

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1906
Wednesday, November 18, 1992, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Broussard	Gardner	Linker, Legal
Buerge	Selph	Hester	Counsel
2nd Vice		Stump	
Chairman		Wilmoth	
Carnes			
Doherty, Chairman			
Horner			
Midget, Mayor's			
Designee			
Neely			
Parmeale, 1st Vice			
Chairman			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Monday, November 16, 1992 at 10:34 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, 1st Vice Chairman Parmele called the meeting to order at 1:32 p.m.

Minutes:

Approval of the minutes of October 28, 1992 Meeting No. 1904 and November 4, 1992, Meeting No. 1905:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Buerge, Carnes, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Midget Selph "absent") to **APPROVE** the minutes of the meetings of October 28, 1992 Meeting No. 1904 and November 4, 1992, Meeting No. 1905

REPORTS:

Report of Receipts and Deposits:

Consider approving the Report of Receipts and Deposits for the month ended October 31, 1992.

TMAPC Action; 7 members present:

On **MOTION** of **BUERGE**, the TMAPC voted **7-0-0** (Ballard, Buerge, Carnes, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Midget Selph "absent") to **APPROVE** the Report of Receipts and Deposits for the month ended October 31, 1992.

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Chairman's Report

Chairman Doherty announced that Councilor Bartlett is expected to make a request for the TMAPC to restudy tent sales. Chairman Doherty directed Staff to set this matter for public hearing on January 6, 1992. It will be the Planning Commission's intent to hear public input at that time, then send the item back to the Rules and Regulations Committee for further discussion and then return for final public hearing.

Chairman Doherty has asked Staff to give the Planning Commission earlier notice of upcoming controversial zoning cases.

Budget and Work Program Committee

Ms. Wilson reported on the meeting she attended November 17, of the Brookside Neighborhood Association which has just formed under the direction of Pam Deatherage, Planning District 6 Chair. Ms. Wilson disclosed the Brookside area has been divided into six districts, with one representative from each district who will work closely with Ms. Deatherage.

Rules and Regulations Committee

Mr. Parmele announced the Rules and Regulations Committee will have a recommendation on the Adult Entertainment proposed amendments to the zoning ordinance at the time of the public hearing.

Directors Report

Mr. Gardner reported on an application from the Mapleridge Neighborhood Homeowner's Association and the Tulsa Historic Preservation Commission requesting the Mapleridge neighborhood be zoned Historic Preservation (HP). Mr. Gardner explained the application was filed, however, such an application cannot be filed by a property owner; the request must come from the Planning Commission. Mr. Parmele directed Staff to make an application for the Mapleridge Homeowner's Association for HP zoning.

TMAPC Action; 7 members present:

On **MOTION** of **NEELY**, the TMAPC voted **7-0-0** (Ballard, Buerge, Carnes, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Midget Selph "absent") to **DIRECT** Staff to set a **PUBLIC HEARING** to consider rezoning Mapleridge neighborhood Historic Preservation (HP) on January 13, 1992.

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Resolution: No. 1905:734 Amendment to the Major Street and Highway Plan

Mr. Parmele announced today's action is to adopt the Resolution, as previously approved.

TMAPC Action; 7 members present:

On MOTION of CARNES, the TMAPC voted 7-0-0 (Ballard, Buerge, Carnes, Horner, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Midget Selph "absent") to APPROVE Resolution No. 1905:734 Amendment to the Major Street and Highway Plan.

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Mr. Parmele announced receipt of a request from Regina Denbow, of Family to Family, to make a request that TMAPC begin the process to amend the definition of a Family Day Care Home so that it agrees with the new State of Oklahoma definition.

Mr. Gardner advised that Staff recommends this item be referred to the Rules and Regulations Committee for study.

Regina Denbow, Director of the Family to Family Program at Tulsa Technology Center, Peoria Campus distributed folders of information to the Planning Commission containing information about family day care homes. Ms. Denbow requested the Planning Commission amend the City Zoning Code to allow family child care homes a maximum of seven children (ordinance currently states a maximum of five) which would concur with the Oklahoma state law, which allows family child care homes a maximum of seven children. Ms. Denbow presented petitions signed by providers who could not attend, parents of children currently in care, and advocates supporting this request.

Mr. Parmele declared this issue will be referred to the Rules and Regulations Committee, meeting for work session December 9, for study and invited Ms. Denbow to attend. Mr. Parmele instructed Staff to set this item for public hearing January 6, 1992.

Ms. Denbow requested this matter be expedited and informed that a letter will be sent to Mayor Savage requesting she place a moratorium on any code enforcement that might take place while this item is in Rules and Regulations Committee. Ms. Denbow revealed that some care providers are being visited by Code Enforcement, causing distress in the families whose children are being cared for, as well as the providers.

Mr. Parmele assured Ms. Denbow that the Planning Commission will do all they can to expedite the process.

WAIVER REQUEST; Section 213:

Z-5771, Z6341 Carbondale Third (2892) (PD-9) (CD-2)
5036, 5048 S. 33rd W. Ave.

CS

Staff Comments

This is a request to waive plat on Lots 9 & 10, Block 8 of the above captioned subdivision. Staff research indicates the following:

Lots 11 & 12 were zoned by Study Area 4, 12/11/56, Ordinance #8016 (U3D) and are not "subject to a plat." Lot 10 was rezoned from RS-3 to CS by Z-5741 on 10/5/82, Ordinance #15515 and is "subject to a plat." Applicant's plot plan shows that the existing Braum's Store utilizes Lot 10 for part of the store structure and parking. A plat waiver was never processed on that lot, but building permits were issued and the store constructed as a relocation project from the Southwest Boulevard site. Lot 9 is currently under application to rezone from RS-3 to CS and is pending a public hearing at TMAPC on 10/7/92. A variance was processed (#15350) through the Board of Adjustment for the sign location at 50' from centerline of S. 33rd W. Avenue. There is only 35' of right-of-way from centerline and the entire row of parking along 33rd W. Avenue is within the Major Street Plan set-back.

There is an existing house on Lot 9 which is to be removed to expand the parking lot. Applicant's plan also shows a proposed addition on the front (east) of the existing building that will be 81' from the centerline of 33rd W. Avenue. (The setback requirement for CS is 100' from centerline). West 51st Street is not on the Street Plan as an arterial and has adequate right-of-way at 35' from centerline. Building setback complies at 25' from property line on 51st Street.

The TAC reviewed this request on 9/22/92 prior to completion of the zoning application process and a Board of Adjustment variance. Several conditions were recommended by TAC relating to right-of-way, easements and setbacks. After further study, the utilities withdrew any requirements for additional easements. (Since only the two north lots were included in this request, any easement would not connect with any others.)

In discussion, the TAC preferred that right-of-way on 33rd W. Ave. be dedicated to meet the Street Plan requirements. Furthermore, there would be no objection to granting a license agreement to park in the dedicated area until such right-of-way may be needed for street purposes.

Since the TAC meeting, the zoning has been approved by City Council and the Board of Adjustment has granted the necessary variances to permit the expansion of the store. Case #16180, approved 11/10/92. Therefore, the recommendation for waiver of plat on Lots 9 & 10, Block 8 should be subject to the following:

1. Provide right-of-way on 33rd W. Ave. to meet Street Plan. (50' from centerline). No objection to a license agreement to continue parking within the Major Street Plan setback.
2. Grading and/or drainage plan approval by the Department of Public Works through the permit process.
3. Access control agreement subject to approval of the Department of Public Works (Traffic).

TMAPC Action; 9 members present:

On MOTION of BUERGE, the TMAPC voted 9-0-0 (Ballard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Selph "absent") to APPROVE the WAIVER REQUEST for Z-5771, Z-6341 as subject to the conditions as recommended by Staff.

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BOA-16179 (unplatted) City of Tulsa (1603) (PD-16) (CD-3)
 3901 N. Harvard Avenue

(RS-3)

Staff Comments

This is a request to waive plat on an approximately ten-acre tract of land owned by the City of Tulsa. The Board of Adjustment has approved the tract for use as an animal shelter.

Since all controls regarding this tract have been made by the Board of Adjustment, and the tract is owned by the City of Tulsa, a waiver of plat is recommended as requested.

TMAPC Action; 9 members present:

On MOTION of NEELY, the TMAPC voted 9-0-0 (Ballard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Selph "absent") to APPROVE the WAIVER REQUEST for BOA-16179 as subject to the conditions as recommended by Staff.

