- x.** Communications Services: Limited (416.1)
- y.** Construction Sales and Services (417)
- z.** Convenience Sales and Personal Services (418)
- aa.** Eating Establishments: Sit-down, Alcohol Not Permitted (419.1)
- bb.** Eating Establishments: Fast Foods (419.3)
- cc.** Eating Establishments: Fast Food with Drive-Through Order Windows (419.31)
- dd.** Eating Establishments: Drive-In (419.4)
- ee.** Food and Beverage Retail Sales (421)
- ff.** Gasoline Sales: Restricted (424.1)
- gg.** Gasoline Sales: Truck Stops (424.2)
- hh.** Laundry Services (425)
- ii.** Medical Services: Restricted (426.1)
- jj.** Medical Services: General (426.2)
- kk.** Participant Recreation and Entertainment: Indoor (427.1)
- ll.** Personal Services: Restricted (428.1)
- mm.** Personal Services: General (428.2)
- nn.** Personal Storage (428.5)
- oo.** Repair Services: Consumer (429)
- pp.** Research Services: Restricted (430)
- qq.** Retail Sales and Services: General (431)
- rr.** Spectator Sports and Entertainment: Restricted (433.1)
- ss.** Spectator Sports and Entertainment: General (433.2)
- tt.** Transient Accommodations: Campground (434.1)
- uu.** Transient Accommodations: Lodging (434.2)
- vv.** Public Signs (435.1)
- ww.** Custom Manufacturing (501)
- xx.** Wholesaling, Storage, and Distribution: Restricted (502)
- yy.** Horticulture (701)

**2. Conditional Uses**

The following uses are permitted subject to the conditions contained below and to the applicable provisions of ARTICLE V. Section 2 of these Regulations or subject to other provisions as indicated below:

**a. Conditional Uses Permitted**

- (1) Entertainment Use (401.5)
- (2) Temporary Signs (432.3)

**b. Conditions for Approval**

- (1) No Conditional Use shall be granted for any proposed location which is within a one thousand (1,000) foot radius of any other adult entertainment use.
- (2) No adult entertainment use shall be allowed to locate within a five-hundred (500) foot radius of any church, public or private school (type which offers a compulsory educational curriculum), or public or private park. Nor shall any adult entertainment use be allowed to locate within five-hundred (500) feet of any RA, RS, RD, or RM district, within five-hundred (500) feet of any area within an AA district which contains platted lots of five (5) acres or smaller, or within five-hundred (500) feet of any property within a PUD district designated for residential use.
- (3) All distances required to be met pursuant to the terms of this chapter shall begin at the property line of the proposed use and be measured to the nearest property line of the public or private school, park, church, or adult entertainment use within the prescribed distance, if any.
- (4) Nothing contained in this section shall be deemed to permit or condone any activity whatsoever which is otherwise declared to be obscene by applicable regulations of Oklahoma County or by the statutes of the State of Oklahoma, or in violation of any prohibition upon nudity, sexual activity or pornography as provided for in such regulations of Oklahoma County or statutes of the State of Oklahoma; and further, the location of the activities and uses which are regulated and permitted by this section shall only be allowed if they are not obscene and not in violation of any other prohibitions on nudity, sexual activity, and pornography. This paragraph shall supersede and limit all other provisions of these Regulations.
- (5) Temporary Signs (432.3) shall be subject to applicable provisions of ARTICLE VI.2.C.3 of these Regulations.

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### **3. Special Exception Uses**

The following uses may be authorized by the Board of Adjustment subject to the applicable provisions of ARTICLE V. Section 3 of these Regulations.

- a. Moderate Impact Institutional (304.2)
- b. Animal Sales and Services: Kennels and Veterinary, General (407)
- c. Care Facility: Day Care Center (415.53)
- d. Care Facility: Adult Day Care (415.55)
- e. Communications Services: Towers (416.2)
- f. Funeral and Interment Services: Undertaking (423.1)
- g. Funeral and Interment Services: Cremating (423.2)
- h. Funeral and Interment Services: Interring (423.3)
- i. Funeral and Interment Services: Animal Interment (423.4)
- j. Participant Recreations and Entertainment: Outdoor (427.2)

### **4. Special Permit Uses**

The following uses may be authorized by the Board of County Commissioners subject to the applicable provisions of ARTICLE V. Section 4 of these Regulations:

- a. Heavy Public Protection and Utility: General (302.1)
- b. High Impact Institutional (304.3)
- c. Community-Based Care Facility (308)
- d. Residential Care Facility (308.10)

### **5. Accessory Uses**

The following uses are permitted as Accessory Uses when carried out in conjunction with allowed primary uses. The primary and Accessory Uses shall be subject to applicable use and development regulations of this district and to other applicable provisions of these Regulations. In addition, specific Accessory Uses may be subject to additional requirements as indicated below:

- a. General Accessory Structures (see ARTICLE V. 8.E)
- b. Fence
- c. Accessory Signs - subject to the provisions of ARTICLE VI

**11.C. Development Regulations****1. Minimum Eligible for Rezoning**

40,000 sq. ft. provided that this requirement shall not apply where an existing and contiguous CG boundary in the same block will be extended by rezoning.

**2. Site Design Requirements****a. Height:**

- (1) When adjoining or within one-hundred (150) feet of an AA, RA, RS, RD, or RM district or areas designated for residential development within a PUD, building height shall be limited within a bulk plane determined as follows:
  - (a) For the first seventy-five (75) feet of distance from said zoning district or PUD boundary, building height shall not exceed thirty-five (35) feet.
  - (b) From seventy-five (75) to one-hundred fifty (150) feet of distance from said zoning district or PUD boundary, building height may be increased above thirty-five (35) feet to a maximum height of six (6) stories within a diagonal line representing two (2) feet of additional building setback for every one foot of additional height.
  - (c) For the balance of the parcel, building height may be increased above six (6) stories within a diagonal line representing one (1) foot of additional building setback for every two (2) feet of additional height.
- (2) In all other cases there shall be no height limitation.

**b. Yard - Front: Twenty-five (25) feet minimum**

There shall be a front yard having a depth of not less than twenty-five (25) feet measured from the front lot line; provided however, the following minimum front yard standards shall apply for all lots abutting the described streets:

- (1) Section Line Road: Seventy-five (75) feet from the centerline
- (2) Collector Street: Fifty-five (55) feet from the centerline
- (3) Local Streets: Fifty (50) feet from the centerline

**c. Yard-Side:**

None, except where a platted building line exists or as provided below:

- (1) Interior lot abutting a residential district or areas designated for residential development within a PUD: Fifteen (15) feet.
- (2) Exterior lot abutting an arterial street: Twenty-five (25) feet or seventy-five (75) feet from centerline, whichever is greater.
- (3) All other exterior lots: Fifteen (15) feet.

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**d. Yard-Rear**

None, except where a lot line abuts a residential district or areas designated for residential development within a PUD there shall be a fifteen (15) foot setback requirement.

**3. Screening and Landscaping Requirement**

a. Property abutting an AA, RA, RS, RD, or RM district or abutting areas designated for residential development within a PUD, shall be screened in accordance with the provisions of ARTICLE VII. Section 3 of these Regulations.

b. All property shall be landscaped in accordance with the provisions of ARTICLE VII, of these Regulations.

**4. Outdoor Sales and Display Restrictions**

Outdoor sales and display of merchandise permitted subject to the following regulations:

a. No parking area or spaces which are required to meet the parking standards contained in ARTICLE VIII of these Regulations shall be used as a display or sales area.

b. No public sidewalk or street right-of-way shall be used for display, except for approved temporary special merchant promotion authorized by County regulations.

c. No article not being actively offered for sale shall be stored on a temporary or permanent basis outside the confines of an enclosed building.

d. Where vehicles or equipment are to be parked or stored outside while awaiting repairs at a use permitted in this district, said parking or storage areas shall be screened from view by a sight-proof fence or a building.

**5. Off-Street Parking and Loading**

All uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the provisions of ARTICLE VIII of these Regulations.

**Section 12. CH Highway Commercial District****12.A. General Description**

This district is intended to provide commercial facilities for the traveling public along freeways in those areas where surrounding urban development does not exist and normal urban services are not available. Commercial uses permitted are limited to those types which directly serve automobile and truck needs and provide basic convenience goods for cross country travelers. Because these areas will be located in low density agricultural areas, their location should be limited to freeway or highway intersections, they should be relatively small in size, and care should be taken in the location and development of structures to minimize their impact on surrounding land uses.

**12.B. District Use Regulations****1. Permitted Uses**

- a. Light Public Protection and Utility: Restricted (301.1)
- b. Light Public Protection and Utility: General (301.2)
- c. Low Impact Institutional: Neighborhood Related (304.1)
- d. Automotive and Equipment: Cleaning and Repairs, Light Equipment (410.1)
- e. Automotive and Equipment: Repairs, Heavy Equipment (410.1)
- f. Eating Establishments: Sit-down, Alcohol Not Permitted (419.1)
- g. Eating Establishments: Fast Foods (419.3)
- h. Eating Establishments: Fast Foods with Drive-Through Window (419.31)
- i. Eating Establishments: Drive-In (419.4)
- j. Gasoline Sales: Restricted (424.1)
- k. Gasoline Sales: Truck Stops (424.2)
- l. Public Signs (432.1)
- m. Transient Accommodations: Campground (434.1)
- n. Transient Accommodations: Lodging (434.2)

**2. Conditional Uses**

The following uses are permitted subject to the conditions contained below and to the applicable provisions of ARTICLE V. Section 2 of these Regulations or subject to other provisions as indicated below:

**a. Conditional Uses Permitted**

- (1) Alcoholic Beverage Retail Sales (402.5)
- (2) Convenience Sales and Personal Services (418)
- (3) Fireworks Sales (422)
- (4) Temporary Signs (432.3)
- (5) Non-Accessory Signs (432.5)

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### **b. Conditions for Approval**

#### **(1) Fireworks Sales**

- (a) Building Permit shall be required prior to the construction, erection, or relocation of any structure from which fireworks are to be sold. A Certificate of Occupancy shall be required prior to each and every re-opening of any structure from which fireworks are to be sold during periods duly authorized for the legal sale of fireworks. Said Building Permit or Certificate of Occupancy shall be obtained only upon compliance with the applicable provisions of ARTICLE X. Section 2 of these Regulations and with the further provisions listed below:
- (b) Fireworks Sales and the structures from which fireworks are to be sold shall comply with all applicable requirements of the State Fire Marshall's Office, the Oklahoma Tax Commission, and other State and Federal agencies having jurisdiction over Fireworks Sales.
- (c) Sites for Fireworks Sales shall front or have direct access to section line roads, designated State highways, or to streets meeting minimum design standards for an arterial street as designated on the County's Major Streets and Highways Plan.

(2) Temporary Signs (432.5) shall be subject to applicable provisions of ARTICLE VI.2.C.3 of these Regulations.

#### **(3) Non-Accessory Signs (432.5)**

(a) Location: Non-Accessory signs shall be located only on limited access expressways or other roadways which have at least four lanes of traffic but which are NOT designated as State or Federal highways; all non-accessory signs must comply with the Oklahoma Highway Advertising Control Act of 1968, 69 O.S. §1274.

#### **(b) Sign Size:**

i. Along Limited Access Expressways (not designated a State or Federal highway):

Display Area: Six-hundred seventy-two (672) sq. ft. maximum

Width: Sixty (60) feet minimum

ii. Along all other four lane highways (not designated as limited access expressways or as a State or Federal highway):

Display Area: Two-hundred (200) sq. ft. maximum

Width: Twelve (12) feet maximum

- (c) Height and Clearance:
  - i. Along Limited Access Expressways (not designated a State or Federal highway):  
Height: Fifty (50) feet Maximum  
Clearance: Six (6) feet minimum between ground level and lowest point of display, exclusive of supports. Minimum fourteen (14) feet above any driveway, service drive, traffic way, or parking area.
  - ii. Along all other four lane highways (not designated as a limited access expressway or as a State or Federal highway):  
Height: Forty (40) feet maximum  
Clearance: Six (6) feet minimum between ground level and lowest point of display, exclusive of supports. Minimum fourteen (14) feet above any driveway, service drive, traffic way, or parking area.
- (d) Setbacks: Twenty-five (25) feet from property line along roadway frontage. Fifty (50) feet from property zoned RA, RS, RD, RM, or from property designated for residential use within a PUD district.
- (e) Spacing: No sign shall be constructed, erected, placed, or replaced closer than one-thousand (1,000) feet to another non-accessory sign facing in the same direction and on the same side of the roadway from which the sign is intended to be read.
- (f) Illumination: Non-Accessory Signs may be illuminated, provided that there will be no annoying glare directed or reflected toward adjacent property. No flashing or intermittent lighting is permitted.
- (4) All other Conditional Uses listed above shall comply with all standards and provisions of this zoning district, unless specifically modified by the provisions listed below:
  - (a) Each use shall comply with all standards and provisions of this district, unless specifically modified by this section.
  - (b) Except for Signs, Non-Accessory, the conditional commercial uses shall be permitted to primarily serve customers coming from the highway, such as a motel, or a store combined with a truck stop or service station.
  - (c) No off-street parking or loading space shall be located closer than twenty (20) feet to property within an RA, RS, RD, RM, or areas within a PUD district designated for residential use.

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### **3. Special Exception Uses**

The following uses may be authorized by the Board of Adjustment Subject to the applicable provisions of ARTICLE V. Section 3 of these Regulations:

- a. Moderate Impact Institutional (304.2)
- b. Automotive: Parking Lot (408.1)
- c. Care Facility: Day Care Center (415.53)
- d. Care Facility: Adult Day Care (415.55)
- e. Funeral and Interment Services: Interring (423.3)
- f. Funeral and Interment: Animal Interment (423.4)
- g. Participant Recreation and Entertainment: Outdoor (427.2)

### **4. Special Permit Uses**

The following uses may be authorized by the Board of County Commissioners subject to the applicable provisions of ARTICLE V. Section 4 of these Regulations:

- a. Heavy Public Protection and Utility: General (302.1)
- b. High Impact Institutional (304.3)
- c. Community-Based Care Facility (308)
- d. Residential Care Facility (308.1)
- e. Spectator Sports and Entertainment: High Impact (433.3)
- f. Transportation Facilities: Surface Passenger (601)
- g. Transportation Facilities: Aircraft (603)

### **5. Accessory Uses**

The following uses are permitted as Accessory Uses when carried out in conjunction with allowed primary uses. The primary and Accessory Uses shall be subject to applicable use and development regulations of this district and to other applicable provisions of these Regulations. In addition, specific Accessory Uses may be subject to additional requirements as indicted.

- a. General Accessory Structures (see ARTICLE V. 8.E)
- b. Fence
- c. Accessory Signs, subject to the provisions of ARTICLE VI.

**12.C. Development Regulations**

**1. Minimum Eligible for Rezoning**

Twenty-thousand (20,000) sq. ft., provided that minimum lot size requirements for parcels that are not served by either sanitary sewer or a municipal water system shall conform to minimum lot requirements of all applicable County and State regulations.

**2. Minimum Lot Width**

One-hundred (100) feet measured at the required front building line.

**3. Site Design Requirements**

**a. Height**

(1) When adjoining or within one-hundred fifty (150) feet of an AA, RA, RS, RD, RM or PUD district designated for residential development, building height shall be limited within a bulk plane determined as follows:

- (a) For the first seventy-five (75) feet of distance from said zoning district boundary, building height shall not exceed thirty-five (35) feet.
- (b) From seventy-five (75) to one-hundred fifty (150) feet of distance from zoning district boundary, building height may be increased above thirty-five (35) feet to a maximum height of six (6) stories within a diagonal line representing two (2) feet of additional building setback for every one (1) foot of additional height.
- (c) For the balance of the parcel, building height may be increased above six (6) stories within a diagonal line representing one (1) foot of additional building setback for every two (2) feet of additional height.

(2) In all other cases there shall be no height limitation.

**b. Yard – Front: Twenty-five (25) feet minimum**

There shall be a front yard having a depth of not less than twenty-five (25) feet measured from the front lot line; provided however, that the following minimum front yard standards shall apply for all lots abutting the described streets:

- (1) Section Line Road: Seventy-five (75) feet from the centerline.
- (2) Collector Street: Fifty-five (55) feet from the centerline.
- (3) Local Street: Fifty (50) feet from the centerline.

**c. Yard - Side**

None, except where a platted building line exists or as provided below:

- (1) Interior Lot Abutting a Residential District or area designated for residential development in a PUD: Fifteen (15) feet.
- (2) Exterior Lot Line Abutting Arterial Street: Twenty-five (25) feet or seventy-five (75) from centerline, whichever is greater.

## ***Article II - Zoning District Regulations***

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(3) All Other Exterior Lots: Fifteen (15) feet.

**d. Yard - Rear**

None, except where a rear lot line abuts a residential district or area designated for residential development within a PUD, there shall be a fifteen (15) foot setback.

**4. Screening and Landscaping Requirements**

**a.** Property abutting an AA, RA, RS, RD, RM, or PUD designated for residential development shall be screened in accordance with the provisions of ARTICLE VII. Section 3 of these Regulations.

**b.** All property shall be landscaped in accordance with the requirements of ARTICLE VII, of these Regulations.

**5. Outdoor Sales and Display Restrictions**

All uses permitted shall take place within a completely enclosed building, except that gasoline sales are permitted as exempted.

**6. Off-Street Parking and Loading**

All uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the provisions of ARTICLE VIII, of these Regulations. The required parking, loading, and vehicle movement areas shall be provided on the same property as the uses.

**Section 13. IU Urban Industrial District****13.A. General Description**

This industrial district is manufacturing, assembling, fabrication, warehousing, wholesale, and service uses which may generate relatively low levels of noise, odor, smoke, dust, or intense light. Industrial uses permitted may require good accessibility to air, rail or street transportation routes, but not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operations and storage.

This district meets the requirements of 19 O.S. §868.12 for a separate zoning district for less restrictive industrial uses.

**13.B. District Use Regulations****1. Permitted Uses**

- a. Light Public Protection and Utility: Restricted (301.1)
- b. Light Public Protection and Utility: General (301.2)
- c. Low Impact Institutional: Neighborhood Related (304.1)
- d. Cultural Exhibits (305.1)
- e. Administrative and Professional Office (401)
- f. Agricultural Supplies and Services (402)
- g. Alcoholic Beverage Retail Sales (402.5)
- h. Animal Sales and Services: Grooming (404)
- i. Animal Sales and Services: Kennels and Veterinary, Restricted (406)
- j. Animal Sales and Services: Kennels and Veterinary, General (407)
- k. Automotive: Parking Lot (408.1)
- l. Automotive: Parking Garage (408.2)
- m. Automotive and Equipment: Storage (409)
- n. Automotive and Equipment: Cleaning and Repairs, Light Equipment (410.1)
- o. Automotive and Equipment: Repairs, Heavy Equipment (410.2)
- p. Automotive Sales and Rentals (411)
- q. Automotive and Equipment: Sales and Rentals, Heavy Equipment (412)
- r. Automotive and Equipment: Sales and Rentals, Heavy Equipment (413)
- s. Building Maintenance Services (414)
- t. Business Support Services (415)
- u. Communications Service: Limited (416.1)
- v. Construction Sales and Services (417)

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- w.** Convenience Sales and Personal Services (418)
- x.** Eating Establishments: Sit-Down Alcohol Not Permitted (419.1)
- y.** Eating Establishments: Fast Food (419.3)
- z.** Eating Establishments: Fast Food with Drive-Through Order Windows (419.31)
- aa.** Eating Establishments: Drive-In (419.4)
- bb.** Food and Beverage Retail Sales (421)
- cc.** Gasoline Sales: Restricted (424.1)
- dd.** Gasoline Sales: Truck Stops (424.2)
- ee.** Laundry Services (425)
- ff.** Medical Services: Restricted (426.1)
- gg.** Medical Services: General (426.2)
- hh.** Participant Recreation and Entertainment: Indoor (427.1)
- ii.** Personal Services: Restricted (428.1)
- jj.** Personal Services: General (428.2)
- kk.** Personal Storage (428.5)
- ll.** Repair Services: Consumer (429)
- mm.** Research Services: Restricted (430)
- nn.** Retail Sales and Services: General (431)
- oo.** Public Signs (432.1)
- pp.** Spectator Sports and Entertainment: Restricted (433.1)
- qq.** Spectator Sports and Entertainment: General (433.2)
- rr.** Custom Manufacturing (501)
- ss.** Wholesaling, Storage and Distribution: Restricted (502)
- tt.** Limited Industrial (505)
- uu.** Moderate Industrial (506)
- vv.** Transportation Facilities: Surface Goods, Restricted (602.1)
- ww.** Horticulture (701)
- xx.** Agricultural Process: Limited (705.1)
- yy.** Agricultural Processing: General (705.2)

**2. Conditional Uses**

The following uses are permitted subject to the conditions contained below and to the applicable provisions of ARTICLE V. Section 2 of these Regulations or subject to other provisions as indicated below:

**a. Conditional Uses Permitted**

- (1) Temporary Signs (432.3)
- (2) Non-Accessory Signs (432.5)
- (3) Above-Ground Flammable Liquid Storage: Restricted (511.12)

**b. Conditions for Approval**

- (1) Temporary Signs (432.3) shall be subject to applicable provisions of ARTICLE VI.2.C.3 of these Regulations.
- (2) Non-Accessory Signs (432.5)

(a) Location: Non-Accessory signs shall be located only on limited access expressways or other roadways which have at least four lanes of traffic but which are NOT designated as a State or Federal highways; all non-accessory signs must comply with the Oklahoma Highway Advertising Control Act of 1968, 69 O.S. §1274.

(b) Sign Size:

i. Along Limited Access Expressways (not designated a State or Federal highway):

Display: Six-hundred seventy-two (672) sq. ft. maximum

Width: Sixty (60) feet maximum

ii. Along all other four-lane highways (not designated as a limited access expressway or as a State or Federal highway):

Display: Two-hundred (200) sq. ft. maximum

Width: Twelve (12) feet maximum

(c) Height and Clearance:

i. Along Limited Access Expressways (not designated a State or Federal highway):

Height: Fifty (50) feet maximum

Clearance: Six (6) feet minimum between ground level and lowest point of display, exclusive of supports. Fourteen (14) feet minimum above any driveway, service drive, traffic way, or parking area.

ii. Along all other four lane highways (not designated as a limited access expressway or as a State or Federal highway):

Height: Forty (40) feet maximum

Clearance: Six (6) feet minimum between ground level and lowest point of display area, exclusive of supports. There shall

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be a minimum clearance of fourteen (14) feet above any driveway, service drive, or parking area.

- (d) Setbacks: Twenty-five (25) feet from property line along roadway frontage. Fifty (50) feet from property zoned RA, RS, RD, RM or a PUD designated for residential use or from any areas designated for residential development within a PUD.
  - (e) Spacing: No sign shall be constructed, erected, placed, or replaced closer than one-thousand (1,000) feet to another non-accessory sign facing in the same direction and on the same side of the roadway from which the sign is intended to be read.
  - (f) Illumination: Non-Accessory signs may be illuminated, provided that there will be no annoying glare directed or reflected toward adjacent property. No flashing or intermittent lighting is permitted.
- (3) Above-Ground Flammable Liquid Storage: Restricted (511.12)
- (a) Minimum Lot Area: Two and one-half (2½) acres
  - (b) Minimum Separation:
    - i. Minimum Separation: 1,000 feet from property in the RA, RS, RD, or RM districts
    - ii. Minimum Separation: 1,000 feet from AA districts with platted lots of five (5) acres or smaller and any PUD designated for residential development.
  - (c) Setback: Twenty-five (25) feet minimum from any property line
  - (d) Material contained in the storage tanks shall not be for sale but may only be used for commercial or business vehicles used by the business activity carried out on the property.
  - (e) A chain link fence or non-combustible wall eight (8) feet high shall be provided around the use. Signs no greater than four (4) sq. ft. shall be posted along the fence at two-hundred (200) feet intervals warning of the potential hazard.
  - (f) Dikes shall be constructed around the storage area of a sufficient height to contain complete spillage from the largest tank.
  - (g) All flammable liquid storage must meet applicable County, State, and Federal regulations for fire safety, air, and water quality.

**3. Special Exception Uses**

The following uses may be authorized by the Board of Adjustment subject to the applicable provisions of ARTICLE V. Section 3 of these Regulations:

- a. Moderate Impact Institutional (304.2)
- b. Animal Sales and Services: Auctioning (403)
- c. Care Facility: Day Care Center (415.53)
- d. Care Facility: Adult Day Care (415.55)
- e. Communications Services: Towers (416.2)
- f. Funeral and Interment Services: Undertaking (423.1)
- g. Funeral and Interment Services: Cremating (423.2)
- h. Funeral and Interment Services: Interring (423.3)
- i. Funeral and Interment Services: Animal Interment (423.4)
- j. Participant Recreation and Entertainment: Outdoor (427.2)
- k. Retail Sales and Services: Outdoor Swap Meets (432)

**4. Special Permit Uses**

The following uses may be authorized by the Board of County Commissioners subject to the applicable provisions of ARTICLE V. Section 4 of these Regulations:

- a. Heavy Public Protection and Utility: General (302.1)
- b. Sanitary Landfill (302.2)
- c. Hazardous Waste Disposal (303)
- d. Community-Based Care Facility (308)
- e. Residential Care Facility (308.1)
- f. Spectator Sports and Entertainment: High Impact (433.3)
- g. Wholesaling, Storage, and Distribution: General (503)
- h. Heavy Industrial (507)
- i. Hazardous Industrial (508)
- j. Stockyards (509)
- k. Scrap Operations (510)
- l. Above-Ground Flammable Liquid Storage: General (511.3)
- m. Transportation Facilities: Surface Passenger (601)
- n. Transportation Facilities: Surface Goods, General (602.2)
- o. Transportation Facilities: Aircraft (603)
- p. Animal Raising: Commercial Feed Lots (703.3)
- q. Animal Waste Processing (704)

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### **5. Accessory Uses**

The following uses are permitted as Accessory Uses when carried out in conjunction with allowed primary uses. The primary and Accessory Uses shall be subject to the applicable use and development regulations of this district and to other applicable provisions of these Regulations. In addition specific Accessory Uses may be subject to additional requirements as indicated below:

- a. General Accessory Structures (see ARTICLE V. 8.E)
- b. Fence
- c. Accessory Signs, subject to the provisions of ARTICLE VI.

### **13.C. Development Regulations**

#### **1. Minimum Eligible for Rezoning**

Twenty-four thousand (24,000) sq. ft. provided that this requirement shall not apply where an existing and contiguous IU boundary line, in the same block, will be extended by rezoning.

#### **2. Minimum Lot Width: None**

#### **3. Site Design Requirements**

##### **a. Height:**

- (1) When adjoining or within one-hundred fifty (150) feet of an AA, RA, RS, RD, RM, or PUD district designated for residential development, building height shall be limited within a bulk plan determined as follows:
  - (a) For the first seventy-five (75) feet of distance from said zoning district boundary, building height shall not exceed thirty-five (35) feet.
  - (b) From seventy-five (75) to one-hundred fifty (150) feet of distance from said zoning district boundary, building height may be increased above thirty-five (35) feet to a maximum height of six (6) stories within a diagonal line representing two (2) feet of additional building setback for every one (1) foot of additional height.
  - (c) For the balance of the parcel, building height may be increased above six (6) stories within a diagonal line representing one (1) foot of additional building setback for every two (2) feet of additional height.
- (2) In all other cases there shall be no height limitation.

##### **b. Yard-Front: Twenty-five (25) feet minimum**

There shall be a front yard having a depth of not less than twenty-five (25) feet measured from the front lot line; provided however, that the following minimum front yard standards shall apply for all lots abutting the described streets:

- (1) Section Line Road: Seventy-five (75) feet from the centerline
- (2) Collector Street: Fifty-five (55) feet from the centerline
- (3) Local Street: Fifty (50) feet from the centerline

**c. Yard-Side**

None, except as provided below:

- (1) Where a platted building line exists, that line shall take precedence if greater than this requirement.
- (2) Twenty-five (25) feet where a lot abuts an AA, RA, RS, RD, RM, or PUD district designated for residential development. Provided, however, that a railroad spur or tracks shall be permitted within this area.

**d. Yard-Rear**

None, except where a lot abuts an AA, RA, RS, RD, RM, or PUD district designated for residential development, then forty (40) feet minimum. Provided, however, that a railroad spur or tracks shall be permitted within this area.

**4. Screening and Landscaping Requirements**

- a. Property abutting an AA, RA, RS, RD, RM, or PUD district designated for residential development shall be screened in accordance with the provisions of ARTICLE VII, of these Regulations.
- b. All property shall be landscaped in accordance with the provisions of ARTICLE VII, or these Regulations.

**5. Outdoor Work Areas, Sales, Display, and Storage Restrictions**

Outdoor work areas, sales, display, and storage or merchandise and materials are permitted subject to the following regulations:

- a. No area containing parking spaces required to meet the parking standards set forth in ARTICLE VIII of these Regulations shall be used as a display, sales, storage, or work area.
- b. No public sidewalk or street right-of-way shall be used, except for an approved temporary special merchant authorized by County regulations.
- c. All outside activity other than permitted sales may be enclosed by a fence or wall, which is not required to be sight-proof, except as provided in subsection e. above. Said fence or wall may be located on the property line on all sides provided that property sight triangles are maintained at all street and driveway intersections.
- d. Outdoor storage other than as permitted in the above regulations may be permitted subject to the approval of a Special Permit by the Board of County Commissioners and subject to conditions as may be determined by the Board as part of their approval.

**6. Off-Street Parking and Loading**

All uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the provisions of ARTICLE VIII of these Regulations.

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*(Reserved)*



## **ARTICLE III. PLANNED UNIT DEVELOPMENT**

### **Section 1. Zoning Classification**

Planned Unit Development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls. The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan. The PUD is subject to special review procedures, and once approved by the Board of County Commissioners it becomes a special zoning classification for the property it represents.

### **Section 2. Intent and Purpose**

The intent and purpose of the PUD provisions are to:

#### **2.A. Encourage Innovation**

Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

#### **2.B. Permit Flexibility**

Permit flexibility within the development to maximize the unique feature of the particular site.

#### **2.C. Encourage Efficient Use of Land**

Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems, and encourage diversified living environments and land uses

#### **2.D. Achieve Continuity**

Achieve a continuity of function and design within the development and to encourage diversifies living environments and land uses.

#### **2.E. Vehicle for Modifications**

Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety, and welfare of the community.

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### **Section 3. PUD Authorized**

A PUD may be authorized by an amendment to the Official Zoning Districts Map after public hearings by the Planning Commission and Board of County Commissioners, provided it complies with the following requirements:

#### **3.A. Location and Uses**

A PUD shall be considered a special zoning district and it may be authorized for any use or combination of uses permitted in these Regulations.

#### **3.B. Planned Unit Development Master Plan Required**

##### **1. Basis for Review**

The basis for review and approval of a PUD application shall be the PUD Master Plan, which shall be adopted as a part of the regulation or rezoning in conformance with the requirements described in these Regulations.

##### **2. PUD Master Plan**

The PUD Master Plan shall consist of two elements:

- a. The Design Statement (see ARTICLE III.6.B.1)
- b. Master Development Plan Map (see ARTICLE III.6.B.2)

##### **3. PUD Shall Establish Density**

The PUD Master Plan establishes residential densities, as well as amount, type, and general locations of all land uses.

##### **4. Subdivision Plats and Building Permits.**

The PUD Master Plan shall serve as the basis for review and approval of all subdivision plats and building permits within the PUD.

#### **3.C. Effect of PUD Approval**

##### **1. Adoption of PUD Master Plan**

Approval of a zoning change to PUD adopts the PUD Master Plan prepared by the applicant and reviewed as a part of the application. The PUD Master Plan establishes new and specific requirements for amount and type of land use, residential densities, development regulations, and location of specific elements of the development, such as open space and screening.

##### **2. PUD District Classification**

The PUD classification replaces any previous zoning district classification of a parcel.

##### **3. Special Development Regulations**

Where there is no provision in the PUD Master Plan for special development regulations, the requirements of the most restrictive conventional zoning district in which a proposed use of a structure is permitted shall be applied to the development.

**Section 4. Criteria for PUD Review and Approval****4.A. Purpose**

Because a PUD provides the opportunity for higher densities, greater design flexibility, mixed land uses, and improved marketability the applicant should be prepared to provide amenities and services that might not be required or possible in a conventional development. Review and approval of a PUD is, therefore, a process of negotiation between the County government and the applicant to achieve the intents and purposes of these Regulations and the County's Master Plan. The following factors should be specifically included as review criteria for the evaluation of a PUD application. Other factors not listed herein may also be considered in the review process in order to respond to specific design and land use proposals.

**4.B. Design Standards****1. Unified Development**

The proposed PUD shall be designed to provide for the unified development of the area in accordance with the spirit and purpose the Master Plan and the land uses and zoning districts adjacent to it.

**2. Provide for Modification of Zoning Regulations**

Design of the PUD may provide for modification of conventional zoning regulation requirements for such elements as yard areas, densities, setbacks, and heights on individual lots in accordance with the PUD Master Plan.

**3. PUD Density, Land Use, and Intensity**

Density, land use, and intensity of use requirements shall be based on the PUD Master Plan and shall be reviewed carefully for conformance to the Master Plan.

**4. Building Codes**

Building code requirements shall not be reduced in the design of a PUD.

**5. Density and Maximum Number of Dwelling Units**

The maximum number of dwelling units within a PUD shall be based on calculation of gross density. Gross density shall be established in the PUD Master Plan and shall be calculated by dividing the total land area to be developed for residential uses (exclusive of arterial streets) by the number of dwelling units.

**6. Housing Type and Location**

Location and type of housing shall be established in a general pattern and shown on the PUD Master Development Plan Map.

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### **4.C. Standards for Streets and Alleys**

Minimum design and construction standards for streets and alleys for both urban and non-urban PUD's shall be in accordance with the County standards and specifications for right-of-way width and paving cross sections. Provided that modifications may be requested and approved as a part of the PUD Master Plan if the following criteria are met:

#### **1. Public Streets and Alleys**

Proposed public street and alley modifications shall satisfy the following criteria:

- a. Street right-of-way and paving widths shall be adequate to provide a traffic carrying and utility installation capacity related to the design of the overall street system, the function of the individual street, and the land uses served.
- b. Paving cross section shall be designed to be adequate to provide acceptable drainage in conformity with the drainage plan for the PUD; to receive loading commensurate with anticipated traffic based on the design of the overall street system; and to have a maintenance level commensurate with that of facilities constructed to regular standards.

#### **2. Private Streets and Alleys**

Proposed private street and alley modifications shall satisfy the criteria for public facility modifications listed above and the following:

- a. Private streets shall not be connected to an adjacent parcel which is not a part of the PUD in a manner that will circulate traffic into and through the private street system.
- b. The owner/applicant shall clearly demonstrate the existence and capabilities of a property owners' association to provide the ongoing and long term maintenance of the private street and alley facilities that will not be provided by the County.

