

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2115

Wednesday, June 4, 1997, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Carnes	Almy	Linker, Legal
Dick	Doherty	Gardner	Counsel
Gray		Jones	
Horner		Stump	
Jackson			
Ledford			
Midget, Mayor's Designee			
Pace			
Westervelt			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Tuesday, June 3, 1997 at 8:20 a.m., in the Office of the City Clerk at 8:12 a.m., as well as in the office of the County Clerk at 8:10 a.m.

After declaring a quorum present, 2nd Vice Chairman Boyle called the meeting to order at 1:36 p.m.

Minutes:

Approval of the minutes of May 21, 1997, Meeting No. 2113:

On **MOTION** of **MIDGET**, the TMAPC voted **8-0-1** (Boyle, Dick, Gray, Horner, Jackson, Midget, Pace, Westervelt "aye"; no "nays"; Ledford "abstaining"; Carnes, Doherty "absent") to **APPROVE** the minutes of the meeting of May 21, 1997 Meeting No. 2113.

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Reports:

Director's Report:

Mr. Gardner stated there are several items scheduled for the June 5, 1997 City Council meeting and that he would be in attendance. Chairman Boyle asked for a volunteer to attend the City Council. After no response, Chairman Boyle stated he would attend.

Subdivisions:

Plat Waiver, Section 213:

BOA-17724 (Unplatted) (2793)

(PD-26) (CD-8)

10901 South Yale Drive

TAC Recommendation:

Jones presented the request with Steve Schuller present.

Considerable discussion was given to the need of a subdivision plat.

Schuller agreed to file all necessary documents by separate instrument to accommodate the development.

Jones noted that at a minimum right-of-way dedication, limits of access and utility easements are required.

Schuller stated that he could not see the need for a subdivision plat when all requirements of platting could be met by other means.

This request is to waive the platting requirement for an existing church to permit an expansion of sanctuary, education and multi-purpose buildings. The Board of Adjustment has approved special exceptions in the past to permit church use and with this Board request, approximately 1.5 acres of new property is included.

Based on the overall size of the tract and the amount of proposed expansion, staff is not supportive of the requested plat waiver. The property is larger than the TMAPC guideline of 2.5 acres for a waiver. In addition, according to Tulsa County maps, additional right-of-way for South Yale Avenue needs to be dedicated in order to meet the Major Street Plan. New utility easements will probably be required to provide service to the new buildings.

Staff recommends denial of the Plat Waiver for BOA-17724.

On motion of Miller, the Technical Advisory Committee voted unanimously to recommend **DENIAL** of the Plat Waiver for BOA-17724.

Staff Comments:

Mr. Jones stated the reason for denial is based on the TMAPC policy on plat waivers. The policy requires the tract to be platted if the tract is over 2.5 acres, if the tract not previously been platted; and if there is substantial construction

proposed. In this case, the subject tract is larger than 2.5 and there is substantial construction proposed. The subject property has never been platted and is surrounded by platted property. The subject property is actually three unplatted parcels.

Mr. Jones stated there would have to be dedication of additional right-of-way and the utility companies may need additional easements. Traffic Engineering would also like access control agreements filed on the property. These items are normally handled during the platting process and filed as one instrument, the plat.

Mr. Jones noted that each item could be filed by separate instrument; however, there is no established process to review and modify the documents. Staff feels that the City would benefit by the platting and with several items pending, such as easements and dedications, TAC recommended denial of the plat waiver.

Applicant's Comments:

Steve Schuller, 320 South Boston, 74103, stated this property is a simple, even, rectangular-shaped tract approximately 4.5 acres excluding the right-of-way that would be dedicated for Yale Avenue.

Mr. Schuller stated that the surrounding properties have been platted into two or more residential subdivisions. There are no gaps or openings between this property and the surrounding properties.

Mr. Schuller stated this church has been situated on the property for approximately 15 years. It is not a non-conforming church because the church use and site plan for the church was approved by the Board of Adjustment in 1980. He stated there have been a few minor site plan amendments approved in 1994 and 1995.