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LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

*L-17602 Robinson (2213) (PD-15) (County) 96th St. N. east of Irvington Ave. AG
 L-17622 Youngblood (893) (PD- 6) (CD-4) 2723 E. 15th St. CH
 L-17623 Food Lion (1694) (PD-17) (CD-6) 12919 E. 31st St. CS
 L-17624 TDA (3602) (PD- 2) (CD-1) 600 Blk. Latimer Ct. RS-3
 L-17627 Yarbrough (803) (PD-24) (CD-1) 5049 N. Lewis RS-3
 L-17628 Wilco Prop. (2402) (PD- 2) (CD-1) Apache east of Cincinnati CS
 L-17630 Heatherridge (1483) (PD-18) (CD-8) 6901 E. 91st St. S. AG
 *County BOA approved on 11-17-92

Staff Comments

Mr. Wilmoth advised Staff has found the above-listed lot splits to be in conformance with the lot split requirements.

TMAPC Action; 9 members present:

On MOTION of CARNES, the TMAPC voted 9-0-0 (Ballard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Selph "absent") to RATIFY the above-listed lot splits having received prior approval.

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CONTINUED ZONING PUBLIC HEARING:

Chairman Doherty announced this public hearing is a continuance of the public hearing on October 13, 1992 over the Zoning Code Amendments concerning adult entertainment businesses. Chairman Doherty reported that at the close of the October 13, 1992 public hearing, it was referred to the Rules and Regulations Committee for further discussion.

Mr. Gardner gave a detailed review of changes made to the proposed amendments. (Proposed amendments attached to end of minutes.)

Interested Parties

Councilor Gary Watts, District 4

Councilor Watts expressed appreciation to the Planning Commission for their work on this matter. Councilor Watts reported on steps being taken for a noise ordinance to specifically address sounds associated with adult entertainment businesses, i.e. loud music, emanating from such an establishment.

Charlie Lytle

1538 E. 36th Place 74105

Mr. Lytle suggested changing Section 1212a.A. to allow businesses to cater to individuals "18 years of age and above".

Mr. Gardner explained this is not meant to exclude those 18 years of age, but noted those 21 years of age and older are the primary customers.

There being no other interested parties wishing to speak, Chairman Doherty closed the public hearing.

Mr. Parmele reported the Rules and Regulations Committee unanimously recommended adoption of the proposed ordinance as amended by Mr. Gardner's handout.

TMAPC Action; 9 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **9-0-0** (Ballard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Selph "absent") to recommend **APPROVAL** of the Zoning Code Amendments concerning adult entertainment businesses.

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ZONING PUBLIC HEARING

Application No.: **Z-6375** Present Zoning: **RS-3**
Applicant: **Wayne c. Skinner** Proposed Zoning: **IL**
Location: **Northeast corner of East 46th Street North and North 95th East Avenue**
Date of Hearing: **November 18, 1992**

Relationship to the Comprehensive Plan:

The District 16 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity -- No Specific Land Use.

According to the Zoning Matrix, the requested IL District may be found in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately .58 acres in size and is located on the northeast corner of East 46th Street North and North 95th East Avenue. It is partially wooded, flat, vacant and is zoned RS-3.

Surrounding Area Analysis: The tract is abutted on the north and west by single-family dwellings zoned RS-3 and on the east and south by mixed single-family residences and industrial uses zoned IL.

Zoning and BOA Historical Summary: Several rezoning cases have been approved in the immediate area for industrial light classification.

Conclusion: Staff recognizes the subject tract is part of the transition area from residential to industrial and would note that this request is an orderly transition. Based on the existing zoning pattern and Comprehensive Plan, Staff is supportive of the rezoning request.

Therefore, Staff recommends **APPROVAL** of IL zoning for Z-6375.

There were no interested parties present wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, the TMAPC voted **9-0-0** (Ballard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Selph "absent") to recommend **APPROVAL** of Z-6375 for IL zoning.

Legal Description

West 80' of Lot 10, Mingo Addition to Tulsa County, Oklahoma.

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ZONING PUBLIC HEARING

Application No.: **Z-6376 & PUD 495** Present Zoning: **CO & AG**
Applicant: **Charles Norman** Proposed Zoning: **CS, OM & PUD**
Location: **Northwest corner of S. Lewis Avenue and E. 81st Street**
Date of Hearing: **November 18, 1992**
Presentation to TMAPC: **Charles Norman**

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Special District #4, Oral Roberts University and at the intersection Medium Intensity-No Specific Land Use.

According to the Zoning Matrix the requested OM and CS Districts may be found in accordance with the Plan Map. All zoning districts are considered **may be found** in accordance with Special Districts guidelines.

Staff Recommendation:

Site Analysis: The subject tract is approximately 28 acres in size and is located at the northwest corner of S. Lewis Avenue and E. 81st Street. It is nonwooded, flat, vacant, and is zoned CO and AG.

Surrounding Area Analysis: The tract is abutted on the north by Fred Creek and the vacant land zoned AG then OM and OL; on the east by a hotel and across Lewis Avenue, Oral Roberts University zoned CO and RS-3; on the south by a shopping center and vacant land zoned CS, RM-1 and PUD 105A; and on the

west by Fred Creek and apartment and married student housing zoned AG then OM and RM-1.

Zoning and BOA Historical Summary: CS zoning has been approved to a depth of 770' west of the centerline of Lewis Avenue on the south side of 81st Street. This rezoning request is accompanied by a PUD application (PUD 495), as well as a revision to the approved Corridor Site Plan for the Grandview Hotel.

Conclusion: In order to allow the amount of building floor area proposed in the accompanying PUD the CS zoning would need to be approved to a depth of about 780' west of the centerline of Lewis Avenue. This is only 10' farther than the CS line on the south side of 81st Street. Because this area was already zoned CO and is accompanied by a PUD, Staff can support this amount of CS zoning at the intersection of two arterials.

Therefore, Staff recommends **APPROVAL** of the east 780' of the south 656.33' of the subject tract for CS and the remainder for OM.

AND

PUD 495 Northwest corner of South Lewis Avenue
and East 81st Street

The 28-acre PUD site is located at the northwest corner of East 81st Street and South Lewis Avenue across from the Oral Roberts University campus. To the southeast is the City of Faith complex and directly south is a developed shopping center. The Grandview Hotel abuts the site at the northeast corner. To the north across the Fred Creek Channel is the Victory Christian Center complex and to the west are private apartments and the Oral Roberts University married student housing facilities. The property is one-half mile east from the Riverside Parkway.

The adjacent Fred Creek Channel has been improved to provide capacity for the 100 year rainfall discharge.

The PUD is designed for a major discount shopping center. The shopping area is based upon the planned medium intensity node at the northwest corner of the intersection and the dimensions of the existing commercial zoning on the south side of East 81st Street.

This PUD also has an accompanying rezoning request (Z-6376) to change the site from the Corridor District (CO) to shopping center commercial (CS) and medium office (OM). The PUD will also occupy some of the parking area which was included in the Corridor Site Plan for the Grandview Hotel. Revisions to that Site Plan are also being requested which will include a new area to replace that parking.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD 495 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends **APPROVAL** of PUD 495 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.

2. **Development Standards:**

Land Area (Net) 28 acres

Permitted Uses Uses permitted by right in a CS district, vehicle repair and service and customary accessory uses.

Maximum Building Floor Area: 255,000 SF

Maximum Building Height: 35'

Minimum Off-street Parking: As required by the applicable Use Unit of the Tulsa Zoning Code.

Minimum Building Setbacks:

From the right-of-way of Lewis Avenue and 81st Street
Buildings of more than 12,500 SF 150'*
Buildings of less than 12,500 SF 50'
From west boundary 35'
From north boundary 35'

Minimum Landscaped Open Space (net):** 10%

Maximum Signage:

Ground Signs Two for each arterial street frontage with a maximum display surface area for each of 280 SF and a maximum height of 25'. In addition, one monument sign is permitted at each arterial street access with a maximum of 60 SF of display surface area and 6' in height.

Wall Signs Shall not exceed 2 SF of display surface area per lineal foot of

building wall to which attached. However, no wall signs are permitted on the west side of buildings within 500' of the west boundary of the PUD.

*Except the loading dock portion of the building may be setback 110' or more from the right-of-way of 81st Street if the truck unloading area is screened by a wall. (Amended at the meeting.)

Minimum Lot Frontage per Arterial Street 150'

**Landscaped areas shall be provided which comply with the landscaping regulations recommended by TMAPC for adoption by City Council. In addition, at least a 10' wide landscaped strip shall be provided along all street frontages.

3. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and requiring parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
5. No sign permits shall be issued for erection of a sign within the PUD until a Detail Sign Plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. All trash, mechanical and equipment areas shall be screened from public view. No truck trailers shall be used for storage or stored within the PUD. All outside storage of recyclable materials shall be screened from public view.
7. All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 35 feet.
8. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas have been installed in

accordance with the approved plans prior to issuance of an occupancy permit.

9. No Building Permit shall be issued until the requirements of Section 1107E of the Zoning Code has been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the Restrictive Covenants the PUD conditions of approval, making the City beneficiary to said Covenants.
10. Subject to review and approval of conditions as recommended by the Technical Advisory Committee.

AND

ZONING PUBLIC HEARING

Application No.: **Z-5498-SP-2** Present Zoning: CO
Applicant: Charles Norman Proposed Zoning: CO
Location: North of the northwest corner of South Lewis Avenue and
East 81st Street
Date of Hearing: November 18, 1992
Presentation to TMAPC: Charles Norman

This corridor site plan deletes the western portion of the hotel parking lot shown on the original corridor site plan and replaces it with a new area on the north side of the hotel. The new parking area will provide sufficient off-street parking to meet the requirements of the zoning code. Therefore, Staff recommends **APPROVAL** of Corridor Site Plan Z-5498-SP-2.

Applicant's Comments

Charles Norman, attorney for the applicant, requested the building setback line on 81st Street be changed to 110' from the property line to accommodate a loading dock that has been modified since the site plan was submitted, due to a change in the configuration of the building. Mr. Norman noted the main structure would be 170' away from the right-of-way line, which would be 230' from the centerline of E. 81st Street. Mr. Norman presented a sketch of this proposal.

Mr. Stump advised that Staff could accept this proposal so long as a screening wall is placed along this area.

Mr. Norman distributed information to the Planning Commission reflecting the change in design, having the truck loading area face east and west, making the dock extend into the building setback area. Mr. Norman expressed agreement with the screening wall which would be made parallel to the roof line in order to screen the trucks.

TMAPC Action; 9 members present:

On MOTION of CARNES, the TMAPC voted 9-0-0 (Ballard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Selph "absent") to recommend APPROVAL of the east 780' of the south 656.33' of Z-6376 for CS zoning and the remainder for OM zoning; APPROVAL of PUD 495 with a reduction of minimum building setback for the loading dock to 110' and that a wall screening the loading area be erected parallel to 81st Street; and APPROVAL of Z-5498-SP-2 Corridor Site Plan.

Legal Description Z-6376 OM Portion

A tract of land lying in the SE/4 of Section 7, Township 18 North, Range 13 East of the Indian Meridian, County of Tulsa, Oklahoma, being more particularly described as follows: Beginning at the Southeast corner of said Section 7; thence N 89°32'05" W and along the south line of said Section 7, a distance of 1,211.78'; thence N 00°09'38" E, a distance of 75.00'; thence N 29°50'25" W, a distance of 60.00'; thence N 00°09'38" E a distance of 881.71'; thence N 30°09'35" E, a distance of 138.85' to a point on a curve to the right having a radius of 111.50' and a central angle of 60°19'58", thence along said curve a distance of 117.41'; thence S 89°40'24" E, a distance of 1,075.29' to the East line of said Section 7; thence S 00°10'03" W and along the east line of said Section 7, a distance of 50.00'; thence N 89°40'24" W, a distance of 500.20'; thence S 00°10'03" W a distance of 481.06'; thence S 89°36'14" E, a distance of 500.20' to the NE corner of the SE/4, SE/4, SE/4 of said Section 7, said point also being the SE corner of Lot 1, Block 1, The Directory, "An Addition to the City of Tulsa, Tulsa County, Oklahoma" as recorded as Plat #4116 in the Tulsa County Court House, thence S 00°10'03" W and along the east line of said SE/4, SE/4, SE/4, a distance of 656.33' to the point of beginning, containing 28.007 acres, more or less, including the dedicated right-of-way; less and except the east 780' of the S/2 of the SE/4 of the SE/4 of said Section 7.

Legal Description Z-6376 CS Portion

The east 780' of the S/2 of the SE/4 of the SE/4 of Section 7, Township 18 North, Range 13 East of the Indian Meridian, County of Tulsa, Oklahoma.

Legal Description PUD 476

A tract of land lying in the SE/4 of Section 7, Township 18 North, Range 13 East of the Indian Meridian, County of Tulsa, Oklahoma, being more particularly described as follows: Beginning at the Southeast corner of said Section 7; thence N 89°32'05" W and along the south line of said Section 7, a distance of 1,211.78'; thence N 00°09'38" E, a distance of 75.00'; thence N 29°50'25" W, a distance of 60.00'; thence N

00°09'38" E a distance of 881.71'; thence N 30°09'35" E, a distance of 138.85' to a point on a curve to the right having a radius of 111.50' and a central angle of 60°19'58", thence along said curve a distance of 117.41'; thence S 89°40'24" E, a distance of 1,075.29' to the East line of said Section 7; thence S 00°10'03" W and along the east line of said Section 7, a distance of 50.00'; thence N 89°40'24" W, a distance of 500.20'; thence S 00°10'03" W a distance of 481.06'; thence S 89°36'14" E, a distance of 500.20' to the NE corner of the SE/4, SE/4, SE/4 of said Section 7, said point also being the SE corner of Lot 1, Block 1, The Directory, "An Addition to the City of Tulsa, Tulsa County, Oklahoma" as recorded as Plat #4116 in the Tulsa County Court House, thence S 00°10'03" W and along the east line of said SE/4, SE/4, SE/4, a distance of 656.33' to the point of beginning, containing 28.007 acres, more or less, including the dedicated right-of-way; and being approximately located at the northwest corner of East 81st Street and South Lewis Avenue.

Legal Description Z-5498-SP-2

A tract of land commencing at the NE corner of Lot 1, Block 1, The Directory, "An Addition to the City of Tulsa, Tulsa County, Oklahoma" thence N 89°36'14" W and along the north line of said Lot 1, a distance of 500.20'; thence N 00°10'03" E, a distance of 161.06'; thence S 89°40'24" E, a distance of 500.20'; thence S 00°10'03" W a distance of 161.67' to the point of beginning and Lot 1, Block 1, The Directory, "An Addition to the City of Tulsa, Tulsa County, Oklahoma" less and except the west 217.80' of said lot 1 all lying and in the SE/4 of Section 7, T-18-N, R-13-E of the Indian Meridan, County of Tulsa, Oklahoma.

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ZONING PUBLIC HEARING

Application No.: Z-6377 Present Zoning: AG
Applicant: Jack C. Cox Proposed Zoning: RS-3
Location: East side of South Sheridan Road at East 97th Street
South
Date of Hearing: November 18, 1992
Presentation to TMAPC: Jack C. Cox

Relationship to the Comprehensive Plan:

The District 26 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Low Intensity -- No Specific Land Use (Development Sensitive) and Special District 1 (RS-1 unless companion PUD is processed.)

According to the Zoning Matrix the requested RS-3 District is not found in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 22 acres in size and is located on the east side of South Sheridan Road at East 97th Street South. It is partially wooded, steeply sloping, vacant and is zoned AG.

Surrounding Area Analysis: The tract is abutted on the north and south both vacant property and a single-family dwelling zoned AG; on the east by vacant property zoned AG; and on the west across South Sheridan by a single-family subdivision zoned RS-2 and PUD 207.

Zoning and BOA Historical Summary: Residential zoning RS-2 with PUD and RS-3 zoning have been approved in the immediate area.

Conclusion: Based on the Comprehensive Plan, Staff is not supportive of RS-3 zoning and density without a companion PUD. Mill Creek Pond to the west is a good example of a PUD development with similar topography.

Therefore, Staff recommends **DENIAL** of RS-3 zoning without a PUD and **APPROVAL** of RS-1 zoning in the alternative. Staff would be agreeable to continue Z-6377 to January 13, 1993 in order to allow the applicant time to process a PUD request.

Staff Comments

In response to a question from Mr. Neely, Mr. Gardner explained this area drains, but is floodplain and may have slopes and erodible soils, which is the reason this is designated as a Special District requiring a PUD.

In response to a question from Mr. Parmele, Mr. Gardner explained the Comprehensive Plan required a PUD because of the increase of intensity within this area. He advised the Planning Commission can

review the plat and address concerns of increasing the density in an area which is already experiencing a drainage problem.