### **4.D. General Design and Development Guidelines**

#### **1. Density**

Proposed residential densities should conform to density guidelines outlined in the PUD Master Plan and should be allocated in a manner and at a scale that will be compatible with adjacent developed neighborhoods.

#### **2. Amenities**

Amenities should be considered as an important justification for development and County approval of a PUD. Where gross or net densities are to be increased to promote economy of development, or where other methods of land use intensification are proposed, usable open space should be furnished along with provision for its permanent retention and continued maintenance. Sidewalks and pedestrian ways should be planned where it is necessary to provide for amenity and public safety.

**3. Streets**

- a. Street design should minimize through traffic in residential areas as much as possible.
- b. Encouragement should be given to design of short local streets serving limited areas, such as the residential cul-de-sac. Reduction of conventional minor street design widths should be considered appropriate on such streets, when they are designed with limited length and only one access point.
- c. Reduction of design widths on streets designed in a conventional pattern should not be approved.
- d. Development of a private street system should be considered appropriate under certain conditions where there is no through traffic. However, a private street system should not serve as a reason for reduction of minimum design and paving standards.
- e. On-street parking bays or other similar areas where vehicles must be backed into the traffic flow should not be approved on arterial or collector streets or any local street. Provided, however, that certain cul-de-sac or small loop street designs may be considered as appropriate.

**4. Relationship to Abutting Uses**

- a. The Master Development Plan Map should show graphically the treatments that will be employed to separate the PUD from abutting properties, including commitments to landscaping, screening, earth berms, or similar techniques.
- b. It is appropriate to specifically establish areas with height limitations where a transition to more intense uses is proposed or where a higher intensity development is proposed to abut a lower intensity area.

**5. Mixed Land Use Developments**

Where a PUD proposes a mix of uses which would generally be incompatible with a conventional development, the PUD Master Plan should specifically establish appropriate guidelines to assure a harmonious development.

**6. Common Access**

In commercial or industrial developments, the PUD Master Plan should establish specific standards and locations for common access driveways both within the development and abutting arterial streets. Approval of the bonus provisions in these Regulations for shared parking facilities should only be authorized in a PUD where this access commitment is provided in the PUD Master Plan.

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### **Section 5. PUD Development Submission Requirements**

#### **5.A. Application and Review Process**

The developer of a PUD shall follow a five-step application and review procedure:

**1. Pre-Application**

Optional Pre-Application review.

**2. Application**

Application for rezoning and submission of PUD Master Plan, including the Design Statement and Master Development Plan Map.

**3. General Plat**

General Plat where required by the County Subdivision Regulations.

**4. Preliminary Plat**

Preliminary Plat where required by the County Subdivision Regulations.

**5. Final Plat**

Final Plat where required by the County Subdivision Regulations.

**6. Building Permit and Site Plan Review**

Application for Building Permit and Site Plan Review.

#### **5.B. Completion and Approval**

Each required step shall be completed and approved before the following step is reviewed. Where appropriate, other methods authorized in the County Subdivision Regulations may be substituted in Steps 3 and 4 above. The Oklahoma County Planning Commission and Board of County Commissioners may, however, review more than one step at the same public hearing.

#### **5.C. Public Hearings**

**1. Rezoning Application**

Public hearings shall be held on the application for rezoning and the PUD Master Plan in accordance with regular procedures for zoning applications established in ARTICLE X of these Regulations.

**2. Subdivision Plats**

Public hearings on required plats shall be held in accordance with regular procedures established in ARTICLE X and in compliance with the Oklahoma County Subdivision Regulations.

**Section 6. PUD Development Review Procedures****6.A. Step 1. Pre-Application Review**

Prior to submission of an application for rezoning to a PUD, the applicant should discuss with the County Engineer the procedure for adopting a PUD and the requirements for the general layout of major roadways and utilities, access to arterial, or general design and narrative, the availability of existing services and similar matters. The intent of the pre-application review is to expedite the mandatory design review process and to facilitate the approval of a PUD Master Plan.

**6.B. Step 2. Application for Rezoning to PUD Master Plan**

The PUD application for rezoning shall be filed in accordance with regular procedures and on application forms of Oklahoma County. The PUD Master Plan, which is submitted with the application for rezoning, shall consist of a Design Statement and a Master Development Plan Map. The applicant shall also provide other supporting maps as necessary to meet the submission requirements of this section.

**1. PUD Design Statement**

Contents of Written Report. The PUD Design Statement shall be a written report submitted as a part of the PUD Master Plan and contain a minimum of the following:

- a. PUD Title;
- b. List of owners and/or developers;
- c. Statement on the general location and relationship to adjoining land uses, both existing and proposed;
- d. Description of the PUD concept, including an acreage or square foot breakdown of land use areas and densities proposed, a general description proposed, a general description of building use types, proposed restrictions, and typical site layouts;
- e. PUD zoning districts in the vicinity of the proposed development;
- f. A list of all special development regulations of the conventional zoning district regulations which will be applicable; plus a list of requested variations to the subdivision regulations or other applicable development regulations;
- g. A statement on the existing and proposed streets, including right-of-way standards and street design concepts;
- h. The following physical characteristics: elevation, slope analysis, soil characteristics, tree cover, and drainage information;
- i. A topographic map with minimum five (5) foot contour intervals;
- j. Drainage information, including number of acres in the drainage area and delineation of applicable flood levels;
- k. A statement concerning utilities and services to be installed, including which lines will be dedicated to the County and which will remain private;
- l. The proposed densities, use types, and sizes of structures; and

## ***Article III - Planned Unit Development***

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m. A description of the proposed sequence of development.

### **2. Master Development Plan Map**

The Master Development Plan Map shall be a graphic representation of the development plan for the area, prepared at a scale appropriate for the size of the project but no less than the minimum required for preliminary plats in the subdivision regulations. The purpose of the map is to conceptually portray the development commitments described in the PUD Design Statement. It is not a requirement that the Map show such items as subdivision lines, location of specific structures, or exact location of streets. The complexity of the Map information will depend upon the number and extent of varied land uses in the PUD. A single-use PUD, for example, should require less graphic information than a mixed use proposal, and it may be sufficient to outline and identify those general areas where conventional zoning district regulations will be utilized. The Master Development Plan Map shall show the following:

- a. Location of proposed land uses, and residential densities;
- b. Location of collector streets within the PUD and adjacent arterial streets;
- c. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed;
- d. Location and approximate size of proposed open space and recreation area;
- e. Areas where access to streets will be limited, and location of driveways where appropriate;
- f. Any other pertinent information necessary for review, approval, and administration of the PUD.

### **3. Approval of the PUD Master Plan**

Upon final approval by the Board of County Commissioners of the PUD Master Plan and the appropriated resolution of rezoning, these elements shall become a part of the Official Zoning Districts Map. The resolution of rezoning shall adopt the PUD Master Plan by reference, and it shall be attached to said regulation and become a part of the official records of Oklahoma County.

#### **a. Reproducible Copy**

The developer shall furnish a reproducible copy of the approved Master Development Plan Map for signature by the Chairman of the Planning Commission and acknowledgement by the County Clerk. The developer shall also provide a pdf file of the PUD document and supporting material on a CD or DVD. The PUD Master Plan, including the signed Development Plan Map and all supporting data, shall be made a part of the permanent file and maintained by the County Clerk.

**b. Building Permits in Accordance with the PUD**

The PUD Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accord with said plan until it is otherwise amended by the Board of County Commissioners.

**6.C. Step 3. General Plat**

Where subdivision of property is anticipated, the developer shall prepare a General Plat for review and approval according to procedures established by the Planning Commission and Board of County Commissioners. Such procedures are outlined in the Oklahoma County Subdivision Regulations.

**6.D. Step 4. Preliminary Plat**

Upon approval of the PUD Maser Plan and regulation of rezoning, the developer shall prepare a preliminary plat for the entire development area. Where a recorded plat exists and where there will be no extensive easements, no property owners' association, no plat restrictions, and no sale of lots which do not conform to the platted lot lines, the Planning Commission may waive the platting

**6.E. Step 5. Final Plat**

**1. When Final Plat Required**

Where a subdivision plat has been required, the developer shall prepare a final plat for review, approval, and filing of record according to procedures established by the Planning Commission and Board of County Commissioners. In addition to these procedures the final plat shall include:

- a. Provisions for the ownership and maintenance of common open space. Said open space may be dedicated to a private association or to the public provided that a dedication to the public shall not be accepted without the approval of the Board of County Commissioners.
- b. A homeowners' or property owners' association shall be created if other satisfactory arrangements have not been made for improving, operating, and maintaining common facilities including private street drives, service and parking areas, and recreation areas.
- c. Covenants shall be submitted to reasonably ensure the continued compliance with the approved PUD Master Plan. In order that the public interest may be protected, Oklahoma County shall be made a beneficiary of the covenants pertaining to such matters as location of uses, height of structures, setbacks, screening, maintenance of common facilities, and access. Such covenants shall provide that Oklahoma County may enforce compliance therewith.

**2. When Final Plat Not Required**

If there is no plat required, then, Paragraphs a, b, and c above shall be submitted and approved as a part of the PUD Master Plan at the time of rezoning.

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### **6.F. Step 6. Site Plan**

A site plan shall be submitted upon the application for a building permit and reviewed in accordance with procedures established in ARTICLE X. Section 2 of these Regulations.

## **Section 7. PUD Review, Approval, and Modification**

### **7.A. Design Review Process Mandatory**

#### **1. Step 2 Review**

At Step 2, all PUD applications shall be reviewed through the design review process. Upon receipt of a completed application and application fee for PUD Master Plan Review, the County Engineer shall transmit the application and all supporting material to the various County departments involved with the design review process and to appropriate officials or agencies of the city, county, adjoining counties or municipalities, school and special districts, and other official bodies as deemed necessary or as mandated by law, including any review required by regional or state bodies under applicable State or Federal law. Each participant shall consider all pertinent information, and shall provide the County Engineer with a certified report of their findings, comments, and recommendations. The certified reports shall be transmitted to the County Engineer within a period of time that shall permit the applicant to receive a design review report certified by the County Engineer within fifteen (15) days following the acceptance of the application. A copy of said report will be entered into the project file. The report or revisions thereto shall also be forwarded to the Planning Commission with the application for PUD Master Plan and rezoning approval.

#### **2. Certified Design Review**

The certified design review report shall advise the applicant whether or not significant changes or modification should be made to the PUD Master Plan application prior to the proposal's consideration by the Planning Commission. The applicant may elect to present the application to the Planning Commission without modification.

#### **3. Plat Reviewed Concurrently**

This process shall conform to the plat review process in the subdivision regulations. Where a General Plat and PUD Master Plan are submitted together they may be reviewed concurrently.

### **7.B. Public Hearings**

Public hearings shall be required prior to approval of Step 2, Step 3, and Step 4. Notice shall be provided in accordance with regular procedures established in ARTICLE X of these Regulations.

**7.C. Administrative Approval of Minor Amendments****1. Minor Amendments Approved by Staff**

The County Engineer shall be permitted to approve minor amendments and adjustments to the PUD Master Plan provided that the following conditions are satisfied.

- a. The project boundaries are not altered.
- b. Uses other than those specifically approved in the PUD Master Plan are not added. Uses may be deleted but not to the extent that the character of the project is substantially altered.
- c. The allocation of land to particular uses or the relationship of uses within the project is not substantially altered.
- d. The density of housing is not increased over the maximum allowable density established at the time the PUD was approved, or is not lower than seventy percent (70%) of the approved maximum density, or is not decreased below a previously approved minimum density.
- e. The land area allocated to non-residential uses is not increased or decreased by more than ten percent (10%).
- f. Floor area, if prescribed, is not increased or decreased by more than ten percent (10%) and, in the case of an increase in floor area, the resulting floor area ratio when recalculated does not exceed the floor area ratio previously prescribed.
- g. Floor area ratios, if prescribed, are not increased.
- h. Open space ratios, if prescribed, are not decreased.
- i. Height restrictions, yard requirements, lot coverage restrictions and other area, height and bulk requirements prescribed in the PUD Master Plan are not substantially altered.
- j. The circulation system is not substantially altered in design, configuration, or location.
- k. The design and location of access points to the project are not substantially altered either in design or capacity.

**2. Amended PUD Required**

The County Engineer shall determine if proposed amendments to an approved Master Development Plan satisfy the above criteria. If the County Engineer finds that these criteria are not satisfied, an amended PUD Master Plan shall be submitted for full review and approval according to the procedures set forth in these Regulations.

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### **Section 8. Reversion**

#### **8.A. Property Owner Request**

If the property owner determines to abandon the PUD concept and nullify the PUD Master Plan, he/she shall make application for rezoning either to the original status or to a new classification. Said application shall be heard according to regular procedures by the Planning Commission and Board of County Commissioners.

#### **8.B. Continuing Review by County**

If development of the PUD has not been started within three (3) years of the date of approval of the PUD Master Plan, the County Engineer shall request a report from the applicant/owner to determine the status of the project and shall schedule a formal hearing before the Planning Commission to discuss the zoning of the property. Upon full consideration of the materials presented at the hearing, including any comments received from interested citizens and property owners, the Commission may take one of the following actions:

##### **1. Public Hearing Required**

Direct the County Engineer to schedule a subsequent public hearing to consider rezoning the property and to provide public notice of said hearing as required in ARTICLE X of these Regulations.

##### **2. Continue Current PUD**

Allow the current PUD to continue subject to a subsequent report at a future date to be set by the Commission.

##### **3. Other Action**

Some other action as the Commission may deem appropriate and which is supported by these Regulations and by State Statute.

## ARTICLE IV. SPECIAL REGULATIONS

### Section 1. Intent and Purpose

The purposes of this article are to:

#### 1.A. Enabling Legislation

Provide a framework for enabling legislation to aid in the creation of special regulations.

#### 1.B. Categorization of Special Regulations

Provide a categorization of all special regulations which may be adopted as a result of the enabling legislation provided herein.

#### 1.C. Provide Guidelines

Provide guidelines for the application of all special regulations created to assure conformity with the objectives a good planning and zoning practice.

### Section 2. Application

Special regulations may be adopted within this article and applied to designated areas of Oklahoma County when the Oklahoma County Planning Commission and Board of County Commissioners find conditions or purposes within said areas that merit special consideration in order to protect the health, safety, and general welfare.

### Section 3. Modification to Special Regulations

Modifications or changes to the regulations specified within the special regulations shall be subject to the provisions of the amendment procedure for these Regulations contained in ARTICLE X of these Regulations.

### Section 4. Historical Site Regulations

#### 4.A. Purposes of Historical Site Regulations

Oklahoma County hereby declares that the historical, architectural, cultural, and aesthetic features represent some of the finest and most valuable resources of the County, and such resources are the embodiment of the heritage of the people of Oklahoma County. Therefore, it is hereby declared that the purpose of this section, to be known as the Historical Preservation and Landmark Regulations, shall be as follows:

##### 1. Promote Creation of Historic Districts

To promote the creation of historic districts and landmarks for the educational, cultural, economic, and general welfare of the public through the preservation protections, structures, and areas of historic interest of importance within Oklahoma County.

## ***Article IV - Special Regulations***

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### **2. Safeguard the Heritage of the County**

To safeguard the heritage of the County by preserving and regulating historic landmarks and districts which reflect elements of its cultural, social, political, and architectural history.

### **3. Preserve Neighborhoods**

To preserve and enhance the environmental quality of neighborhoods.

### **4. Strengthen Economic Base**

To strengthen the County's economic base by the stimulation of conservation and reuse.

### **5. Preserve Property Values**

To establish and preserve property values.

### **6. Ensure Orderly Growth**

To ensure the harmonious, orderly, and efficient growth and development of the County.

### **7. Promote Historic Landmarks**

To promote the use of historical landmarks and districts for the culture, prosperity, education, and welfare of the people of the County and visitors to the County.

### **8. Establish Preservation Plan**

To establish a preservation plan to accomplish the goal of this section.

### **4.B. General Provisions and Description**

The HS Historic Site District and its regulations may be applied to property located in any other zoning district, whether residential, commercial, industrial, or agricultural, in accordance with the provisions of the Historic Site Regulations. The HS Historic Site District is intended to be an overlay zoning district.

### **4.C. District Identification**

Tracts, buildings, or sites designated by the Board of County Commissioners as being within the HS Historic Site District shall be identified on the Official Zoning District Map of the County and in other official writings by the suffix HS.

### **4.D. District Regulations**

The following regulations shall be applicable to the HS Historic Site district and shall control the use of all properties within such district, to-wit:

#### **1. Alteration of Structures**

The erection, moving, demolition, reconstruction, restoration, or alteration of any structure is prohibited unless a certificate of appropriateness is granted by the Oklahoma County Planning Commission.

**2. Exterior Maintenance of Structures**

All structures and grounds shall be maintained in good condition in keeping with the historical nature of the site designated.

**3. Interior Maintenance of Structures**

All interior portions of structures shall be kept in such good repair to the extent necessary to prevent structural deterioration.

**4. Historic Site Regulations**

Full compliance shall be had with all provisions and procedures of the Historic Site Regulations.

**4.E. Ordinary Maintenance or Repair**

Nothing in this section shall be construed to prevent ordinary maintenance or repair of any structure except exterior change.

**4.F. Permitted Uses**

Property located within the HS Historic Site District may be used for any purpose, and only those purposes, permitted within the basic zoning district in which such property is located, subject to compliance with all regulations imposed by such basic zoning district and subject to compliance with all provisions of this article.

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*(Reserved)*

**Section 5. Alcoholic Beverage Consumption (ABC) Overlay Districts**

**5.A. Intent and Purpose**

The intent and purpose of the ABC Overlay Districts is to provide for compatibility between establishments which serve alcohol and surrounding zoning districts. All establishments which existed prior to the adoption of the ABC provisions and are defined by the use units permitted in these overlay districts are designated as legal nonconforming uses, as specified 0 of these Regulations; however, such uses must meet any applicable State laws.

**5.B. ABC-L Alcoholic Beverage Consumption, Restaurant with Limited Alcohol District**

**1. General Description**

This is an overlay zoning district allowing for restaurants which serve beverages containing less than 14% alcohol by volume. This district allows for the serving of beer and wine in a restaurant setting. The overlay district provides for uses in such a way that compatibility with adjacent uses is enhanced.

**2. Underlying Districts for ABC-L**

ABC-L may be requested over the Zoning Districts CR, CL, CG, CH, and any portion of a PUD district specifically allowing for a restaurant use.

**3. District Use Regulations**

**a. Permitted Uses**

Eating Establishments: Sit-down, Limited Alcohol Permitted (419.22)

**b. Parking and Access Regulations**

- (1) Uses in this district shall provide parking as specified under ARTICLE VIII of these Regulations.
- (2) The rezoning applicant must demonstrate that no proposed parking areas are required to meet parking requirements for another use. The facilities for parking shall not have a driveway or other direct entrance onto any local or local collector street, as defined by the County's Major Streets and Highways Plan.

**c. Hours of Operation**

The sale and consumption of alcohol is permitted at establishments in this district in accordance with the hours specified by the Oklahoma Statutes.

**d. Limitations on Exterior Lighting and Noise**

- (1) The illumination of parking areas, walkways, signs, and other structures associated with establishments in this district shall be arranged so no annoying light is directed toward or reflected on residential properties.

## ***Article IV - Special Regulations***

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- (2) Noise from establishments in this district shall not exceed that allowed under the provisions of ARTICLE V. Section 9 of these Regulations.

### **e. Site Plan Requirements**

- (1) All applications for rezoning to the ABC-L district shall include a site plan. Said site plan shall be a detailed and scaled drawing showing the locations and dimensions of the area to be used for the sale and consumption of alcoholic beverages. Such areas will be referred to as areas for alcoholic beverages.
- (2) The areas for the sale and consumption of alcoholic beverages shall be limited to and must conform to the submitted site plan included in the approved rezoning. Said site plan will be referred to as the original site plan.
- (3) The original site plan shall not be amended to add additional areas for alcoholic beverages without the approval of the Board of County Commissioners in accordance with the procedures of rezoning to this district.

### **f. Nonconforming Status**

- (1) All establishments in operation prior to the effective date of the ABC provisions shall be considered legal nonconforming. If such a use fails to continue operating in accordance with applicable regulations, then the use will be considered illegal.
- (2) Legal nonconformance will cease if:
  - (a) The use ceases for six (6) months or more.
  - (b) Any original approval required to establish or continue the use is revoked.
  - (c) The State revokes the operator's license.

**5.C. ABC-R Alcoholic Beverage Consumption, Restaurant with Alcohol District**

**1. General Description**

This district allows for the serving of all types of beer and alcohol in a restaurant setting. The overlay district provides for uses in such a way that compatibility with adjacent uses is enhanced.

**2. Underlying Districts for ABC-R**

ABC-R may be requested over the Zoning Districts CR, CL, CG, CH, and any portion of a PUD district specifically allowing for a restaurant use.

**3. District Use Regulations**

**a. Permitted Uses**

Eating Establishments: Sit-down, Alcohol Permitted (419.23)

**b. Parking and Access Regulations**

- (1) Uses in this district shall provide parking as specified under ARTICLE VIII, of these Regulations.
- (2) The rezoning applicant must demonstrate that no proposed parking areas are required to meet parking requirements for another use.
- (3) The facilities for parking shown on the rezoning application shall not have a driveway or other direct entrance onto any local or local collector street, as defined by the Oklahoma County Master Plan.

**c. Hours of Operation**

The sale and consumption of alcohol is permitted at establishments in this district in accordance with the hours specified by the Oklahoma Statutes.

**d. Limitations on Exterior Lighting and Noise**

- (1) The illumination of parking areas, walkways, signs, and other structures associated with establishments in this district shall be arranged so no annoying light is directed toward or reflected on residential properties.
- (2) Noise from establishments in this district shall not exceed that allowed under the provisions of ARTICLE V. Section 9 of these Regulations.

**e. Site Plan Requirements**

- (1) All applications for rezoning to the ABC-R district shall include a site plan. Said site plan shall be a detailed and scaled drawing showing the location and dimensions of the area to be used for the sale and consumption of alcoholic beverages. Such areas will be referred to as areas for alcoholic beverages.
- (2) The areas for the sale and consumption of alcoholic beverages shall be limited to and must conform to the submitted site plan included in the approved rezoning. Said site plan will be referred to as the original site plan.
- (3) The original site plan shall not be amended to add additional areas for alcoholic beverages without the approval of the Board of County

## ***Article IV - Special Regulations***

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Commissioners in accordance with the procedures of rezoning to this district.

**f. Nonconforming Status**

- (1) All establishments in operation prior to the effective date of the ABC provisions shall be considered legal nonconforming. If such a use fails to continue operating in accordance with all State and local applicable regulations, then the use will be considered illegal.
- (2) Legal nonconformance will cease if:
  - (a) The use ceases for 6 months or more.
  - (b) Any original approval required to establish or continue the use is revoked.
  - (c) The State revokes the operator's license.

**5.D. ABC-C Alcoholic Beverage Consumption, Club with Alcohol District**

**1. General Description**

This district allows for the serving of all types of beer and alcohol in a setting where the sale of food is an accessory activity. The overlay district provides for uses in such a way that compatibility with adjacent uses is enhanced.

**2. Underlying Districts for ABC-C**

ABC-C may be requested over the Zoning Districts CG and CH districts and any portion of a PUD district specifically allowing a restaurant or drinking establishment.

**3. District Use Regulations**

**a. Permitted Uses**

Drinking Establishments: Sit-down Alcohol Permitted (420)

**b. Parking and Access Regulations**

- (1) Uses in this district shall provide parking as specified under Article VII, Section, of these Regulations.
- (2) The rezoning applicant must demonstrate that no proposed parking areas are required to meet parking requirements for another use.
- (3) The facilities for parking shown on the rezoning application shall not have a driveway or other direct entrance onto any local or collector street, as defined by the County's Major Streets and Highways Plan.

**c. Hours of Operation**

The sale and consumption of alcohol is permitted at establishments in this district in accordance with the hours specified by the Oklahoma Statutes.

**d. Limitations on Exterior Lighting and Noise**

- (1) The illumination of parking areas, walkways, signs and other structures in association with establishments in this district shall be arranged so

no annoying light is directed toward or cast upon residential properties.

- (2) Noise from establishments in this district shall not exceed that allowed under the provisions of ARTICLE V. Section 9 of these Regulations.

**e. Site Plan Requirements**

- (1) All applications for rezoning to the ABC-C district shall include a site plan. Said site plan shall be a detailed and scaled drawing showing the location and dimensions of the area to be used for the sale and consumption of alcoholic beverages. Such areas will be referred to as areas for alcoholic beverages.
- (2) The areas for the sale and consumption of alcoholic beverages shall be limited to and must conform to the submitted site plan included in the approved rezoning. Said site plan will be referred to as the original site plan.
- (3) The original site plan shall not be amended to add additional areas for alcoholic beverages without approval of the Board of County Commissioners in accordance with the procedures of rezoning to this district.

**f. Notification Requirements**

Applications for rezoning to the ABC-C district shall be accompanied by a list of all owners of property within 600 feet of the legally subdivided property upon which the rezoning site is situated. In addition, the six-hundred (600) foot radius shall be extended by increments of one-hundred (100) lineal feet until the list contains a minimum of fifteen (15) individual property owners of fifteen (15) separate parcels, or until a maximum radius of 1,000 feet has been reached.

**g. Nonconforming Status**

- (1) All establishments in operation prior to the effective date of the ABC provisions shall be considered legal nonconforming. If such a use fails to continue operating in accordance with applicable regulations, then the use will be considered illegal.
- (2) Legal nonconformance will cease if:
  - (a) The use ceases for six (6) months or more.
  - (b) Any original approval required to establish or continue the use is revoked.
  - (c) The State revokes the operator's license.

## Article IV - Special Regulations

### **Section 6. Special Public Health and Safety Regulations**

#### **6.A. Purpose of the Regulations**

The special public health and safety regulations are intended to promote the health, safety, economic, and general welfare of the public. These Regulations establish measures related directly to health as affected by the condition of natural features, such as aquifers, all available plans, and watershed areas.

#### **6.B. Garber-Wellington Recharge Areas - Soil Test Required**

##### **1. Garber-Wellington Aquifer**

This subsection establishes regulations intended to protect the Garber-Wellington Aquifer. Said aquifer serves as a source of water for numerous individual property owners as well as many central Oklahoma communities. These Regulations shall apply to all Uincorporated portions of Oklahoma County within the following quarter sections:

<b>Township</b>	<b>Range</b>	<b>Sections/Quarters</b>
11 North	1 East	Sections 1 thru 19 – All Section 17 - N/2; SE/4 Sections 22 & 23 – N/2 Section 24 – All Section 25 – N/2
11 North	1 West	Section 10 – E/2 Section 11 – S/2; NW/4 Section 14 – N/2 Section 15 – NE/4
12 North	1 East	Sections 1 thru 6 – All Section 7 – N/2 Sections 8 thru 12 – All Sections 28 thru 36 – All
14 North	1 East	Sections 4 thru 9 – All Sections 16 thru 17 – All

14 North	1 West	Sections 1 thru 4 – All Sections 5 & 6 – N/2 Sections 9 thru 15 – All Section 22 – All
14 North	1 West	Section 27 – N/2 Section 33 – All
14 North	2 West	Sections 1 thru 5 – N/2 Section 6 – NE/4
14 North	3 West	Sections 4 thru 8 – All Section 9 – N/2; SW/4 Section 18 – All Section 19 – NE/4
14 North	4 West	Sections 1 & 2 – All Section 3 – E/2 Section 10 – NE/4 Sections 11 thru 14 – All Section 15 – SE/4 Section 23 – All Section 24 – N/2; SW/4

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### **Section 7. Soil Analysis Information for Building Permit Applications**

- a. Permit applications for on-site construction and structures transported to a site in the environmental district shall be accompanied by soil core tests and soil percolations tests if the tract involved has an area of five (5) acres or less, or if the permit is for a nonresidential use. The site, in either case, must be located in an area which has no urban sewer service.
- b. Said soil core test shall include soil information to a minimum depth of eight (8) feet and be conducted by a person with qualifications approved by the Oklahoma Department of Environmental Quality (ODEQ). The test data shall include a map indicating the date and site location of the actual test.
- c. A minimum of one soil test will be required for each dwelling unit or other structure with plumbing facilities. Permits for larger and/or more intensive use structures shall be accompanied by one soil test for each one-thousand (1,000) square foot area of sewage absorption area which would have been required by soil percolation tests alone.
- d. The percolation and core test results shall be reviewed by the ODEQ concerning suitability for septic tank or alternate sewage disposal systems.
- e. Soil core tests are considered to be a required part of the above mentioned permit applications as are soil percolation tests. Said applications shall not be accepted unless this information is submitted in the application.
- f. A location without urban sewer services shall be defined as any parcel which does not have reasonable access to an existing sanitary sewer main.



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## **ARTICLE V. GENERAL REGULATIONS**

### **Section 1. Purpose**

The purpose of this article is to establish certain regulations which apply to individual zoning districts as well as other regulations which are applied uniformly to all zoning districts. Each zoning district in Article II will refer specifically to sections of this article for clarification and specifically to sections of this article for clarification and amplification of the applicable regulations. Certain regulations established in this article will apply to all districts unless they are specifically exempted herein. Since they are uniform in application, they are listed here to avoid repetition in each district. All persons desiring to construct a building should familiarize themselves with the provision of this article as well as the individual zoning district regulations. A violation of these general regulations shall be a violation of the regulations of the zoning district in which the use is located. Regardless of the regulations contained herein, the property owner is advised that there may also be more restrictive regulations in the form of plat restrictions, deed restrictions, declarations of covenants and restrictions, and platted setback lines which may further limit the use or development of a parcel.

### **Section 2. Conditional Uses**

#### **2.A. General Description and Authorization**

This subsection provides controls, limitations, and regulations to permit certain uses that tend to be incompatible with one another by their nature to locate within the same zone. It shall be the duty of the County Engineer to ensure that the provisions of this article are enforced. The County Engineer shall not permit a Conditional Use unless said use complies with all of the applicable standards of this subsection and all other applicable requirements of these Regulations.

#### **2.B. Limits to Authority**

The County Engineer's authority to permit a Conditional Use shall be confined to consideration of conformance to the provisions of these Regulations. The County Engineer shall permit only those Conditional Uses authorized in individual zoning districts, subject to the standards and conditions set forth under this subsection, but he/she shall not have the authority to vary, modify, or waive any of the regulations or standards prescribed for any Conditional Use, except as specifically provided herein.

#### **2.C. Status of Uses Permitted by Conditional Review**

Any Conditional Use reviewed by the County Engineer which complies with the specific requirements of these Regulations and the applicable standards and conditions under this section shall constitute a Permitted Use on the lot in question. Once a Conditional Use is permitted, the use shall not be enlarged, extended, increased in intensity, or relocated unless an application for a new conditional review is prepared and approved.

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### **2.D. Application and Site Plan Review**

#### **1. Timing**

The property owner or his authorized agent shall request Conditional Use approval at the time of application for a building permit.

#### **2. Site Plan Required**

A complete site plan shall be filed in accordance with provisions of ARTICLE X.2.B.1 of these Regulations.

#### **3. Review and Approval**

Upon review by the County Engineer for conformance with the requirements of the regulations, and all other County Regulations, the site plan shall be approved and a building permit shall be authorized.

### **Section 3. Special Exception Uses**

#### **3.A. General Description and Authorization**

The Special Exception allows the location of certain uses while maintaining adequate protection of the surrounding area. If consideration is given to setting, physical features, compatibility with surrounding land uses, and traffic and aesthetics, certain uses may locate in an area where they will be compatible with existing or planned land uses, even though they generally do not conform to traditional use groupings in specific zoning districts. The Board of Adjustment shall review each case on its own merits, apply the criteria established herein, and, if appropriate, authorize said use by granting a Special Exception for it.

#### **3.B. Limits on Authority**

Upon consideration of all pertinent information, the Board of Adjustment may grant a Special Exception for uses authorized in this subsection or for uses specifically authorized in individual zoning districts under the provision Special Exception Uses (See ARTICLE II).

#### **3.C. Application and Site Plan Requirements**

##### **1. Application to be Filed by Owner**

The property owner or his authorized agent shall file an application for a Special Exception in accordance with the requirements of this Article.

##### **2. Site Plan to be Filed**

A complete site plan (ARTICLE X.2.B.1) shall be filed with each application for a Special Exception. The site plan shall show location of all structures and shall give graphic evidence of compliance with all development regulations of the zoning district in which the Special Exception is to be located.

**3.D. Site Plan Review**

The Board of Adjustment shall review at a minimum, the following site design factors:

**1. Building Location**

The location and area of main and accessory buildings on the site and their relationship.

**2. Parking Spaces**

The number and arrangement of parking spaces, traffic circulation areas, the adequacy and manner of lighting thereof, and its affect on surrounding properties.

**3. Traffic Circulation**

The relationship between the off-street parking areas and points of egress, and the traffic circulation both within and around the site.

**4. Off-Street Loading**

The provisions of adequate off-street loading and service facilities.

**5. Public Facilities**

The provision of proper facilities for the accumulation and disposal of garbage and trash.

**6. Landscaping**

The provision of fences, walls and landscaping, and manner of maintenance thereof.

**7. Signage**

The relationship between the number, size, and location of signs, as authorized by the sign regulations, and the zoning district in which the proposed use is to be located.

**8. General Welfare**

Such other factors as may be necessary to secure and to protect the public health, safety, comfort, convenience, and general welfare.

**3.E. Standards for Special Exception Approval**

Prior to approval of an application for Special Exception, the Board of Adjustment shall make a determination that the following standards have been met:

**1. In Harmony with the Master Plan**

The proposed use shall be in harmony with the policies of the adopted County Master Plan.

**2. In Harmony with the Zoning Regulations**

The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

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### **3. Not Adversely Affect the Use of Neighboring Property**

The proposed use shall not adversely affect the use of neighboring properties in accordance with the applicable zoning district regulations.

### **4. Not Generate Pedestrian and Vehicular Traffic**

The proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.

### **5. Adequate Public Facilities**

Adequate utility, drainage, parking, loading, access, signs, and other necessary public facilities to serve the proposed use shall meet all standards and provisions of regulations applicable to the zoning district classification of the property.

### **6. Protect from Hazardous and Obnoxious Conditions**

The Board of Adjustment shall ensure that all reasonable precautions are taken to protect nearby existing and anticipated development from hazardous and obnoxious conditions. The Board of Adjustment can impose specific conditions regarding location, design, and operation to assure safety and to prevent a nuisance.

### **7. May Require Additional Screening and Landscaping**

If necessary, to protect the general public and to protect the use of neighboring property from potential loss of use or decrease in land value, the Board of Adjustment may require additional sight-proof screening and landscaping according to standards contained in ARTICLE VII of these Regulations.

## **3.F. Special Conditions**

### **1. Site Plan Must be Followed**

All uses approved by a Special Exception shall commence and be maintained in accordance with the approved site plan.