Mr. Schuller stated the church is proposing an expansion of the sanctuary and parish hall and the construction of a multi-purpose educational building to serve its growing congregation. The construction will be in phases in accordance with the site plan. The site plan has been submitted for Board of Adjustment approval and scheduled for next week's hearing. Any changes to the site plan or changes in the use of the property would be subject to the Board's review, scrutiny and approval in a public hearing with notice.

Mr. Schuller noted the closest construction of any building to the property line would be 40 feet. He stated the southernmost building shown on the site plan has been deleted and the church is working with its neighbors in developing a site plan that is satisfactory to the surrounding neighborhood and meets the church's needs.

Mr. Schuller stated there is a single street, South Yale Avenue, abutting the subject property. There is no need or plans for additional streets through the property. The church intends to dedicate, and would consent to making the dedication a condition of the plat waiver, the land that is necessary to conform the Yale Avenue right-of-way to the Major Street and Highway Plan.

Mr. Schuller noted the driveway access points were previously approved by Traffic Engineer as part of the previous site plan approval by the Board of Adjustment. Access to the property needs to be limited to these existing driveway access points. This could be set forth in the same instrument that dedicates the right-of-way for South Yale Avenue.

Mr. Schuller stated any utility easement that may be necessary are either already in place to serve the existing building or could be granted or dedicated by a separate easement instrument and made a condition of the granting of the plat waiver. This would include, if necessary, easements along the perimeter to connect to the perimeter easements of the neighboring subdivisions.

Mr. Schuller feels there is no compelling public purpose to be served by requiring the applicant to send substantial funds to plat the property since all the objectives that would be served by a plat are easily and much more economically served by filing two simple instruments, the deed of dedication along Yale Avenue and any easements necessary along the perimeters or anywhere else on the property. He stated the site plan will show the location of the improvements on the property and any changes in the use would have to be approved by the Board of Adjustment.

Mr. Schuller feels the granting of the plat waiver and filing of the separate instruments would meet the TMAPC policy on subdivision regulations in that it would establish a process that is as expeditious, efficient and cost-effective as possible, while providing for the public health, safety and general welfare. He feels there is nothing else for the City to gain that a plat would serve.

Mr. Schuller requested the platting requirement Section 213 be waived for this property.

There were no interested parties wishing to speak.

TMAPC Comments:

Mr. Westervelt questioned if Mr. Schuller gave a reason for not wanting to plat the property. Mr. Jones stated Mr. Schuller indicated the church does not want to spend the money to have the property platted. Mr. Jones stated staff fees would be approximately \$300. The main expenses would be to hire an engineer to draw the plat.

Mr. Jones stated if approved, it would set a precedent that every corner commercial lot that is under 2.5 acres in size will also request a plat waiver and file the dedications and easements by separate instrument.

Mr. Westervelt asked Mr. Ledford to comment since this issue is in his area of expertise. Mr. Ledford replied the term "substantial money" is terminology he is not familiar with. He feels engineer's and surveyor's fee are not any higher than attorney's fees. He feels there is a need to employ engineers and surveyors due to the fact that a large amount of staff time is used to write easements and dedications and mistakes happens when there are several instruments instead of one instrument. He stated the easements, building lines and those types things are all shown on the plat and are prepared by professionals.

Mr. Westervelt stated he is concerned with Mr. Jones' comments, but noted this is a church with limited budgets and located within an older, established community.

Mr. Midget stated he is somewhat sympathetic to the request, but he expressed concern with securing the right-of-way and easements in the future. Mr. Linker stated the applicant is agreeing to provide the needed right-of-way and easements as a condition of the plat waiver. However, Mr. Linker feels Mr. Jones' point is with setting a precedent and the need to set up some type of safeguards.

Mr. Midget stated the Planning Commission will have to be very cautious when other similar applications come before the Commission.

Ms. Gray asked whether a stipulation could be included to the effect that the plat waiver was granted due to this being a church or a non-profit organization. Mr. Linker stated the stipulation would be questioned as whether it is a legitimate reason for denying someone else because he or she is not a church or non-profit organization. He feels the issues of concern are whether traffic is being handled properly, are sufficient easements being obtained and is there sufficient expertise on the preparation of the documents that are necessary. Mr. Linker noted there are two concerns; first, setting a precedent and second, there are no clear-cut procedures to handle the separate items.