Applicant's Comments

Jack Cox, applicant, pointed out this area was at one time in Special District 1 due to erosion and flood plain. Since that was put on the map Storm Water Management has been expanded, as have engineering review and requirements, and he noted that EPA also receives notification of work to be done and are submitted plans of how erosion will be curtailed. Mr. Cox reported that TAC has received a sketch plat. Mr. Cox explained that due to the differential in elevation across this property and the large number of trees in the area, the applicant would like to comply with the 25' building line. He advised the purpose for the RS-3, zoning request is only to obtain RS-3 building setback. Even though the master plan indicates a need for a PUD with the RS-3 the applicant cannot see any value that a PUD would give to this piece of property. Mr. Cox informed that the applicant will be deeding all the land that lies within the floodplain to the City and will be providing a 20' buffer around the floodplain area for access. Mr. Cox feels the District Plan has been superseded by the current standards of Storm Water Management, Engineering, and EPA.

Ms. Wilson pointed out that the District 26 Comprehensive Plan has just recently been updated and discerns that had the area not wanted those designations or in the process of review deemed it to be unnecessary, then it would have been removed from the plan. Ms. Wilson declared that having a PUD in certain sensitive areas is still needed in light of such a current review.

Interested Parties

Steve Allen

6901 E. 97th Street South 74133

Mr. Allen resides just east of the subject property. Mr. Allen advised that residents he has talked with do not disapprove of the zoning change, but are concerned over the possibility that 97th Street South may be made a through-street from Sheridan Road. Residents recommend that the stub street not be put through due to the increased danger it would cause to the neighborhood due to increased traffic flow. Mr. Allen advised that the owner of the 2.6 acre tract between the proposed subdivision and his subdivision plans to construct a home on the lot and would not desire a through-street.

Ralph Lummus

9721 South 69th East Avenue 74133

Mr. Lummus' residence is on the last cul-de-sac before the subject tract. He expressed residents' concerns over a through-street in the area due to the narrow width of the streets, the low water crossing which will cause an impact on the present floodplain, heavy traffic load being experienced on South Sheridan Road which will be impacted. Mr. Lummus expressed opposition to this item.

Applicant's Rebuttal

Mr. Cox addressed the traffic problem by stating a four-lane facility is not built along the section line until they are over-needed.

In response to questions from Chairman Doherty, Mr. Cox advised the density of the tract would be RS-2. Mr. Cox assured the Planning Commission that his clients have never constructed an RS-3 subdivision and do not intend to now.

There was much discussion among the Planning Commissioners on ensuring that RS-2 would be carried out even though RS-3 would be the approved zoning. It was the consensus of the Planning Commission that the RS-3 zoning request is for building setback purposes only and the reputation of the developers will ensure this.

Mr. Parmele noted that at the District 26 meeting to update the Comprehensive Plan, this area was not of concern. Mr. Parmele advised that RS-3 zoning is in conformance with what exists in the area and feels nothing would be gained by a PUD.

Ms. Wilson expressed being in favor of a PUD for this project. She advised that Storm Water Management, the square mile between 101st and 111th Streets and Yale to Sheridan, known as the sump area, all was developed with PUDs.

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 6-2-0 (Ballard, Carnes, Doherty, Horner, Midget. Parmele, "aye"; Neely, Wilson "nay"; no "abstentions"; Broussard, Buerge, Selph "absent") to APPROVE Z-6377 for RS-3 zoning.

LEGAL DESCRIPTION Z-6377

The Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Twenty-three (23), T-18 North R-13 East of the Indian Base and Meridian, Tulsa, County, State of Oklahoma, according to the United States Government Survey thereof, Less and except the South 508' thereof and less and except a tract of land described as follows: Commencing at the Northeast corner of said NW/4, SW/4; thence South 0°07'02" East along the East line thereof a distance of 230.00' to the Point of Beginning; thence continuing South 0°07'02" East along said East line a distance of 582.95' to a point, lying 508.00' North of the Southeast corner of said NW/4, SW/4; thence South 89°53'08" West and parallel to the South line of said NW/4, SW/4 a distance of 200.00' to a point; thence North 0°07'02" West a distance of 582.94' to a point; thence North 89°52'58" East a distance of 200.00' to the Point of Beginning.

* * * * *

ZONING PUBLIC HEARING

Application No.: PUD 496 Present Zoning: CS, RS-3
Applicant: Roy D. Johnsen Proposed Zoning: PUD, CS, RS-3
Location: Northwest corner of North Sheridan Road and East Pine
Street
Date of Hearing: November 18, 1992
Presentation to TMAPC: Roy Johnsen

The applicant is proposing a commercial PUD, which does not require any change to the underlying zoning which is CS and RS-3. The PUD proposes a single commercial building (13,500 SF) containing a retail drugstore. The applicant is proposing a landscape buffer including a 5' tall masonry landscape wall along the north and west property lines to buffer the abutting single-family residences.

After review of the applicant's submitted plans, Staff is not supportive of the PUD. Currently, the commercial zoning and development abuts the rear yards of single-family residences which are proposed to remain residential in the Comprehensive Plan. If the PUD is approved, single-family residences will front the commercial development producing an undesirable commercial intrusion into an established residential area. In addition, due to restricted access to the property by existing medians, some commercial traffic would utilize Oxford Avenue and Pine Place. Both are residential streets. Because of these factors, Staff finds PUD 496 not to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the state purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends DENIAL of PUD 496.

Applicant's Comments

Roy Johnsen, attorney for Hawken & Horten, developers, advised there is sufficient commercial zoning to allow this property to be developed under a PUD without changing the underlying zoning. Mr. Johnsen gave a detailed description of the tract and surrounding areas. He reported on a neighborhood meeting with a good turnout, where the development proposal was explained. Only one individual expressed opposition to the proposal. Mr. Johnsen disclosed that residents who front this property, on the west side of Oxford and north side of Pine Place, expressed support of this project. Mr. Johnsen conveyed residents' concerns that other uses might occur under existing zoning since there are no restrictions. The proposed Walgreen's is a good use which residents support. Mr. Johnsen presented photographs of other commercial properties in the area that front single-family properties and where commercial traffic utilizes residential streets. Mr. Johnsen presented exhibits and described how traffic movement would access and egress this proposed development. Mr. Johnsen answered questions from the Planning Commission concerning traffic turning into this

development, effects on traffic congestion and its effects on the residential traffic.

Mr. Johnsen present a list of conditions for the PUD.

Interested Parties

Councilor Mike Patrick

Councilor Patrick revealed this will be the first development in this area in twenty-five years. Councilor Patrick advised that all the residents he talked with expressed support of the development. Councilor Patrick addressed problems with center medians causing left-turn problems in the area, and he would support modifying these medians to allow left-hand turns into the site. Councilor Patrick conveyed that this development will aid in revitalizing the area.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Ballard, Carnes, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Buerge, Selph "absent") to **APPROVE** PUD 496 as submitted by the applicant and with changes made by the Planning Commission and Staff as listed below:

- (1) The applicant's Outline Development Plan and text, and accompanying elevation are incorporated as conditions of approval unless modified herein.
- (2) The permitted uses shall be limited to a retail drugstore or other uses within Use Unit 13 Convenience Goods and Services (excluding convenience grocery and liquor store) and retail trade establishments included within Use Unit 14, Shopping Goods and Services.
- (3) Building floor area shall not exceed 13,500 SF.
- (4) The building shall not exceed one story in height.
- (5) Minimum Building Setbacks:

from centerline of Sheridan	185 ft.
from centerline of Pine	130 ft.
from west boundary	30 ft.
from north boundary	40 ft.
- (6) Landscaped area shall not be less than 12% of the net site area.
- (7) A five foot masonry wall and a landscaped area of not less than 22' in width (including 12' of unsurfaced right-of-way) shall be maintained along the west 220' of the Pine Place frontage and the north 200' for the Oxford Avenue frontage. A landscaped area of not less than 10' in width shall be maintained along the Sheridan and Pine frontages excluding points of access. The entire frontage of Oxford and the

portion of Pine Place which abuts residentially-zoned property would have landscaping in front of it subject to approval of median reduction on Pine Street and Sheridan Road.

- (8) No Zoning Clearance Permit shall be issued until a Detail Site Plan, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards. Elevations heretofore submitted shall be deemed conceptual and final elevations shall accompany the submittal of the Detail Site Plan.
- (9) A Detail Landscape Plan shall be submitted to and approved by the TMAPC. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Detail Landscape Plan prior to issuance of an Occupancy Permit. The landscaping material required under the approved Plan shall be maintained and be replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
- (10) Ground signs shall be limited to one sign located at the intersection of Pine and Sheridan not exceeding 25' in height nor exceeding a display surface area of 150 SF. The aggregate display surface area of wall or canopy signs shall be limited to one and one-half SF per lineal foot of the building wall to which the sign or signs are affixed. Wall or canopy signs shall not exceed the height of the building, or be affixed to the north or west building walls. No sign permit shall issue for erection of a sign within the PUD until a Detail Sign Plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
- (11) All trash, mechanical and equipment areas shall be screened from public view. Trash pick-up from exterior trash receptacles shall be limited to the hours between 8:00 A.M. and 5:00 P.M. Exterior trash receptacles shall be a minimum of 75' from the west and north boundaries of the PUD or within the CS-zoned portion of the PUD.
- (12) All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 15'. Lighting north of the north building wall and west of the west building wall shall be limited to building-mounted light fixtures.
- (13) The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit.