### **2. Failure to Comply**

Any construction or occupancy authorized or regulated under an approved Special Exception which shall fail to comply with the provisions of said Special Exception shall subject property or business owner(s) to enforcement of provisions of ARTICLE X. Section 3, of these Regulations.

### **3. Amendment**

When the holder of a Special Exception determines that an extension of time or modifications of a site plan or other requirements are necessary, he/she shall apply for same in the same manner as the original application.

**4. Expiration**

All approvals of Special Exceptions shall expire by default:

- a. If the use is not established or construction initiated within twelve (12) months; or
- b. If the use once established has been discontinued or abandoned for a period of twelve (12) months.

**3.G. Additional Standards for Specific Uses**

**1. Mobile Home Residential: Hardship Provision (201.53)**

- a. Eligible in AA, RA, RS, RD, and RM.
- b. The proposed mobile home shall be an accessory dwelling unit to an existing Single-Family Residential unit or Mobile Home Residential: Single Dwelling unit.
- c. The Special Exception may be granted for a period of 1, 2, or 3 years depending on the situation. When the time period expires, the applicant shall file a new application for a Special Exception and have the case reviewed. At that time, the Board shall determine if the need that led to the granting of the original Special Exception is still present and if there has been any material change of conditions relevant to the granting of the Special Exception.
- d. Conditions for Approval:
  - (1) The occupant of the proposed hardship unit shall be a relative by blood or marriage of the occupants of the primary (existing) unit, and the extenuating conditions shall not be caused by the applicant for the Special Exception.
  - (2) The Special Exception shall not be granted unless medical hardship exists caused by a physical condition, such as age or infirmity, or by mental condition of the principal.
- e. Only one hardship unit and one existing unit shall be allowed on the property for which the Special Exception is being sought.
- f. The location of such hardship unit shall conform to the setback, height, and off-street parking requirements of the district in which located. The property shall conform to the lot area requirements for a single-family unit and the mobile home shall be located only in the rear yard.
- g. Written approval of all landowners abutting on a side or rear property line or across an alley shall be required.
- h. The proposed mobile home installation shall meet all County and Oklahoma State standards and regulations.
- i. The Board of Adjustment may include additional conditions as it considers necessary to include, but not be limited to, minimum lot area per dwelling unit, extraordinary setbacks, landscaping, and installation of utilities.
- j. The use of the mobile home shall terminate at any time when the hardship that led to the granting of the original Special Exception ceases.

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### **2. Moderate Impact Institutional (304.2)**

- a. Eligible in the AA, RA, RS, RD, RM, CR, CL, CG, CH, and IU districts.
- b. The site shall front or have direct access to street meeting design standards for at least a collector street.
- c. No off-street parking or loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district.
- d. Lighted outdoor facilities shall not be located closer than twenty (20) feet to any property line that adjoins a residential use, and all lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

### **3. Community Recreation: General (306.2)**

- a. Eligible in the RA, RS, RD, and RM districts.
- b. The size of the operation, its location, and the hours of operation shall be determined to not have a negative affect on any surrounding residential development, either existing or future.
- c. Each use shall comply with all standards and provisions of the relevant zoning district, unless specifically modified by this section.
- d. The site shall front or have direct access to a street meeting minimum design standards for at least a collector street.
- e. Lighted outdoor facilities shall not be located closer than twenty (20) feet to any property line that adjoins a residential use, and all lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- f. No off-street parking or loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district.

### **4. Animal Sales and Services: Auctioning (403)**

- a. Eligible in the AA and IU districts.
- b. Minimum land area: five (5) acres.
- c. The area should not be projected for residential development by the Master Plan or any adopted area plan.
- d. No building or animal containment area shall be located within fifty (50) feet of any property line.

### **5. Animal Sales and Services: Kennels and Veterinary, General (407)**

- a. Eligible in the AA, CR, and CG districts.
- b. No outside run shall be located within fifty (50) feet of property zoned RA, RS, RD, or RM, or a PUD designated for residential use.
- c. All outside runs shall be fenced.

**6. Automotive: Parking Lot (408.1)**

- a. Eligible in the AA, RA, RS, RD, RM, CR, and CH districts.
- b. This provision is limited to the authorization of off-site, off-street parking lots for properties which have been made non-conforming in terms of parking regulations only as a result of governmental action, such as annexation, taking of additional right-of-way, or a change in the parking requirements of this chapter. This provision shall not apply to noncompliance caused by the construction of a new building, expansion or remodeling of an existing structure, or change in the use of an existing structure.
- c. Off-site, off-street parking facilities may not exceed fifty percent (50%) of the total required by this chapter.
- d. Such facilities must be located within three-hundred (300) feet of the property of the principal use to which it is accessory.
- e. Said facilities must be in the same ownership as the use and lot to which it is accessory, and necessary written instruments must be executed to ensure the required number of spaces will remain available throughout the life of such use.
- f. There must be no way to arrange the required number of spaces on the same lot as the principal use.
- g. The facility must not be located to draw vehicular traffic to and through streets having predominantly residential frontage.
- h. These parking facilities shall be separated from the principal use by an alley or local street and not by a collector street, secondary or primary arterial, or expressway.
- i. All side and rear lot lines abutting a residential district shall be screened in accordance with the requirements of this chapter for commercial properties.

**7. Care Facility: Day Care Center (415.53)**

- a. Eligible in the AA, RA, RS, RD, RM, CR, CL, CG, CH, and IU districts.
- b. The Board of Adjustment should ensure that no residential structure in a residential zoning district should be physically altered in such a way that would have a negative impact on adjacent residential uses. Any paving, signs, and structural remodeling should maintain conformity with the surrounding area.
- c. All licensing and other requirements for Day Care operations which may be applied by other government agencies shall be met and verification that these requirements will be complied with shall be submitted with the Special Exception application.

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### **8. Care Facility: Adult Day Care (415.55)**

- a. Eligible in the AA, RA, RS, RD, RM, CR, CL, CG, CH, and IU districts.
- b. The Board of Adjustment should ensure that no residential structure in a residential zoning district should be physically altered in such a way that would have a negative impact on adjacent residential uses. Any paving, signs, and structural remodeling should maintain conformity with the surrounding area.
- c. All licensing and other requirements for Day Care operations which may be applied by other government agencies shall be met and verification that these requirements will be complied with shall be submitted with the Special Exception application.

### **9. Communications Services: Towers (416.2)**

#### **a. Eligible in the AA, CG, and IU districts**

#### **b. Requirements**

The following shall be required to obtain a Special Exception:

- (1) Any tower anchored to the ground which is proposed to extend to a height of over fifty (50) feet.
- (2) Any tower attached to a building which is proposed to reach a height over twenty (20) feet above the roof line of the building.

#### **c. Standards for Ground Anchored Towers**

- (1) Towers and antennas shall be located on a site so as to provide a minimum distance equal to one-hundred ten percent (110%) of the height of the tower from all property lines; provided, however, that the Board may modify this requirement where tower design will assure that a collapsing tower will fall within a smaller area.
- (2) All tower supports and peripheral anchors shall be located entirely within the boundaries of the property and shall be not less than five (5) feet from the property line.
- (3) A wall or chain-link fence not less than eight (8) feet in height from finished grade shall be provided around any high voltage equipment:
  - (a) Access shall be through a locked gate.
  - (b) Signs shall be located every twenty (20) feet, attached to the fence or wall, and shall display in large bold letters the following:  
**HIGH VOLTAGE DANGER.**
- (4) Equipment, mobile or immobile, that is not necessary for direct support of the use, shall not be stored or parked on the site unless repairs to the facility are being made, or unless the zoning district permits such a use.

**10. Funeral and Interment Services: Undertaking (423.1)**

- a. Eligible in CR, CL, CG, and IU districts.
- b. No off-street parking of loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district or any area within a PUD designated for residential development.

**11. Funeral and Interment Services: Cremating (423.2)**

- a. Eligible in the CR, CL, CG, and IU districts.
- b. No off-street parking of loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district or any area within a PUD designated for residential development.

**12. Funeral and Interment Services: Interring (423.3)**

- a. Eligible in the AA, CR, CL, CG, CH, and IU districts.
- b. Structures, permitted as a part of the use, including on-site columbariums, crematoriums, mausoleums, and funeral homes, shall meet the following requirements:
  - (1) Shall be surrounded on two (2) or more sides by the cemetery grounds,
  - (2) Shall be set back a minimum of seventy-five (75) feet from a street, and
  - (3) Shall meet the setbacks as required in the Zoning District the structure is located, however, in all cases, the setback shall be a minimum of twenty (20) feet from a residential zoning district or any area within a PUD designated for residential development.

**13. Funeral and Interment Services: Animal Interment (423.4)**

- a. Eligible in the AA, CR, CL, CG, CH, and IU districts.
- b. No off-street parking or loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district or any area within a PUD designated for residential development.

**14. Participant Recreation and Entertainment: Outdoor (427.2)**

- a. Eligible in the AA, CG, CH, and IU districts.
- b. Land area should be sufficient so that noise generated shall not exceed limits imposed by County noise regulations (see ARTICLE V. Section 9).
- c. Lights shall not be located closer than twenty (20) feet to any property line that adjoins a residential district or use, and all lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- d. The Board of Adjustment may include additional conditions as it considers necessary, to include but not be limited to extraordinary setbacks, landscaping, and installation of utilities.

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### **15. Retail Sales and Services: Outdoor Swap Meets (432)**

- a. Eligible in the CR, CG, and IU districts.
- b. Applies only to outdoor sales activity.
- c. Land area shall be sufficient to provide for safe ingress and egress, adequate off-street parking, and proper separation from adjacent land uses.

### **16. Transient Accommodations: Campground (434.1)**

- a. Eligible in the AA district.
- b. The site shall front or have access to a street meeting minimum design standards for at least an arterial street, as designated on the County's Major Streets and Highways Plan.
- c. The site shall not abut or be within three-hundred (300) feet of a residential district, other than the AA district.
- d. There shall be a landscaped buffer strip, with a depth of at least fifty (50) feet, along the perimeter of the site. The buffer strip shall contain no roads or drives, RV spaces or buildings or other types of structures, except for sight-proof screening.
- e. The maximum density allowed shall be ten (10) recreational vehicle spaces per acre.
- f. Landscaped open space shall be provided in the ratio of at least four-hundred (400) sq. ft. per recreational vehicle.
- g. Sight-proof screening shall be provided around all sides of the site except where traversed by driveways. Sight triangles shall be observed.
- h. The space for each recreational vehicle shall be provided with a permanent hard-surfaced pad.
- i. Temporary accommodations for a transient unit such as an RV or camper shall be defined as no more than thirty (30) days.

### **17. Agricultural Processing: General (705.2)**

- a. Eligible in the AA district; these provisions shall not apply in any district where the use is permitted by right.
- b. The site shall be at least ten (10) acres in size.
- c. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all County, State, and Federal requirements.

**Section 4. Special Permit Uses****4.A. General Description and Authorization**

There are certain uses which, by their nature, do not fit into the normal pattern of zoning district use regulations. The size, area of land required, or the affects of these uses cause them to be potentially incompatible with other uses of land within a given zoning district. Therefore, this regulation allows the Board of County Commissioners to authorize these uses to locate within given designated districts under the controls, limitations, and regulations of a Special Permit. It shall be the duty of the Board of County Commissioners, under the provisions of this section, to evaluate the impact of such uses, to stipulate necessary conditions and restrictions, including those specifically contained herein, and to assure that the use is compatible with the proposed area. In considering an application, the Board of County Commissioners may authorize those uses that are expressly listed herein. However, no Special Permit Use shall be authorized unless said use complies with all of the applicable standards of this subsection and all other applicable requirements of these Regulations.

**4.B. Status of Special Permit Uses**

Any use for which a Special Permit is granted by the Board of County Commissioners shall be considered a Permitted Use. Once a Special Permit has been granted, the use shall not be enlarged, extended, increased in intensity, or relocated without an application for a new Special Permit. However, the Board of County Commissioners may waive or modify this requirement in specific cases.

**4.C. Application for a Special Permit**

Application and public hearing procedures for a Special Permit shall be completed in the same manner as an application for rezoning (ARTICLE X).

**4.D. Revocation**

A Special Permit may be revoked by subsequent action of the Board of County Commissioners after thirty (30) days notice to the owner of the subject property and a public hearing before said Board of County Commissioners, upon a finding that the conditions imposed on the issuance of the permit or the standards for a Special Permit set out in the Article, as amended, have not been satisfied or the use has become incompatible with other uses of land within or without the zoning district.

**4.E. General Standards**

All Special Permit Uses shall satisfy the following general standards:

**1. Conform to the Master Plan**

The proposed use shall conform to the policies of the adopted Master Plan.

**2. Not Adversely Affect Property**

The proposed use shall not adversely affect the use of neighboring properties.

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### **3. Not Generate Hazardous Pedestrian Conditions**

Pedestrian and vehicle traffic generated will not be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.

### **4. Provide Adequate Public Facilities**

Adequate utility, drainage, parking, loading, signs, access, and other necessary public facilities to serve the proposed use shall meet the adopted codes and regulations of the County.

### **5. Have Access to Proper Street**

The site shall front or have direct access to a street having adequate right-of-way and improvements to support the traffic generated by the proposed use.

### **6. Board Of County Commissioners May Impose Restrictions**

The Board of County Commissioners may impose specific conditions regarding location, design, and operation to assure safety, to prevent a nuisance, and to control the noxious affects of excessive sound, light, odor, dust or similar conditions.

Such conditions may include:

- a. All machinery and facilities be located within an enclosed building; or
- b. Certain areas be screened from view of surrounding neighborhoods; or
- c. A limitation on intensity of lights or hours of operation; or
- d. Similar measures designed to protect the public interest.

## **4.F. Additional Standards for Specific Uses**

### **1. Multiple-Family Residential: High Intensity (201.42)**

- a. Eligible in the RM district.
- b. The site shall front or have access to a street designated as and meeting the design standards for an arterial or an expressway as provided in the County's Major Streets and Highways Plan.

### **2. Mobile Home Residential: Mobile Home Park (201.52)**

- a. Eligible in the RD district.
- b. The site shall front or have access to a street designated as and meeting the design standards for a major arterial street or an expressway as provided in the County's Major Streets and Highways Plan.

### **3. Heavy Public Protection and Utility (302.1)**

- a. Eligible in the AA, RA, RS, RD, RM, CR, CL, CG, CH, and IU districts.
- b. The site shall be at least ten (10) acres in size.
- c. All maintenance, repair, and mechanical work shall be performed in enclosed buildings unless the zoning district regulations permit otherwise.
- d. No off-street parking or loading space shall be located closer than fifty (50) feet to any lot line abutting a residential zoning district or any area within a PUD designated for residential development.

- e. No use shall be permitted within five-hundred (500) feet of occupied dwellings.

**4. Sanitary Landfill (302.2)**

- a. Eligible in the AA and IU districts.
- b. The site shall be at least ten (10) acres in size.
- c. No activity area shall be permitted within three-hundred (300) feet of permanently or temporarily occupied dwellings.
- d. A chain-link fence or wall not less than eight (8) feet in height from finished grade shall be provided around the use.
- e. Access shall be through a locked gate.
- f. No sanitary landfill shall be located within one-hundred fifty (150) feet of any highway, drainage canal, lake, stream, pond, navigable waterway, regulated floodway, or property line.
- g. All buildings and structures accessory to the operation shall comply with all applicable regulations of the County.
- h. The entrance of the facility shall have an all-weather access road.
- i. Access shall be through a gate that can be locked at all times and that carries official notice that only authorized persons are allowed on the site.
- j. No residentially developed street shall be used for access.
- k. Meet all applicable State and Federal requirements.

**5. Hazardous Waste Disposal (303)**

- a. Eligible in the AA and IU districts.
- b. The site shall be at least twenty (20) acres in size.
- c. All maintenance, repair, and mechanical work shall be performed in enclosed buildings unless the zoning district regulations permit otherwise
- d. Such uses shall be open in character and essentially free of development and shall not be located closer than one-thousand (1,000) feet from any building or structure not a part of the disposal site that is used continuously or intermittently for human occupancy.
- e. The setback line for any disposal facility shall not be less than one-hundred (100) feet from any lot line.
- f. A chain-link fence or wall not less than eight (8) feet in height from finished grade shall be provided around the use. Signs of approximately four square feet in area shall be posted along the fence at two-hundred (200) foot intervals warning of the potential hazard.
- g. Access shall be through a locked gate.
- h. No hazardous waste disposal site shall be located within one-hundred fifty (150) feet of any highway, one-thousand five-hundred (1,500) feet from any drainage canal, lake, stream, pond, navigable waterway, wetland, or regulatory floodway.
- i. Meet all applicable State and Federal requirements.

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- 6. High Impact Institutional (304.3)**
  - a. Eligible in the AA, RA, RS, RD, RM, CR, CL, CG, CH, and IU districts.
  - b. The site shall front on or have access to a street designated as, and meeting the design standards for, an arterial street as provided in the County's Major Streets and Highways Plan.
- 7. Spectator Sports and Entertainment: High Impact (433.3)**
  - a. Eligible in the AA, CG, CH, and IU districts.
  - b. The site shall be of sufficient size to accommodate the required activities and provide for minimum impact on adjacent properties.
  - c. The design shall include noise buffering techniques, such as earth berms, vegetation, or other acceptable methods.
  - d. Outdoor high intensity lighting shall be no closer than one-hundred (100) feet from the property line and shall meet applicable County regulations.
  - e. There shall be at least two (2) access points to a street meeting minimum design standards for and arterial street.
  - f. The operation of these facilities shall comply with the noise levels set forth in Section 9 of this Article.
- 8. Wholesaling, Storage, and Distribution: General (503)**
  - a. Eligible in the IU district.
  - b. The site shall front on or have access to a street designated as and meeting the design standards for an arterial street or freeway frontage road as provided in the County's Major Streets and Highways Plan.
- 9. Heavy Industrial (507)**
  - a. Eligible in the IU district.
  - b. The site shall front on or have access to a street designated as, and meeting the design standards for, an arterial street or freeway frontage road as provided in the County's Major Streets and Highways Plan.
- 10. Hazardous Industrial (508)**
  - a. Eligible in the IU district.
  - b. The site shall front on or have access to a street designated as and meeting the design standards for an arterial street or freeway frontage road as provided in the County's Major Streets and Highways Plan.
  - c. The site shall be at least ten (10) acres in size.
  - d. No such use shall be permitted within one-thousand (1,000) feet of a residential district.
  - e. The setback line for any Hazardous Industrial Activity shall be not less than one-hundred (100) feet from any lot line, or greater, if determined to be necessary by the Planning Commission and the Board of County Commissioners.

- f. A chain-link fence or wall not less than eight (8) feet in height from finished grade shall be provided around the use. Signs of approximately four (4) sq. ft. in area shall be posted along the fence at two hundred (200) foot intervals warning of the potential hazard.
- g. The construction and operation of hazardous industrial uses shall comply with all requirements of State, Federal, and other regulatory agencies including, but not limited to, requirements related to the air and water quality, soil protection, storage and disposal of hazardous materials, and control of noxious fumes and flammable materials.

**11. Stockyards (509)**

- a. Eligible in the AA and IU districts.
- b. The site shall be at least ten (10) acres in size.
- c. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all County, State, and Federal requirements.
- d. No such use shall be permitted within one-half mile of an RA, RS, RD, or RM district or within one-half (½) mile of tracts within a PUD district designated for residential use.

**12. Scrap Operations (510)**

- a. Eligible in the IU district.
- b. The site shall be at least two (2) acres in size in the IU district and ten (10) acres in size in the AA district.
- c. A chain-link fence or wall not less than eight (8) feet in height from finished grade shall be provided around the use. No scrap or waste material shall be stored in such a manner that it exceeds the height of the fence.
- d. In addition to screening requirements in ARTICLE VII of these Regulations sight-proof screening shall be erected along all arterial streets, expressways, and freeways, unless it is determined by the Board of County Commissioners that the nature of adjacent land uses makes this requirement unnecessary.

**13. Above-Ground Flammable Liquid Storage: General (511.3)**

- a. Eligible in the IU district.
- b. Minimum lot area of five (5) acres.
- c. There shall be a minimum separation of one-thousand (1,000) feet from property in the RA, RS, RD, or RM districts; a minimum separation of one-thousand (1,000) feet from areas in AA districts with lots of ten (10) acres or smaller; and a minimum separation of one-thousand (1,000) feet from property in a PUD district which has been designated for residential use.
- d. Minimum setback of one-hundred (100) feet from any property line required.
- e. A chain-link fence or non-combustible wall eight (8) feet high shall be provided around the use. Signs no greater than four square feet shall be posted along the fence at intervals no greater than two-hundred (200) feet warning of the potential hazard.

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- f. Dikes shall be constructed around the storage area of a sufficient height to contain complete spillage from the largest tank.
- g. All flammable liquid storage must meet applicable County, State, and Federal regulations for fire safety, air, and water quality.

### **14. Transportation Facilities: Surface Passenger (601)**

- a. Eligible in the AA, CG, CH, and IU districts.
- b. Improvement of the site shall be in conformance with the development regulations of the zoning district in which it is located.
- c. In any zoning district other than IU all maintenance, repair, mechanical work, and storage shall be performed within enclosed buildings.
- d. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- e. A Transportation Facility located adjacent to an AA, RA, RS, RD, or RM district or adjacent to property within a PUD district designated for residential use shall be screened in accordance with the provisions of ARTICLE VII of these Regulations.
- f. No off-street parking or loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district or any area designated for residential development within a PUD.

### **15. Transportation Facilities: Surface Goods, General (602.2)**

- a. Eligible in the IU district.
- b. When adjoining property in the AA, RA, RS, RD, and RM districts and when adjoining property in a PUD district designated for residential use, the site shall be screened in accordance with the provisions of ARTICLE VII of these Regulations.
- c. The site shall front on or have access to a street designated as and meeting the design standards for an arterial street or freeway frontage road as provided in the County's Major Streets and Highways Plan.
- d. Prior to filing an application for Special Permit, the applicant must have received qualified approval, if required, from the appropriate State and Federal agencies.

### **16. Transportation Facilities: Aircraft (603)**

- a. Eligible in the AA, CG, CH, and IU districts.
- b. Prior to filing an application for Special Permit, the applicant must have received qualified approval from the appropriate State and Federal agencies.
- c. A site plan showing the following shall be filed by the applicant:
  - (1) Description of property.
  - (2) Intended size, layout, and specifications of all improvements.
  - (3) Surrounding land use.

- d. An operation plan shall be submitted which shall include:
  - (1) Proposed use of facility, types of operation, and hours of operation.
  - (2) Routes of approach and departure.
  - (3) Designated emergency landing areas.
  - (4) Description of the relationship of the facility to establish airports, helistops, and heliports.
  - (5) Expansion plans.
  - (6) Methods of mitigating the effects of noise, lighting, and pollution on surrounding properties.
- e. Miscellaneous Requirements:
  - (1) A statement of public need for the facility.
  - (2) Structure report by a registered engineer (rooftop proposed site).
- f. Improvement of the site shall be in conformance with the development regulations of the zoning district in which it is located.
- g. The site shall conform to all requirements established by County, State, and Federal regulatory agencies for aviation activities.
- h. All helicopter landing pads at ground level shall have controlled access to protect people on the ground.
- i. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.
- j. No off-street parking or loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district or any area within a PUD designated for residential use.

**17. Animal Raising: Commercial (703.1)**

- a. Eligible in the AA district.
- b. The site shall be at least ten (10) acres in size.
- c. No such use shall be permitted within one-half (½) mile of an RA, RS, RD, or RM district or within one-half (½) mile of property within a PUD district which has been designated for residential use.
- d. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all County, State, and Federal requirements.

**18. Animal Raising: Commercial Feed Lots (703.3)**

- a. Special Permit in the AA and IU districts.
- b. The site shall be at least twenty (20) acres in size.
- c. No such use shall be permitted within one-half (½) mile of an RA, RS, RD, or RM district or within one-half (½) mile of property within a PUD district which has been designated for residential use.
- d. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all County, State, and Federal requirements.

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### **19. Animal Waste Processing (704)**

- a. Eligible in the IU district.
- b. The site shall front on or have access to a street designated as and meeting the design standards for an arterial street as provided in the County's Major Streets and Highways Plan.
- c. No such use shall be permitted within one-half ( $\frac{1}{2}$ ) mile of an RA, RS, RD, or RM district or within one-half ( $\frac{1}{2}$ ) mile of a PUD district which has been designated for residential use.
- d. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all County, State, and Federal requirements.



**Section 5. Non-Conforming Uses**

**5.A. General Provisions**

Within the districts established by these Regulations or amendments that may later be adopted, there are uses, structures, and lots which were lawful before this regulation was adopted. Such uses, structures, and lots are regulated by this section.

**5.B. Non-Conforming Uses of Land**

The lawful use of land existing as of December \_\_\_\_, 2008 even though such use does not conform to the provisions hereof, may continue subject to the following provisions:

**1. No Structures**

If there are no buildings or structures upon the property, said use shall be discontinued within two (2) years from December \_\_\_\_, 2008, or from the effective date of an amendment to these Regulations. Unless the Board of Adjustment grants a variance declaring the use legally non-conforming, it shall be discontinued by said date.

**2. Cannot be Expanded**

A non-conforming use shall not be expanded or moved in whole or in part to any other portion of the lot or parcel on which it is located.

**3. Structure Cannot be Erected**

A structure which does not conform to the requirements of these Regulations shall not be erected in connection with said non-conforming use of land.

**5.C. Non-Conforming Uses of Buildings**

If a lawful use, involving individual buildings existing on December \_\_\_\_, 2008 or at the effective date of an amendment to these Regulations, becomes non-conforming under the terms of these Regulations, said use may continue, subject to the following provisions:

**1. Change of Non-Conforming Uses**

A building use may be changed to another non-conforming use of an equal or a more restrictive classification or to a conforming use. However, the use shall not thereafter be changed to a less restricted use. A building permit is required for any structural alterations.

**2. Effect of Discontinuance**

In the event that a non-conforming use of any building or premises is discontinued for a period of two (2) years, the use of the building or premises shall thereafter conform to the use regulations of the district in which it is located.

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### **3. Expansion of Non-Conforming Use**

No non-conforming use, except when required by law, shall be enlarged, extended, or reconstructed, unless such change is to a use permitted in the district.

### **4. Restoration of Destroyed Use**

When a structure occupied by a non-conforming use is destroyed by fire, explosion, natural cause, or public enemy, by more than sixty percent (60%) said building, upon its repair, reconstruction, or replacement, shall be occupied only in conformance with the use regulations of the district in which it is located.

### **5. Modernization Permitted**

Improvements or remodeling which do not increase the size or intensity of use shall be permitted.

### **5.D. Non-Conforming Buildings and Structures**

Although a structure or building does not conform to the district regulations of these Regulations for minimum lot size, lot width, yard requirements, height, lot coverage, parking, other characteristics of the structure, or its location on the lot, the lawful existence of a structure or building on December \_\_\_\_, 2008, may continue, subject to the following provisions:

#### **1. Effect of Discontinuance**

In the event that a non-conforming use of any building or premises is discontinued for a period of two (2) years, the use of the building or premises shall thereafter conform to the use regulations of the district.

#### **2. Expansion of Non-Conforming Use Prohibited**

No non-conforming building, except when required by law, shall be enlarged, extended, reconstructed, or structurally altered, unless the use is changed to a use permitted in the district.

#### **3. Restoration of Destroyed Building**

When a non-conforming portion of a building is destroyed by fire, explosion, natural causes, or a public enemy, by more than sixty percent (60%), said portion shall be restored only in a manner that conforms to the district regulations.

#### **4. Relocation**

No such building shall be moved for any reason for any distance whatever, unless it hereafter conforms to all provisions of the zoning district in its new location.

#### **5. Modernization Permitted**

Improvements or remodeling which do not increase the size or intensity of use shall be permitted.

**5.E. Non-Complying Low Intensity Residential Uses**

When a lower intensity residential use which was lawful on December \_\_, 2008, or which would be lawful at the effective date of adoption of an amendment to these Regulations would not be allowed in a higher intensity district under terms of these Regulations, said use may continue subject to the following provisions:

**1. Structural Alterations**

A lower intensity non-complying use may be changed to another non-complying use. However, if the intensity of the change in use reached the intensity of the district in which it is located under the terms of these Regulations, the use shall thereafter comply with the regulations of the district.

**2. Expansion of Non-Complying Lower Intensity Uses**

Expansion of lower intensity non-complying use shall be permitted; however, no expansion shall exceed 50% of the existing non-complying structure. All structural expansions shall adhere to the minimum yard and parking requirements of the district that most appropriately applies to the non-complying use.

**3. Effect of Discontinuance**

If a lower intensity non-complying use is discontinued, the use shall thereafter be permitted to remain and again function as a non-complying use, without regard to the period of the discontinuance.

**4. Restoration of Damaged Use**

When a lower intensity non-complying use is damaged by fire, explosion, natural causes, or public enemy, the use may be restored, without regard to the extent of the damage.

**5.F. Violations Not Authorized**

Nothing in this section shall be interpreted as authorizing approval of a building or premises in violation of zoning regulations in effect on December \_\_, 2008.

**5.G. Screening Non-Conforming Commercial Uses of Property**

Within one year from the time any property comes under the zoning jurisdiction of the County, all non-conforming commercial uses of property abutting residentially zoned property shall be adequately screened from view in accordance with the regulations of ARTICLE VII of these Regulations.

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## **Section 6. Additional Use Regulations**

### **6.A. Home Occupation (202)**

#### **1. General**

A home occupation is that Accessory Use of a dwelling that shall constitute all or some portion of the livelihood of a person or persons living in the dwelling. The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling or adversely affect the uses permitted in the district of which it is a part.

#### **2. Home Occupation Standards**

Home occupations shall be permitted subject to the occupation meeting the following standards.

- a. The occupation shall be conducted entirely within a dwelling or integral part thereof and have no outside storage of any kind related to the home occupation;
- b. The occupation shall be clearly incidental and secondary to the principal use of the dwelling;
- c. The home shall not be altered to attract business, nor shall other improvements which are intended to attract business be made to the residential property
- d. Business shall be conducted only by persons residing on the premises;
- e. The occupation shall be not affect the residential character of the dwelling nor cause the dwelling be extended;
- f. One (1) non-illuminated identification sign is permitted provided the sign is physically attached to the exterior wall of the dwelling and has a sign area no bigger than six (6) square feet. All home occupation signs in legal existence on the date of adoption of these Regulations which do not comply with these requirements shall have six (6) months in which to comply;
- g. No deliveries by commercial vehicles shall occur between the hours of nine (9:00) p.m. and seven (7:00) a.m.;
- h. The occupation shall create no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, unhealthy or unsightly condition, traffic, or parking problem;
- i. The occupation shall not result in the off-street or on-street parking of more than two (2) nonresident vehicles at any one time; and
- j. The occupation shall involve no on-site retail sales or services.

**3. Restrictions to Home Occupations**

**a. No home occupation with the following characteristics shall be permitted:**

- (1) Internal or external alterations inconsistent with the residential use of the building.
- (2) Evidence of the occupation (other than the home occupation sign permitted in paragraph 2.f above) is visible from the public right-of-way or adjacent properties.
- (3) Any occupation that generates traffic, parking, sewerage, or water use in excess of what is normal in the residential neighborhood.
- (4) Any occupation that creates a hazard to persons or property;
- (5) Any occupation that results in electrical interference;
- (6) Any occupation that is a nuisance; or
- (7) Any occupation that results in visible outdoor storage or display.

**b. Beauty or Barber Shop Restrictions:**

A beauty or barber shop with more than one (1) chair shall not be permitted as a home occupation.

**4. Care Facility as Home Occupation**

Care Facility: Family Day Care Home (415.51) is a home occupation use.

**6.B. Animal Raising: Personal (703.1)**

**1. Permitted Use**

Animal Raising: Personal shall be a Permitted Use in the AA district subject to the development regulations of the AA district. The following provisions shall not apply within the AA district.

**2. Conditional Use**

Animal Raising: Personal shall be a Conditional Use in the RA and CR districts subject to the following conditions:

- a. There shall be a minimum area of one (1) acre for lots on which this use is carried out.
- b. No stables, pens, corrals, or other enclosed structure within which animals are confined shall be located in a required front yard area. This provision does not apply to fencing around a property.
- c. No building in which animals are quartered shall be closer than two-hundred (200) feet to any dwelling, church, school building, or place of business on adjacent properties.
- d. Structures in which animals are quartered, existing as of December \_\_\_\_, 2008, if not complying with the provisions of d. above, shall be deemed legally non-complying structures.
- e. After December \_\_\_\_, 2008, if any dwelling, church, school building, or place of business is constructed adjacent to property on which animal raising

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activities are taking place and if structures in which animals are quartered are located closer than two-hundred (200) feet to said dwelling church, school building, or place of business, then said structures in which animals are quartered shall be considered legally nonconforming as of the date of issuance of a building permit for said dwelling, church, school, or place of business.

- f. Except as may be modified above, the animal raising and associated uses shall comply with the development regulations of the zoning district in which the property is located.

### **Section 7. Additional Height Regulations**

The regulations hereinafter set forth in this section qualify or supplement, as the case may be, the district regulations appearing elsewhere in these Regulations.

#### **7.A. Public, Semi-Public, and Service Buildings**

Public, semi-public, or public service buildings, hospitals, sanitariums, or schools, when permitted in a district, may be erected to a height not exceeding sixty (60) feet, and churches and temples, when permitted in a district, may be erected to a height not exceeding seventy-five (75) feet if the building is set back from each property line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is built.

#### **7.B. Single-Family and Two-Family Dwellings**

Single-family dwellings and two-family dwellings in the dwelling districts may be increased in height by not more than ten (10) feet when two (2) side yards of not less than fifteen (15) feet each are provided, but they shall not exceed three (3) stories in height.

#### **7.C. Chimneys, Cooling Towers, Church Spires, etc.**

Chimneys, cooling towers, church spires, elevator bulkheads, fire towers, monuments, stacks, stage towers or scenery lofts, tanks, water towers, ornamental towers and spires, radio towers, or necessary mechanical appurtenances, may be erected to a height exceeding those set forth in these Regulations in all districts except RS and RD districts upon approval and subject to requirements of the County Engineer.

**Section 8. Additional Yard and Area Regulations**

**8.A. Limitation on Subdivision of Lot**

A lot which does not meet the minimum development regulations of a zoning district shall not be subdivided to create more lots.

**8.B. Two or More Setbacks Applying**

In any case where two or more differing setbacks would apply in regard to establishing any required yard for a property, whether under these Regulations or as a result of building lines designated on an approved subdivision plat, the greater setback requirement shall apply.

**8.C. Double Frontage Lots**

Where both the front and rear yards abut streets, the minimum front yard requirement of the zoning district shall apply to any frontage which has access to a street. The frontage which has no access permitted shall be subject to the rear yard requirements of the district.

**8.D. Front Yard Established by Existing Buildings**

If twenty-five percent (25%) or more of the frontage on one side of a public road or street is improved with buildings that have an average front yard variation of not more than six (6) feet in depth, no building shall project beyond the average front line so established; provided, however, that this regulation shall not be interpreted to require a front yard of more than one-hundred (100) feet or less than fifty (50) feet from the centerline of the adjoining street or roadway.