Mr. Jones pointed out that Section 213 of the Zoning Code states, "for any land that has been rezoned upon application of a private party", and the code does not address public parties, for example a school.

Mr. Jones stated he explained to Mr. Schuller that the Commission has processed simple lot 1, block 1 subdivision plats in approximately 5-6 weeks. He feels time is not an issue and that it will take as long as or longer to process the documents than it would a plat.

Mr. Jones stated his main concern is with setting a precedent. He feels with the development community the way they are now wanting to cut cost and time delays, there will be more commercial corner lots coming through requesting a plat waiver. He feels the use of property and the property as a whole should be the determining factor, not that it's a church.

Mr. Jones stated this issue has been discussed with Legal and other staff members and it is not an easy issue, but TAC feels the TMAPC policies are good policies and recommends denial of the plat waiver.

Ms. Pace asked whether this would be sent to the City Council. Mr. Stump replied in the negative.

Mr. Gardner feels the decision should be based on something more than the fees.

Ms. Gray asked whether the purpose of the request is for the extension or addition of the church. Mr. Gardner replied in the affirmative. Ms. Gray feels the fees are just a cost of the construction.

Mr. Midget stated he was sympathetic towards the applicant, but he also feels confident in the Commission's ability to review and make a determination on these types of requests. He feels that some type of procedures or policies should be established to govern these types of requests. He stated if this request is approved, there may be additional requests similar to this one from the development community and procedures should be established.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **8-1-0** (Boyle, Dick, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; Gray "nay"; none "abstaining"; Carnes, Doherty "absent") to **APPROVE** the Plat Waiver for BOA-17724.

* * * * *

Continued Zoning Text Amendment Public Hearing:

Proposed Amendments to Title 42, Tulsa Revised Ordinance (Tulsa Zoning Code) and the Tulsa County Zoning Code as follows: Comprehensive Review and proposed amendments to Chapter 12, use Units and related miscellaneous Sections of the Codes, and Chapter 18 Definitions and other items of the Codes of a "housekeeping nature."

Staff Comments:

Mr. Gardner presented the proposed amendments, noting the strike-through type indicates language deleted and bold type indicates new language. He informed the Commission that the Rules and Regulations Committee recommended some minor modifications. He distributed and reviewed the modifications requested by the Rules and Regulations Committee.

The proposed amendments are as follows:

Section 217 ~~Satellite~~ Communication Antennas

~~Satellite~~ **Communication** antennas are regulated as follows:

- A.** Antennas and their supporting structures which are principal uses on the lot, **whether permitted by right or by special exception**, are regulated by Section 1204 of this Code.
- B.** Antennas and their supporting structures which are accessory uses in an agriculture district are regulated by Section 302 of this Code.
- C.** Antennas and their supporting structures which are accessory uses in a residential district are regulated by Section 402 or this Code.
- D.** Antenna supporting structures which are accessory to principal uses permitted in the office, commercial, scientific research and industrial districts shall be setback from an R District boundary line ~~one (1) foot for each foot of height of the supporting structure measured at grade.~~ **a distance equal to at least one hundred ten percent (110%) of the height of the tower measured at grade.** The setback distance shall be measured from the nearest point of the antenna supporting structure (excluding any guy lines) to the nearest point on the residential zoning district boundary line, excluding freeways zoned residential.

Table 1
Use Units Permitted in the Agriculture District*

Use Units		District
No.	Name	AG
1.	Area-Wide Uses by Right	X
2.	Area-Wide Special Exception	E
3.	Agriculture	X
4.	Public Protection & Utility Facilities	X****
5.	Community Services & Similar Uses	E
6.	Single-Family Dwelling	X
8.	Multifamily Dwelling & Similar Uses	E**
9.	Manufactured Home Dwelling	E
11.	Offices, Studios & Support Services	E***
20.	Commercial Recreation: Intensive	E
24.	Mining and Mineral Processing	E

*X = Use by Right

E = Special Exception

** = Community group home, convent, monastery and novitiate are the only uses within Use Unit 8 permitted by special exception in the AG District.