- (14) No Building Permit shall be issued until the requirements of Section 1107 of the zoning code have been complied with and an instrument has been submitted to and approved by the TMAPC and filed of record in the County Clerk's office, which establishes restrictive covenants incorporating the PUD conditions of approval, and making the City a beneficiary of the covenants.
- (15) Vehicular access shall be derived solely from Sheridan Road or Pine Street, provided, however, if the City should hereafter prohibit the modification of existing medians to permit left turn access from Sheridan Road and Pine Street, then in such event, one access point may be provided onto Oxford Avenue and one access point may be provided onto Pine Place.
- (16) The north and west faces of the buildings shall have the same type of exterior facade materials as used on the front of the building.
- (17) No outside storage or storage in truck trailers shall be permitted in the PUD, other than trash in a trash receptacle meeting requirements stated above.

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, & 5, Block 2, Douglas Court and Lots 1, 2, 3, 4, & 5 Block 1, Douglas Court Second, Addition to Tulsa County, Oklahoma.

* * * * *

PUD 190-31: Minor Amendment to permit Christmas tree sales. Located at the southwest corner of East 71st Street South and South Sheridan Road.

The applicant is requesting to erect a 20' x 40' tent at the location shown on the attached exhibit to allow Christmas tree sales.

Staff is supportive of the requested minor amendment from November 26th to December 25th for the 1992 season only. Staff is supportive only on a year-by-year basis should the character of the area change and the use not be appropriate.

TMAPC Action; 7 members present:

On MOTION of PARMELE, the TMAPC voted 7-0-0 (Ballard, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Buerge, Carnes, Selph "absent") to APPROVE PUD 190-31 per Staff recommendation.

* * * * *

PUD 486-1 Minor Amendment to reduce required front yard, Lot 6, Block 3, Forest Meadow, 10111 South Joplin

The applicant is requesting a two-foot reduction in the required front yard on a cul-de-sac lot from 30' to 28'. From the plot plan submitted, only a small area of the house will infringe on the 30' required yard. Therefore, Staff recommends **APPROVAL** of PUD 486-1 as requested.

TMAPC Action; 7 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **7-0-0** (Ballard, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Buerge, Carnes, Selph "absent") to **APPROVE** PUD 486 Minor Amendment per Staff recommendation.

* * * * *

PUD 275 Revised Detail Site Plan to add a controlled entry facility - northwest corner of South Yale Avenue and the Creek Turnpike.

The applicant is requesting to add a controlled entry facility to a private-street residential development. It will include ornamental wood fences, electronic entry gates, an entry pavilion and an entry telephone island. None of these improvements are on public rights-of-way. Staff finds these features to be in keeping with the PUD conditions and, therefore, recommends **APPROVAL**.

TMAPC Action; 7 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **7-0-0** (Ballard, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Buerge, Carnes, Selph "absent") to **APPROVE** PUD 275 Detail Site Plan as recommended by Staff.

* * * * *

PUD 468 Detail Site and Sign Plan for a McDonald's Restaurant on Development Area 5 - west of the northwest corner of 71st Street South and Mingo Road.

Staff has reviewed the proposed site plan for a McDonald's Restaurant in Development Area 5, which is lots 5 and 6 of Sam's Addition, and finds it complies with the PUD conditions.

The proposed sign plan for ground and wall signs will comply with the PUD conditions if the following modifications are made:

- a. The ground sign is limited to a maximum of 25' in height.

- b. The three directional signs are reduced to a maximum of 3 SF of display surface area.
- c. The wall signs are located even with or in front of the building walls.

With the above-listed modifications, Staff recommends **APPROVAL** of the Detail Site and Sign Plans.

The applicant, Mike Westerfield, McDonald's Corp., 3817 N.W. Expressway, Oklahoma City, OK, expressed agreement with Staff recommendation.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, the TMAPC voted 7-0-0 (Ballard, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Buerge, Carnes, Selph "absent") to **APPROVE** PUD 468 Detail Site Plan and Detail Sign Plan as recommended by Staff.

* * * * *

PUD 476: Revised Landscape Plan --- 1311 East 41st Place

The applicant is requesting to revise the approved landscape plan to eliminate all shrubs and trees presently required to be planted on both sides of the screening fence on the east side of the property. The applicant stated that the original landscape plan was developed assuming the fence would be a wrought iron fence which would allow sunlight on the plants. Since the fence was required to be a wooden screening fence, he feels the plants will not survive in the shade it and the existing trees produce. Staff is in agreement as it relates to the east side of the fence, but believes the plantings proposed on the west side of the fence will have sufficient light and should be installed.

Therefore, Staff recommends amending the Detail Landscape Plan to delete only the new trees and shrubs proposed on the east side of the screening fence.

Applicant's Comments

Max Heidenreich, applicant, advised that since the screening fence is a solid fence, he prefers not to have trees and plantings for people to perhaps hide behind. Mr. Heidenreich presented photographs of the project and noted that it is well-landscaped as it is now.

TMAPC Action; 7 members present:

On **MOTION** of **WILSON**, the TMAPC voted **7-0-0** (Ballard, Doherty, Horner, Midget, Neely, Parmele, Wilson "aye"; no "nays"; no "abstentions"; Broussard, Buerge, Carnes, Selph "absent") to **APPROVE** PUD 476 Revised Landscape Plan per applicant's request.

* * * * *

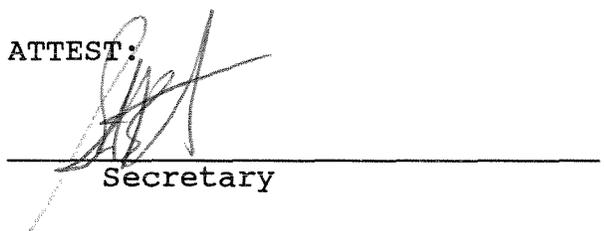
There being no further business, the Chairman declared the meeting adjourned at 3:25 p.m.

Date Approved: 12/2/92



Chairman

ATTEST:



Secretary

APPENDIX

CHAPTER 12

USE UNITS

1200.	Introduction of Use Units
1201.	Use Unit 1. Area-Wide Uses By Right
1202.	Use Unit 2. Area-Wide Special Exception Uses
1203.	Use Unit 3. Agriculture
1204.	Use Unit 4. Public Protection & Utility Facilities
1205.	Use Unit 5. Community Services & Similar Uses
1206.	Use Unit 6. Single-Family Dwelling
1207.	Use Unit 7. Duplex Dwelling
1207a.	Use Unit 7a. Townhouse Dwelling
1208.	Use Unit 8. Multifamily Dwelling and Similar Uses
1209.	Use Unit 9. Manufactured Home Dwelling
1210.	Use Unit 10. Off-Street Parking Areas
1211.	Use Unit 11. Offices and Studios
1212.	Use Unit 12. Eating Establishments, Other Than Drive-Ins
1212	Use Unit 12.a Adult Entertainment Establishments
1213.	Use Unit 13. Convenience Goods and Services
1214.	Use Unit 14. Shopping Goods and Services
1215.	Use Unit 15. Other Trades and Services
1216.	Use Unit 16. Gasoline Service Stations
1217.	Use Unit 17. Automotive and Allied Activities
1218.	Use Unit 18. Drive-In Restaurants
1219.	Use Unit 19. Hotel, Motel and Recreation Facilities
1220.	Use Unit 20. Commercial Recreation: Intensive
1221.	Use Unit 21. Business Signs and Outdoor Advertising
1222.	Use Unit 22. Scientific Research and Development
1223.	Use Unit 23. Warehousing and Wholesaling
1224.	Use Unit 24. Mining and Mineral Processing
1225.	Use Unit 25. Light Manufacturing and Industry
1226.	Use Unit 26. Moderate Manufacturing and Industry
1227.	Use Unit 27. Heavy Manufacturing and Industry
1228.	Use Unit 28. Junk and Salvage Yards

SECTION 1200. INTRODUCTION OF THE USE UNITS

A. General

The Use Unit is a grouping of individual uses having similarities in characteristics of function and/or performance which enable systematic consideration of location and other regulation. Within each zoning district, the permitted uses are the included uses of the designated use unit. The use units, herein established, are identified by number and name. Set forth in each use unit is a descriptive statement, and alphabetical listing of the included uses, use conditions, and off-street parking and loading requirements.