**8.E. Accessory Buildings**

**1. Site Coverage**

An accessory building which is not a part of the main building shall not occupy more than thirty percent (30%) of the rear yard.

**2. Use of Accessory Building**

No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used unless the main building on the lot is also being used.

**8.F. Accessory Storage - Vehicles or Trailers**

**1. Vehicle or Trailer for Storage Prohibited**

Neither vehicles (whether operable or inoperable) nor trailers (whether on or off their axels) may be used as storage buildings. This shall apply to all vehicles and trailers, including commercial vehicles, recreational vehicles, panel vans, tractor-trailer rigs, railroad box-cars, etc. However, tractor-trailer rigs and trailers may be used for temporary storage on property zoned CR, CL, CG, CH, or IU, only by businesses operating on the same property. Temporary storage means no particular trailer may remain longer than three months.

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### **2. Parking or Storage of Tractor Trailer Rig Prohibited**

#### **a. Street or Right-of-Way**

It is a violation for any 18-wheeler (truck tractor, truck trailer, or truck tractor-trailer rig) to be parked or stored on any public street, public right-of-way, median, parkway, athletic field, or other public property within Unincorporated Oklahoma County, other than for a bona fide pickup or delivery to that location.

#### **b. Residential Property**

It is a violation for any 18-wheeler tractor/trailer to be parked or stored on any driveway, parking lot, playground, vacant lot, public or private school, church premises, any platted residential property (recorded or unrecorded plat) regardless of lot size, or unplatted property of less than five (5) acres in size within Unincorporated Oklahoma County, other than for a bona fide pickup or delivery to that location or in conjunction with a legally permitted business lawfully conducted at that location or as allowed under ARTICLE V.8.F.1 or under an approved Planned Unit Development.

### **8.G. Required Yard**

Every part of a required yard shall be open to the sky unobstructed except for accessory buildings in a rear yard, and except for the ordinary projections of skylights, sills, belt courses, cornices, and ornamental features projecting not to exceed twelve (12) inches.

### **8.H. Ordinary Projections**

Open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than five (5) feet, and the ordinary projections of chimneys and flues are permitted.

### **8.I. Corner Lot**

On any corner lot on which a front or side yard is required, no wall, fence, sign, or other structure or any plant growth having a height in excess of two (2) feet shall be maintained within twenty (20) feet of the curb line or bar ditch centerline.

**Section 9. Noise Regulations**

**9.A. Definitions**

All terms used in this section which are not defined in ARTICLE XII of these Regulations shall be defined in accordance with applicable publications of the American National Standards Institute (ANSI), or its successor body.

**9.B. Prohibited Generally**

It shall be unlawful for any person to make, continue, or cause to be made or continued any excessive, unnecessary or unusual noise disturbance or any noise which either annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others, within the unincorporated portions of Oklahoma County.

**9.C. Community Sound Level Standards**

**1. Limits for Sound Levels by Zoning Districts**

<u>Zoning District</u>	<u>Time of Day</u>	<u>Percentile Sound Level Limits, dBA</u>	
		<u>L<sup>90</sup></u>	<u>L<sup>10</sup></u>
RA, RS, RD, RM, or residential areas in PUD's	7:00 a.m. – 10:00 p.m.	55	65
	10:00 p.m. – 7:00 a.m.	50	60
CL, CG, CH, CR, or commercial areas in PUD's	7:00 a.m. – 10:00 p.m.	60	70
	10:00 p.m. – 7:00 a.m.	55	65
AA, IU, or industrial areas in PUD's	7:00 a.m. – 10:00 p.m.	70	80
	10:00 p.m. – 7:00 a.m.	70	80

**2. Application of Sound Level Standards**

It shall be unlawful for any person to operate or permit to be operated any stationary source of sound which, when measured at the boundary of the property or from any point within adjacent property affected by such sound corresponds to the following conditions or sound levels, during any time interval established for the measurement of sound levels:

- a. The unit percentile sound level (L<sup>1</sup>) exceeds 15dBA above the limit for ambient sound pressure levels (L<sup>90</sup>) as indicated in the Table (Section 9.C.1) above.
- b. The 90th percentile (L<sup>90</sup>) or 10<sup>th</sup> percentile (L<sup>10</sup>) sound levels exceed the limits set forth in the Table (Section 9.C.1) above.
- c. Sound levels projected from one zoning district into a zoning district which has lower limits for sound levels as indicated in the Table (Section 9.C.1) above shall not exceed the limits shown for the district with lower limits.
- d. For any stationary sound source which emits impulsive sound, the limits in sound levels indicated in the Table (ARTICLE V.9.C.1) above shall be

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reduced by five (5) dBA.

### **3. Sound Level Measurement**

Sound level measurements shall be undertaken with a sound level meter of Type 2 or better as specified in ANSI Publication SI.4-1971 or its successor publication, using the A-weighted network scale, in conformance with standards thus promulgated. A field use acoustical calibrator shall be used to verify calibration of the sound meter before and after noise measurements are taken on any day. All equipment used in sound standards set by the National Bureau of Standards and shall be recalibrated at least once each year, with the intervals for recalibration measured from the date of previous calibration.

### **9.D. Exemptions**

The following sources of potentially excessive sound shall be exempt from noise control regulations:

#### **1. Safety Signal and Alarm Devices**

Safety signals and alarm devices, storm warning sirens or horns, and the authorized testing of such equipment, emergency vehicle sirens or horns used when responding to an emergency, and emergency pressure relief valves.

#### **2. Disaster or Other Emergency**

Disaster or other emergency, or, as a result of such disaster, demanding the immediate undertaking by operators and/or mechanical devices for relief of stress thus created.

#### **3. Non-Commercial Public Speaking and Public Assembly**

Non-commercial public speaking and public assembly activities conducted on any public space or public right-of-way.

#### **4. Interstate Railway Locomotives and Trains**

Interstate railway locomotives and trains en route, and not engaged in switching operations within residential areas between 10:00 p.m. and 7:00 a.m.

### **9.E. Violations, Enforcement, Penalties, and Relief**

A violation of the provisions of this chapter shall be considered a violation of the Zoning Regulations of Oklahoma County. Such violations shall be subject to the provisions set forth in ARTICLE X. Section 3 of these Regulations in regard to enforcement, penalties, and relief.

**Section 10. Small Wind Energy Systems**

A Small Wind Energy System (SWES) shall be an Accessory Use in all zoning districts. A SWES is a single-towered or roof mounted wind energy system intended to provide electrical or mechanical power to an individual residence, operating farm, or single commercial enterprise (on the same property) and can be either the primary or a secondary source of energy.

**10.A. Applicability**

In order to properly integrate all regulating provisions affecting Small Wind Energy Systems as defined in these Regulations, and to regulate such systems in an orderly and comprehensive manner, it is hereby provided that Small Wind Energy Systems are subject to the regulations as set forth herein. The purpose of this Article is to oversee the permitting of all SWES, and to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a SWES. These provisions shall apply to all SWES located in the unincorporated areas of Oklahoma County.

**10.B. Eligibility****1. Residential Zones**

- a. **AA Agricultural & Rural Residential Tracts under Five (5) acres**  
Each lot, tract, or property is eligible for one (1) SWES only.
- b. **AA Agricultural & Rural Residential Tracts over Five (5) acres**  
Each lot, tract, or property is eligible for two (2) SWES only.
- c. **RA Acreage Residential, RS Urban Single-Family Residential, RD Urban Duplex Residential, and RM Urban Multi-Family Residential**  
Each lot, tract, or property is eligible for one (1) SWES only.

**2. Commercial and Office Zones**

CR Rural Commercial & Office, CL Urban Limited Commercial & Office, CG Urban General Commercial & Office, and CH Highway Commercial

- a. **Commercial Tracts under Five (5) acres**  
Each lot, tract, or property is eligible for two (2) SWES only.
- b. **Commercial Tracts over Five (5) acres**  
Each lot, tract, or property is eligible for three (3) SWES only.

**3. Industrial Zones**

- a. **IU Urban Industrial Tracts under Five (5) acres**  
Each lot, tract, or property is eligible for two (2) SWES only.
- b. **IU Urban Industrial Tracts over Four (4) acres**  
Each lot, tract, or property is eligible for four (4) SWES only.

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### **10.C. Building Permit Required**

Tower mounted or a roof mounted SWES shall be considered a structure as defined in these Regulations. Except as may be otherwise provided, a building permit shall be required for the construction, erection, or placement of towers or roof mounted structures for a SWES upon a property; the application for and issuance of said building permit shall be governed by the provisions of ARTICLE X. Section 2, of these Regulations.

### **10.D. Standards**

A SWES shall be an Accessory Use in all zoning districts subject to the following requirements:

#### **1. Location**

- a. Wind energy tower or supporting apparatus shall not be located in any required building setback.
- b. Wind energy tower or supporting apparatus shall not be located in the front yard area; may be located in side yards and rear yards only.

#### **2. Setbacks**

If a conflict exists between any required setbacks as defined in this Subsection, the greater setback will be required.

- a. For all Zoning Districts: A wind energy tower for a SWES shall be set back a distance equal to its total height plus an additional twenty (20) feet from:
  - (1) Any Federal, State, or County right-of-way or the nearest edge of a Federal, State, or County roadway, whichever is closer;
  - (2) Any right of ingress or egress on the owner's property;
  - (3) Any overhead utility lines;
  - (4) All property lines; and
  - (5) Any existing guy wire, anchor, or small wind energy tower on the property.
- b. Commercial and Industrial Zones (additional requirements)
  - (1) Side - Yard
    - (a) Where abutting an AA, RA, RS, RD, or RM district or areas designated for residential development within a PUD, there shall be a setback of at least 50 feet.
    - (b) All other exterior lots must meet Subsections 10.D 1 and 2 above.
  - (2) Yard - Rear
    - (a) Where a rear lot line abuts a residential district or areas designated for residential development within a PUD, there shall be a minimum fifty (50) foot setback requirement.
    - (b) All other exterior lot lines must meet Subsections 10.D 1 and 2 above.

**3. Access**

- a. All ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
- b. The tower shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of eight (8) feet above the ground.

**4. Height - Tower Mounted**

For a tower mounted SWES shall be measured from the surrounding grade to the rotor hub or top of the tower, whichever is higher; See subsection 11 following for a roof mounted SWES.

**a. Residential Zones**

- (1) AA Agricultural & Rural Residential Tracts under five (5) acres: Forty-five (45) feet.
- (2) AA Agricultural & Rural Residential Tracts over five (5) acres: Sixty (60) feet
- (3) RA Acreage Residential: Forty-five (45) feet
- (4) RS Urban Single-Family Residential, and RD Urban Duplex Residential, and RM Urban Multi-Family Residential: Forty-five (45) feet

**b. Commercial and Office Zones**

CR Rural Commercial & Office, CL Urban Limited Commercial & Office, CG Urban General Commercial & Office, and CH Highway Commercial

- (1) Commercial Tracts under five (5) acres: Forty-five (45) feet
- (2) Commercial Tracts over five (5) acres:
  - (a) When adjoining or within one-hundred fifty (150) feet of an AA, RA, RS, RD, RM or PUD district designated for residential development, SWES height shall be limited within a bulk plane determined as follows:
    - i. For the first seventy-five (75) feet of distance from said zoning district boundary, SWES height shall not exceed forty-five (45) feet.
    - ii. From seventy-five (75) to one-hundred fifty (150) feet of distance from zoning district boundary, SWES height may be increased above forty-five (45) feet to a maximum sixty (60) feet within a diagonal line representing two (2) feet of additional SWES setback for every one (1) foot of additional tower height.
    - iii. For the balance of the parcel: Sixty (60) feet maximum.
  - (b) In all other cases: Sixty (60) feet maximum height.

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### **c. Industrial Zones**

- (1) Industrial Tracts under five (5) acres: forty-five (45) feet maximum
- (2) Industrial Tracts over five (5) acres:
  - (a) When adjoining or within one-hundred fifty (150) feet of an AA, RA, RS, RD, RM or PUD district designated for residential development, SWES height shall be limited within a bulk plane determined as follows:
    - i. For the first seventy-five (75) feet of distance from said zoning district boundary, SWES height shall not exceed forty-five (45) feet.
    - ii. From seventy-five (75) to one-hundred fifty (150) feet of distance from zoning district boundary, SWES height may be increased above forty (45) feet to a maximum height of sixty (60) feet within a diagonal line representing two (2) feet of additional tower setback for every one (1) foot of additional SWES height.
    - iii. For the balance of the parcel: maximum sixty (60) feet maximum height.
  - (b) In all other cases: maximum height sixty (60) feet.

### **5. Roof Mounted SWES**

Small Wind Energy Systems are permitted to be roof mounted under the following provisions:

#### **a. Height**

- (1) The height of any SWES shall be measured to the rotor hub, rotor hub casing, or top of the tower, whichever is higher.
- (2) Maximum height of a roof mounted SWES shall be ten (10) feet above the existing roof line where the SWES is mounted.

#### **b. Vibrations**

The SWES shall be designed and constructed to limit vibrations. The applicant shall state on the Building Permit application that such design will not cause undue vibrations or otherwise affect the integrity of the roof or structure on which the SWES is mounted.

### **6. Electrical Wires**

All electrical wires associated with a SWES, other than wires necessary to connect the wind generator to the wind tower wiring, the wind tower wiring to the disconnect junction box, and grounding wires shall be located underground.

**7. Lighting**

A wind energy tower and generator shall not be artificially lighted unless such lighting is required by the Federal Aviation Administration (FAA). Lighting of other parts of the SWES, such as appurtenant structures, shall be limited to that required for safety purposes, and shall be reasonably shielded from abutting properties.

**8. Appearance, Color, and Finish**

The wind generator and wind energy tower shall remain painted or finished the color or finish that was originally applied by the manufacturer.

**9. Signs Restricted**

All signs, other than the manufacturers' or installer's identification, appropriate warning signs, or owner identification on a wind generator, wind energy tower, building, or other structure associated with a SWES visible from any public road shall be prohibited.

**10. Code Compliance**

All SWES including wind energy towers and roof mounted turbines shall comply with all applicable Federal, State, County construction and electrical codes.

**11. Meteorological Towers**

Meteorological towers shall be permitted under the same standards, permit requirements, restoration requirements, and permit procedures as a SWES.

**10.E. Corporation Commission - Utility Interconnection**

Any property owner seeking to connect a SWES to the main power grid with the capability of transporting energy back to their main power company shall apply to the appropriate State or other local Commission or Board for approval and provide documentation of such approval to the County prior to making such a connection.

**10.F. Abandonment****1. Defined**

A SWES that is out-of-service for a continuous six (6) month period will be deemed to have been abandoned. The County Engineer may issue a Notice of Abandonment to the owner of a SWES that is deemed to have been abandoned. The Owner shall have the right to respond in writing to the Notice of Abandonment setting forth the reasons for operational difficulty and providing a reasonable timetable for corrective action, within thirty (30) days from the date of the Notice. The County Engineer shall withdraw the Notice of Abandonment and notify the Owner that the Notice has been withdrawn if the owner provides information that demonstrates the wind energy system has not been abandoned.

**2. Removal Required**

If the SWES is determined to be abandoned, the Owner of a SWES shall remove the wind generator from the wind tower at the Owner's sole expense within three (3) months of the date of Notice of Abandonment. If the Owner fails to remove the wind generator from the wind tower, the County may pursue a legal action to have the wind generator removed at the Owner's expense.

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### **10.G. Variances**

Variances to the setbacks, restrictions, and standards contained in this Article are not permitted.

### **10.H. Noise**

The SWES shall be operated and maintained in a condition which will not cause unreasonable noise emissions levels and shall comply with the noise limitations contained in ARTICLE V. Section 9 of these Regulations.

### **10.I. Violations**

It is unlawful for any person to construct, install, or operate a SWES that is not in compliance with these Regulations or with any condition contained in a building permit issued pursuant to these Regulations.

## **Section 11. Water Supply and Sewage Disposal Facilities Required**

### **11.A. Approved Water Supply and Sewage Disposal Facilities**

It shall be unlawful to locate, erect, or construct any building or structure on any lot without provisions for water supply and sewage disposal facilities approved by the County Engineer. Wherever an existing water and/or sewer main are accessible, connections shall be made with such mains. In every other case, individual water supply and sewage disposal facilities shall fully meet the requirements of the State and ODEQ standards and specifications prescribed by it, under its supervision, and to its satisfaction.

### **11.B. Certificate of Approval Required**

A Certificate of Approval of the proposed method of water supply and disposal of sanitary wastes shall be obtained from the ODEQ prior to the filing of the application for a Building Permit or Certificate of Occupancy provided herein, and such Certificate shall accompany each such application.

## **Section 12. Subdivision Required**

For the purpose of providing a proper arrangement of streets assuring the proper facilities for traffic circulation, utilities, and access of emergency vehicles, a subdivision requirement is established as follows:

For any land which was rezoned upon public initiation or application of a private party, no building permit or occupancy permit shall be issued until that portion of the tract on which the permit is sought has been approved in accordance with the Subdivision Regulations of Oklahoma County.



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## ARTICLE VI. SIGN PROVISIONS

### **Section 1. Purpose and Intent**

The purpose of the sign regulations of these Zoning Regulations is to promote the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment of the City; to promote pedestrian and vehicular safety and to protect property values by minimizing the adverse effects of signs.

### **Section 2. General Regulations**

The provisions and requirements of this section shall apply to all signs erected or maintained within the unincorporated areas of Oklahoma County.

#### **2.A. Building Permit Required**

Signs shall be considered a structure as defined in these Regulations. Except as may be otherwise provided below, a building permit shall be required for the construction, erection, or placement of signs upon a property; the application for and issuance of said building permit shall be governed by the provisions of ARTICLE X, Section 2 of these Regulations.

#### **2.B. Location Within Right-of-Way Prohibited**

No sign may be located within a public right-of-way except as specifically authorized in this Article, nor shall any sign be placed so as to obstruct the view of traffic or otherwise constitute a traffic hazard.

#### **2.C. Regulations for Specific Types of Signs**

##### **1. Public Signs (432.1)**

Erected by the City, County, State, or Federal government for traffic direction or street identification, such public signs may be located within a public right-of-way; a building permit is not required.

##### **2. Neighborhood Identification Signs (432.2)**

The County Engineer may authorize the location of Neighborhood Identification Signs within a public right-of-way subject to the following conditions:

- a. Sixty percent (60%) or more of the property owners within the boundaries of the defined neighborhood or subdivision request the signs.
- b. The signs are for public purposes such as historic preservation markers or neighborhood watch signs.
- c. No such sign may exceed four (4) square feet in display area.
- d. A permit for such signs is obtained under procedures and requirements established by the County Engineer. The permit procedures and requirements shall be sufficient to ensure that the signs pose no traffic hazard and do not interfere with the location or function of public utilities.

### **3. Temporary Signs (432.3)**

Not permitted within a public right-of-way, but may be erected without obtaining a permit, subject to the following conditions:

#### **a. Temporary Residential Real Estate Signs**

- (1) Shall advertise only the sale or lease of the premises on which the sign is located,
- (2) Shall not exceed twelve (12) square feet of display area and five (5) feet in height,
- (3) Shall not be illuminated,
- (4) Shall be removed within ten (10) days of the sale, lease, or rental of the property or the removal of the property from the market for sale, lease, or rental,
- (5) Shall be limited to one (1) sign per street frontage,
- (6) For residential properties zoned AA or RA and not fronting on a section line road, one (1) additional sign is allowed to be located along the section line frontage nearest the property for sale.

#### **b. Temporary Commercial or Industrial Real Estate Signs**

- (1) Shall advertise only the sale or lease of the premises on which the sign is located,
- (2) Shall not exceed sixty-four (64) square feet of display area and 16 feet in height,
- (3) Shall be limited to property in the CR, CL, CG, CH, or IU districts, except that property in the AA district may be advertised for commercial or industrial use provided the sign clearly indicates that the property is currently zoned AA,
- (4) Shall not be illuminated,
- (5) Shall be removed within ten (10) days of the sale, lease, or rental of the property or the removal of the property from the market for sale, lease, or rental,
- (6) Shall be limited to one (1) sign per street frontage.

#### **c. Temporary Subdivision Sales Sign**

- (1) Shall be placed behind all platted setback lines,
- (2) Shall only advertise sale or lease of property on which the sign is located,
- (3) Shall be limited to one sign per street frontage,
- (4) Shall have a maximum display surface area of three-hundred (300) square feet and a maximum height of sixteen (16) feet,
- (5) May have indirect illumination from a source other than a residential structure,
- (6) Shall be removed by the developer upon the sale of all lots and/or residences in the subdivision.

- d. **Temporary Construction Signs for Commercial, Industrial, Apartments, and Similar Projects**
  - (1) Shall be limited to one (1) sign per street frontage,
  - (2) Shall be limited to two (2) square feet of display area per lineal feet of frontage up to a maximum of three-hundred (300) square feet,
  - (3) Shall be removed within ten (10) days of the completion of construction.
- e. **Temporary Construction Signs for Residential Projects**
  - (1) Shall be limited to one (1) sign per street frontage,
  - (2) Shall be limited to twelve (12) square feet of display area and five (5) feet in height,
  - (3) Shall be removed within ten (10) days of the completion of construction.
- f. **Accessory, Directional, and Informational Signs**
  - (1) Shall only be used for the purpose of directing traffic movements into or within premises.
  - (2) Shall not exceed four (4) square feet in display area.
- g. **Non-commercial, Expressive Signs**
  - (1) Shall be limited to two (2) signs per frontage.
  - (2) Shall not exceed an aggregate of eight (8) square feet of display area per frontage.
- h. **Political Signs**

Political signs shall be removed within ten (10) days after the last election in which the candidate is eligible. Political signs shall not be placed in any street right-of-way and shall not be placed or otherwise affixed to any utility pole, or utility structure, or any tree, or traffic control device, or warning sign located in the street right-of-way or easements.
4. **Accessory Signs (432.4)**

Are permitted subject to the use and development regulations of the zoning district in which the sign is to be located and as set forth in ARTICLE VI. Section 3.
5. **Non-Accessory Signs (432.5)**

Are permitted subject to the use and development regulations of the CH and IU Zoning Districts as determined by the zoning of the property on which the sign is to be located and as set forth in these Regulations.
6. **Cornerstones, Commemorative Tablets, and Historical Signs**

The County Engineer may authorize the location of Cornerstones, Commemorative Tablets, and Historical Signs within a public right-of-way subject to the following conditions:

  - a. Signs in the nature of cornerstones, commemorative tablets and historical signs which do not exceed four (4) square feet per face in area and six (6)

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feet in height, and which are non-illuminated or indirectly illuminated.

- b. Request must be made in writing by government or non-profit agency with supporting material including design and location.

### **7. Private Traffic Directional Signs**

The County Engineer may authorize the location of private traffic directional signs within a public right-of-way subject to the following conditions:

- a. Private traffic directional signs guiding or directing vehicular or pedestrian traffic onto or off a lot or within a lot, when such do not exceed the limitations set forth below for the respective zone and three (3) feet in height and do not contain any advertising or trade name identification.
- b. Residential Zoning Districts: Three (3) square feet per face, and shall not be located in a public street right-of-way or public utility easement;
- c. Commercial Zone Districts: Four (4) square feet per face;
- d. Industrial Zoning Districts: Eight (8) square feet per face.

### **8. Signs Authorized by Law or Statute**

Signs required or authorized for a public purpose by any law, statute, or ordinance; may be of any type, number, area, height above grade, location, or illumination authorized by the law, statute, or ordinance under which such signs are required or authorized. No such sign shall be placed in the public right-of-way unless specifically authorized or required by law, statute, or ordinance, and, except for warning signs or barricades of a temporary nature, such signs shall be permanently affixed to the ground, building, or other structure.

### **9. Address Numbers**

Address numbers and residential name plates provided they are no more than one square foot in area.

### **10. Signs with Interchangeable Letters**

No permit shall be required for copy changes on signs using interchangeable letters.

## **2.D. Restrictions and Prohibited Signs**

The following signs shall **not** be allowed within the unincorporated areas of Oklahoma County:

### **1. Sound Prohibited**

Sound emitting signs are prohibited.

### **2. Moving Parts**

No sign or part of a sign shall move or be permitted to move with the exception of flashing or intermittent lighting as permitted in the following subsection except for time-temperature-date signs.

**3. Flashing Intermittent**

Flashing or intermittent lighting on signs shall be permitted only within the CG and CH districts upon approval by the Board of Adjustment, and subject to the following restrictions:

- a. No strobe or high intensity flashing lights shall be permitted except where required on structures to provide warning for aircraft.
- b. No sign with flashing or intermittent lighting shall be located within one-hundred fifty (150) feet of property zoned RA, RS, RD, or RM, or within one-hundred fifty (150) feet of property designated for residential use within a PUD district, if such lighting can be seen from such residential property.
- c. The location of the sign and the color, intensity, and direction of lighting shall not constitute a hazard for traffic.

**4. Optical Illusion**

Signs with optical illusion of movement by means of a design which presents a pattern capable of reversible perspective, giving the illusion of motion or changing of copy.

**5. Animated signs**

**6. Flares**

Flare devices that produce a bright light for signaling, illumination, or identification.

**7. Projected Images or Sound**

Signs which incorporate projected images or emit any sound which is intended to attract attention.

**8. Projecting into Any Public Right-of-Way**

Any portion of a sign which is installed or erected in or projects into or over any public right-of-way is prohibited, except in the case of a sign for which a permit has been issued in conformance with the requirements of these Regulations, such as courtesy bench signs at approved public bus stops.

**9. Attached to Trees, Utility Structures, or Fences**

Signs attached or otherwise applied to trees or utility structures, or fences.

**10. Portable Signs and/or Portable Trailer Signs**

**11. Other**

Any sign or sign structure which falls into any category listed below is prohibited:

- a. Structurally Unsafe,
- b. Constitutes a hazard to safety or health by reason of inadequate maintenance or dilapidation,
- c. Not kept in good repair,
- d. Illegal nonconforming sign as defined herein,
- e. Capable of causing electrical shocks to persons likely to come into contact with it,

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- f. In any way obstructs the view of, may be confused with, or purports to be an official traffic sign, signal or device or any other official sign,
- g. Uses words, phrases, symbols or characters implying the existence of danger or the need for stopping or maneuvering of a motor vehicle,
- h. Creates in any other way an unsafe distraction for motor vehicle operators, or
- i. Obstructs the view of motor vehicle operators entering a public roadway from any parking area, service drive, private driveway, alley or other thoroughfare, or
- j. Obstructs free ingress to or egress from a required door, window, fire escape or other required exit way,
- k. Strings of light bulbs used in connection with commercial premises for commercial purposes, other than traditional holiday decorations,
- l. Wind signs as herein defined, except for temporary business promotion signs,
- m. Any sign together with its supporting structure now or hereafter existing which, six (6) months or more after the premises have been vacated, advertises an activity, business, product or service no longer produced or conducted upon the premises upon which such sign is located, or
- n. Abandoned/Obsolete signs.

### **2.E. Computation of Sign Area**

The area of a sign shall be measured in conformance with the following regulations:

#### **1. Sign Area**

In computing the area of a sign, standard mathematical formulas for common regular geometric shapes (triangle, parallelogram, circle and ellipse, or combinations thereof) shall be used.

#### **2. Irregularly Shaped**

In the case of an irregularly shaped sign or a sign with letters and/or symbols directly affixed to the wall of a building, the area of the sign shall be the entire area within a single continuous rectilinear perimeter of not more than eight (8) straight lines enclosing the extreme limits or writing, representation, emblem or any figure of similar character, together with any material or color forming an integral part or background of the display or used to differentiate such sign from the backdrop or structure against which it is placed.

#### **3. Sign Structure**

That portion of the sign structure which is visible and viewed in the same plane as the sign face, and which is made an integral part or background of the display, shall be included in computing the total sign area.

**4. Two or More Display Faces**

Where a sign has two (2) or more display faces, the area of all faces shall be included in determining sign area. Display faces must not oppose one another by more than ninety (90) degrees.

**5. Multiple-Unit Signs**

The total surface area of multiple-unit signs shall include the vertical and horizontal spacing between the letters which comprise the word or words that convey the sign's message.

**6. Three-Dimensional Figures**

Where three-dimensional figures are used as signs, the area shall be the total area, as projected on a vertical plane, of each side of the figure. For purposes of this regulation, a figure shall be considered to have not less than one (1) or more than four (4) sides, and be determined by the intended location and visibility of the figure.

**7. Using Street or Building Frontage**

Street or building frontage used as the basis of determining permitted sign area for one (1) building or use shall not be used again as the basis for determining the permitted sign area for another building or use.

**8. Riders or Attachments**

All riders or attachments to signs or sign structures (whether temporary or permanent) shall be included as part of the total sign area for the sign to which they are attached.

**2.F. Signs at Street Intersections**

On any corner lot, no sign shall be permitted in the sight triangle

**2.G. Illumination**

Illuminated signs shall be subject to the following conditions:

**1. Shielded**

Any light used for the illumination of a sign shall be shielded so that the beams or rays of light will not shine directly onto surrounding areas.

**2. Light Source**

Neither the direct nor the reflected light from any light source shall create a traffic hazard or distraction to operators of motor vehicles on public thoroughfares.

**2.H. Signs in Planned Unit Developments**

Signs located in planned unit developments shall conform to all regulations of this Article.

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### **Section 3. Zoning District Sign Regulations**

#### **3.A. Zoning Districts**

The zoning districts as set forth in the Oklahoma County Zoning Regulations and amendments thereto, shall apply to this Section (ARTICLE VI. Section 3). The boundaries of the zoning districts shall be determined by reference to the Oklahoma County Zoning District Map and amendments thereto.

#### **3.B. Establishment of District Regulations**

The type of signs permitted and the regulation of the number, placement, area, and use of signs is hereby established. No sign shall be erected except as herein provided and in the district in which said sign is permitted, nor shall any sign be used for any purpose or in any manner except as allowed by the regulations for the district in which such sign is proposed or maintained.

#### **3.C. Accessory Sign Standards**

Accessory or on-premise sign standards for three (3) classifications of zone groupings are listed herein for the purpose of this Section. Sign standards for uses not specifically mentioned shall be the same for the most similar use mentioned. All uses that may be made of land under the Oklahoma County Zoning Regulations shall be considered to be contained in one of the following three (3) classifications:

##### **1. Residential Zones**

- a. AA Agricultural & Rural Residential
- b. RA Acreage Residential
- c. RS Urban Single-Family Residential
- d. RD Urban Duplex Residential
- e. RM Urban Multi-Family Residential

##### **2. Commercial and Office Zones**

- a. CR Rural Commercial & Office
- b. CL Urban Limited Commercial & Office
- c. CG Urban General Commercial & Office
- d. CH Highway Commercial

##### **3. Industrial Zone**

- a. IU Urban Industrial

**3.D. Residential - Accessory Sign Requirements**

**1. Number**

**a. AA and RA Platted Residential Subdivisions**

Platted residential subdivisions containing ten (10) or more lots may have one (1) subdivision identification sign per street entry. Subdivision identification signs shall contain only the name of the subdivision or street.

**b. RS and RD Platted Residential Subdivisions**

Platted residential subdivisions of ten (10) acres or larger may have one (1) subdivision identification sign per street entry. Subdivision identification signs shall contain only the name of the subdivision or street.

**c. RD Mobile Home Parks (201.52)**

One (1) identification sign per street frontage.

**d. Identification Signs for Multiple-Family Residential: Moderate Intensity, Multiple-Family Residential: High Intensity Developments, and Non-Residential Use**

One (1) identification sign per street frontage.

**2. Permitted Type**

Signs shall be limited to the following types:

**a. Subdivision Identification Signs**

- (1) Ground Sign: Eight (8) feet above grade maximum
- (2) Attached Wall Sign: Wall sign permanently incorporated into a solid wall or fence along the street frontage.

**b. Development Signs for Multiple-Family Residential: Moderate Intensity and Multiple-Family Residential: High Intensity**

- (1) Ground Sign: Eight (8) feet above grade maximum
- (2) Attached Wall Sign: Wall sign permanently incorporated into a solid wall or fence along the street frontage.

**c. Mobile Home Park Identification Sign**

- (1) Ground Sign: Eight (8) feet above grade maximum
- (2) Attached Wall Sign: Wall sign permanently incorporated into a solid wall or fence along the street frontage.

**d. Non-Residential Use Identification Sign**

- (1) Ground Sign: Eight (8) feet above grade maximum
- (2) Attached Wall Sign: Wall sign permanently attached to the main building with no extension above roof line.

3. **Size**

a. **Subdivision Identification Sign**

Maximum eighteen (18) sq. ft. per sign. The sign size shall be calculated separately for each street entry

b. **Identification Sign for Multiple-Family Residential: Moderate Intensity and Multiple-Family Residential: High Intensity Developments and for Mobile Home Parks**

Maximum one (1) sq. ft. of display area per two (2) lineal feet of street frontage, up to a maximum of 100 sq. ft. per sign. The sign sized shall be calculated separately for each street frontage.

c. **Non-Residential Use Identification Sign**

Maximum one (1) sq. ft. of display area per two (2) lineal feet of street frontage, up to a maximum one-hundred (100) sq. ft. per sign. The sign size shall be calculated separately for each street frontage.

4. **Height**

a. **Subdivision Identification Sign**

- (1) Maximum eight (8) feet above grade
- (2) Attached Wall Sign: No extension above the wall or fence to which it is attached and no higher than a maximum of six (6) feet above grade

b. **Multiple-Family Residential: Moderate Intensity and Multiple-Family: High Intensity Developments**

- (1) Ground sign: Maximum eight (8) feet above grade
- (2) Attached Wall Sign: No extension above the wall or fence to which it is attached and no higher than a maximum of eight (8) feet above grade
- (3) Attached Wall Sign: Wall sign permanently attached to the main building with no extension above roof line.

c. **Mobile Home Parks Identification Sign**

- (1) Ground sign: Maximum eight (8) feet above grade
- (2) Attached Wall Sign: No extension above the wall or fence to which it is attached and no higher than a maximum of eight (8) feet above grade

d. **Non-Residential Use Identification Sign**

- (1) Ground sign: Maximum eight (8) feet above grade
- (2) Attached Wall Sign: Wall sign permanently attached to the main building with no extension above roof line.

**5. Illumination**

**a. Subdivision Identification Sign**

Subdivision Identification Signs shall be indirect lighting only.

**b. Multiple-Family Residential: Moderate Intensity, Multiple-Family Residential: High Intensity Developments, and Mobile Home Parks**

Indirect lighting or interior lighting behind a translucent panel only; no flashing or intermittent lighting permitted

**c. Non-Residential Use Identification Sign**

Indirect lighting or interior lighting behind a translucent panel only; no flashing or intermittent lighting permitted.

**6. Setback:**

All free standing signs shall observe a sight-triangle of twenty-five (25) feet from all street intersections and twenty (20) feet from the juncture of street paving and a driveway.