*** = Adult day care and children's nursery are the only uses within Use Unit 11 permitted by special exception in the AG District

X**** = **Antenna and Supporting Structures require BOA approval (1204.C.1)**

SECTION 302. ACCESSORY USES PERMITTED IN THE AGRICULTURAL DISTRICT

A. Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in an Agriculture District are permitted in such district. In addition, the uses set forth in Table 2 are permitted as accessory uses.

Table 2
Accessory Uses Permitted In the Agriculture District

Uses	District
1. Bulletin Boards	AG
2. Home Occupation*	AG
3. Identification Signs	AG
4. Real Estate Signs	AG
5. Parking/Storage of Recreational Vehicles	AG
6. Antennas and Supporting Structures	AG

*By Special Exception requiring Board of Adjustment approval subject to the requirements set forth in Section 404.B.

SECTION 401. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS

The Principal Uses Permitted in the Residential Districts are designated by use unit. 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 of an RE, RS, RD or RT District for access to any RM, O, C, or I District, or the use of an RM District for access to any O, C, or I District is prohibited unless permitted through an approved Planned Unit Development. The use units permitted in Residential Districts are set forth below in Table 1.

Table 1
Use Units Permitted in Residential Districts*

Use Units		Districts					
No.	Name	RE	RS	RD	RT	RM	RMH
1.	Area-Wide Uses by Right	X	X	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E	E	E
4.	Public Protection & Utility Facilities	E	E	E	E	E	E
5.	Community Services & Similar Uses	E	E	E	E	E	E
6.	Single-Family Dwelling	X	X	X	X	X	E
7.	Duplex Dwelling		E**	X	X	X	
7a.	Townhouse Dwelling				X	X	
8.	Multifamily Dwelling & Similar Uses	E*****	E*****	E*****		X	
9.	Manufactured Home Dwelling	E	E	E		E	X
10.	Off-Street Parking					E***	
11.	Offices, Studios & Support Services					E****	
16.	Mini-Storage					E*****	

*X = Use by Right

E = Special Exception

** = Duplexes permitted only in RS-3 and RS-4 Districts.

*** = In RM-2 and RM-3 Districts only.

**** = In RM-1, RM-2, and RM-3 Districts only.

***** = **Assisted Living Facility**, Community group home, convent, **life/care retirement center**, monastery, and novitiate are the only uses within Use Unit 8 permitted by Special Exception in the RE, RS and RD Districts

*****= Mini-storage is permitted only in the RM-1, RM-2, and RM-3 Districts

SECTION 404. SPECIAL EXCEPTION USES IN RESIDENTIAL DISTRICTS, REQUIREMENTS

The Special Exception Uses, permitted in the Residential Districts, as designated in Table 1, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- A.** The accessory use provisions of the Residential Districts pertaining to signs are applicable to accessory signs for principal uses permitted by special exception.
- B.** Home occupations permitted by special exception.
 - 1. The home occupation must be accessory to the use of the dwelling unit as a residence.
 - 2. Only members of the family residing in the dwelling shall participate in the home occupation.
 - 3. Signs or displays, including signs exceeding two square feet on a vehicle, advertising the home occupation on the premises, which are visible from outside the lot are prohibited.
 - 4. The home occupation shall be conducted entirely within an enclosed principal residential structure or customary accessory building.
 - 5. Mechanical equipment which creates noise, dust, odor or electrical disturbance is prohibited.
 - 6. Exterior alterations of the structure which would detract from the residential character of the structure are prohibited.
 - 7. Outside storage or display of materials or items associated with the home occupation is prohibited.
 - 8. A maximum of 500 square feet of floor area may be used in the home occupation.
 - 9. Vehicles used in conjunction with the home occupation shall be parked off the street, on the lot containing the home occupation, and shall be of a type customarily found in a residential area.