B. Interpretation

Questions of the inclusion or exclusion of a particular principal use within a use unit, shall be decided by the Board of Adjustment. A use if specifically listed in a use unit shall not by interpretation be included as a principal use within any other use unit.

C. Applicability of Use Conditions

A use shall be subject to the provisions of the district in which located and in addition, shall be subject to the use conditions specified in the applicable use unit. Where the requirements of the use unit are greater than the requirements of the use district, the use unit requirements shall govern.

D. Off-Street Parking and Loading Requirements

The off-street parking and loading requirements shall not apply to uses located within the CBD Central Business District.

SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 12. The use units permitted in Office Districts are set forth below in Table 1.

Table 1

Use Units Permitted in Office Districts*

Use Unit		Districts			
No.	Name	OL	OM	OMH	OH
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection & Utility Facilities	E	E	E	E
5.	Community Services & Similar Uses	E	X*****	X*****	X*****
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	E	X
8.	Multifamily Dwelling and Similar Uses	E	E	E	X
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X**	X	X	X
12.	Entertainment-Establishments-and Eating Establishments Other than Drive-Ins				X***
19.	Hotel, Motel and Recreational Facilities			E*****	E*****

*X = Use by Right

E = Special Exception

**Drive-in bank facilities whether a principal or accessory use, require Board of Adjustment approval of special exception in OL Districts.

--***Excludes dance hall and motion picture theater

****Limited to hotel and motel

*****Emergency and protective shelter permitted by special exception only.

SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS

The principal uses permitted in the commercial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in commercial districts are set forth below in Table 1.

**Table 1
Use Units Permitted in Commercial Districts***

Use Units		Districts			
No.	Name	CS	CG	CH	CBD
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
4.	Public Protection and Utility Facilities	X	X	X	X
5.	Community Services and Similar Uses	X	X	X	X
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	X	X
8.	Multifamily Dwelling and Similar Uses	E	E	X	X
9.	Manufactured Home Dwelling		E	E	
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices and Studios	X	X	X	X
12.	Entertainment-Establishments-and-Eating Establishments Other than Drive-Ins	X	X	X	X
12a.	Adult Entertainment Establishments	X	X	X	X
13.	Convenience Goods and Services	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X
15.	Other Trades and Services	E	X	X	X
16.	Gasoline Service Stations	X	X	X	X
17.	Automobile and Allied Activities	E	X	X	X
18.	Drive-In Restaurants	E	X	X	X
19.	Hotel, Motel and Recreational Facilities	X	X	X	X
20.	Commercial Recreation, Intensive	E	E	E	E
21.	Business Signs and Outdoor Advertising	X	X	X	X
22.	Scientific Research and Development		E	X	X
23.	Warehousing and Wholesaling		E	X	X
25.	Light Manufacturing and Industry		E	E	E

*X = Use by Right
E = Special Exception

SECTION 702. ACCESSORY USES PERMITTED IN COMMERCIAL DISTRICTS**A. Accessory Uses Permitted**

Accessory uses customarily incident to a principal use permitted in a commercial district are permitted in such district.

SECTION 801.

Table 1
Use Units Permitted in Corridor Districts

No.	Name
1.	Area-Wide Uses
2.	Area-Wide Special Exception Uses
4.	Public Protection and Utility Facilities
5.	Community Services & Similar Uses
6.	Single-Family Dwelling
7.	Duplex Dwelling
7a.	Townhouse Dwelling
8.	Multifamily Dwelling and Similar Uses
9.	Manufactured Home Dwelling
10.	Off-Street Parking Areas
11.	Offices and Studios
12.	Entertainment-Establishments-and-Eating Establishments Other than Drive-Ins
12a.	Adult Entertainment Establishments
13.	Convenience Goods and Services
14.	Shopping Goods and Services
15.	Other Trades and Services
16.	Gasoline Service Stations
17.	Automotive and Allied Activities
18.	Drive-In Restaurants
19.	Hotel, Motel and Recreation Facilities
20.	Commercial Recreation, Intensive
21.	Business Signs and Outdoor Advertising
22.	Scientific Research and Development
23.	Warehousing and Wholesaling

SECTION 802. ACCESSORY USES PERMITTED IN CORRIDOR DISTRICT

A. Accessory Uses Permitted

Accessory uses customarily incidental to a principal use permitted in a Corridor District are permitted in such district.

B. Accessory Use Conditions

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. Accessory buildings erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.

SECTION 901. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS

The principal uses permitted in the industrial districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in the industrial districts are set forth below in Table 1.

Table 1
Use Units Permitted in Industrial Districts*

Use		Districts		
No.	Name	IL	IM	IH
1.	Area-Wide Uses	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E
3.	Agriculture	X	X	X
4.	Public Protection and Utility Facilities	X	X	X
5.	Community Services and Similar Uses	E	E	E
9.	Manufactured Home	E	E	E
10.	Off-Street Parking Areas	X	X	X
11.	Offices and Studios	X	X	X
12.	Entertainment-Establishments-and-Eating Places, other than Drive-Ins	E	E	E
12a.	Adult Entertainment Establishments	E	E	E
13.	Convenience Goods and Services	E	E	E
14.	Shopping Goods and Services	E	E	E
15.	Other Trades and Services	X	X	X
16.	Gasoline Service Stations	X	X	X
17.	Automotive and Allied Activities	X	X	X
18.	Drive-In Restaurants	E	E	E
19.	Hotel, Motel, and Recreational Facilities	E	E	E
20.	Commercial Recreation, Intensive	E	X	X
21.	Business Signs, Outdoor Advertising	X	X	X
22.	Scientific Research and Development	X	X	X
23.	Warehousing and Wholesaling	X	X	X
24.	Mining and Mineral Processing		E	E
25.	Light Manufacturing and Industry	X	X	X
26.	Moderate Manufacturing and Industry	E	X	X
27.	Heavy Manufacturing and Industry		E	X
28.	Junk and Salvage Yards		E	X

*X=Use by Right

E=Special Exception

C. Use Conditions

The uses included in Use Unit 11, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Funeral Home	1 per 40 SF of assembly floor area plus 1 per 300 SF of nonassembly floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Other Uses	1 per 300 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Medical & Dental Offices, Clinics & Laboratories	1 per 250 SF of floor area	Same as above

SECTION 1212. USE UNIT 12. EATING ESTABLISHMENTS OTHER THAN DRIVE-INS**A. Description**

Eating establishments; including carry out eating establishments, except drive-in restaurants permitting in car consumption of food or drink.

B. Included Uses:

Cafeteria
Coffee shop
Delicatessen
Restaurant, and other similar eating establishments*

*An accessory use bar which is incident and subordinate to a principal use restaurant is included in this use unit.

C. Use Conditions

The uses included in Use Unit 12, when located within a district other than an R District and located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Cafeteria Coffee Shop, Delicatessen and, Restaurant	1 per 100 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each addn'l 15,000 SF of floor area

SECTION 1212a. ADULT ENTERTAINMENT ESTABLISHMENTS**A. Description**

Businesses which cater primarily to adults 21 years of age and above and which sell and serve intoxicating and nonintoxicating alcoholic beverages (as defined by Oklahoma Statutes) on the premises and all sexually oriented businesses.

B. Included Uses:

Bar/Tavern
Beer Bar
Billiard Parlor/Pool Hall
Night Club
Private Club
Sexually Oriented Business

C. Use Conditions:

1. The uses included in Use Unit 19, when located on a lot which is abutting an R district shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Sexually Oriented Businesses shall meet the conditions set forth in Section 705 of this Code.
3. All other Adult Entertainment Businesses shall meet the following spacing standards; provided, however, that the spacing standards shall not apply to accessory use bars as defined in this Code.
 - a. Public entrance doors shall be located at least 50 feet from an R district. The 50 feet shall be measured in a straight line from the nearest point on a residential zoning district boundary line (not including residentially zoned expressway right-of-way) to the nearest public entrance door of the adult entertainment business.

- b. Shall be located a minimum of 300 feet from a public park, school, or church. The 300 feet shall be measured from the nearest point on the property line of a park, school, or church to the nearest public entrance door of the adult entertainment business measured along the street right-of-way line providing the nearest direct route usually traveled by pedestrians between such points.