**3.E. Commercial and Office - Accessory Sign Requirements**

**1. CL Urban Limited Commercial and Office District**

**a. Number**

One (1) sign per street frontage.

**b. Permitted Type**

- (1) Freestanding Ground Sign, or
- (2) Attached Wall Sign (on main building).

**c. Size/Display Area**

- (1) Freestanding Ground Sign: One-hundred (100) sq. ft. maximum per sign
- (2) Attached Wall Sign: One-hundred (100) sq. ft. maximum per sign

**d. Height**

- (1) Ground Sign: Eight (8) feet above grade maximum.
- (2) Attached Wall Sign: On main or primary building only; no extension above the roof line.

**e. Illumination**

- (1) Indirect lighting or interior lighting behind a translucent panel only (ARTICLE VI.2.G).
- (2) No flashing or intermittent lighting permitted (ARTICLE VI. 2.G).

**f. Setbacks**

All freestanding signs shall observe a sight triangle of twenty-five (25) feet from all street intersections and twenty (20) feet from the juncture of street paving and a driveway.

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### **2. CG Urban General Commercial and Office District**

#### **a. Number**

- (1) One freestanding sign per street frontage for the first three-hundred (300) linear feet of frontage, plus one additional sign for each additional two-hundred (200) linear feet of frontage or portion thereof.
- (2) One (1) Attached Wall Sign per occupant in commercial centers.

#### **b. Permitted Type**

- (1) Freestanding Pole Sign,
- (2) Freestanding Ground Sign,
- (3) Attached Wall Sign (on main building), or
- (4) Other Attached Signs specifically allowed by these Regulations.

#### **c. Size/Display Area**

- (1) Freestanding Signs: Two-hundred (200) sq. ft. maximum per sign
- (2) Attached Signs: One-hundred (100) sq. ft. maximum per sign

#### **d. Height and Clearance**

- (1) Pole Sign
  - (a) Clearance: A minimum clearance of fourteen (14) feet above any driveway, service drive, or traffic way.
  - (b) Height (use not abutting freeway): Forty (40) foot maximum.
- (2) Ground Sign: Eight (8) feet above grade maximum
- (3) Attached Wall Sign: No extension above the roof line
- (4) Other Attached Signs: Not to exceed six (6) feet above the structure to which the sign is attached.

#### **e. Illumination**

- (1) Direct or indirect lighting is permitted (ARTICLE VI.2.G).
- (2) Flashing or intermittent lighting or signs with moving parts shall be permitted only upon approval by the Board of Adjustment subject to standards contained in ARTICLE VI. 2.G.

#### **f. Setback**

All freestanding signs shall observe a sight triangle of twenty-five (25) feet from all street intersections and twenty (20) feet from the juncture of street paving and a driveway.

**3. CH Highway Commercial District****a. Number**

- (1) One (1) Freestanding Sign per street frontage for the first three-hundred (300) linear feet of frontage, plus one (1) additional sign for each additional two-hundred (200) linear feet of frontage or portion thereof.
- (2) One (1) Attached Wall Sign per occupant in commercial centers.

**b. Permitted Type**

- (1) Freestanding Pole Sign,
- (2) Freestanding Ground Sign,
- (3) Attached Wall Sign (on main building), or
- (4) Other Attached Signs as specifically allowed by these Regulations.

**c. Size/Display Area**

- (1) Freestanding Signs: two-hundred (200) sq. ft. per sign maximum
- (2) Attached Signs: One-hundred (100) sq. ft. per sign maximum

**d. Height and Clearance**

- (1) Pole Sign
  - (a) Clearance: Fourteen (14) feet minimum above any driveway, service drive, or traffic way
  - (b) Height (use not abutting freeway: Forty (40) feet maximum
- (2) Ground Sign: Eight (8) feet above grade maximum
- (3) Attached Wall Sign: No extension above roof line
- (4) Other Attached Signs: Not to exceed six (6) feet above the structure to which the sign is attached

**e. Illumination**

- (1) Direct or indirect lighting is permitted (ARTICLE VI.2.G).
- (2) Flashing or intermittent lighting or signs with moving parts shall be permitted only upon approval by the Board of Adjustment subject to standards contained in ARTICLE VI.2.D of these Regulations.

**f. Setbacks**

All Freestanding signs shall observe a sight triangle of twenty-five (25) feet from all street intersections and twenty (20) feet from the juncture of street paving and a driveway.

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### **3.F. Industrial - Accessory Sign Requirements**

#### **1. IU Urban Industrial District**

##### **a. Number**

- (1) Freestanding Sign: One (1) per street frontage for first three-hundred (300) linear feet of frontage, plus one (1) additional sign for each additional two-hundred (200) linear feet of frontage or portion thereof
- (2) Attached Wall Sign: One (1) per occupant in commercial centers

##### **b. Permitted Type**

- (1) Freestanding Pole Sign,
- (2) Freestanding Ground Sign,
- (3) Attached Wall Sign (on main building), or
- (4) Other Attached Signs specifically allowed by these Regulations.

##### **c. Size/Display Area**

- (1) Freestanding Sign: Four-hundred (400) sq. ft. maximum
- (2) Attached Signs: One-hundred (100) sq. ft. maximum

##### **d. Height and Clearance**

- (1) Pole Sign
  - (a) Clearance: Fourteen (14) foot minimum clearance above any driveway, service road, or traffic way
  - (b) Height (use not abutting a freeway); Forty (40) feet maximum
- (2) Ground Sign: Eight (8) feet above grade maximum
- (3) Attached Wall Sign: No extension above the roof line
- (4) Other Attached Signs: Not to exceed six (6) feet above the structure to which the sign is attached

##### **e. Illumination**

- (1) Direct or indirect lighting is permitted ((ARTICLE VI.2.G).
- (2) Flashing or intermittent lighting or signs with moving parts shall be permitted only upon approval by the Board of Adjustment subject to standards contained in ARTICLE VI.2.G.

##### **f. Setback**

All freestanding signs shall observe a sight triangle of twenty-five (25) feet from all street intersections and 20 feet from the juncture of street paving and a driveway.

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## ARTICLE VII. SCREENING AND LANDSCAPING

### Section 1. Sight-Proof Screening and Landscaping

#### 1.A. General Provisions/Purpose

The purpose of this provision is to provide visual separation along County streets and between residential areas and areas of higher intensity and uses and to provide for the landscaping of higher intensity uses. The Development Regulations in individual zoning districts indicate sight-proof screening requirements subject to the provisions of this section. The community benefits of landscaping are multi-fold; moderates the extremes of temperature and wind; filters pollutants from the air; serves as a buffer to noise; absorbs carbon dioxide and provides oxygen in our atmosphere; reduces soil erosion and decreases storm runoff; it helps to replenish ground water supplies; provides a haven for birds which, in turn, assist in the control of insects; increases property values, and enhances the beautification of the County.

#### Section 2. Definitions and General Requirements

For the purpose of this section the following words and phrases shall have the definitions as prescribed below and the general requirements established herein shall apply to screening and landscaping provided in accordance with these Regulations:

#### 2.A. Sight-Proof Screening

Sight-proof screening consists of the following:

##### 1. Sight-proof Fencing or Screening

Sight-proof fencing or sight-proof landscaping, including decorative fencing, evergreen vegetation, or landscaped earth berms maintained for the purpose of concealing from view the property or structure behind such fence, evergreen vegetation or berm.

##### 2. Buildings Used for Screening

Strategic placement of buildings to restrict view of items required to be screened by these Regulations. Said buildings shall be permitted to be used for screening individually or in combination with fences or landscaping elements.

#### 2.B. Sight-Proof Fence

##### 1. Minimum Standards

A sight-proof fence is a fence or wall which conforms to the following standards:

- a. A minimum of six (6) feet but not more than eight (8) feet in height.
- b. Attractive and well maintained.
- c. Made of wood, masonry, decorative metal, stockade poles, or other suitable material.
- d. Sufficiently stable to withstand wind force at fifteen (15) pounds of pressure per square foot.
- e. Permanently anchored to the ground by a base situated or located entirely upon its subject property.

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### **2. Maintenance**

- a. Obscures vision from one property to another.
- b. Kept in an attractive state and in good repair at all times by the property owner.

### **2.C. Sight-Proof Landscaping**

#### **1. Minimum Standards**

Sight-proof landscaping shall conform to the following standards:

- a. Consisting of evergreen vegetation or landscaped earthen berms.
- b. A minimum of six (6) feet in height.
- c. Sufficient to screen from view the property or structure sought to be screened from the abutting properties.

#### **2. Maintenance**

The property owner must keep all required screening and landscaping in an attractive state and in good repair at all times.

### **2.D. General Landscaping**

The aesthetic and environmental improvements of land by adding trees, shrubs, lawns, ground cover, or flowers in combination with ornamental elements such as rock gardens, walkways, terraces, or berms. However, the use of brick, stone aggregate, or other non-living material shall not predominate over the use of living plant materials including but not limited to trees, shrubs, lawns, flowers, or ground cover.

#### **1. Trees**

Self-supporting woody plants which normally grow to a minimum height of fifteen (15) feet or greater. All required trees shall either be at least two inch (2") caliper for deciduous trees or at least four (4) feet in height for non-deciduous trees at planting.

#### **2. Shrubs**

Self-supporting wood deciduous or evergreen species.

#### **3. Ground Cover**

Low growing plants planted in such a manner as to form a continuous cover over the ground.

**Section 3. Sight-Proof Screening Requirements**

**3.A. Construction Prior to Occupancy**

Where property within any zoning district is required by the development regulations section of that district to have sight-proof screening, no use or conversion of use shall be made of the property until the owner or occupant has erected sight-proof screening in conformance with the requirements of this section.

**3.B. Sight-Proof Fence Plan**

All required sight-proof fencing shall be shown on the site plan accompanying the application for a building permit or remodeling permit.

**3.C. Sight-Proof Landscaping Plan**

A landscaping plan shall be required as part of the site plan submitted for a building permit, when the applicant chooses to use evergreen vegetation or landscaped earth berms to meet screening requirements.

**3.D. Optional Sight-Proof Screening and Security Fences**

**1. Multi-Family, Office, Commercial, or Industrial**

The owner of a multi-family, office, commercial, or industrial use may install a sight-proof screen on the property line across the front and side of his/her property, provided that sight triangles at access points and street intersections are observed.

**2. IU district**

The owner of properties located in the IU district may erect a security fence in the front yard to a height not to exceed eight (8) feet when such properties are used for use classifications permitted in the respective district. Such security fences may be topped with strands of barbed wire when the height of the barbed wire is over six (6) feet from the ground.

**3.E. Required Sight-Proof Screening – Local Residential Streets**

When property within an industrial zoning district is separated by a local residential street from a residential zoning district, no industrial use shall be made of the industrial property until the owner or occupant has erected sight-proof screening along a side or rear property line or along the front building or property line provided that required sight triangles at access points and street intersections must not be encumbered. If there are any outdoor work, sales, display, or storage areas in the required front yard, sight-proof screening shall be required along the front property line.

## ***Article VII - Screening & Landscaping***

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### **Section 4. General Landscaping Requirements**

#### **4.A. Required Landscaping - Street Right-of-Way Line to Curb**

The property owner in all zoning districts shall be responsible for landscaping the area between the street right-of-way line and curb line. The use of gravel shall not satisfy this requirement for landscaping. In addition, this area shall not be hard-surfaced other than with a permitted driveway or sidewalk; it shall not be used for parking, and it shall not be used for the location of any permanent or temporary accessory or non-accessory signs other than permitted accessory directional signs.

#### **4.B. Required Landscaping for Residential**

The following are requirements for all residential uses except Single-Family Residential in AA and RA Zoning Districts:

##### **1. Landscaping Required**

Landscaping shall be provided according to the following:

- a. At least three percent (3%) of the site excluding the street right-of-way shall be landscaped. At least fifty percent (50%) of the required landscaped area shall be in the front or side yards. There shall be one (1) live tree planted for every six-hundred (600) square feet of the required landscaped area.
- b. For additions to an existing building there shall be landscaped areas amounting to at least three percent (3%) of only that portion of the site covered by the addition and the parking area for the addition, excluding the street right-of-way. There shall be one (1) live tree planted for every six-hundred (600) square feet of the required landscaped area.

##### **2. PUD Zoning District**

For the PUD zoning district, the above requirements represent only minimal standards to be achieved. Depending upon the characteristics of a PUD project, additional landscaping may be required.

#### **4.C. Required Landscaping for Industrial Use Units**

The following are landscape requirements for Industrial Use Units in the IU and PUD Zoning Districts:

##### **1. Landscaping Required**

Landscaping shall be provided according to the following:

- a. For each forty (40) feet or fraction thereof of that portion of the site abutting a street right-of-way at least one (1) tree shall be planted on the site. The tree shall be at least six (6) feet in height and planted within four (4) feet of the street right-of-way.
- b. Additions to Existing Buildings: If the addition to an existing building abuts a street right-of-way or if the added required parking for the building expansion abuts a street right-of-way, then for each forty (40) feet or fraction thereof of the abutment there shall be planted on the site at least one (1) tree. The tree shall be planted within four (4) feet of the street right-of-way.

**2. PUD Zoning District**

For the PUD zoning district, the above requirements represent only minimal standards to be achieved. Depending upon the characteristics of a PUD project, additional landscaping could be warranted.

**4.D. Credit for Existing Trees**

Credit for existing or planted trees (on or for the site outside of the street right-of-way) that are larger than the minimum size required by this Article, shall be given according to the following standards:

**1. Three-Inch Caliper**

A tree of at least three-inch (3") caliper and less than eight-inch (8") caliper shall count for two (2) trees.

**2. Eight-Inch Caliper**

A tree of at least eight-inch (8") caliper shall count for three (3) trees.

**4.E. Protection of Public Roadways, Public Works, Public Safety, and Landscaping**

**1. Not Placed in Street Right-of-Way**

None of the required trees shall be placed in the street right-of-way, or in the sight triangles for street intersections, or street and driveway intersections.

**2. Off-Street Parking Areas**

All landscaped areas in the interior of off-street parking areas shall be protected with concrete curbs, or equivalent barriers.

**3. Irrigation**

All required landscaping shall be irrigated by one of the following methods:

- a. An underground sprinkling system.
- b. A hose attachment within two-hundred ( 200) feet of all landscaping.

**4. Interference with Utility Wires**

Consideration should be given to the location of trees so that when they reach mature height they do not interfere with utility wires. In addition, as required in other sections of the County regulations, property owners shall keep vegetation trimmed so that it does not obstruct the free, convenient, and safe travel over and along the streets.

## ***Article VII - Screening & Landscaping***

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### **4.F. Administrative Adjustment**

#### **1. Approval by County Engineer**

The County Engineer shall be permitted to approve minor adjustments in the application of the landscaping requirements if it is demonstrated that such minor adjustments will better serve the intent of these Regulations.

#### **2. Minor Adjustments Defined**

- a. The percentage of the required landscaped area that must be in front or side yards can be reduced so long as at least three percent (3%) of the entire site excluding the street right-of-way is still landscaped, and that portion of the site that is to receive the landscaping treatment normally reserved for the front or side yards is used or viewed by the general public or patrons or residents of the facility on the site.
- b. Alternative method of watering the required landscaping, other than an underground sprinkling system or a hose attachment within two-hundred (200) feet of the landscaping, could be approved by the County Engineer so long as it can be ensured that proper watering will be performed.

### **4.G. Landscaping Plan**

#### **1. Required for Building Permit**

A landscaping plan shall be required as part of the site plan submitted for a building permit. This plan shall show detailed landscape treatment of the area within the street right-of-way between the property line and the curb. If landscaping is to be used for sight-proof screening, the entire plan may be contained in one submission.

#### **2. Private Property and Right-of-Way**

In satisfying the requirements of these Regulations for landscaping on private property, the site plan shall show where the landscaped areas will be, and indicate the number of trees and shrubs that must be planted. For industrial uses, that portion of the site within four (4) feet of the street right-of-way, where trees shall be planted, must be delineated. There is no need to indicate what type of trees or shrubs will be planted, or to pinpoint the proposed location for each tree, or shrubs.

### **4.H. Completion Requirements**

A Certificate of Occupancy for any use shall not be issued until the landscaping has been installed in accordance with the landscaping plan. It shall be illegal for any person, firm, or corporation to occupy or operate a business in any new structure for which landscaping, as shown by the plans, is not provided; except that if a structure and all site improvements are complete except for these landscaping requirements and the season of the year or some other restraint will not permit the planting and growing of plants, temporary occupancy may be permitted by the County Engineer until a date certain. If the landscaping has not been completed by said date, the property owner shall be in violation of these Regulations and subject to the penalties contained herein.

**4.I. Landscape Maintenance and Enforcement****1. Property Owner Responsibility**

It shall be the responsibility of the property owner to maintain in good condition all of the improvements required by this section. Any required fence which is damaged shall be repaired, and any required vegetation which dies shall be replaced.

**2. Enforcement and Appeal**

When it is determined by the County Engineer that improvements required by this section are not being maintained, it shall be his duty to give notice in writing to the property owner. Such notice shall specify in what manner the improvements are in need of maintenance and a date for compliance. The property owner shall have not less than thirty (30) days and not more than one-hundred twenty (120) days to comply with the notice. Provided, however, that any person aggrieved by any such order or disagreeing with any of the requirements of the notice, may file an appeal within the thirty (30) day period with the Clerk of the Board of Adjustment.

**3. Failure to Comply**

Failure to provide the improvements required by these Regulations or failure to maintain required improvements in the manner prescribed by these Regulations shall constitute an offense and violation of these Regulations. Every day following the time period allowed in the County notice which has elapsed shall constitute a full penalty as according to ARTICLE X. Section 3 of these Regulations.

*(Reserved)*



## ARTICLE VIII. PARKING AND LOADING

### Section 1. General Provisions

The regulations contained in this Article provide that adequate parking, loading, and, maneuvering facilities will be a part of all land uses within the County. They establish standards and review procedures intended to assure that the demand created by each land use will be satisfied by facilities which are functionally adequate and aesthetically pleasing.

#### 1.A. Off-Street Parking and Loading Required

##### 1. New Construction

Permanent off-street parking and loading spaces in the amount specified by this section for each use shall be provided at the time of the erection of any building.

##### 2. Addition to Existing Structures

At the time any principal building is enlarged or increased, permanent off-street parking and loading spaces shall be provided in the amount specified by this section as required for the enlargement or increase in capacity caused by adding dwelling units, guest rooms, seats, or floor area.

##### 3. Conversion of Use

Before conversion from one type of use or occupancy to another, permanent off-street parking and loading spaces shall be provided in the amount specified by this section for the use to which the property is being converted.

#### 1.B. Use of Public Right-of-Way Prohibited

No portion of any required off-street space shall occupy or use any public street right-of-way as a direct means of access without the intermediate use of service aisles and entrances of at least the minimum standards specified by this section. A public alley shall be the only right-of-way area permitted for maneuvering space to reach a required parking stall.

#### 1.C. Minimum Standards and Property Owner Responsibility

The standards herein represent minimum requirements. It shall be the responsibility of the property owner to certify at the time he applies for a building permit that his plan provides sufficient spaces and facilities necessary to assure that no activity will take place on public streets or property not under his control. Any use developed after December \_\_\_\_, 2008 which fails to provide for its off-street parking, loading, and access needs according to this provision shall be in violation of these Regulations. Upon determination by the County Engineer that a property owner has not provided adequate parking or loading space to serve his operation, said contained property owner shall be required to either develop additional parking or loading space, or reduce the size of the operation to fit the space available.

## ***Article VIII - Parking & Loading***

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### **1.D. Ownership or Control**

All areas for off-street parking and loading and movement of vehicles shall be located on the same property on which the principal use is located.

### **1.E. Approval Procedure for Off-Street Parking, Loading, and Access**

#### **1. New Construction or Remodeling**

No building permit shall be approved by the County Engineer unless an application is reviewed and approved by the County Engineer as a part of the building and site plan review process. No Certificate of Occupancy shall be issued until all off-street parking and loading facilities have been constructed in accordance with the approved building permit.

#### **2. Plan and Information Required**

The applicant for a building permit for new construction, expansion, or remodeling shall submit a plan showing the number location, and size of parking spaces. The applicant shall submit information regarding the projected number of employees, seating capacities, gross floor area, gross leaseable area, number of dwelling units, and any other appropriate data necessary to verify compliance with these Regulations.

#### **3. Plans for Surfacing of Parking Areas**

Plans for surfacing of all off-street parking areas, aisles, and access driveways, including detailed drainage plans, shall be reviewed by the County Engineer to insure compliance with County specifications.

### **1.F. Interpretation and Appeal**

If questions of interpretation or application of these requirements to particular uses or structures arise, the County Engineer shall, based on findings of fact, make a determination of the off-street parking, loading, or access requirements. Any aggrieved property owner may appeal such determination under the administrative appeal procedure specified in ARTICLE IX. Section 2 of these Regulations.

**Section 2. Off-Street Parking Standards**

**2.A. Residential Parking Design**

**1. Single-Family, Duplex, Triplex, and Fourplex Residential**

Single-Family, duplex, triplex, and fourplex residential structures located on one lot may use a paved driveway to fulfill the minimum parking requirements of this section. The space for each automobile on the paved area shall be a minimum of eight and one-half (8½) feet in width and eighteen (18) feet in length and shall not be located within five (5) feet of the street right-of-way. The residential driveway shall conform to the driveway design requirements as specified in Subsection 2.B below.

**2. RS and RD Zoning Districts**

In the RS and RD zoning districts all vehicles shall be parked on permanently hard-surface driveways or parking areas or shall be parked completely to the rear of the front wall of the main building on said property.

**2.B. Parking Area Construction Standards in the RS, RD, RM, CR, CL, CG, and IU Districts**

**1. Paving**

All off-street parking areas, aisles, and access driveways shall be permanently paved with hard-surface pavement. The requirement of hard-surfaced access driveways may be waived by the County Engineer in areas not designated for urban development and in other areas if it is determined that the public convenience, health, or safety is not affected. However, all portions of access driveways on public right-of-way connected to paved streets for which the grade has been established must be permanently paved with hard-surfaced pavement and comply with all regulations of Oklahoma County relating to driveway construction. Permanent hard-surfaced pavement shall mean a surface covering over earth, gravel, or other natural or artificial base or foundation which shall meet or exceed the following minimum standards:

- a. Two (2) inches of hot asphaltic concrete on a four (4) inch base of stabilized aggregate or the equivalent thereto; must be approved by the County Engineer.
- b. Four (4) inches of Portland cement concrete on a two (2) inch sand cushion base or the equivalent thereto; must be approved by the County Engineer.
- c. All portions of access driveways on public right-of-way shall be six (6) inches of Portland cement concrete on a two (2) inch sand cushion or the equivalent thereto; must be approved by the County Engineer.

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### **2. Striping**

Off-street parking areas shall be designed to provide systematic and orderly circulation, traffic separation devices, and parking spaces in accordance with this section and with sound traffic engineering practices.

- a. All off-street parking spaces and means of ingress and egress shall be laid out on the parking surface with paint or plastic striping which provides a permanent delineation between spaces, aisles, and surrounding structures and land.
- b. No striping shall be required on lots having only single-family, duplex, triplex, or fourplex residential structures.

### **3. Separation from Public Right-of-Way**

All off-street parking areas, aisles, and access driveways that abut public street right-of-ways shall be separated by a six (6) inch Portland cement concrete header curb, bumper, or landscape timbers, and shall be designed so that vehicles do not overhang public rights-of-way or adjacent property.

### **4. Lighting**

All lighting equipment used in illumination of off-street parking areas shall not create a nuisance or hazard for streets or adjoining properties.

### **5. Clearance**

- a. There shall be a minimum vertical clearance free of all obstructions to a height of eight (8) feet from all portions of any off-street parking space, except when off-street parking spaces are provided in a parking structure, a residential garage, or carport. No obstruction shall project into this minimum clearance.
- b. There shall be no obstruction within or near the bounds of any required off-street parking space which could interfere with the normal availability and use thereof.

### **2.C. Handicapped Parking**

Parking spaces for vehicles with handicapped drivers shall be provided in accordance with the requirements of the Americans with Disabilities Act (ADA) including number of handicap spaces, van accessible spaces, layout, and design. The following Table is the minimum standard set by the County.

1. **Required Spaces for Handicapped Parking**

TABLE 4. REQUIRED HANDICAP PARKING SPACES

<u>Total Required Parking Spaces</u>	<u>*Number of Parking Spaces Handicap Accessible</u>
<u>up to 25</u>	<u>1</u>
<u>26-50</u>	<u>2</u>
<u>51-75</u>	<u>3</u>
<u>76-100</u>	<u>4</u>
<u>101-150</u>	<u>5</u>
<u>151-200</u>	<u>6</u>
<u>201-300</u>	<u>7</u>
<u>301-400</u>	<u>8</u>
<u>401-500</u>	<u>9</u>
<u>501-1,000</u>	<u>2% of total</u>
<u>over 1,000</u>	<u>20 plus one space for each 100 total spaces over 1,000</u>

\*in all cases, the minimum as required by ADA shall be provided.

2. **Hard Surface**

Parking spaces provided for the handicapped shall be hard-surfaced and shall meet the paving requirements contained in Table 4 above regardless of the use of the property or the zoning district within which the property is located. Further, there shall be provided a paved, hard-surfaced area from the parking spaces to an entry into the structures within which the primary uses of the property are carried out; in all cases, ADA requirements must be met.

3. **Markings**

Each handicapped parking space shall be marked with the standard international wheel chair symbol and with a sign not less than 12-inches by 18-inches posted at a height not less than three (3) feet or more than eight (8) feet; in all cases, markings must meet ADA requirements.

2.D. **Specific Parking Requirements**

The following Tables list all use units which are included in these Regulations and indicates the specific parking standard which shall be met for each use unit. In certain cases where a use unit has no specific standard determined in advance by these Regulations, the County Engineer shall make a determination of need after review of the site plan.

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**TABLE 5. PARKING REQUIREMENTS:  
RESIDENTIAL USE UNITS**

<b><u>Use Unit</u></b>	<b><u>Parking Standard</u></b>
<u>201.1 Single-Family Residential</u>	2 spaces per D/U, plus garage
<u>201.2 Two-Family Residential</u>	2 spaces per D/U, plus garage
<u>201.3 Three &amp; Four-Family Residential</u>	
Efficiency and 1 Bedroom	1.5 spaces per D/U
2 or more Bedrooms	2 spaces per D/U
<u>201.41 Multiple-Family Residential: Low Intensity</u>	
Efficiency and 1 Bedroom	1.5 spaces per D/U
2 or more Bedrooms	2 spaces per D/U
<u>201.42 Multiple-Family Residential: High Intensity</u>	
Efficiency and 1 Bedroom	1.5 spaces per D/U
2 or more Bedrooms	2 spaces per D/U
<u>201.51 Mobile Home Residential: Single Dwelling</u>	2 spaces per D/U
<u>201.52 Mobile Home Residential: MH Park</u>	2 spaces per D/U
<u>201.51 Mobile Home Residential: Hardship</u>	County Engineer Approval
<u>201.6 Group Residential</u>	1 space per 2 occupants
<u>201.7 Congregate Care Housing &amp; Convalescent Home</u>	County Engineer Approval
<u>202 Home Occupation</u>	County Engineer Approval no spaces in addition to required residential spaces

**TABLE 6. PARKING REQUIREMENTS:  
CIVIC USE UNITS**

<u>301.1 Light Public Protection &amp; Utility: Restricted</u>	County Engineer Approval
<u>301.2 Light Public Protection &amp; Utility: General</u>	County Engineer Approval
<u>302.1 Heavy Public Protection &amp; Utility</u>	County Engineer Approval
<u>302.2 Sanitary Landfill</u>	County Engineer Approval
<u>303 Hazardous Waste Disposal</u>	County Engineer Approval
<u>304.1 Low Impact Institutional: Neighborhood Related</u>	
Kindergarten, Elementary, & Jr. High Schools	1 space per 10 classroom seats
Churches, Temples, Synagogues	1 space per 4 seats in sanctuary
<u>304.2 Moderate Impact Institutional</u>	
High Schools	1 space per 4 classroom seats
Vocational Schools	1 space per 2 classroom seats
<u>304.3 High Impact Institutional</u>	
General College & Universities	1 space per 4 classroom seats
Hospitals & Sanitariums	2 spaces per bed plus 1 space per 500 sq. ft. GFA of emergency room and out patient care (where such care is specifically provided)
<u>305.1 Cultural Exhibits</u>	1 space per 400 sq. ft. GFA
<u>305.2 Library Services &amp; Community Centers:</u>	
Libraries	1 space per 400 sq. ft. GFA
Community Centers	1 space per 300 sq. ft. GFA
<u>306.1 Community Recreation: Restricted</u>	
Golf Course	5 spaces per green plus 1 space per 200 sq. ft. GFA of public building
Swim Centers	1 space / 150 sq. ft. of pool area
Game Courts:	
Tennis, Squash, Racquetball, Handball	5 spaces per court
Playgrounds, Playfields, Public Park	County Engineer Approval

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### **306.2 Community Recreation: General**

Golf Courses	5 spaces per green
Club Houses	1 space per 100 sq. ft. GFA
Swim Centers	1 space per 150 sq. ft. pool area
Game Courts: Tennis, Squash, Racquetball, Handball	5 spaces per court
Playgrounds, Play Fields, Marina, Boat Dock, Public Park	County Engineer Approval

### **306.3 Community Recreation:**

<u>Property Owners Assn. Clubhouse</u>	1 space per 300 sq. ft. GFA
Game Courts: Tennis, Squash, Racquetball, Handball	2 spaces per court
Swimming Pool	1 space per 300 sq. ft. pool area
Playgrounds	County Engineer Approval

### **TABLE 7. PARKING REQUIREMENTS: COMMERCIAL & OFFICE USE UNITS**

<u>401 Administrative and Professional Office</u>	Table 13. Office
<u>401.5 Adult Entertainment</u>	1 space per 100 sq. ft. GFA
<u>402 Agricultural Supplies and Services</u>	Table 12. Retail
<u>402.5 Alcoholic Beverage Retail Sales</u>	Table 12. Retail
<u>403 Animal Sales &amp; Services: Auctioning</u>	Table 12. Retail
<u>404 Animal Sales &amp; Services: Grooming</u>	Table 12. Retail
<u>405 Animal Sales &amp; Services: Horse Stables</u>	County Engineer Approval
<u>406 Animal Sales &amp; Services: Kennels &amp; Veterinary, Restricted</u>	Table 12. Retail
<u>407 Animal Sales &amp; Services: Kennels &amp; Veterinary, General</u>	Table 12. Retail
<u>408.1 Automotive Parking Lot</u>	Not applicable
<u>408.2 Automotive Parking Garage</u>	Not applicable
<u>409 Automotive &amp; Equipment: Storage</u>	County Engineer Approval

<u>410.1 Automobile &amp; Equipment: Cleaning &amp; Repairs – Light Equipment</u>	1 space per 500 sq. ft. GFA 5 spaces minimum
<u>410.2 Automotive &amp; Equipment: Repairs, Heavy Equipment</u>	1 space per 500 sq. ft. GFA 5 spaces minimum
<u>411 Automotive Sales &amp; Rentals</u>	
Showroom Area	Table 12. Retail
Outside Lot (substitute lot area for GFA)	Table 15. Warehousing
Service Area & Body Shop	Table 14. Manufacturing & Industrial
<u>412 Automotive &amp; Equipment: Sales and Rentals Light Equipment</u>	
Showroom Area	Table 12. Retail
Outside Lot (substitute lot area for GFA)	Table 15. Warehousing
<u>413 Automotive &amp; Equipment: Sales and Rentals, Farm and Heavy Equipment</u>	
Showroom Area	Table 12. Retail
Outside Lot (substitute lot area for GFA)	Table 15. Warehousing
Service Area & Body Shop	Table 14. Manufacturing & Industrial
<u>414 Building Maintenance Services</u>	Table 12. Retail
<u>415 Business Support Service</u>	Table 13. Office
<u>415.51 Care Facility: Day Care Center</u>	County Engineer Approval
<u>415.53 Care Facility: Day Care Center</u>	1 space per 10 children enrolled plus 1 queuing space per 20 children enrolled; 2 queuing spaces minimum
<u>415.55 Care Facility: Adult Day Care</u>	County Engineer Approval
<u>416 Communications Services</u>	Table 13. Office
<u>417 Construction Sales &amp; Services</u>	
Showroom Area	Table 12. Retail
Outside Lot (substitute lot area for GFA)	Table 15. Warehousing
<u>418 Convenience Sales &amp; Personal Services</u>	Table 12. Retail

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<u>419.1 Eating Establishments:</u> <u>Sit-down Alcohol Not Permitted</u>	1 space per 100 sq. ft. GFA
<u>419.21 Eating Establishments:</u> <u>Sit-down Limited Alcohol Permitted</u>	1 space per 100 sq. ft. GFA
<u>419.22 Eating Establishments:</u> <u>Sit-down Alcohol Permitted</u>	1 space per 100 sq. ft. GFA
<u>419.3 Eating Establishments: Fast Foods</u>	1 space per 50 sq. ft. GFA; cold storage not included
<u>419.31 Eating Establishments:</u> <u>Fast Foods with Drive-Through Windows</u>	1 space per 85 sq. ft. GFA; cold storage not included; an unencumbered queuing lane shall be provided at least 110' in length.
<u>419.4 Eating Establishments: Drive-In</u>	1 space per 50 sq. ft. GFA; cold storage not included
<u>420 Drinking Establishments:</u> <u>Sit-down, Alcohol Permitted</u>	1 space per 50 sq. ft. GFA
<u>421 Food &amp; Beverage Retail Sales</u>	Table 12. Retail
<u>422 Fireworks Sales</u>	Table 13. Office
<u>423.1 Funeral &amp; Interment Services: Undertaking</u>	Table 13. Office
<u>423.2 Funeral &amp; Interment Services: Cremating</u>	County Engineer Approval
<u>423.3 Funeral &amp; Interment Services: Interring</u>	County Engineer Approval
<u>423.4 Funeral &amp; Interment Services: Animal Interment</u>	County Engineer Approval
<u>424.1 Gasoline Sales: Restricted</u> For Building Area Queuing and Access	Table 12. Retail Additional Space Required
<u>424.2 Gasoline Sales: Truck Stop</u>	County Engineer Approval
<u>425 Laundry Services</u>	Table 12. Retail
<u>426.1 Medical Services: Restricted</u>	Table 13. Office
<u>426.2 Medical Services: General</u>	Table 12. Retail
<u>427.1 Participant Recreation &amp; Entertainment: Indoor</u> Bowling Alleys Billiard Parlors Dance Halls	5 spaces per lane Table 12. Retail 1 space per 50 sq. ft. of club area; 1 space per 100 sq. ft. remaining GFA

Gymnasiums	County Engineer Approval
Health Clubs	Table 12. Retail
Skating Rinks	County Engineer Approval
Arcades	Table 12. Retail
Theatres	1 space per 4 seats
<u>427.2 Participant Recreation &amp; Entertainment: Outdoor</u>	
Driving Range	1 space per 2 driving stations
Miniature Golf	2 spaces per 3 holes
Go-Cart Tracks	County Engineer Approval
Drive-in Theatre	6 spaces minimum plus adequate spaces for viewing
Amusement Park	County Engineer Approval
<u>428.1 Personal Services: Restricted</u>	
<u>428.2 Personal Services: General</u>	
<u>428.5 Personal Storage</u>	
<u>429 Repair Services: Consumer</u>	Table 12. Retail
<u>430 Research Services: General</u>	Table 13. Office
<u>431 Retail Sales &amp; Services: General</u>	Table 12. Retail
<u>432 Retail Sales &amp; Services: Outdoor Swap Meet</u>	County Engineer Approval
<u>432.1 Signs, Public</u>	Not Applicable
<u>432.2 Signs, Neighborhood Identification</u>	Not Applicable
<u>432.3 Signs, Temporary</u>	Not Applicable
<u>432.4 Signs, Accessory</u>	Not Applicable
<u>432.5 Signs, Non-Accessory</u>	Not Applicable
<u>433.1 Spectator Sports and Entertainment: Restricted</u>	County Engineer Approval
<u>433.2 Spectator Sports and Entertainment: General</u>	County Engineer Approval
<u>433.3 Spectator Sports and Entertainment: High Impact</u>	County Engineer Approval
<u>434.1 Transient Accommodations: Campground</u>	County Engineer Approval
<u>434.2 Transient Accommodations: Lodging</u>	1 space per rental plus 1 space per 200 sq. ft. of GFA restaurant area (including kitchen) plus 1 space per 100 sq. ft. GFA club area (excluding office and meeting rooms) plus 1 space per 200 sq. ft. GFA for any retail area

## *Article VIII - Parking & Loading*

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**TABLE 8. PARKING REQUIREMENTS:  
INDUSTRIAL USE UNITS**

<u>501 Custom Manufacturing</u>	Table 14. Manufacturing & Industrial
<u>502 Wholesaling, Storage &amp; Distribution: Restricted</u>	Table 15. Warehousing
<u>503 Wholesaling, Storage &amp; Distribution: General</u>	Table 15. Warehousing (substitute total site area for GFA)
<u>505 Limited Industrial</u>	Table 14. Manufacturing & Industrial
<u>506 Moderate Industrial</u>	Table 14. Manufacturing & Industrial
<u>507 Heavy Industrial</u>	Table 14. Manufacturing & Industrial
<u>508 Hazardous Industrial</u>	Table 14. Manufacturing & Industrial
<u>509 Stockyards</u>	County Engineer Approval
<u>510 Scrap Operations</u>	County Engineer Approval
<u>511.1 Above-Ground Flammable Liquid Storage: Accessory</u>	Parking requirement based on the primary use of the property
<u>511.2 Above-Ground Flammable Liquid Storage: Restricted</u>	County Engineer Approval
<u>511.3 Above-Ground Flammable Liquid Storage: General</u>	County Engineer Approval

**TABLE 9. PARKING REQUIREMENTS:  
TRANSPORTATION USE UNITS**

<u>601 Transportation Facilities: Surface Passenger</u>	County Engineer Approval
<u>602.1 Transportation Facilities: Surface Restricted</u>	Table 15. Warehousing; add supplementary parking for tractors and trailers as needed
<u>602.2 Transportation Facilities: Surface, General</u>	County Engineer Approval
<u>603 Transportation Facilities: Aircraft</u>	County Engineer Approval

**TABLE 10. PARKING REQUIREMENTS:  
AGRICULTURE USE UNITS**

<u>701 Horticulture</u>	
Building Area (exclusive of greenhouse)	Table 12. Retail
Greenhouse	Table 15. Warehousing
<u>702 Row and Field Crops</u>	County Engineer Approval
<u>703.1 Animal Raising: Personal</u>	County Engineer Approval
<u>703.2 Animal Raising: Commercial</u>	County Engineer Approval
<u>703.3 Animal Raising: Commercial, Feed Lots</u>	County Engineer Approval
<u>704 Animal Waste Processing: Limited</u>	County Engineer Approval
<u>705.1 Agricultural Processing: Limited</u>	County Engineer Approval
<u>705.2 Agricultural Processing: General</u>	County Engineer Approval

**TABLE 11. PARKING REQUIREMENTS:  
EXTRACTIVE USE UNITS**

<u>801.1 Mining &amp; Processing: Mineral and Raw Materials</u>	County Engineer Approval
<u>801.2 Mining &amp; Processing: Oil &amp; Gas</u>	County Engineer Approval
<u>801.2 Underground Injection Wells</u>	County Engineer Approval

## Article VIII - Parking & Loading

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**TABLE 12. PARKING REQUIREMENTS:  
RETAIL**

**GLA = GROSS LEASABLE AREA; GFA = GROSS FLOOR AREA**

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Up to 12,000 sq. ft. GLA	1 space per 200 sq. ft.
12,001 to 48,000 sq. ft. GLA	add 1 space per each additional 225 sq. ft.
Over 48,000 sq. ft. GLA.	add 1 space per each additional 250 sq. ft.