- C. In the RS-3 and RS-4 Districts, duplex use shall comply with the height and yard requirements for single-family use and in addition shall comply with the following requirements:
1. Minimum lot area of 9,000 square feet,
 2. Minimum land area per dwelling unit of 5,000 square feet,
 3. Minimum frontage of 75 feet, and
 4. Minimum livability space per dwelling unit of 2,500 square feet.
- D. In RMH District, a single-family dwelling shall comply with the bulk and area requirements set out in Paragraph 403.B.2.
- E. In the R Districts, excepting RMH, manufactured home dwelling use shall comply with the lot area requirement for a single-family dwelling located within the district, and in addition shall comply with the following requirements:
1. The manufactured home dwelling use shall not exceed a period of one year from the date of granting the special exception; **however, the Board of Adjustment may, as a special exception, extend the one year limit if properly advertised for said relief.**
 2. Not more than one manufactured home dwelling may be located on a lot.
 3. The application for a special exception must be accompanied by a written signed agreement of the applicant to remove the manufactured home within one (1) year from the date of granting of the special exception.
 4. The applicant shall, within ten (10) days from the granting of the special exception, post with the City Clerk of the City of Tulsa, a cash bond or surety bond payable to the order of the City of Tulsa in the amount of \$500.00 to defray removal cost in the event the applicant fails to remove the manufactured home at the end of one (1) year from the date of granting of the special exception.
 5. ~~The Board of Adjustment shall not have the power to vary or extend the one (1) year limit on the manufactured home uses except upon the filing of a new application, notice and public hearing.~~

F. Except as provided in B, C, D, E, and I of this Section, and Section 209, Special Exception uses shall comply with the least restrictive yard and height requirements of the district in which located and, in addition, shall comply with the following requirements:

1. Maximum floor area ratio of .5,
2. Minimum lot size of 12,000 square feet,
3. Minimum frontage of 100 feet, and
4. A minimum building setback of 25 feet from abutting properties located within an R District.

Provided that if the use unit requirements are greater the use unit requirements shall control.

G. Office use in the RM-1 District shall comply with the bulk and area requirements of the OL District. Office use in the RM-2 District shall comply with the bulk and area requirements of the OM District, except no structure shall exceed two stories in height. Office use in the RM-3 District shall comply with the bulk and area requirements of the OMH District.

H. Parking lots may be permitted in RM-2 and RM-3 Districts only, provided:

1. It is not a commercial lot; and
2. It is not abutting the side lot line of two existing single-family dwellings.

I. Mini-storage facilities located in RM-1, RM-2 and RM-3 Districts shall comply with the following requirements:

1. The building height is limited to 12 feet, provided however, if the facilities contain an accessory dwelling to be used for management and security purposes, the height of the dwelling shall not exceed 35 feet.
2. The minimum building setback from an adjacent arterial street or freeway service road shall be 50 feet, plus 1/2 the right-of-way designated on the Major Street Plan. The minimum building setback from an adjacent nonarterial street shall be 35 feet. The minimum building setback from a freeway and all other boundaries shall be 10 feet, provided however, the Board of Adjustment may allow less building setback in these two instances if the wall of the building is also to be used to meet the screening requirement, but in no event shall such setback be less than 5 feet.

3. Building walls on the exterior of the development shall consist of masonry construction using brick, stone, stucco or concrete tilt-up panels. Metal or standard (smooth) concrete block exterior walls are not permitted on such exterior.
4. The floor area ratio (FAR) shall not exceed .5.
5. Access doors to storage units shall not be visible at ground level from an abutting O or R District and shall not be visible from an abutting public street.
6. No hazardous, toxic or explosive materials are permitted to be stored in such facilities.
7. Open air storage is prohibited in the RM-1 District. Open air storage is prohibited on the perimeter of the lot in an RM-2 or RM-3 District, but is permitted on the interior of the lot if the storage is not visible at ground level from an abutting O or R District or any public street.
8. The development site shall have frontage on and access to an arterial street unless provided otherwise by the Board of Adjustment.
9. Only one ground sign shall be permitted. Location, size and height of such sign shall be determined by the Board of Adjustment, provided however, the sign shall not exceed 20 feet in height and 32 square feet of display surface area or 2/10 of a square foot of display surface area per lineal foot of street frontage (whichever is greater) and illumination of the sign, if any, shall be by constant light.
10. A screening fence or masonry wall (to be determined by the Board of Adjustment) a minimum of 8 feet in height is required along the lot line or lot lines in common within an R District. The wall of the buildings may be used to comply with this screening requirement with the Board of Adjustment approval and in such case open spaces between perimeter buildings shall be screened with an 8 foot masonry wall.