Church, as used herein, shall mean all contiguous property owned or leased by a church upon which is located the principal church building or structure, irrespective of any interior lot lines.

School, of the type which offers a compulsory education curriculum, as used herein, shall mean all contiguous property owned or leased by a school upon which is located the principal school building(s) irrespective of any interior lot lines.

- c. Shall be spaced 300 feet from any other adult entertainment business listed in Use Unit 1212a., except in the Central Business District (CBD). The 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said business is conducted, to the nearest point of the wall of the portion of the building in which another adult entertainment business is conducted.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Bar, Beer Bar, Tavern, Billiard Parlor, Night Club, Pool Hall, Private Club	1 per 75 SF of floor area	1 per 5,000 to 10,000 SF plus 1 for each addn'l 15,000 SF of floor area

Sexually Oriented Business:

Motel	1 per room plus 1 for manager	1 per 5,000 to 10,000 SF plus 1 for each addn'l 15,000 SF of floor area
Theater	1 per 4 seats or 1 per booth plus 1 for manager	1 per 5,000 to 10,000 SF plus 1 for each addn'l 15,000 SF of floor area
All other such uses	1 per 225 SF of floor area	1 per 5,000 to 10,000 SF plus 1 for each addn'l 15,000 SF of floor area

SECTION 1213. USE UNIT 13. CONVENIENCE GOODS AND SERVICES

A. Description

Retail trade and service establishments which are desirable conveniences in certain residential and office districts. Use Unit 13 is established to permit the location of convenience goods and services in certain environments in which commercial facilities of a higher use intensity would be objectionable.

SECTION 1219. USE UNIT 19. HOTEL, MOTEL AND RECREATION FACILITIES

A. Description

Commercial amusement establishments ordinarily not requiring large sites and which have use characteristics permitting their location in or near developed commercial trade areas.

B. Included Uses:

Billiard Center, Family
Bowling Alley
Enclosed Commercial Recreation Establishments, NEC
Dance Hall
Gymnasium
Health Club
Hotel*
Motel*
Motion Picture Theater (enclosed)
Racquetball Club
Rifle Range (enclosed)
Skating Rink (enclosed)
Slot Car Track
Swimming Pool (enclosed)
Tennis Club
Video Games

*An accessory use bar which is incident and subordinate to a principal use hotel or motel is included in this use unit.

C. Use Conditions

1. The uses included in Use Unit 19, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lot lines in common with the R District.
2. Dance halls shall require a 300 foot setback from an R district; provided, however, that dance facilities which are accessory to not for profit, bona fide lodges, posts, clubs, fraternal, benevolent or charitable organizations shall be exempt from this setback requirement. The 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said business is conducted to the nearest point on a residential zoning district boundary line (not including residentially zoned expressway right-of-way).

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Dance Hall,	1 per 100 SF of floor area.	1 per 5,000 to 10,000 SF plus 1 per each addn'l 15,000 SF of floor area.
Hotel, Motel	1 per sleeping room plus 1 per 225 SF of accessory facilities such as card shop, flower shop, barber and beauty shops, etc., and 1 per 100 SF for accessory facilities such as restaurants, and taverns.	1 per 40,000 to 150,000 SF plus 1 per each addn'l 150,000 SF of floor area, plus 1 per 5,000 to 25,000 SF, plus 1 per each addn'l 25,000 SF of acces- sory facilities.
Motion Picture Theater	1 per 4 seats	1 per 5,000 to 10,000 SF plus 1 per each addn'l 15,000 SF of floor area.
All Other Uses	1 per 225 SF of floor area.	1 per 5,000 to 25,000 SF plus 1 per each addn'l 25,000 SF of floor area.

CHAPTER 14

NONCONFORMITIES

- 1400. General
- 1401. Nonconforming Uses of Unimproved Land
- 1402. Nonconforming Uses of Buildings
- 1403. Nonconforming Signs
- 1404. Nonconforming Lots
- 1405. Structural Nonconformities
- 1406. Repairs
- 1407. Parking, Loading and Screening Nonconformities
- 1408. Adult Entertainment Establishments
- 1409. Dance Hall Establishments

SECTION 1400. GENERAL

Within the districts established by this Code or amendments that may later be adopted there exists uses, structures, and lots which were lawful before this Code was adopted or amended, but which would be prohibited under the terms of this Code or future amendment to this Code. These uses, structures, and lots, herein referred to as "nonconformities" may continue as regulated by this Chapter. A use lawfully existing prior to the effective date of this Code, or amendment thereto, which does not comply with a parking, loading, screening, bulk and area, sign, or enclosure requirement or requirements, but which is otherwise lawful shall be deemed nonconforming and may continue as regulated by Sections 1403, 1404, 1405, 1406 and 1407 of this Chapter.

SECTION 1401. NONCONFORMING USES OF UNIMPROVED LAND

- A. When at the effective date of this Code or amendment thereto a lawful use of land exists, which would not be permitted by the terms of this Code or amendments thereto, and the only structures employed in connection with such uses are all accessory or incidental to such use and in the aggregate do not cover more than 10% of the lot area devoted to the nonconforming use, such use shall be deemed a nonconforming use of unimproved land and shall terminate as follows:
1. If the replacement cost of the accessory structures (other than fences) is less than \$1,000.00, the nonconforming use shall terminate within five years from the effective date of this Code or from the date the use became nonconforming, whichever is later.
 2. If the replacement cost of the structures (other than fences) is \$1,000.00 or more, the nonconforming use shall be terminated on the basis of amortization of the replacement cost of the accessory structures at a rate of \$200.00 per year from the effective date of this Code or from the date the use became nonconforming, whichever is later.

SECTION 1407. PARKING, LOADING AND SCREENING NONCONFORMITIES

A use lawfully existing at the effective date of this Code, or amendment thereto, except for an Adult Entertainment use, as listed in Use Unit 1212.a and a dance hall as set forth in Use 1219, (See Section 1408 and 1409) but which does not comply with a parking, loading or screening requirement or requirements of this Code, shall be deemed nonconforming and may continue, subject to the following provisions:

- A. No such use may be enlarged or extended unless parking and loading is provided as required for the enlargement or extension.
- B. No such use may be enlarged or extended unless screening is provided as required for the use.
- C. No such use may be changed to another use unless parking, loading and screening is provided as required for such use; provided however, that the Board of Adjustment may modify such parking and loading requirements as a special exception after finding that the proposed use meets the standards contained in Section 1608.C and the proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties. The change of use to another use contained within the same use unit shall not constitute a "change of use" within the meaning of this section.
- D. A Use Unit 28 use shall be screened in accordance with the provisions of Section 1228 of this Code on or before the expiration of twelve (12) months from the effective date of this ordinance, provided, however, that existing storage racks that do not meet minimum setback requirements shall be permitted to remain.

SECTION 1408. ADULT ENTERTAINMENT ESTABLISHMENT

An adult entertainment use lawfully existing at the effective date of this code, or amendment thereto, but which does not comply with a parking, loading, spacing, or screening requirement or requirements of this code, shall be deemed nonconforming and may continue subject to the following provisions:

- A. Sexually Oriented Businesses are regulated by Section 705.C Nonconforming Uses.
- B. All other Adult Entertainment Businesses are subject to the following provisions:
 - 1. No such use may be enlarged or extended.
 - 2. No such use may be changed to another use which would not meet parking, loading, screening, and spacing requirements, except to a use within Use Units 11, 13, or 14; provided, however, the Board of Adjustment may permit by special exception other uses otherwise permitted by right or exception within the zoning district, even though such use may be nonconforming as to parking, loading, screening, or spacing.

3. No such use which contains a public entrance door that is within 50 feet of an R district, as set forth in Section 1212a.C., shall continue more than one year from the effective date of this provision.
4. No such use that is less than 300 feet from an R district and is nonconforming as to off-street parking or loading requirements as set forth in Section 1212a.D. shall continue for more than one (1) year from the effective date of this provision. The 300 feet shall be measured from the nearest public entrance door of the adult entertainment business to the nearest point on a residential zoning district boundary line (not including residentially zoned expressway right-of-way) measured along the exterior building wall of the building containing the adult entertainment business.

The Board of Adjustment may, as a special exception, reduce the number of required off-street parking spaces on a lot, or may allow the required off-street parking on a lot other than the lot which contains the business, so long as the off-site parking is within the owner's control, accessible, convenient and safe for patrons, and provided the Board finds that the use is not injurious to the neighborhood or otherwise detrimental to the public welfare.