**TABLE 13. PARKING REQUIREMENTS:  
OFFICE**

**GLA = GROSS LEASABLE AREA; GFA = GROSS FLOOR AREA**

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Up to 12,000 sq. ft. GLA	1 space per 200 sq. ft. GLA
12,001 to 48,000 GLA	add 1 space per each additional 300 sq. ft. GLA
Over 48,000 GLA.	add 1 space per each additional 350 sq. ft. GLA

**TABLE 14. PARKING REQUIREMENTS:  
MANUFACTURING AND INDUSTRIAL**

**GLA = GROSS LEASABLE AREA; GFA = GROSS FLOOR AREA**

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Up to 20,000 sq. ft. GFA	1 space per 500 sq. ft. GFA
Over 20,000 sq. ft. GFA	add 1 space per each additional 1,000 sq. ft. GFA

**TABLE 15. PARKING REQUIREMENTS:  
WAREHOUSING**

**GLA = GROSS LEASABLE AREA; GFA = GROSS FLOOR AREA**

Up to 20,000 sq. ft. GFA	1 space per 1,000 sq. ft. GFA
Over 20,000 sq. ft. GFA	add 1 space per each additional 5,000 sq. ft. GFA

**Note 1:** For mixed uses containing any combination of retail, office, manufacturing and industrial, or warehousing activity, parking requirements shall be tabulated separately for use within the development using the list of specific standards of the Tables above. Mixed uses regulated under separate parking requirements shall not be combined to achieve a larger square footage total that would result in a reduced parking requirement. Where any part of a mixed use is converted to another use category, then the parking requirements shall be re-calculated based on the new square footage figure.

**Note 2:** Where a manufacturing and industrial use has more than one working shift of employees, parking facilities shall be adequate to accommodate overlap requirements during transition periods.

**Note 3:** Where a multiple purpose retail or industrial building is proposed to be occupied by a use which can be demonstrated by the occupant to require less parking than the standards contained herein, the County Engineer may permit paving of a smaller parking area to meet the estimated need; provided, however, that the balance of the land required by these Regulations shall be held in reserve as an unpaved area to meet future needs generated by an expansion of the business or a change in land use.

### **2.E. Parking Area Design Standards**

#### **1. Basic Design Standards**

The basic parking stall shall be eight and one-half (8½) feet in width and eighteen (18) feet in length. Table 16 and Table 17, and the diagrams which accompany these tables establish minimum design standards for parking areas utilizing this minimum requirement and dimensions to be followed if the optional parking stall size of nine and one-half (9 ½) feet in width and eighteen (18) feet in length is used. Nothing in these standards shall prohibit an owner/applicant from providing larger aisle widths or stall dimensions in excess of these minimum standards in order to better suit the development requirements.

#### **2. Alternate Design Standards**

While Table 16 and Table 17 in the following subsection provide design standards for angles of zero degree, forty-five (45) degrees, sixty (60) degrees, seventy-five (75) degrees, and ninety (90) degrees, the County Engineer shall be permitted to approve an alternate design using different angles, provided the property owner submits such a design with calculations for stalls and aisles based upon the standards contained herein.

#### **3. Small Car Parking Design Standards**

Where a parking lot is required to contain twenty (20) or more spaces, the County Engineer shall be permitted to approve an alternate design for spaces to specifically accommodate compact automobiles. Said design shall conform to the following minimum basic standards:

- a. Up to fifteen (15) percent of the required spaces may be allocated for compact cars.
- b. Dimensions for a compact car space shall be seven and one-half (7½) feet in width and fifteen (15) feet in length.
- c. Compact car spaces should be designed and striped at ninety-degree (90) angles or an equivalent which will eliminate access and use by large cars.

**TABLE 16. PARKING SPACE DIMENSION STANDARDS  
FOR 8'6" AND 9'0"  
(MINIMUM STANDARDS)  
AT VARIOUS ANGLES WITH ONE-WAY AISLES**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>
45°	8'6"	18.7	12.0	12.8	50.2	44.5
	9'0"	19.1	12.7	12.3	50.5	44.7
60°	8'6"	19.8	9.8	17.6	57.2	53.2
	9'0"	20.1	10.4	17.1	57.3	53.0
75°	8'6"	19.6	8.8	20.3	60.0	57.9
	9'0"	19.7	9.3	20.6	60.0	57.7

**PARKING LAYOUT DIMENSION STANDARDS FOR 8'6" AND 9'0"  
(MINIMUM STANDARDS)  
AT VARIOUS ANGLES WITH TWO-WAY AISLES**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>
45°	8'6"	18.7	12.0	22.6	60.0	54.3
	9'0"	19.1	12.7	21.8	60.0	54.2
60°	8'6"	19.8	9.8	20.4	60.0	56.0
	9'0"	20.1	10.4	19.8	60.0	55.7
75°	8'6"	19.6	8.8	20.8	60.0	57.9
	9'0"	19.7	9.3	20.6	60.0	57.7

A = Stall Angle

B = Stall Width

C = Vehicle Projection for 18' Stall Length

D = Curb Length Per Car

E = Aisle Width

F = Wall to Wall Width for Double Aisle

G = Overlap Center to Overlap Center Width for Double Aisle

FIGURE 1. DIAGRAM FOR TABLE 16

Diagram for Table 16

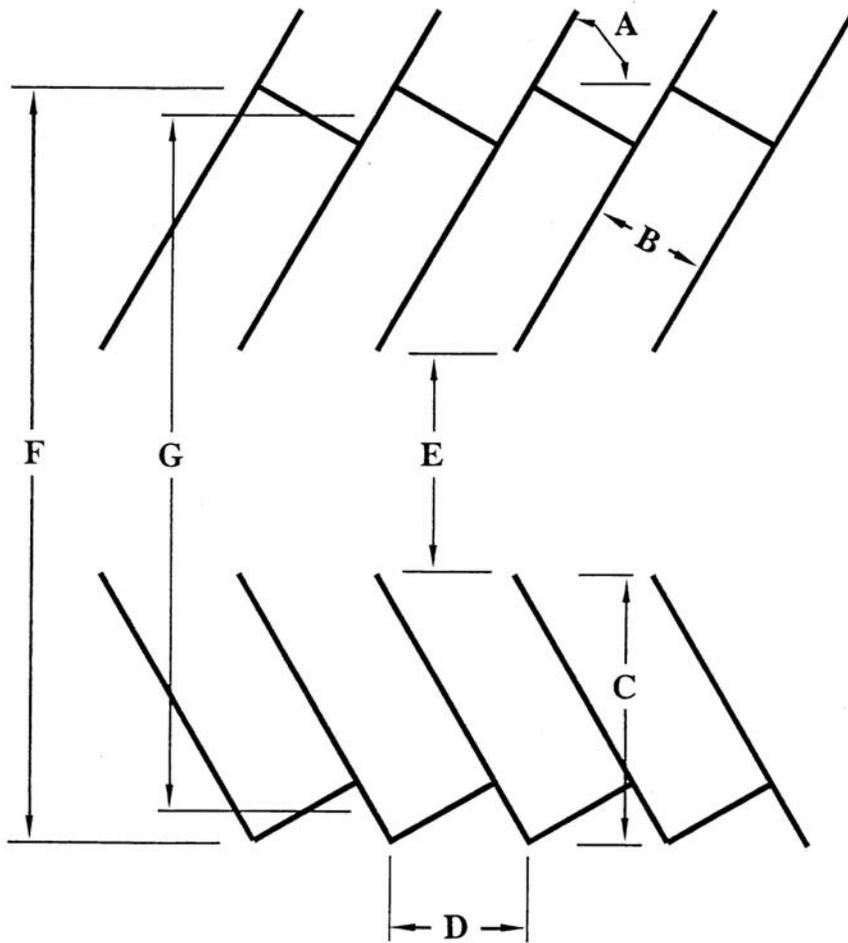
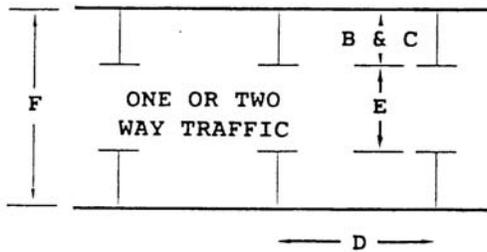


TABLE 17. PARKING LAYOUT DIMENSIONS

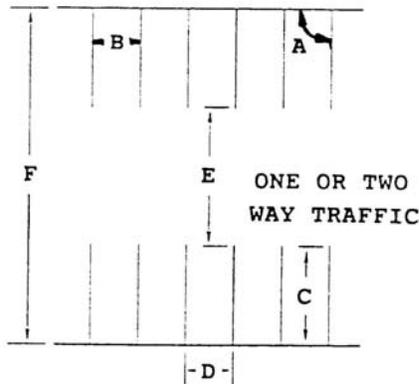
TABLE VI  
PARKING LAYOUT DIMENSIONS  
(MINIMUM STANDARDS)  
AT 0 AND 90 DEGREE ANGLES

A.	B.	C.	D.	E.	F.
0 degree; one-way	8'0"	8.0	22.0	12.0	28.0
two-way	8'0"	8.0	22.0	24.0	40.0



A	B	C	D	E	F
90 degree	8'6"	18.0	8.5	24.0	60.0
	9'0"	18.0	9.5	24.0	60.0

- A. Stall Angle
- B. Stall Width
- C. Vehicle Projection for 18' Stall Length
- D. Curb Length Per Car
- E. Aisle Width
- F. Wall to Wall Width for Double Aisle



### **2.F. Queuing Spaces**

Queuing spaces as required for certain uses in these Regulations shall conform to the following standards:

4. No queuing space may occupy any portion of a public right-of-way.
5. Queuing spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.
6. Queuing spaces may not be used to satisfy the off-street parking or loading requirements of this section.
7. Queuing spaces may be provided in the primary access aisle leading to a drive-in or drive-through facility.

### **2.G. Aisle Standards**

1. Aisles providing access to off-street parking areas and immediately adjacent to or providing direct access to an off-street parking space shall be at least twenty-two (22) feet in width if designed for two-way traffic and at least twelve (12) feet in width if designed for one-way traffic.
2. Aisles located immediately adjacent to buildings or structures shall be separated by a planted or landscaped strip or by a sidewalk of not less than three (3) feet in width protected by a six inch (6") concrete curb or, in lieu thereof, a bumper guard of a height not less than two (2) feet above the finished grade.
3. Parking may be located immediately adjacent to buildings or structures without a planted or landscaped strip or a sidewalk or without a bumper guard.
4. A drive-in window shall not project more than one foot (1') into an aisle.

**Section 3. Off-Street Loading**

**3.A. Off-Street Loading Space Required**

Every industrial, commercial, and civic building hereafter erected or expanded shall provide space, as indicated herein, for loading and unloading of vehicles. The number of off-street loading spaces required by this section shall be considered as the absolute minimum, and the owner/applicant shall evaluate the needs to determine if they are greater than the minimum specified by this section.

**3.B. Size of Off-Street Loading Spaces**

All off-street loading spaces shall have the minimum dimensions of twelve (12) feet by sixty (60) feet and fifteen (15) feet overhead clearance. In no case shall off-street loading space encroach upon off-street parking space as required by this section, or shall public off-street loading spaces encroach upon off-street parking spaces required under this regulation, or on public right-of-way. No maneuvering shall be permitted on public right-of-way.

**3.C. Number of Off-Street Loading Spaces Required**

The following table illustrates the number of required loading spaces required by use category according to floor area:

**TABLE 18. MINIMUM LOADING STANDARDS**

<u>Land Use</u>	<u>Gross Floor Area (sq. ft.)</u>	<u>Total Minimum Number of Berths Required</u>
<u>Retail/Commercial &amp; Industrial</u>	<u>0-12,000</u>	<u>0</u>
	<u>12,000 to 48,000</u>	<u>1</u>
	<u>48,001 and over</u>	<u>2</u>
<u>Office and Civic</u>	<u>0-48,000</u>	<u>0</u>
	<u>48,001 to 100,000</u>	<u>1</u>
	<u>100,001 and over</u>	<u>2</u>

**3.D. Design of Loading Spaces**

Off-street loading spaces shall be designed so that vehicles shall maneuver entirely within the property lines of the premises and not on public right-of-way. Unenclosed off-street loading areas shall be permanently paved with hard surface pavement. A six inch (6') header curb must also be constructed to separate a loading area from public right-of-way.

**3.E. Loading Violations**

Violators of this section will be subject to the enforcement procedures for parking violations as set forth in County Regulations.

**3.F. Exemptions to Off-Street Loading Requirements**

An applicant with less than two (2) loading spaces as required in this section may utilize the public street for maneuvering space if the maneuvering is performed on either a local or collector street segment. Said street segment shall exist entirely within an industrial zoned area and shall not connect with other segments of the same street or other street that traverse through non-industrial zoned areas. Any applicant may appeal the loading space requirements in this section to the County Engineer if he can verify that those requirements are excessive due to other factors such as railroad access, air freight storage next to airports, waterway access, etc.

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## ARTICLE IX. PLANNING COMMISSION AND BOARD OF ADJUSTMENT

### Section 1. Oklahoma County Planning Commission

#### 1.A. Planning Commission Members

##### 1. Membership; Seven Members

The Planning Commission shall be composed of seven (7) residents of Oklahoma County that shall be appointed by the Board of County Commissioners.

##### a. **One County Commissioner Member**

One member of the Planning Commission shall be a member of the Board of County Commissioners; such member will hereafter be referred to as the "County Commissioner member."

##### b. **Remaining Six Members**

The remaining six (6) Planning Commission members shall be composed of residents of the unincorporated portions of the County; the remaining six (6) Planning Commission members will hereafter be referred to as the "remaining six (6) members" when referencing only these six.

##### 2. Term of Members

##### a. **County Commissioner Member**

The term of the County Commissioner member shall be established by the Board of County Commissioners. However, no member of the Board of County Commissioners may serve as the County Commissioner member beyond the expiration of said member's term as a County Commissioner.

##### b. **Remaining Six Members**

The term of the remaining six (6) members shall be six (6) years or until a successor takes office. Such terms shall be made overlapping.

##### 3. Compensation of Commission Member

All members of the Planning Commission shall serve without compensation and, except for the County Commissioner member; the remaining six (6) members shall hold no other County office.

##### 4. Removal of Members

Planning Commissions members may, after a public hearing, be removed by the Board of County Commissioners for inefficiency, neglect of duty, or malfeasance in office. The Board shall file a written statement of the reasons for the removal.

##### 5. Vacancies

Vacancies occurring otherwise than through the expiration of term, shall be filled by the Board of County Commissioners for the unexpired term.

## ***Article IX - Planning Commission & Board of Adjustment***

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### **1.B. Chairman and Officers; Rules; Quorum**

#### **1. Chairman**

The Planning Commission shall elect a Chairman and create and fill other offices as it deems necessary. The term of the chairman shall be one (1) year.

#### **2. Organization and Rules**

The Commission shall hold at least one regular meeting each month. It shall adopt rules for transaction of business and shall keep a public record of its resolutions, transaction, findings, and determinations.

#### **3. Quorum**

Four (4) members of the Planning Commission shall constitute a quorum for the transaction of business. Provided, however, that no action shall be taken and be binding upon the Planning Commission unless concurred on by a majority of all members comprising the Commission.

### **1.C. Staff and Financing**

The Planning Commission may recommend such employees as it deems necessary for its work. Their appointment, promotion, demotion, and removal shall be the responsibility of the County Engineer. The Planning Commission may also recommend to the Board of County Commissioners the employment of county planners, engineers, architects, and consultants for such other services as it may require. The Board of County Commissioners shall provide funds for the salaries of employees and the expenses for the Planning Commission in the same manner as for other functions of the County government.

### **1.D. Duties of the Planning Commission**

#### **1. Adopt Master Plan**

The Planning Commission shall have the power and duty to create adopt and may publish an official master plan for the physical development of the County. This may include any areas outside its boundaries which, in the Planning Commission's judgment, bear relation to the planning of the County. The County Planning Commission may cooperate with other Planning Commissions and organizations in connection with the planning for areas beyond the unincorporated areas of Oklahoma County.

#### **2. Subdivision Plat**

The Planning Commission shall have the power and duty to approve Subdivision Plats and related improvements.

#### **3. Public Improvements**

The Planning Commission shall have the power and duty to review proposed public improvements.

#### **4. Amendments to the Zoning District Map and Zoning Regulations**

To hear and recommend amendments to the Zoning District Map and Zoning Regulations in accordance with provisions of ARTICLE X. Section 1 of these Regulations.

**5. Historical Preservation and Landmark Commission**

The Oklahoma County Planning Commission is hereby authorized to act as a Historical Preservation and Landmark Commission for the purpose of implementing and enforcing the Historic Site Regulations in 0 of these Regulations and to provide for the general protection of historic and architectural resources in Oklahoma County.

**Section 2. Oklahoma County Board of Adjustment**

**2.A. Membership of County Board of Adjustment**

The County Board of Adjustment (Board) shall be composed of three (3) resident property owners of Oklahoma County. Board members are appointed by the Board of County Commissioners. At least one (1) member shall be a resident of the county seat of Oklahoma County and at least one (1) member shall be duly licensed as an attorney in the State of Oklahoma. The term of each member shall be three (3) years, except that the terms shall be overlapping and the membership of the Board first appointed shall be for terms of one (1), two (2), and three (3) years respectively. The Board of County Commissioners are hereby authorized to fill vacancies which may occur on the Board and to appoint a substitute or substitutes to serve in a particular case in which a member or members shall certify his disqualification. Members may be removed by the Board of County Commissioners for cause after a public hearing held for that purpose, and vacancies shall be filled by additional appointments. All members of the County Board of Adjustment shall serve as such without compensation (19 O.S. §868.2).

**2.B. Procedures**

The County Board of Adjustment shall elect its own chairman and shall adopt rules of procedure consistent with the provisions of the zoning regulations and the provisions of 19 O.S. §868.3. The chairman, or in his/her absence the acting chairman, may administer oaths and compel the attendance of witnesses. All hearings of the County Board of Adjustment shall be open to the public, and minutes shall be kept of all proceedings and official actions, which minutes shall be filed in the office of the Board and shall be a public record. The Board of Adjustment shall fix a reasonable time for the hearing of any appeal and every appeal shall be heard within sixty (60) days from the date of filing.

**2.C. Notice Requirements**

Notice of hearings before the County Board of Adjustment shall be given by at least one publication in a newspaper of general circulation contiguous to the affected area at least fifteen (15) days prior to the date of such hearing.

**2.D. Appeals to the Board of Adjustment**

Appeals to the County Board of Adjustment may be taken in accordance with provisions set forth in 19 O.S. §868.10 and §868.18.

**1. General Provisions**

Appeals to the County Board of Adjustment may be taken by any person aggrieved or by a public officer, department, board or bureau affected by any

## **Article IX - Planning Commission & Board of Adjustment**

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decision of the County Engineer in administering the County Zoning Regulations. Such appeals shall be taken within a period of not more than three (3) months, by filing written notice with the County Board of Adjustment stating the grounds therefore. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken shall certify to the Board that by reason of facts stated in the certificate a stay would, in his/her opinion, cause imminent peril to life or property.

### **2. Powers and Duties of the Board to Hear and Decide Appeals**

The County Board of Adjustment shall have the following powers and duties to:

- a. Hear and decide appeals where it is alleged there is error of law in any order, requirement, decision, or determination made by the County Engineer in the enforcement of County Zoning Regulations.
- b. Hear and decide requests for map interpretations or for decisions on other special questions upon which it is authorized to pass by these or other regulations adopted by the Board of County Commissioners.
- c. Where, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted (pursuant to 19 O.S. §868.18) would result in peculiar and exceptional difficulties, to or exceptional and demonstrable undue hardship upon the owner of such property, to authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such demonstrable difficulties or hardships, provided such relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zoning plan as embodied in the zoning regulations and map. For every variance granted the County Board of Adjustment shall state in detail as a matter of record the exceptional and demonstrable undue hardship upon the owner of such property.

### **3. Findings and Determination: Effect of Rulings**

In exercising the above powers such Board may, in conformity with the provisions of these Regulations, reverse or affirm wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

### **2.E. Deciding Body for Special Exceptions**

The Board of Adjustment shall hear and decide applications for Special Exceptions under the provisions of ARTICLE V. Section 3 of these Regulations. The notice requirements for applications for Special Exception shall be the same as those outlined in subsection A.3 above for hearings before the Board.

### **Section 3. Fees**

All fees and permits shall be in accordance with the provisions of 19 O.S. §868.4 or as may be otherwise established by the Board of County Commissioners in accordance with 19 O.S. §868.

## ARTICLE X. AMENDMENTS, ADMINISTRATION, AND ENFORCEMENT

### Section 1. Amendment

#### 1.A. Public Hearings Required

The provisions of these Regulations and the district boundaries herein established may be amended from time to time by the Board of County Commissioners, but no amendment shall be made unless a public hearing has been held in accordance with the provisions of 19 O.S. §868.16.

##### 1. Notice Required

Before holding any hearing the County Planning Commission shall give notice stating the nature of the hearing and the time and place where it shall be held.

a. **Notice by Publication:** Such notice shall be given by at least once each week for three (3) successive weeks prior to the date of such hearing in a newspaper of general circulation in the County.

b. **Notice by Mail:** Notice of the hearings before the Planning Commission and Board of County Commissioners shall be given at least twenty ( 20) days prior to such hearing by mailing written notice to all owners of property within a three-hundred (300) foot radius of the exterior boundary of the subject property, said radius to be extended by increments of one-hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one-thousand (1,000) feet has been reached. The applicant shall provide the list of property owners to the County Engineer. Such notice shall be mailed by the County Engineer with costs to be borne by the applicant.

##### 2. Protest and Effect

In case of written protest against any proposed amendment, signed and acknowledged by the owners of twenty percent (20%) of the frontage within one-thousand (1,000) feet to the right or left of the frontage proposed to be changed, or by the owners of twenty percent (20%) of the frontage directly opposite, or directly in the rear of the frontage proposed to be altered, or in cases where the land affected lies within one and one half (1½) miles of the limits of a municipality, by the governing body of the zoned municipality, filed with the County Planning Commission such amendment may not be passed except by favorable vote of all member of the Board of County Commissioners.

#### 1.B. Fees

All fees and permits shall be in accordance with the provisions of 19 O.S. §868.4 or as may be otherwise established by the Board of County Commissioners in accordance with Oklahoma State Statutes.

## **Article X - Amendments, Administration, & Enforcement**

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### **1.C. Petition for Amendments**

#### **1. Standard Form**

Each petition for amendment to the Oklahoma County Zoning District Map shall be presented on the standard form furnished by the Oklahoma County Planning Commission.

#### **2. Sketch Plan Required**

All petitions proposing a change to CR, CL, CG, CH, or IU shall be accompanied by a sketch plan of the area proposed to be rezoned, drawn to approximate scale, and showing the boundaries and dimensions of the tract, the outline of existing and proposed buildings and structures planned, the proposed use of the buildings and structures, the size and location of off-street parking lots, the type of surfacing proposed for said parking, and the plan of structures and drives proposed for ingress and egress.

## **Section 2. Building Permits**

### **2.A. Building Permit Required**

It shall be unlawful for an owner to permit or do the following: To change the use or permit the change of use of any land until a Building Permit or a Certificate of Occupancy shall have been issued by the County Engineer in accordance with the provisions of 19 O.S. §868.17, provided that no such permit shall be required for any building or structure customarily incidental and accessory to normal agricultural uses, where such building or structure is to be located outside the front yard setback lines established herein. Such Building Permit or Certificate of Occupancy shall show that the proposed use of the land or premises conform to the provisions of these Regulations. It shall be the duty of the County Engineer to issue a Building Permit or a Certificate of Occupancy, provided that he is satisfied that the building and the proposed use thereof, or the proposed use of the land or premises, and the proposed methods of water supply and disposal of sanitary wastes conform with all the requirements herein set forth.

### **2.B. Filing Applications**

Every application for a Building Permit or Certificate of Occupancy shall be accompanied by the following:

#### **1. Site Plan Required**

A site plan drawn to scale, showing the actual shape and dimensions of the lot to be built upon, the exact size and location on the lot of existing buildings and structures and the lines within which the proposed building or structure shall be erected or altered, the existing and intended use of each building or part of a building, the number of families or housekeeping units the building is designed to accommodate, the proposed location and type of water supply and sewage disposal facilities, and such other information with regard to the lot and neighborhood lots and their use as may be necessary to determine and provide for the enforcement of these Regulations.

**2. Certificate of Approval**

A Certificate of Approval from ODEQ certifying that the proposed methods of water supply and disposal of sanitary wastes meet applicable health regulations.

**2.C. Fees**

All fees and permits shall be in accordance with the provisions of 19 O.S. §868.4 or as may be otherwise established by the Board of County Commissioners in accordance with state statute.

**Section 3. Enforcement**

**3.A. Appeal to the Board of Adjustment**

The provisions of these Regulations shall be enforced by the County Engineer. Appeal from the decision of the County Engineer may be made to the County Board of Adjustment as provided herein.

**3.B. Misdemeanor**

A violation of these Regulations shall be deemed a misdemeanor and shall be punishable by fine or imprisonment or both, as now provided by law for misdemeanors. The proper County authorities or any person, whose value or use of whose property is or may be affected by such violation, in addition to other remedies, may also institute any appropriate action including injunctive relief or proceedings to prevent or remove such violation, as provided in 19 O.S. §868.

*Article X - Amendments, Administration, & Enforcement*

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*(Reserved)*

## ARTICLE XI. DEFINITION OF USE UNITS

### Section 1. General Provisions

#### 1.A. General Intent of Use Unit Classification

A use unit classification is a group of related individual uses having similar functions, products, or performances which provides a basis for their systematic assignment to specific zoning districts in accordance with criteria directly relevant to the health, safety, and public welfare of the citizens of Oklahoma County.

#### 1.B. Interpretation

The County Engineer shall decide questions of the inclusion or exclusion of a particular principal use within a use unit classification with right of appeal to the Board of Adjustment. A use, if specifically listed in a use unit classification, shall not by interpretation be included as a principal use within any other classification.

#### 1.C. Application of Use Units

The use units contained in this article shall be applied to those portions of these Regulations dealing with permitted, conditional, Special Permit, and Special Exception Uses, and with off-street parking requirements.

### Section 2. Residential Use Unit Classifications

Residential use unit classifications include the occupancy of living accommodations on a non-transient basis and shall specifically exclude those providing twenty-four hour hospital care and those providing forced residence, including detention and correction facilities. Use units included as follows:

- 201.1 Single-Family Residential** - One dwelling unit that is a freestanding and structurally separated building used exclusively for residential purposes. It is located on a lot or building site that is unoccupied by any other dwelling unit or main building. A typical use is a single, detached dwelling.
- 201.2 Two-Family Residential** - A building designed and used expressly for residential purposes providing independent living facilities for occupancy by two (2) families. The two (2) units are placed adjacent to one another with structural parts touching. This unit is freestanding and structurally separated from any other dwelling or building, and is located on a lot or building site that is unoccupied by any other main dwelling or building unit. A typical use is a duplex resident. Also included: a single-family residence and a garage apartment.
- 201.3 Three and-Four-Family Residential** – Three-family and four-family dwelling units are placed so some structural parts are touching one another, but remain freestanding and structurally separated from any other building or group of dwelling units. The dwelling units are located on a lot or building site which is unoccupied by any other dwelling unit or main building. A typical use is a triplex or fourplex residence.

## ***Article XI - Definition of Use Units***

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- 201.41 Multiple-Family Residential: Moderate Intensity** - A project with at least five (5) dwelling units attached in a single structure in any vertical or horizontal arrangement, but with no more than eight (8) units so attached. There shall be at least 2,200 sq. ft. of lot area for each dwelling unit. Projects which include any number of units designed as a part of a multi-use building which also contains office or retail uses are included provided the residential intensity does not exceed the standard stated above. Typical uses include townhouses and low-rise apartments.
- 201.42 Multiple-Family Residential: High Intensity** - A project with at least five (5) dwelling units attached in a single structure in any vertical or horizontal arrangement which exceeds the standards for the Multiple-Family Residential: Moderate Intensity use unit, either in regard to residential intensity or the number of units attached in a structure. Typical uses include high density and high-rise apartments.
- 201.51 Mobile Home Residential: Single Dwelling** - A mobile home is a manufactured, detached, transportable, single-family dwelling unit which is designed for long-term occupancy and arrives at the site where it is to be occupied as a complete dwelling unit. It contains all conveniences and facilities, including plumbing and electrical connections which can be attached to approved utility systems. The undercarriage and axles remain attached to the unit to retain mobility. As contrasted with the next use unit individual mobile homes in this unit are part of separate land uses and development and adjacent structures need not be mobile homes.
- 201.52 Mobile Home Residential: Mobile Home Parks** - Residential developments under single ownership which provide leased or rented spaces for multiple mobile homes. Occupancy of these spaces will be on a long-term basis. These parks contain all conveniences and facilities, including plumbing and electrical connections which can be attached to an approved utility system.
- 201.53 Mobile Home Residential: Hardship Provision** - A mobile home unit located as an accessory residential unit on a single-family residential lot. This use requires approval of a Special Exception by the Board of Adjustment under the provisions of ARTICLE II.4.B.3 and ARTICLE V.3.G.1 of these Regulations.
- 201.6 Group Residential** - The residential occupancy of living units by a number of occupants not constituting a family or otherwise related but occupying the structure on a non-transient basis. Typical uses include occupancy of fraternity or sorority houses, dormitories, boarding houses, lodging houses and monasteries.