SECTION 1409. DANCE HALL ESTABLISHMENT

A dance hall lawfully existing at the effective date of this code, or amendment thereto, but which does not comply with a parking, loading, spacing or screening requirement or requirements of this code, shall be deemed nonconforming and may continue subject to the following provisions:

- A. No such use may be enlarged or extended.
- B. No such use may be changed to another use which would not meet parking, loading, screening, and spacing requirements, except to a use within Use Units 11, 13, or 14; provided, however, the Board of Adjustment may permit by special exception other uses otherwise permitted by right or exception within the zoning district, even though such use may be nonconforming as to parking, loading, screening, or spacing.
- C. Such use which is nonconforming as to off-street parking and loading requirements, as set forth in Section 1219.D. and/or setback (spacing) standards from R districts as set forth in Section 1219.C., shall meet said requirement standards within one (1) year from the approval date of this provision.

The Board of Adjustment may, as a special exception, reduce the 300 foot spacing requirement from an R district, and may reduce the number of required off-street parking spaces on a lot or may allow the required off-street parking on a lot other than the lot which contains the business so long as the off-site parking is within the owner's control, accessible, convenient and safe for patrons, and provided the Board finds that the use is not injurious to the neighborhood or otherwise detrimental to the public welfare.

SECTION 1608. SPECIAL EXCEPTION

A. General

The Board of Adjustment upon application and after hearing subject to the procedural and substantive standards hereinafter set forth, may grant the following special exceptions:

1. Special exception uses as designated and regulated within the permitted principal or accessory use provisions of the zoning districts;
2. Special exception uses as designated within Chapter 10, Floodway Zoning District.
3. Modification of restrictions as provided within Section 208;
4. The change of a nonconforming use as provided in Section 1402.F, Chapter 14, Nonconformities;
5. The restoration of a partially destroyed structure, containing a nonconforming use as provided in Section 1402.G, Chapter 14, Nonconformities;
6. The restoration of a partially destroyed nonconforming structure as provided in Section 1405, Chapter 14, Nonconformities;
7. The modification of a screening requirement, as provided in Chapter 2, Section 212.C;
8. The modification of a screening requirement, as provided in Chapter 12, Section 1228.E.3;
9. The modification of the parking and loading requirements as provided in Section 1407.C, Chapter 14, Nonconformities;
10. Antenna supporting structures in an AG, R or O District as provided in Section 1204.C.1, and the setback provisions as provided in Section 1204.C.2;
11. The modification of permitted yard obstructions as provided in Chapter 2, Section 240.B.3; and
12. Permit residential accessory uses and structures on abutting residentially zoned lots which are under common ownership.
13. Reduction of the number of required off-street parking spaces on a lot or may allow the required off-street parking on a lot other than the lot which contains the adult business as provided in Sections 1408 and 1409.
14. Reduction of the 300 foot spacing requirement between a dance hall and a residential district as provided in Section 1409.

B. Application

A request for a Special Exception shall be initiated by the filing of an application with the Board, and shall be set for public hearing by the Clerk in accordance with the rules established by the Board.

CHAPTER 18
DEFINITIONS

Accessory Use Bar

A commercial establishment open to the public which sells and serves intoxicating beverages (as defined herein) for consumption on the premises, but which is incidental and subordinate to a principal use restaurant, hotel or motel, and bars which are accessory to not for profit, bona fide lodges, posts, clubs, fraternal, benevolent or charitable organizations which are included in Use Unit 5.

Bar/Tavern

A commercial establishment open to the general public which sells and serves intoxicating beverages (as defined herein) for consumption on the premises.

Beer Bar

A commercial establishment open to the general public which sells and serves only nonintoxicating beverages (as defined herein) for consumption on the premises.

Billiard Center, Family

A principal use billiard facility which caters to families and which excludes the sale and consumption of intoxicating or nonintoxicating alcoholic beverages (as defined herein) on the premises.

Billiard Hall/Pool Hall

A principal use billiard facility, open to the general public, and which sells and serves intoxicating and/or nonintoxicating alcoholic beverages (as defined herein) on the premises.

Dance Hall

A commercial establishment open to the general public which provides a dance area of 1,000 SF or more.

Intoxicating Beverages

All beverages containing more than three and two-tenths percent (3.2%) alcohol by weight and all mixed beverage coolers, as defined in Section 506 of Title 37, Oklahoma Statutes, regardless of percent of alcohol content.

Night Club

A commercial establishment open at night to the general public, usually serving liquor, having a floor show, and providing music and a space for dancing.

Nonintoxicating Beverages

All beverages containing more than one-half of one percent ($\frac{1}{2}$ of 1%) alcohol by volume, and not more than three and two-tenths percent (3.2%) alcohol by weight.

Principal Use Restaurant

An eating establishment which employs at least one full-time cook, has a menu, a fully equipped kitchen for cooking and preparation of meals and which eating establishment, including the kitchen area but excluding the bar area, occupies at least 75% of the total floor area of the business.

Private Club

A private commercial establishment, not open to the general public, but which is operated for profit and which sells and serves intoxicating beverages (as defined herein) for consumption on the premises.

**APPENDIX
SUMMARY -- USE UNITS - ZONING DISTRICTS**

USE UNITS	AG	RE	RS1	RS2	RS3	RS4	RD	RT	RMH	RMO	RM1	RM2	RM3	PK	OL	OM	OMH	OH	CS	CG	CH	CBD	CO*	SR	IL	IM	IH
1. Area-Wide Uses by Right	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
2. Area-Wide Exception Uses	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
3. Agriculture	X																								X	X	
4. Protection & Utilities	X	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	X	X	X	X	X
5. Community Services & Similar Use**	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	X	X	X	X	X	X	E	E
Emergency & Protective Shelter	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	X	X	E	E	E
Residential Treatment Center	E	E	E	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	X	X	X	X	X	E	E	E	E
Transitional Living Center	E	E	E	E	E	E	E	E	E	E	E	E	E	E	X	X	X	X	X	X	X	X	X	E	E	E	E
Community Group Home	E	E	E	E	E	E	E	E	E	X	X	X	X	E	X	X	X	X	X	X	X	X	X	E	E	E	E
Convent, Monastery, Novitiate	E	E	E	E	E	E	E	E	E	X	X	X	X	E	X	X	X	X	X	X	X	X	X	E	E	E	E
Nursing Home	E	E	E	E	E	E	E	E	E	X	X	X	X	E	X	X	X	X	X	X	X	X	X	E	E	E	E
6. Single-Family Dwelling	X	X	X	X	X	X	X	X	E	X	X	X	X	E	E	E	E	E	E	E	E	E	X				
7. Duplex Dwelling					E	E	X	X		X	X	X	X	E	E	E	E	E	E	E	E	E	X				
7a. Townhouse Dwelling								X		X	X	X	X	E	E	E	X	E	E	X	X	X					
8. Multifamily & Similar Uses										X	X	X	X	E	E	E	X	E	E	X	X	X					
9. Manufactured Home Dwelling	E	E	F	E	E	E	E		X	E	E	E	E							E	E		X		E	E	E
10. Off-Street Parking												E	E	X	X	X	X	X	X	X	X	X	X	X	X	X	X
11. Offices and Studios										E	E	E		X	X	X	X	X	X	X	X	X	X	X	X	X	X
12. Eating Establishments Other Than Drive-Ins																		X	X	X	X	X	X	E	E	E	
12A. Adult Entertainment Establishments																			X	X	X	X	X	E	E	E	
13. Convenience Goods and Services																			X	X	X	X	X	E	E	E	
14. Shopping Goods and Services																			X	X	X	X	X	E	E	E	
15. Other Trades and Services																			E	X	X	X	X	X	X	X	X
16. Gasoline Service Stations																			X	X	X	X	X	X	X	X	X
17. Automotive & Allied Activities																			E	X	X	X	X	X	X	X	X
18. Drive-In Restaurants																			E	X	X	X	X	E	E	E	
19. Hotel, Motel & Recreation																	E	E	X	X	X	X	X	E	E	E	
20. Commercial Recreation, Intensive	E																		E	E	E	E	X	E	X	X	
21. Signs & Outdoor Advertising																			X	X	X	X		X	X	X	X
22. Scientific Research & Development																			E	X	X	X	X	X	X	X	X
23. Warehousing & Wholesaling																			E	X	X	X		X	X	X	
24. Mining & Mineral Processing	E																								E	E	
25. Light Manufacturing																				E	E	E		X	X	X	
26. Moderate Manufacturing																								E	X	X	
27. Heavy Manufacturing																									E	X	
28. Junk and Salvage Yards																										E	X

X = Use by Right E = Use by Exception * Site Plan Approval Required