- 201.7 Congregate Care Housing and Convalescent Homes** - Residential facilities that provide for their residents support services that may range from prepared meals to nursing home care. These are not treatment centers or people with emotional or mental disturbances, or drug or alcohol problems, or who exhibit antisocial behavior. Nor are these facilities for criminal offenders. The facilities do not contain retail activities that are open to and marketed towards the general public. Typical uses include nursing homes for the elderly and multiple-family residential projects providing limited support for elderly persons who are largely capable of independent living.
- 202 Home Occupation** - Shall mean any occupation or profession carried on by a member of a family residing on the premises and in connection with which there is no other person employed; is clearly incidental and secondary to the use of the dwelling for dwelling purposes; does not change the character thereof; and is conducted entirely within a main or accessory building; provided that no trading in merchandise is carried on; in connection with which there is no display of merchandise; and no mechanical equipment is used or activity is conducted which creates any noise, dust, odor or electrical disturbance beyond the confines of the lot on which said occupation is conducted. A tea room or restaurant, rest home, clinic, a doctor or dentist office, child care center, tourist home, real estate office, or cabinet, metal or auto repair shop shall not be deemed a home occupation. A home occupation shall not include the employment of persons who do not reside on the property. A Home Occupation is an Accessory Use and shall meet the requirements of ARTICLE V.6.A of these Regulations. Care Facility: Family Day Care Home (415.51) is a home occupation use (ARTICLE V.6.A.4).

## *Article XI - Definition of Use Units*

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### **Section 3. Civic Use Unit Classifications**

Civic use unit classifications include the performance of utility, educational, recreational, cultural, medical, protective, governmental, and other uses which are strongly vested with public or social importance.

- 301.1 Light Public Protection and Utility: Restricted** - Public services needing locations near the area to be served but not requiring incidental storage of equipment or vehicles. These uses have minimal land needs and no negative impact upon surrounding land uses. Typical uses include directional, warning, safety, historical, and informational signs, elevated water tanks, water or sewage pumping stations; stormwater control facilities; bus and transit stops, utility facilities; pressure control station for gas or liquid pipelines, excluding storage or service garages, garbage collection facilities, excluding refuse transfer stations.
- 301.2 Light Public Protection and Utility: General** - Public services involving direct citizen contact as well as incidental storage and maintenance of necessary equipment or vehicles including public protection or essential utility services. Said services may have technical and locational requirements necessitating proximity to the area served but should have minor impact on surrounding uses. Typical uses include ambulance service; fire protection facilities; police substations; civil defense shelters and facilities.
- 302.1 Heavy Public Protection and Utility** - Public services and utilities which may have a substantial impact due to attendant hazards, nuisance characteristics, traffic generation characteristics, or maintenance and operational characteristics. Typical uses include sewage disposal facilities; water treatment plan, water storage reservoirs; refuse transfer stations; and solid waste disposal facilities, excluding sanitary landfills.
- 302.2 Sanitary Landfill** - The use of land for the permanent disposal of non-hazardous solid waste, in accordance with applicable state and municipal standards governing solid waste disposal.
- 303 Hazardous Waste Disposal** - The disposal of any waste or refuse that by its nature or volume poses a direct threat to public health and safety or to property. Explosives, acids, caustics, poisons, drugs, radioactive materials and other substances that may pose a hazard as determined by the County Engineer shall be classified in this use unit.
- 304.1 Low Impact Institutional: Neighborhood Related** - Public, quasi-public, or private activities of an educational or religious nature, which may have minor impact on surrounding uses, and are occupied on an intermittent basis. Such uses are necessary to serve common functions within a residential area, and are not designed to provide lodging. Typical uses include elementary schools, kindergartens, and churches.
- 304.2 Moderate Impact Institutional** - Public and private institutional activities which may have significant impact on surrounding uses. Typical uses include high schools, middle schools, and vocational schools.

- 304.3 High Impact Institutional** - Public, quasi-public, or private activities of a medical or educational nature which, due to their area requirements, traffic generation, light or noise generation, or the nature of intended activities, have the potential for major impact on surrounding land uses. Typical uses include hospitals, colleges, universities, and military installations (ARTICLE V.4.F.6).
- 304.15 Low Impact Institutional: Residential Oriented** - Public, quasi-public, or private residential facilities that because of the nature and scale of their program are compatible in a residential setting. Individual residents may occupy the facility on a permanent or temporary basis. Residents may be in need of special care, supervision, or treatment and may be handicapped, aged, disabled, or undergoing rehabilitation. Residents may be assigned to facilities by a court, but not as a result of being adjudicated criminals, delinquent, or mentally ill. Typical uses include group homes for mentally or physically handicapped.
- 305.1 Cultural Exhibits** - Museum-like preservation and exhibitions of objects or artistic, cultural, or scientific interest, and gallery exhibitions of works of art for study and pleasure. Typical uses include aquariums, art galleries, museums, planetariums, and observatories.
- 305.2 Library Services and Community Centers** - Uses that directly serve a residential neighborhood or a cluster of neighborhoods, and provides a gathering and collection site for residents to meet, read, study, and partake of book collections, manuscripts, and lessons.
- 306.1 Community Recreation: Restricted** - Recreational, social, and multi-purpose uses that operate during daylight hours and generally are available for public use. Typical uses include golf course with accessory clubhouses and buildings, unlighted swim centers, tennis courts, playgrounds, play fields, and public parks.
- 306.2 Community Recreation: General** - Recreational, social, or multi-purpose open or enclosed uses and accessory buildings which have no fixed seats. Occupancy is limited to 500 persons. Typical uses include golf courses, clubhouses, swim centers, tennis centers, playgrounds, play fields, marina, boat docks, country clubs, and public parks. Any use which has outdoor lights for illuminating nighttime activities shall be included in this use unit.
- 306. Community Recreation: Property Owners' Association** - Private recreational, social, and multi-purpose uses within a subdivision that are operated and maintained by a property owners' association for the benefit and enjoyment of its members. These uses are planned as an integral part of the development. The areas are designated on the subdivision plat as common areas. The rules for their operation and maintenance are included in the declaration of covenants and restrictions of the subdivision, and the by-laws of the property owners' association. Typical uses include clubhouses, tennis courts, playgrounds, and swimming pools either lighted or unlighted.

## *Article XI - Definition of Use Units*

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- 308**     **Community-Based Care Facility** - Public, quasi-public, or private care facilities that because of the nature and scale of their operation have the potential for impacting surrounding land use. Typical uses include forced detention or correctional facilities, work release facilities, transitional residential facilities for residents who have been released from a mental institution, and community shelter and feeding sites.
- 308.1**   **Residential Care Facility** - Residential oriented care facilities that because of the nature and scale of their operation have the potential for impacting surrounding land uses. Typical uses include residential facilities for drug and alcohol treatment centers, battered spouse shelters, and homes for dependent and neglected children.

**Section 4. Commercial Use Unit Classifications**

Commercial use unit classifications include the distribution, sale, or rental of goods and the provisions of services other than those classified as civic uses.

- 401 Administrative and Professional Office** - Offices, firms, or organizations providing professional and executive management or administrative services. Typical uses include advertising agencies, law offices, real estate offices, architectural and engineering offices, financial institutions, and corporate offices.
- 401.5 Adult Entertainment Use** - Amusement or entertainment which is distinguished or characterized by an emphasis on acts or material depicting, describing, or relating to sexual conduct or specified anatomical areas, including but not limited to topless or bottomless dancers, exotic dancers, strippers, male or female impersonators, or similar entertainment. Such uses also include but are not limited to adult bookstores, adult motion picture theatres, adult motels, massage parlors, sexual encounter centers, and adult motion picture arcades.
- 402 Agricultural Supplies and Services** - Establishments or places of business primarily engaged in the retail or wholesale sales from the premises of feed, grain, fertilizer, pesticides, and similar goods, as well as the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include feed and grain stores, crop dusting supply stores, and tree service firms.
- 402.5 Alcoholic Beverage Retail Sales** - Establishments or places of business primarily engaged in the retail sale of prepared food or beverages for home consumption, including alcoholic beverages. Typical uses include liquor stores, grocery stores, and delicatessens.
- 403 Animal Sales and Services: Auctioning** - Auctioning of livestock on a wholesale or retail basis with incidental on-site storage of animals on a temporary basis not to exceed forth-eight hour periods. Typical uses include animal auctions, livestock auctions, or livestock auction yards.
- 404 Animal Sales and Services: Grooming** - Grooming of dogs, cats, and other animals. Typical uses include dog bathing and clipping salons, or pet grooming shops.
- 405 Animal Sales and Services: Horse Stables** - Boarding, breeding, or raising of horses not owned by the occupants of the premises, or riding of horses by other than the occupants of the premises. Typical uses include boarding stables or public stables.
- 406 Animal Sales and Services: Kennels and Veterinary, Restricted** - Kennel and veterinary services for small domestic animals, such as dogs, cats, or other household pets with all operations and storage conducted within an enclosed building. Typical uses include animal or veterinary hospitals, boarding and breeding kennels, pet motels, and animal training centers.

## *Article XI - Definition of Use Units*

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- 407 Animal Sales and Services: Kennels and Veterinary, General** - Kennel and veterinary services for domestic animals, with incidental outdoor storage permitted. Typical uses include animal and veterinary hospitals, boarding and breeding kennels, pet motels, and animal training centers.
- 408.1 Automotive: Parking Lot** - Transient parking (non-storage) of automobiles or non-commercial vehicles within an off-street parking area with or without a fee. This use unit does not refer to parking areas contiguous to a residential, commercial, industrial, or civic development which has been provided to meet parking requirements for the use and is permitted as a part of the use.
- 408.2 Automotive: Parking Garage** - Transient parking (non-storage) of motor vehicles with or without a fee within an enclosed structure of one (1) or more stories. A parking garage shall be considered a primary structure and not an Accessory Use for purposes of applying the development regulations of a district.
- 409 Automotive and Equipment: Storage** - Storage of vehicles used regularly in business operations and not available for sale or long-term storage, and facilities or structures for the storage of non-operating motor vehicles. Typical uses include new car dealers off-site auto storage lots, taxi fleets, truck storage facilities or yards, auto storage garages, and tow away or impound yards, but excluding junk or salvage yards.
- 410.1 Automotive and Equipment: Cleaning and Repairs, Light Equipment** - Establishments or places of business engaged in the washing, polishing, and light repairing of automobiles, and the sale, installation, and servicing of automobile equipment and parts, but excluding body repairs and painting. Typical uses include automated car washes, utilities for manual washing and repairing of light motor vehicles, including muffler shops, transmission repair, tune-up shops, or auto glass shops.
- 411 Automotive Sales and Rentals** - Sale or rental from the premises of automobiles and light panel trailers, or delivery vehicles together with incidental maintenance, including paint and body repair facilities which are a part of the agency. Typical uses are a new and used automobile dealership with showroom, sales lots, and service facility, or a small trailer rental facility included in a service station operation.
- 412 Automotive and Equipment: Sales and Rentals, Light Equipment** - Sale or rental from the premises of light automotive equipment together with incidental maintenance, including paint and body repair facilities which are a part of the agency. Typical uses include light truck sales, motor home and travel trailer sales, mobile home sales, boat sales, and automobile or light truck rental agency.
- 413 Automotive and Equipment: Sales and Rentals, Farm, and Heavy Equipment** - Sales or rental from the premises of heavy farm or construction equipment, trucks, buses, trailers, aircraft or similar heavy mobile equipment, together with incidental maintenance.

- 414 Building Maintenance Services** - Establishments of places of business primarily engaged in the sale, rental, or repair of equipment and supplies used by office, professional, and service establishments primarily to other firms, rather than to individuals, but excluding automotive construction and farm equipment. Typical uses include office equipment and supply firms, janitorial services, disinfecting and exterminating services, and vending machines sales and services.
- 415 Business Support Services** - Establishments primarily engaged in the provision of services of a clerical, employment, protective, or minor processing nature to firms, rather than individuals, and where the storage of goods or equipment other than as samples or as necessary for daily operation is prohibited. Typical uses include secretarial services, telephone answering services, blue print services, and reproduction services.
- 415.51 Care Facility: Family Day Care Home** - A family home that provides supervision, care and/or protection for five (5) or fewer children for part of the twenty-four (24) hour day. This definition shall not include informal arrangements which parents make independently with neighbors, friends (an informal arrangement is a situation, not on a regular basis, where the care giver is not compensated and no advertising is done in any way) nor shall it include the child's home. A family day care home shall be classified as a home occupation and subject to the applicable provisions thereof (ARTICLE V.6.A.4).
- 415.53 Care Facility: Day Care Center** - Any day nursery, nursery school, foster home, or preschool, or any place, home or institution which receives, for periods of over four (4) hours, six (6) or more children under the age of eighteen (18) years and not of common parentage for foster care apart from their natural parents, legal guardians, or custodians, whether for compensation or not. This use shall not include public or private schools which offer after school activities of an educational or recreational nature.
- 415.55 Care Facility: Adult Day Care Facility** - Any place, home or institution which for periods of over six hours in any one twenty-four (24) hour day or for more than twenty (20) hours per week provides supervision and care, but no housing for six (6) or more individuals for part of the twenty-four (24) hour day on either a temporary or on-going basis.
- 416.1 Communications Services: Limited** - Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephone mechanisms but excluding those classified as major impact services and utilities. Typical uses include television/radio studios, and telecommunication service centers.
- 416.2 Communications Services: Towers** - Radio and television broadcast towers, satellite communication facilities, microwave antennas, or business dispatching or receiving antennas, and all antennas which are taller than fifty (50) feet above-ground level at grade. Where a broadcast tower is permitted, a broadcast studio is permitted to locate on the same site.

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- 417 Construction Sales and Services** - Establishments of places of business primarily engaged in construction activities and incidental storage on lots other than construction sites. This includes the retail or wholesale, from the premises, of materials used in the construction of buildings or other structures, but excluding equipment and uses found in the Automotive and Heavy Equipment use classifications. Typical uses include lumber yards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops.
- 418 Convenience Sales and Personal Services** - Establishments or places primarily engaged in the provision of frequently needed, day-to-day retail commercial goods and services. Such uses are designed and intended to serve a limited local market, and to be generally within a short walking or short driving distance of a residential area. Furthermore, only uses that do not create increased traffic, noise, or such other impacts considered incompatible with a residential use will be permitted. Typical uses include small grocery stores, drug store, candy stores, ice cream parlors, dry cleaning establishments, barber shops, shoe repair shops, self-service laundries, and newsstands.
- 419.1 Eating Establishments: Sit-down, Alcohol Not Permitted** - Establishments or places of business where customers are seated and served, and that are primarily engaged in the sale of prepared foods and beverages for on premise consumption. They are located at high capacity/high volume sites that are easily accessed by vehicles and pedestrians. Typical uses include restaurants, short-order eating places, cafeterias, and coffee shops where liquor, beer, wine, or spirits are not served or sold.
- 419.22 Eating Establishments: Sit-down, Limited Alcohol Permitted** - Establishments or places of business where customers are seated and served, and are engaged in the sale, mixing, or dispensing of beverages for on-premise consumption containing more than one-half percent (0.5%) percent alcohol and less than fourteen percent (14%) alcohol by volume as accessory to a restaurant operation. Typical uses include restaurants and short-order eating places, with or without bottle clubs, serving beer and wine. Annual receipts from the sale of permitted beverages containing alcohol may not exceed fifty percent (50%) of the combined total receipts from food and beverage.
- 419.23 Eating Establishments: Sit-down, Alcohol Permitted** - Establishments or places of business where customers are seated and served, and are in the sale, mixing or dispensing of beverages for on-premise consumption containing more than one-half percent (0.5%) alcohol by volume as accessory to a restaurant operation. Typical uses include restaurants and short order eating places as well as bottle clubs for such establishments. Annual receipts from the sale of permitted beverages containing alcohol may not exceed fifty percent (50%) of the combined total receipts from food and beverages.

- 419.3 Eating Establishments: Fast Foods** - Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on and off-premise consumption. These uses are normally adjacent to high volume pedestrian and/or vehicular movement areas, and are characterized by pre-packaged and pre-cooked foods and by a central ordering and serving point within the establishment. Typical uses include delicatessens and chain restaurants.
- 419.31 Eating Establishments: Fast Food with Drive-Through Order Windows** - Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on and off-premise consumption. The facilities have drive-through windows that allow patrons to pickup food orders from their vehicles and encourage off-premises consumption.
- 419.4 Eating Establishments: Drive-In** - Establishments or places of business with little or no inside seating where prepared food and beverages are consumed within a motor vehicle on the premises or are carried outside by the purchaser to tables. These uses are normally adjacent to high volume vehicular movement areas and are characterized by either remote order of food from within the vehicle and delivery by attendants, or by carry-out packages for consumption on or off the premises.
- 420 Drinking Establishments: Sit-Down, Alcohol Permitted** - Establishments or places of business where customers are seated and served and which are primarily engaged in the sale, mixing or dispensing of beverages containing more than 0.5 percent alcohol by volume for consumption on the premises. Typical uses include a tavern or private club with minimal or no kitchen facilities and little or no food items served.
- 421 Food and Beverage Retail Sales** - Establishments or places of business primarily engaged in the retail sale of food and non-alcoholic beverages for home consumption. Typical uses include stores and delicatessens.
- 423.1 Funeral and Interment Services: Undertaking** - Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.
- 423.2 Funeral and Interment Services: Cremating** - Crematory services within a funeral home within a special structure on the grounds of a cemetery involving the purification and reduction of the human dead by fire. Typical use includes crematoriums.
- 423.3 Funeral and Interment Services: Interring** - Interring services involving the permanent disposition of human bodies. Typical use is a cemetery, which may include on-site structures for such Accessory Uses as columbariums, crematoriums, funeral homes, and mausoleums.
- 423.4 Funeral and Interment Services: Animal Interment** - Interring services involving the permanent disposition of animal bodies. Typical uses include animal cemeteries.

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- 424.1 Gasoline Sales: Restricted** - Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental retailing. Typical uses include automobile service stations. Road service tow trucks are permitted, but not the temporary or permanent parking or storage of damaged, wrecked, or inoperable vehicles.
- 424. Gasoline Sales: Truck Stops** - Establishments or places of business primarily engaged in the on-site sale of petroleum products with incidental sale of tires, batteries, and replacement items, lubricating services and minor repair services for both vehicles and trucks. Other incidental uses may include the sale of prepared foods and beverages for on-premise consumption, along with sleeping and showering facilities. Typical uses include truck stops.
- 425 Laundry Services** - Establishments primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than those classified as Convenience Sales and Personal Services: General. Typical uses include laundry agencies, diaper services, or linen supply services.
- 426.1 Medical Services: Restricted** - Establishments primarily engaged in the provision of personal health services including prevention, diagnosis, and treatment or rehabilitation services provided physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis of services. Typical uses include medical offices, dental offices, dental laboratories, clinics, or health maintenance organizations, but not including any sales facilities, hospitals, convalescent centers or nursing homes.
- 426.2 Medical Services: General** - Establishments primarily engaged in the provision of personal health services and including related retail sales activities. Typical uses include medical offices, dental offices, dental laboratories, clinics, or health maintenance facilities with related sales facilities such as opticians or apothecaries in the same structure, but not including hospitals, convalescent centers, or nursing homes.
- 427.1 Participant Recreation and Entertainment: Indoor** - Those participant recreation and entertainment uses conducted within an enclosed building. Typical uses include bowling alleys and billiard parlors, dance halls, gymnasiums, health clubs, skating rinks, and arcades. Any spectator would be incidental to the participant recreation activity.
- 427.2 Participant Recreation and Entertainment: Outdoor** - Participant recreation and entertainment uses conducted in open facilities. Typical uses include driving ranges or miniature golf courses, go-cart tracks, drive-in theatres, and amusement parks.

- 428.1 Personal Services: Restricted** - Establishments primarily engaged in the provision of informational, instructional, and personal improvements and similar services which are able to be located in an office-type building. Typical uses include photography studios, travel agencies, automobile driving schools, reducing salons, dancing and music academies, and classrooms for business schools. Excluded are services which would be classified under Spectator Sports and Entertainment, Participant Recreation and Entertainment, or Transient Accommodation.
- 428.2 Personal Services: General** - Establishments primarily engaged in the provision of services to customers or clients which have one or more of the following characteristics: High customer volume, hand-carried parcel delivery or mailing facilities, overnight parking for small service or delivery vehicles, or sale of non-mercantile items such as postage stamps or public event tickets. Typical uses include a post office, theatre ticket office, or a utility company business office; all activity takes place within a completely enclosed building.
- 428.5 Personal Storage** - Buildings containing enclosed individual rental storage facilities not exceeding eight-hundred (800) sq. ft. per unit. These facilities are not used for sales purposes or storage of highly combustible materials. Typical uses include mini-warehouses and storage for recreational vehicles, boats, or trailers.
- 429 Repair Services: Consumer** - Establishments primarily engaged in the provision of repair services to individuals and households rather than to firms. Typical uses include appliance repair, apparel repair, musical instrument repair, electrical repair, shoe repair, and jewelry repair shops.
- 430 Research Services: Restricted** - Administrative offices plus research facilities of a technical or scientific nature which are located within a completely enclosed building. There is no product manufacturing and no outside storage or display activity. Typical uses include electronics or medical research facilities, product testing laboratory, or a pharmaceutical laboratory.
- 431 Retail Sales and Services: General** - Establishments engaged in the sale or rental of goods and services, both retail and wholesale, of commonly used goods, merchandise, and services.
- 432 Retail Sales and Services: Outdoor Swap Meets** - The display, exchange, barter or sale of new or used common household items or office equipment and furnishings, carried out on any open lot. Typical uses include flea markets where clothing, personal effects, household furnishings, and household appliances are sold or otherwise exchanged.
- 432.1 Sign, Public** - Sign erected or authorized by a public or governmental agency which provides information regarding traffic movements, parking, street names, or the location of public facilities.
- 432.2 Sign, Neighborhood Information** - Sign erected in a right-of-way to identify a residential area. Typical signs include neighborhood watch signs and historical district signs (ARTICLE VI.2.C.2).

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- 432.3 Sign, Temporary** - Any of several signs which may be placed on private property on a temporary basis subject to the requirements contained in ARTICLE VI.2.C.3 of these Regulations. Typical signs include real estate signs, political signs, birthday signs, and construction signs.
- 432.4 Sign, Accessory** - A sign or advertising device which directs attention to an activity, service, or product sold or offered on the premises in which the sign is located. An accessory sign is an Accessory Use of property; the principal use of the land is the activity, service, or product which is being advertised by the sign (ARTICLE VI. Section 3).
- 432.5 Sign, Non-Accessory** - A sign or advertising device which directs attention to an activity, service, or product sold or offered elsewhere than on the premises, lot or tract on which the sign is located.
- 433.1 Spectator Sports and Entertainment: Restricted** - Establishments or places engaged in the provisions of cultural, entertainment, athletic, and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted within an enclosed building with a capacity of five-hundred (500) or less people and include retail sales and storage facilities that are incidental to the operation of such uses. Typical uses include small theatres or amusement places.
- 433.2 Spectator Sports and Entertainment: General** - Establishments or places engaged in the provision of cultural, entertainment, athletic, and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity of more than five-hundred (500) people and include retail sales, storage facilities and other activities incidental to the operation. Typical uses include large theatres or amusement places.
- 433.3 Spectator Sports and Entertainment: High Impact** - Establishments or places engaged in the provision of cultural, entertainment, athletic, and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity of more than five-hundred (500) people which may generate significant noise, odor, traffic, or other impacts and include retail sales, storage facilities, and other activities incidental to the operation. Typical uses include drag strips, race tracks, fair grounds, rodeo grounds, large exhibition halls, ports stadiums, and trade expositions (ARTICLE V.4.F.7).

- 434.1 Transient Accommodations: Campground** - Campground services involving temporary accommodation areas for travelers, recreational vehicles, or tents; including food, drink, and other sales and services intended for the convenience of guests. Typical uses include recreational vehicle parks and campgrounds. Developments included in the Mobile Home Parks Use unit are not included. Temporary accommodations for this unit shall be defined as no more than thirty (30) days.
- 434.2 Transient Accommodations: Lodging** - Lodging services involving room accommodations for travelers, including food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and transient boarding houses. Size and location of all retail facilities shall be subject to all the zoning district regulations in which the use unit is located.

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### **Section 5. Industrial Use Unit Classifications**

Industrial use unit classifications include the on-site storage, manufacture, assembly, or processing of products and goods not otherwise classified as Agricultural or Extractive.

- 501 Custom Manufacturing** - Establishments primarily engaged in the on-site production of goods by hand manufacturing which involves only the use of hand tools or small mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle-making shops, or custom jewelry manufacturers.
- 502 Wholesaling, Storage, and Distribution: Restricted** - Wholesaling, storage, and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.
- 503 Wholesaling, Storage, and Distribution: General** - Open air storage, distribution, and handling of materials and equipment. Typical uses include monument or stone yards, grain elevators, or open storage yards where activity may generate noise and dust.
- 505 Limited Industrial** - Establishments engaged in the manufacture, assembly, research, or processing of products and goods with all operations and processes entirely within an enclosed structure, requiring no outdoor industrial waste water treatment system, producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke, or dust associated with the industrial operation. There is no outdoor storage of raw materials and products. Typical uses include, but are not limited to, bakery employing more than five (5) employees, book bindery, cabinet shop, clothing manufacturing, electronic equipment assembly and manufacturing, furniture upholstery, ice plant, laundry and dry cleaning plant employing more than five (5) people, printing plant, engraving plant, instrument and meter manufacture, optical goods manufacture, and photographic equipment manufacture. The following other manufacture uses which may also be considered appropriate, provided there is no outdoor storage of raw materials and products, including but need not be limited to bottling plants, pottery and figurine manufacturing, machine shop, and stone and monument works.

- 506 **Moderate Industrial** - Establishments engaged in the manufacture, assembly, research, processing, storage, operations, and processing meeting the performance standards of these Regulations for noise, vibrations, smoke, dust, and odor, and meeting applicable Federal, state and county standards for waste water and airborne industrial emissions. Outdoor storage of raw material and products is permitted with proper screening. Typical uses include, but are not limited to, candle manufacture, cotton gin, cotton seed oil manufacture, dyestuff manufacture, soap manufacture other than liquid soap, soda and compounds manufacture, tobacco (chewing) manufacture or treatment, wool pulling or scouring, blacksmith's shop, dyeing, or storage yard, emery cloth or sandpaper manufacture, fish smoking or curing operations, cold rolled steel mills, glass manufacture or processing, planning mill, and salt works.
- 507 **Heavy Industrial** - Establishments engaged in the manufacture, assembly, research, or processing of products and goods with outside storage, operations and processes meeting applicable federal, state, and county standards for waste water and airborne industrial emissions but not necessarily meeting the performance standards of these Regulations for noise, vibration, smoke, dust, and odor. Outdoor storage of raw materials and products is permitted. Typical uses include, but are not limited to, slaughterhouse and packing plants, smelting of tin, copper foundries, boiler works, tire or rubber manufacture, paint manufacture, fat rendering, garbage or offal reduction, fertilizer manufacture, glue manufacture, blast furnace, brick, tile, pottery or terra cotta manufacture other than manufacture of handcrafted products only, celluloid manufacture or treatment, central mixing plant for concrete or cement mortar, plaster or paving materials, coke oven, creosote manufacture or treatment, distillation of bones, coal, or wood, stove polish manufacture, tallow grease, or lard manufacture or refining from or of animal fat, tanning, curing or storage of rawhides or skins, tar roofing or water proofing manufacture, vinegar manufacture, potash manufacture, automotive manufacturer assembly, lamp black manufacture, bag cleaning, match manufacture, oil cloth or linoleum manufacture, pickle manufacture, pyroxlin manufacture, rock crusher, sauerkraut manufacture, and shoe polish manufacture (ARTICLE V.4.F.9).
- 508 **Hazardous Industrial** - Establishments engaged in operations, research, or processes involving explosives, radioactive material, caustic or toxic substances, or other material posing a potential threat to public safety and health or safety. Outdoor storage of raw materials and products is permitted as long as appropriate state and Federal health and safety standards are met. Typical uses include, but are not limited to, acetylene gas manufacture or storage, acid manufacture, alcohol manufacture, ammonia, bleaching powder or chlorine manufacture, cement, lime gypsum, or plaster of paris manufacture, gas manufacture, refining of petroleum or its products, asphaltic mixing plants and/or asphalt plants, disinfectant manufacture, pesticides, herbicides or poison manufacture and/or storage, explosives manufacture or storage, refining, recycling, or processing radioactive materials. The above-ground storage of flammable liquids shall not be considered a typical use within this classification

## *Article XI - Definition of Use Units*

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unless it is accessory to the manufacturing, processing, or refinement of any typical use listed above (ARTICLE V.4.F.10).

- 509** **Stockyards** - Stockyard services involving the temporary keeping of transient livestock for slaughter, market, or shipping. Typical uses include stockyards or animal sale yards. The term 'temporary' is defined for this unit as no more than twenty-one (21) days (ARTICLE V.4.F.11).
- 510** **Scrap Operations** - Places of business primarily engaged in the storage, sale, dismantling, or processing of used or waste materials that are not intended for use in their original form. Typical uses include automotive wrecking operations, junk yards, or paper salvage yards (ARTICLE V.4.F.12).
- 511.1** **Above-Ground Flammable Liquid Storage: Accessory** - Storage in portable or permanent above-ground tanks of flammable or combustible liquids. The maximum capacity of all storage tank(s) in this use unit on an individual site may not exceed one-thousand two-hundred (1,200) gallons and must be used in association with an accessory to agricultural or residential uses carried out on the site. In addition, the use and storage of propane or other similar fuels for heating, cooking, hot water, and related purposes for non-residential uses in rural areas is included. Typical uses include tanks for storing fuel used in farm equipment and the storage of propane used for home heating in rural residences.
- 511.2** **Above-Ground Flammable Liquid Storage: Restricted** - Storage in portable or permanent above-ground tanks of flammable or combustible liquids. The maximum capacity of all storage tank(s) in this use unit on an individual site may not exceed six-thousand (6,000) gallons and must be used in association with the dispensing of fuel and/or hazardous chemicals used on site or by a fleet of vehicles owned by the property owner where the tanks(s) is (are) located. Typical uses include fuel storage tanks for private business fleets or storage tanks for agricultural chemicals and fuel for farm equipment.
- 511.3** **Above-Ground Flammable Liquid Storage: General** - Storage in portable or permanent above-ground tanks of flammable or combustible liquids. The maximum capacity of all storage tanks(s) in this use unit on an individual site may exceed six-thousand (6,000) gallons and must be used for the bulk storage of fuel or hazardous chemicals. Typical uses include propane or other fuel dealerships using above-ground storage tanks, tank farms not associated with a petroleum refinery on the site, or fuel or hazardous chemical storage associated with industrial or commercial facilities (ARTICLE V.4.F.13).

**Section 6. Transportation Use Unit Classifications**

Transportation use types include facilities for the movement of people or goods by either public or private organizations.

- 601 Transportation Facilities: Surface Passenger** - Surface facilities which contribute to the movement of people on a local or cross-country basis. Typical uses include inner-city bus or railroad passenger terminals and local mass transportation passenger stations (ARTICLE V.4.F.14).
- 602.1 Transportation Facilities: Surface, Restricted** - Facilities which contribute to the surface movement of inner-city freight, including processing, loading, and transferring. All freight goods are stored within enclosed buildings and outside activity is restricted to loading of these goods. Typical uses include cross-country truck lines and their distribution warehouses, with supplementary parking of tractors and trailers.
- 602.2 Transportation Facilities: Surface Goods, General** - Facilities which contribute to the surface movement of inter-city freight and heavy equipment, including processing, loading, and transferring. Freight goods and materials may be stored outside. Typical use is a railroad classification or marshalling yard with supplementary containerized or raw material loading facilities and storage of rolling stock (ARTICLE V.4.F.15).
- 603 Transportation Facilities: Aircraft** - Permanent and temporary facilities which provide access to airborne transport for people and goods. Typical uses include airport landing strips, heliport, and helicopter landing pad (ARTICLE V.4.F.16).

## *Article XI - Definition of Use Units*

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### **Section 7. Agricultural Use Unit Classifications**

Agricultural use types include the on-site production, harvesting, and processing of plant and animal products.

- 701 Horticulture** - Such uses are primarily devoted to the cultivation and storage of horticultural and flora cultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purposes on a wholesale basis. Typical uses include plant nurseries.
- 702 Row and Field Crops** - Premises primarily devoted to the cultivation, primarily for sale rather than home consumption, of agriculture products grown in regular or scattered patterns such as wheat, field, forage, and other plant crops intended to provide food or fibers.
- 703.1 Animal Raising: Personal** - Premises where animals are fed or kept for personal use and for agriculturally related projects by the owner or occupant of the premises. This use unit shall be subject to use regulations set forth in ARTICLE V.6.B
- 703.2 Animal Raising: Commercial** - Premises where animals are fed or kept for commercial purposes or projects by the owner or occupant of the premises. Typical uses include beef ranches, sheep ranches, pig farms, or chicken farms, and daily farms but exclude stockyards or commercial feed lots. This use unit shall be subject to use regulations set forth in ARTICLE V.4.F.17.
- 703.3 Animal Raising: Commercial Feed Lots** - Premises where animals are fed or kept for commercial use or for animal products, animal increase, or value increases (ARTICLE V.4.F.18).
- 704 Animal Waste Processing** - Processing of animal waste and by-products, including but not limited to, animal manure, animal bedding waste, and similar by-products of an animal raising agricultural operation, for use as a commercial fertilizer or soil conditioner and including composting operations (ARTICLE V.4.F.19).
- 705.1 Agricultural Processing: Limited** - Packing or processing of crops grown on the premises, including picking, cutting, sorting, and boxing, but not including canning, reduction, or similar activity.
- 705.2 Agricultural Processing: General** - Packing or processing of crops and their by-products raised on or off the premises, including picking, cutting, sorting, and boxing, but not including canning, reduction, or similar activity.

**Section 8. Extractive Use Unit Classifications**

Extractive use unit classifications include the on-site production of mineral products by extractive methods.

- 801.1 Mining and Processing: Minerals and Raw Materials** - Places primarily devoted to surface or sub-surface mining, excavation, or extraction of metallic and non-metallic materials with essential on-site processing of such products. Typical uses are barrow pit, sand pit, quarry, or mine.
- 801.2 Mining and Processing: Oil and Gas** - Places primarily devoted to sub-surface mining of oil and gas. Typical uses are oil and gas drilling operations.
- 801.3 Underground Injection Wells** - Places primarily devoted to sub-surface injection of fluids brought to the surface in connection with oil or natural gas production. Typical uses include enhanced recovery injection wells which inject fluids to increase the recovery of hydrocarbons and disposal well which inject for purposes other than enhanced recovery those fluids brought to the surface in connection with oil or natural gas production.

*(Reserved)*



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## ARTICLE XII. DEFINITIONS

### Section 1. Purpose

For the purpose of these Regulations, certain numbers, abbreviations, terms, and words used herein shall be used, interpreted, and defined as set forth in this article.

### Section 2. Clarification and Relationship of Terms

#### 2.A. Tense

Unless the content clearly indicates to the contrary, words used in the present tense include the future tense, words used in the plural number include the singular; the word "herein" means "in these Regulations."

#### 2.B. Person

Includes a corporation, partnership, and an incorporated association of persons, such as a club.

#### 2.C. Shall

The Term "Shall" is always mandatory.

#### 2.D. Building

The term "Building" includes any part thereof.

#### 2.E. Used or Occupied

The terms "Used" or "Occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed" to be used or occupied.

### Section 3. Words and Terms Defined

#### 3.A. Words Not Defined.

##### 1. Words and Phrases Not Defined

Words and phrases not herein defined, either in the Article or in other Articles within these Regulations, shall conform to standard American-English usage.

##### 2. Examples and Lists

Examples and lists shall not be considered to be all-inclusive unless the content clearly states to the contrary.

#### 3.B. Words and Terms Defined

1. **Abandoned Sign** - A sign structure that is no longer being used for the display of sign copy, or is advertising a business or establishment that is no longer in operation.
2. **Abuts/Abutting** - To be separated by common property lines or an alley. This term implies a closer proximity than the term "adjacent."
3. **Access** - A place or means of entering and exiting from public right-of-way to private property. (See Ingress/Egress)

## *Article XII - Definitions*

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4. **Accessory Building** - A subordinate building or portion of the main building, the use of which is located on the same lot and is incidental to the dominant use of the main building or premises.
5. **Adjacent** - Lying near or close to. (See Abutting)
6. **Alley** - A public thoroughfare which affords only a secondary means of access to abutting property.
7. **Amenity** - Aesthetic or other characteristic of a development that increases its desirability to a community or its marketability to the public.
8. **Archeological Resources** - Areas or locations occupied as residences or utilized by human (historic or prehistoric) beings for a sufficient length of time to construct features or deposit artifacts, which may remain in greater or lesser degrees of preservation and order and which may lend to the increase of knowledge of his own development.
9. **Architectural Resources** - Districts, structures, buildings, monuments, sites, and landscaping that possess local interest or artistic merit, or which are particularly representative of their class or period, or represent achievements in architecture, engineering technology, design, or scientific research and development.
10. **Attached Signs** - Sign attached to, painted on, or in any other way represented on a building or the structural elements of a building, including canopy signs, combination signs, fascia signs, marquee signs, module signs, parapet wall signs, projecting signs, roof signs, and wall signs.
11. **Basement** - That portion of a building having more than one-half ( $\frac{1}{2}$ ) of its height below grade. A basement shall be considered a story for the purpose of height regulations if more than one-half ( $\frac{1}{2}$ ) of its height is above grade or if the level of the first floor is more than eight (8) feet above the established grade at any point.
12. **Base Flood** - The flood having a one percent (1%) chance of being equaled or exceeded in any given year.
13. **Board of County Commissioners** - The governing or legislative authority of Oklahoma County.
14. **Boarding House** - A building other than a hotel, where, for compensation and by prearrangement for definite periods, meals, or lodging and meals are provided for three (3) or more persons, but not exceeding ten (10) persons.
15. **Boat, Permitted** - A vehicle for traveling in or on water, which may be parked on a residential lot under certain conditions contained these Regulations. For purposes of these Regulations, height includes the trailer if the boat is mounted on a trailer.
16. **Boulevard or Parkway** - A broad, often landscaped, thoroughfare.
17. **Buffer Zone** - A strip of land established to protect one type of land use from the adverse affects of another incompatible use. (See Transition Zone)
18. **Building** - Any structure built for the support, shelter, or enclosure for persons, animals, chattels, or movable property of any kind, and includes any structure.

19. **Building Coverage** - The proportion of a lot or site covered or permitted to be covered by a building or structure.
20. **Building, Height of** - The vertical distance from the grade to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof. When a building faces on more than one (1) street, the height shall be measured from the average of the grades at the center of each street front.
21. **Building Line** - A line, usually fixed parallel to the lot limit, beyond which a building cannot extend under the terms of this chapter. (See Yard)
22. **Buildable Width** - The width of that part of the lot upon which a structure can be placed under the terms of this chapter.
23. **Carport** - A permanent, roofed structure open on at least two sides, designed for or occupied by private passenger vehicles.
24. **Certificate of Appropriateness** - The official document issued by the Oklahoma County Planning Commission approving any application for permission to construct, erect, demolish, reconstruct, restore, or alter any structure designated by the authority of this section.
25. **Certificate of Occupancy** - Official certification which permits the use of a building in accordance with the approved plans and specifications and which certifies compliance with the provisions of law for the use and occupancy of the building in its several parts together with any special stipulations or conditions of the building permit.
26. **Cluster Development** - A development pattern in which the uses are grouped or bunched together through a density transfer to provide for community green or open space, shared parking and access, or other amenities.
27. **Compatibility** - The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.
28. **Conversion** - Changing the original purpose of a building to a different use.
29. **County** - Oklahoma County.
30. **County Engineer** - The County Engineer of Oklahoma County who is responsible for the administration and enforcement of these Regulations.
31. **Covenant** - A restriction on the use of land, normally among private participants, contained in the deed to the property or otherwise formally recorded.
32. **Cul-de-Sac** - A local street with only one outlet and having a terminal of sufficient width for the reversal of traffic movement.
33. **Deed** - A legal document that conveys real property.
34. **Deed Restriction** - A form of covenant contained in a deed of conveyance.

## *Article XII - Definitions*

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35. **Density** - Density is defined as the amount or intensity of residential development permitted on a given parcel of land. It is measured in dwelling units per gross acre - the larger the number of units permitted per acre, the higher the density (typically smaller lot sizes); the fewer units permitted, the lower the density (typically larger lot sizes). The average number of housing units per parcel of land is generally expressed as “dwelling units per acre” (du/ac).
36. **Density Transfer** - The reallocation of permitted dwelling units from one parcel or area of a parcel to another in exchange for permanent development restrictions on the parcel from which the reallocation was made.
37. **Design Review Board** - A board established by the BOCC to provide technical services to the Planning Commission in the administration of these Regulations.
38. **Design Review Report, Certified** - An official document summarizing the findings of the departments, agencies and commissions participating in the Design Review Process.
39. **District** - See Zoning District.
40. **Duplex** - See Dwelling, Two-Family.
41. **Dwelling** - Any building, or portion thereof, which is designed for use for residential purposes, but not including recreation vehicles or travel trailers.
42. **Dwelling Unit** -
  - a. A single unit providing complete, independent living facilities for a family including permanent provisions for living, sleeping, eating, cooking, and sanitation; or
  - b. In quarters such as a dormitory, every three (3) persons shall be counted as dwelling unit.
43. **Dwelling, Attached** - A dwelling having any portion of one or more walls in common with adjoining
44. **Dwelling, Detached** - A dwelling having open space on all sides.
45. **Dwelling, Single-Family** - A building designed for occupancy by one (1) family.
46. **Dwelling, Two-Family** - A building designed for occupancy by two (2) families living independently of each other.
47. **Dwelling, Town House or Row House** - Three (3) or more dwelling units attached at the side or sides, each unit of which has a separate outdoor entrance and is designed to be occupied and may be owned by one (1) family.
48. **Dwelling, Multiple** - A building designed for occupancy by three (3) or more families.
49. **Easement** - Authorization by a property owner granting access or other right to a designated part of his property for a special purpose.
50. **Egress** - A place or means of exit (See Access).
51. **Expressway** - A divided facility which augments the freeway system by giving preference to through traffic with partial access control ranging from limited median and at-grade crossing to grade separations at major intersections.

52. **Family** – One (1) or more persons related by blood or marriage, including adopted children, or a group of not to exceed five (5) unrelated persons, not all related by blood or marriage, occupying premises and living as a single, nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house or a hotel.
53. **Filling Station** - See Service Station.
54. **Flood Prone Areas** - A land area adjoining a river, stream, watercourse or lake which is subject to county, state, or Federal development regulations because of a potential for flooding.
55. **Floodway** - The channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of a given magnitude.
56. **Floodway, Regulatory** - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation.
57. **Floor Area Ratio** - The ratio of floor area permitted on a zoned lot to the size of the lot according to the formula:  
**Floor Area ÷ Lot Area = Floor Area Ratio.**
58. **Freeway** - A continuous system designed to give preference to through traffic by providing grade separated connections with selected arterials only and by prohibiting crossing at grade or direct private driveway connections.
59. **Frontage** - Property on one side of a street or place measured along the line of the street or place.
60. **Garage Apartment** - A dwelling unit erected above a garage for not more than one (1) family.
61. **Garage, Private** - An accessory building designed or used for the storage of not more than three (3) motor-driven vehicles owned and used by the occupants of the building to which it is accessory.
62. **Garage, Public** - A building or portion thereof, other than a private or storage garage, designed or used for servicing, repairing, equipping, hiring, selling, or storing motor-driven vehicles.
63. **Garage, Storage** - A building or portion thereof designed or used exclusively for storing four (4) or more motor-driven vehicles.
64. **Gasoline Station** - See Service Station.
65. **Grade** - A reference plane representing the average of finished ground level adjoining the building at all exterior walls.
66. **Gross Acres** - The full acreage of an entire development site, tract, or parcel before dedication for roads, open spaces, and other public uses has been subtracted.
67. **Gross Floor Area** - The total area of all floors of a building as measured to the outside surfaces of exterior walls or the center line of walls separating buildings, and including halls, stairways, elevator shafts, attached garages, porches, and balconies; measured in square feet (sq.ft.).

## *Article XII - Definitions*

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68. **Gross Leaseable Area** - The total floor area designed for occupancy and exclusive use. The area of tenant occupancy is measured from the center lines of joint partitions to the outside of the tenant walls measured in square feet (sq.ft.).
69. **Group Care Facility** - A facility, required to be licensed by the state, which provides training, care, supervision, treatment and/or rehabilitation to the aged, disabled, those convicted of crimes, or those suffering the effects of drugs or alcohol; this does not include day-care center, family day-care homes, foster homes, schools, hospitals, jails, or prisons.
70. **Group Home** - A community based home (required to be licensed by the state) that provides care, supervision, treatment, rehabilitation and/or special care for the mentally, developmentally, or physically handicapped. This does not include day-care centers, family day-care homes, foster homes, schools, hospitals, jails, or prisons, or facilities designed for the same purpose that are not appropriate in a residential neighborhood.
71. **Health Department** – The Oklahoma City/County Health Department.
72. **Height Regulations** – Regulations that limit the height of buildings within particular zoning districts. Such regulations may establish both a basic maximum height or a structure and a maximum height based on the relationship of a structure to surrounding properties.
73. **Historic Site** - An individual structure, building, parcel, or monument which contributes to the historical, architectural, or archeological heritage of Oklahoma County.
74. **Historical Resources** - Sites, districts, structures, buildings, or monuments that represent facets of history in the locality, state, or nation, places where significant historical or unusual events occurred, places associated with a personality or group important to the past.
75. **Home Occupation** - Shall mean any occupation or profession carried on by a member of a family residing on the premises and in connection with which there is no other person employed; is clearly incidental and secondary to the use of the dwelling for dwelling purposes; does not change the character thereof; and is conducted entirely within a main or accessory building; provided that no trading in merchandise is carried on; in connection with which there is no display of merchandise; and no mechanical equipment is used or activity is conducted which creates any noise, dust, odor or electrical disturbance beyond the confines of the lot on which said occupation is conducted. A tea room or restaurant, rest home, clinic, a doctor or dentist office, child care center, tourist home, real estate office, or cabinet, metal or auto repair shop shall not be deemed a home occupation. A home occupation shall not include the employment of persons which do not reside on the property (see ARTICLE V.6.A).
76. **Hotel** - A building or group of building under one (1) ownership containing ten (10) or more sleeping rooms intended to be occupied as temporary lodging for compensation with or without meals.

77. **Individual Sewage Disposal System** - A septic tank, seepage tile sewage disposal system, or any other sewage treatment device approved by ODEQ.
78. **Ingress** - A place or means of entrance or access. (See Access)
79. **Institution** - A building or parcel occupied by an established non-profit corporation or non-profit society for public or quasi-public use.
80. **Intensity** - The degree to which land is used, referring to levels of concentration or activity in uses, expressed in lot coverage, dwelling units per acre or floor area ratio.
81. **Laundry, Self-Service** - A business providing home-type washing, drying, and ironing machines for hire to be used by customers on the premises.
82. **Lodging House** - A building or portion thereof where lodging only is provided for compensation to three (3) or more but not exceeding ten (10) persons in contradistinction to hotels open to transients.
83. **Lot** - A measured parcel of land having fixed boundaries and designated on a plat or by a metes and bounds description and of at least sufficient size to meet minimum use regulations and development standards, as are required in this chapter. Private or public road right-of-way may not be used in the calculation of minimum lot size as required by these Regulations.
84. **Lot, Corner** - A lot abutting upon two (2) or more streets at their intersection.
85. **Lot Coverage** - The proportion of lot or site covered or permitted to be covered by a building or structure.
86. **Lot Depth** - The average horizontal distance between the front and rear lot lines.
87. **Lot, Double Frontage** - A lot having a frontage on two (2) non-intersection streets, as distinguished from a corner lot.
88. **Lot, Interior** - A lot bounded on a street on only one side; any lot other than a corner lot.
89. **Lot Lines** - A line dividing one lot from another, or from a street or place.
90. **Lot of Record** - A lot which is created by an approved deed or which is a part of a subdivision, the map of which has been recorded in the office of the County Clerk.
91. **Lot Width** - The mean horizontal distance between the side lot lines of a lot measured at right angles to the depth or the same distance measured at the front building line.
92. **Metes and Bounds** - A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference such as a monument or other marker, the corner of intersection streets, or in rural areas, a tree or other permanent fixture.

## *Article XII - Definitions*

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93. **Manufactured Home** - A factory-built residential dwelling built in accordance with the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) that went into effect June 15, 1976. The federal standards regulate manufactured housing design and construction, strength and durability, transportability, fire resistance, energy efficiency and quality.
94. **Manufactured Home Subdivision** - An exclusive family residential housing subdivision for manufactured homes and modular housing units in which the home or housing unit owner owns the property upon which the home is situated
95. **Meteorological Tower** - Defined to include the tower, base plate, anchors, guy wires and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment, anemometers and vanes, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.
96. **Mobile Home** - A transportable, factory-built, detached dwelling unit that is built prior to June 15, 1976 when the National Manufactured Housing Construction and Safety Standards Act of 1974 went into effect; a detached, transportable, single-family dwelling unit which is designed for long-term occupancy and arrives at the site where it is to be occupied as a complete dwelling unit, rather than being constructed or assembled on site. It contains all conveniences and facilities, including plumbing and electrical connections which can be attached to an approved utility system. The undercarriage and axles remain attached to the unit to retain mobility.
97. **Model Home** – A dwelling unit used initially for display purposes which represents the type of units that will be constructed in the subdivision.
98. **Modular Home** - A detached single-family residential dwelling built in accordance with the standards set forth in the International Residential Code (IRC) as adopted by Oklahoma County, which is made of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation, is at least one-thousand (1,000) square feet in size, has a pitched roof and siding and roofing materials that are customarily used on site-built homes, and is in compliance with the applicable Oklahoma County Building Code requirements and the standards of the United States Department of Housing and Urban Development at the time of its production.
99. **Non-Complying Structures** - Structures which do not conform to or are prohibited under the terms of this chapter. The term “non-complying” refers to structures that may violate the area requirements (setbacks, height, etc.) or to structures used less intensively than permitted by these Regulations such as single-family residences in exclusively commercial and industrial districts.

100. **Non-Conformities** - Lots, structures, uses of land and structures, and characteristics of uses which are prohibited under the terms of these zoning regulations but were lawful at the date these Regulations were enacted and not otherwise classified as non-conforming.
101. **Off-Site** - Any premises not located within the area of the property to be subdivided or developed, whether or not in the same ownership of the applicant for subdivision approval or a building permit.
102. **Open Space, Usable** - Area intended for common use by occupants or residents of a development, either privately owned and maintained or dedicated to a public agency, normally including swimming pools, recreation courts, patios, open landscaped areas, and green belts with pedestrian walkways and equestrian and bicycle trails.
103. **Ordinary Maintenance and Repair** - Any work for which a building permit or any other County permit or certificate is not required and where the purpose of such work will not noticeably change the exterior appearance of the resource. Any work not satisfying all of the above requirements shall not be considered ordinary maintenance and repair. The application of paint to previously unpainted brick or masonry shall not be considered ordinary maintenance and repair nor shall the construction or enlargement of a driveway or parking area be considered ordinary maintenance and repair.
104. **Overlay Zone** - A special zoning district containing a set of zoning requirements that is described in the text of this chapter, designated on the Official Zoning District Map, and carries a set of zoning regulations that are imposed either as additional to those of the underlying district, or to modify the existing regulations - see Planned Unit Development.
105. **Parcel** - A lot or contiguous group of lots, in single ownership or under single control, and usually considered a unit for purposes of development or rezoning.
106. **Parking Space** - A permanently hard-surfaced area, enclosed or unenclosed, sufficient in size to store one automobile together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of an automobile.
107. **Planned Unit Development** - A form of development characterized by a unified site design for a number of housing units and/or cluster buildings, and providing common open space, net density increases, and/or a mix of building types and land uses.
108. **Planning Commission or Commission** - The Oklahoma County Planning Commission.
109. **Private Street or Roadway** - Property in either platted or unplatted areas, which have been approved under the terms of the Subdivision Regulations of Oklahoma County, used and open for private and public vehicular traffic, but not dedicated, owned or maintained by Oklahoma County.
110. **Professional Engineer** - An engineer properly licensed and registered in the State of Oklahoma.

## *Article XII - Definitions*

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111. **Property Owners' Association** - An incorporated organization operating under recorded land agreements which represents each homeowner or unit of ownership in a Planned Unit Development or other described land area and charges each lot and/or property owner for a proportionate share of the organization's activities.
112. **Public Improvement** - Any drainage ditch, roadway, parkway, sidewalk, pedestrian-way, tree, lawn, or off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.
113. **Public Use** - Any area, building, or structure held, used, or controlled exclusively for public purposes by any department or branch of any government, without reference to the ownership of the building or structure or of the realty upon which it is situated.
114. **Public Use, Quasi** - Any use which is essentially public, as in services rendered, although it is under private ownership or control.
115. **Public Utility** - A business or service having an appropriate franchise from the State and engaged in regularly supplying the public with some commodity or service which is of public consequence and need such as electricity, gas, water, transportation, or communications.
116. **Public Way** - Any street, waterway, viaduct, subway, bridge, water front, parkway, playground, square, park, aviation field, or other public ground and open space.
117. **Reclassification** - See Rezoning.
118. **Recreational Vehicle, Permitted** - A vehicular unit which may be stored on a residentially zoned lot under certain conditions contained in these Regulations. Said unit is primarily designed as a temporary living quarters for recreational, camping, or travel use. It either has its own mode of power or is designed to be mounted on or drawn by an automotive vehicle. The terms fifth wheeler, motor home, truck camper, travel trailer, and camping trailer shall be considered to be the same as a recreational vehicle.
119. **Registered Land Surveyor** - A land surveyor properly licensed and registered in the State of Oklahoma.
120. **Restrictive Covenant** - See Covenant.
121. **Rezoning** - The process of changing the designation of a parcel to a different zoning district category.
122. **Right-of-Way** - A strip or land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term "right-of-way" for building permit or platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions of areas of such lot or parcels established.

123. **Right-of-Way Line** - A dividing line between a lot, tract, or parcel of land and a contiguous right-of-way.
124. **Roadway** - That portion of a street which has been designed and improved for the accommodation of vehicular traffic.
125. **Service Station** - A building or premises used for the sale of gasoline and oil products including the servicing of motor vehicles and the retail sale and installation of tire, replacement parts and accessories in and upon such vehicles, but not including paint, body and frame repair, or rebuilding of motor, transmission, or differential.
126. **Setback** - The required distance between every structure and the lot line on the lot on which it is located. (See Yard, Yard-Front, Yard-Rear.)
127. **Sight-Proof** - An open opaque screen of earth, fencing vegetation, and in some cases, a building which conceals a required part of a parcel from view of an adjoining parcel or a public way.
128. **Small Wind Energy System (SWES)** - Any device, such as a wind charger, windmill, or wind turbine, which converts wind energy to a form of usable energy (ARTICLE V. Section 10) - a single-towered or roof mounted wind energy system intended to provide electrical or mechanical power to an individual residence, operating farm, or single commercial enterprise (on the same property) and can be either the primary or a secondary source of energy.
129. **Special District** - An overlay zone established to accommodate a narrow or special set of uses or for special purposes.
130. **Special Exception** - A use eligible to be permitted in a zoning district upon review and approval by the Board of Adjustment.
131. **Special Permit** - A use eligible to be permitted in a zoning district upon approval by the Board of County Commissioners.
132. **State** - State of Oklahoma.
133. **Story** - That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor directly above it, or if there is not a floor above it, then the space between the floor and the ceiling directly above it.
134. **Story, Half** - A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use. A half-story containing independent apartment or living quarters shall be counted as a full story.
135. **Street** - All property dedicated or intended for public or private street purposes or subject to public easements.
136. **Street, Arterial** - The arterial street system serves as the principal network for traffic flow within the County. The primary function of arterial streets is to provide a high degree of vehicle mobility. Some arterials (i.e. section line roads) also provide land access. Arterial streets should connect areas of principal traffic generation as well as the major rural highways entering the County. Arterials should provide for distribution of through traffic to and from the collector and local

## Article XII - Definitions

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- street system. The existing and future traffic demands on arterial streets dictate that their design and function requires careful and continual management to improve and maintain traffic capacity for through traffic. Arterials should not penetrate identifiable neighborhoods.
137. **Street, Collector** - Streets which provide access and service to land, circulate traffic between land uses, and collects and distributes traffic between the arterial street system and the local street system.
138. **Street, Local** - Streets which penetrate neighborhoods to provide the highest level of access to residents, businesses, or other abutting property. Service to through movement is deliberately discouraged.
139. **Street Width** - The shortest distance between the lines delineating the right-of-way of a street.
140. **Strip Zoning** - Designation of a ribbon pattern of zoning, generally commercial, which fronts one or both sides of a roadway in a narrow band.
141. **Structure** - Anything constructed or erected, the use of which requires permanent location on the ground or which is attached to something having a permanent location on the ground. This includes, but is not limited to, main an accessory buildings, advertising signs, billboards, poster panels, and fences.
142. **Structural Alteration** - Any change in the supporting members of a building, such as bearing walls, partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls.
143. **Temporary Use** - A use of property permitted on a temporary basis within a zoning district as long as the required conditions are met.
144. **Trailer** - A vehicle without motive power, designed so that it can be drawn by a motor vehicle to be used for the carrying of persons or property, or as a human habitation. This shall include cargo trailers, stock trailers, and boat trailers not having a boat mounted upon it. See also Recreational Vehicles. See also ARTICLE V.8.F.
145. **Transitional Use and Structures** – Uses or structures permitted under this chapter, which, by their nature or level and scale of activity, act as a transition or buffer between two (2) or more incompatible uses.
146. **Transition Zone** - A buffer between two (2) or more zoning districts of incompatible uses.
147. **Watercourse (body of water)** - Any spring, pond, stream, ditch, water bearing sand, or other channel or course of any kind.
148. **Wind Energy System** – Shall mean equipment that converts and then stores or transfers energy from the wind into usable forms of energy. This equipment includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, guy wire or other component used in the system. (See also Small Wind Energy System)
149. **Wind Energy System Owner/s** - Shall mean the individual that owns, or intends to own, the property upon which a Small Wind Energy System will be operated in accordance with these Regulations.

150. **Wind Generator**- Shall mean blades and associated mechanical and electrical conversion components mounted on top of the tower or rooftop.
151. **Wind Tower (Wind Energy Tower)** - Shall mean the monopole, freestanding, or guyed structure that supports a wind generator.
152. **Yard** - An open space at grade, other than a court or plaza, between a structure and the adjacent lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward except where others are specifically provided in the chapter. In measuring a yard for the purpose of determining the depth of the side-yard, front-yard, or rear-yard, the least horizontal distance between the lot line and a building or structure shall be used.
153. **Yard, Front** -
- a. An open area facing and abutting a street and extending across the front of the lot between the side lot lines and having a minimum horizontal depth measured from the street equal to the depth of the minimum front yard specified for the district in which the lot is located. The required front yard line represents the line in front of which no building or structure may be erected, other than steps, unenclosed porches, canopies, marquees, and carports as permitted in these Regulations.
  - b. In commercial or industrial uses, the front yard shall always be adjacent to an expressway or arterial if the lot abuts such a facility.
154. **Yard, Rear** - An open area which extends across the rear of the lot between side lots lines and which has a minimum depth measured from the rear lot line as specified for the zoning district in which the lot is located. Steps, unenclosed porches, and unenclosed balconies may extend into the rear yard. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.
155. **Yard, Side** - An open area which extends from the required front yard to the required rear yard and which has a minimum width measured from the side lot line as specified for the zoning district in which the lot is located. Steps may extend into a side yard.
156. **Zoning District** - A section the County designated in the text of this chapter and delineated on the zoning districts map, for which land use requirements and building and development standards are prescribed.
157. **Zoning Districts Map** - The official map, adopted as a part of this chapter, which graphically identifies the zoning district classification of all property within the corporate boundaries.

*(Reserved)*



## ARTICLE XIII. CONFLICTING REGULATIONS, VALIDITY, AND EMERGENCY

### **Section 1. Conflicting Regulations Repealed**

All other regulations or parts of regulations of Oklahoma County, Oklahoma, in conflict herewith are, to the extent of such conflict, hereby repealed.

### **Section 2. Validity**

Should any section of part of a section or provision of these Regulations be declared invalid or unconstitutional by a court of competent jurisdiction, this shall not affect the validity of any other section, part of a section, or provision of these Regulations or the regulations as a whole, other than the part so declared to be invalid or unconstitutional.

### **Section 3. Emergency Clause**

Whereas an emergency exists for the immediate taking effect of these Regulations, therefore the same shall be in full force and effect from and after its passage.

*Article XIII - Conflicting Regulations, Validity, & Emergency*

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*(Reserved)*



**TABLE 19.  
SUMMARY OF ZONING DISTRICTS**

**LEGEND**

**DISTRICTS:**

AA – Agricultural & Rural Residential  
RA – Acreage Residential  
RS – Urban Single-Family Residential  
RD – Urban Duplex Residential  
RM – Urban Multi-Family Residential  
CR – Rural Commercial & Office  
CL – Urban Limited Commercial & Office  
CG – Urban General Commercial & Office  
CH – Highway Commercial  
IU – Urban Industrial

**USE CATEGORIES:**

P – Permitted Use  
C – Conditional Use  
SP – Special Permit Use  
A – Accessory Use  
'Blank' – Not Permitted  
HO – Home Occupation  
SE – Special Exception  
AL – ABC-L Overlay Zoning Required  
AR – ABC-R Overlay Zoning Required  
AC – ABC-C Overlay Zoning Required



**TABLE 20.  
ZONING DISTRICT USE TABLES**

Residential Use Units

RESIDENTIAL USE UNITS	AA	RA	RS	RD	RM	CR	CL	CG	CH	IU
201.1 Single-Family Residential	P	P	P	P	P	A				
201.2 Two-Family Residential				P	P					
201.3 Three- and Four-Family Residential					P					
201.41 Multiple-Family Residential: Moderate Intensity					P					
201.42 Multiple-Family Residential: High Intensity					P					
201.51 Mobile Home Residential: Single Dwelling	P	P	P	P	P	A				
201.52 Mobile Home Residential: Mobile Home Park				SP	C					
201.53 Mobile Home Residential: Hardship Provision	SE	SE	SE	SE	SE					
201.6 Group Residential					P					
201.7 Congregate Care Housing & Convalescent Home					C					
202 Home Occupation	HO	HO	HO	HO	HO					

Civic Use Units

CIVIC USE UNITS	AA	RA	RS	RD	RM	CR	CL	CG	CH	IU
301.1 Light Public Protection and Utility: Restricted	P	P	P	P	P	P	P	P	P	P
301.2 Light Public Protection and Utility: General	P	P	P	P	P	P	P	P	P	P
302.1 Heavy Public Protection and Utility	SP									
302.2 Sanitary Landfill	SP									SP
303 Hazardous Waste Disposal	SP									SP
304.1 Low Impact Institutional: Neighborhood Related	P	C	C	C	C	P	P	P	P	P
304.15 Low Impact Institutional: Residentially Oriented	P	P	P	P	P					
304.2 Moderate Impact Institutional	SE									
304.3 High Impact Institutional	SP									
305.1 Cultural Exhibits								P		P
305.2 Library Services and Community Centers		C	C	C	C		P	P		
306.1 Community Recreation: Restricted	C	C	C	C	C		P			
306.2 Community Recreation: General	C	SE	SE	SE	SE			P		
306.3 Community Recreation: Property Owners' Association	P	P	P	P	P			P		
308 Community-Based Care Facility	SP									
308.1 Residential Care Facility	SP				SP	SP	SP	SP	SP	SP

Commercial Use Units

COMMERCIAL USE UNITS	AA	RA	RS	RD	RM	CR	CL	CG	CH	IU
401 Administrative and Professional Office						P	P	P		P
401.5 Adult Entertainment Use								C		
402 Agricultural Supplies and Services						C		P		P
402.5 Alcoholic Beverage Retail Sales							P	P	C	P
403 Animal Sales and Services: Auctioning	SE					SE		SE		P
404 Animal Sales and Services: Grooming	P					P	P	P		P
405 Animal Sales and Services: Horse Stables	P					C				
406 Animal Sales & Services: Kennels & Veterinary Restricted	P					C	P	P		P
407 Animal Sales & Services: Kennels & Veterinary General	SE					SE		SE		P
408.1 Automotive: Parking Lot	SE	SE	SE	SE	SE	SE	C	P	SE	P
408.2 Automotive: Parking Garage								P		P
409 Automotive and Equipment: Storage								P		P
410.1 Automotive and Equipment: Cleaning and Repairs, Light						C		P	P	P
410.2 Automotive and Equipment: Heavy Repairs & Heavy Equipment								P	P	P
411 Automotive Sales & Rental								P		P
412 Automotive and Equipment: Sales & Rentals, Light								P		P
413 Automotive and Equipment: Sales & Rentals, Farm & Heavy Equipment								P		P
414 Building Maintenance Services								P		P
415 Business Support Services							P	P		P
415.51 Care Facility: Family Day Care Home	HO	HO	HO	HO	HO					
415.53 Care Facility: Day Care Center	SE									
415.55 Care Facility: Adult Day Care Facility	SE									
416.1 Communications Services: Limited								P		P
416.2 Communications Services: Towers	SE							SE		SE
417 Construction Sales and Services								P		P
418 Convenience Sales and Personal Services						P	P	C	P	P
419.1 Eating Establishments: Sit-down, Alcohol not Permitted						C	P	P	P	P
419.22 Eating Establishments: Sit-down, Limited Alcohol						AL	AL	AL	AL	P
419.23 Eating Establishments: Sit-down, Alcohol Permitted						AR	AR	AR	AR	P
419.3 Eating Establishments: Fast Foods								P	P	P
419.31 Eating Establishments: Fast Food with Drive-Through								P	P	P
419.4 Eating Establishments: Drive-In								P	P	P
420 Drinking Establishments: Sit-down, Alcohol Permitted							AC	AC		
421 Food and Beverage Retail Sales						P	P	P		P
422 Fireworks Sales	C								C	
423.1 Funeral and Interment Services: Undertaking						SE	SE	SE		SE
423.2 Funeral and Interment Services: Cremating						SE	SE	SE		SE
423.3 Funeral and Interment Services: Interring	SE					SE	SE	SE	SE	SE
423.4 Funeral and Interment Services: Animal Interment	SE					SE	SE	SE	SE	SE
424.1 Gasoline Sales: Restricted						C	C	P	P	P

Commercial Use Units

COMMERCIAL USE UNITS	AA	RA	RS	RD	RM	CR	CL	CG	CH	IU
424.2 Gasoline Sales: Truck Stops								P	P	P
425 Laundry Services								P		P
426.1 Medical Services: Restricted							P	P		P
426.2 Medical Services: General							P	P		P
427.1 Participant Recreation & Entertainment: Indoor						C		P		P
427.2 Participant Recreation & Entertainment: Outdoor	SE							SE	SE	SE
428.1 Personal Services: Restricted							P	P		P
428.2 Personal Services: General								P		P
428.5 Personal Storage						C		P		P
429 Repair Services: Consumer								P		P
430 Research Services: Restricted								P		P
431 Retail Sales & Services: General								P		P
432 Retail Sales & Services: Outdoor Swap Meets						SE		SE		SE
432.1 Sign, Public	P	P	P	P	P	P	P	P	P	P
432.2 Sign, Neighborhood Information	C	C	C	C	C					
432.3 Sign, Temporary	C	C	C	C	C	C	C	C	C	C
432.4 Sign, Accessory	A	A	A	A	A	A	A	A	A	A
432.5 Sign, Non-Accessory									C	C
433.1 Spectator Sports & Entertainment: Restricted								P		P
433.2 Spectator Sports & Entertainment: General								P		P
433.3 Spectator Sports & Entertainment: High Impact	SP							SP	SP	SP
434.1 Transient Accommodations: Campground	SE							P	P	
434.2 Transient Accommodations: Lodging								P	P	

Industrial Use Units

INDUSTRIAL USE UNITS	AA	RA	RS	RD	RM	CR	CL	CG	CH	IU
501 Custom Manufacturing								P		P
502 Wholesaling, Storage & Distribution: Restrict								P		P
503 Wholesaling, Storage & Distribution: General										SP
505 Limited Industrial										P
506 Moderate Industrial										P
507 Heavy Industrial										SP
508 Hazardous Industrial										SP
509 Stockyards	SP									SP
510 Scrap Operations										SP
511.1 Above-Ground Flammable Liquid Storage: Accessory	A	A				A				
511.2 Above-Ground Flammable Liquid Storage: Restricted	C									C
511.3 Above-Ground Flammable Liquid Storage: General										SP

**Transportation Use Units**

TRANSPORTATION USE UNITS	AA	RA	RS	RD	RM	CR	CL	CG	CH	IU
601 Transportation Facilities: Surface Passenger	SP							SP	SP	SP
602.1 Transportation Facilities: Surface, Restricted										P
602.2 Transportation Facilities: Surface Goods, General										SP
603 Transportation Facilities: Aircraft	SP							SP	SP	SP

**Agricultural Use Units**

AGRICULTURAL USE UNITS	AA	RA	RS	RD	RM	CR	CL	CG	CH	IU
701 Horticulture	P					C		P		P
702 Row and Field Crops	P									
703.1 Animal Raising: Personal	P	C				C				
703.2 Animal Raising: Commercial	P									
703.3 Animal Raising: Commercial Feed Lots	SP									SP
704 Animal Waste Processing										SP
705.1 Agricultural Processing: Limited	P									P
705.2 Agricultural Processing: General	SE									P

**Extractive Use Units**

EXTRACTIVE USE UNITS	
801.1 Mining & Processing: Minerals and Raw Materials	State statutes preclude regulations pertaining to the extraction of minerals
801.2 Mining and Processing: Oil & Gas	State statutes preclude regulations pertaining to the extraction of minerals
801.3 Underground Injection Wells: Enhanced Recovery and Disposal	State statutes preclude regulations pertaining to the extraction of minerals

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