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. DELETED Community Services and 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, Studios, and Support Services
1212.	Use Unit 12. Eating Establishments, Other Than Drive-Ins
1212a.	Use Unit 12a. 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. Mini-Storage
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 1201. USE UNIT 1. AREA-WIDE USES BY RIGHT

A. Description

Certain public uses, agricultural uses, open land uses, and similar uses which are either subject to other public controls or which do not have adverse effects on other land uses.

B. Included Uses:

1. Passive Agricultural Uses such as: Cultivation
 Forestry
 Grazing
 Planting
2. Open Land Uses such as: Arboretum
 Flood management project
 Reservoir
 Wildlife preserve
3. Public Uses such as: **Bus Shelters ***
 Fire alarm
 Historical marker
 Political campaign signs
 Sidewalks
 Street sign
 Thoroughfare
 Utility line

*** Commercial Advertising permitted only on shelters located in a "C" or "I" District.**

C. Use Conditions

Political Campaign Signs - No political campaign sign shall be erected more than 45 days prior to any election, nor shall any sign be permitted to remain on any property more than seven days following an election; no political campaign signs shall be permitted on public property and they shall be permitted on private property only with the consent of the property owner; the display surface area of each political campaign sign located in R or O Zoning Districts shall not exceed 16 square feet in surface area; only one side of a double-faced sign shall be computed in the computation of display surface area.

D. Off-Street Parking and Loading Requirements. None

SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES

A. Description

Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

B. Included Uses:

Adult Detention Center
Airport, Heliport
~~Aquarium~~
~~Art Gallery, not operated for profit~~
Bed and Breakfast Inn
Bus Station
Cemetery (**See Section 1202.C.10**)
Children's Home
~~Church~~
City/County Health Department
~~College~~
~~Community Center~~
Construction facilities (off site)
Convict Pre-release Center
Correctional Community Treatment Center
Crematory
~~Cultural Facility, NEC~~
Day Camp
Emergency and Protective Shelter
~~Golf Course~~
Governmental Services, NEC
Homeless Center
~~Hospital~~
Hydro-electric Generation Plant
Jail

Juvenile Delinquency Center
~~Library~~
 Marina
 Mausoleum
~~Museum~~
 Nursing Home
~~Planetarium~~
 Post Office
Power Plant
 Prison
 Private Club or Lodge *
~~Public Park~~
~~Public Tennis court~~
 Residential Treatment Center
 Rifle and Skeet Range, Gun Club
Sanatorium
 Sanitary Land Fill
~~Schools **~~
 Sewage Disposal Facility
 Transitional Living Center
~~University~~
 Uses which utilize tents, canopies or open air
 activities *** such as:
 Carnival
 Christmas tree sales
 Circus
 Fruit and vegetable sales
 Other sale of merchandise
 Plant sales
 Tent Revival
 Water Treatment Plant

* Chief activity is a service not carried on as a business.

~~** Schools which offer a compulsory education curriculum.~~

*** Open air activities shall include sales from trucks, trailers, pickups and other vehicles.

C. Use Conditions

1. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.
2. Required parking spaces shall not be used for the tent, canopy or open air activity.
3. Tents, canopies, and open air activities shall meet the building setback requirements set forth in the applicable zoning districts.

4. Construction Facilities:

- a. The use may continue for a period not to exceed two years in the same location.
- b. Ingress and egress must be from arterial or collector streets, provided that the Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
- c. The use shall not be located nearer than 100 feet to any lot containing an occupied dwelling, without the consent of the owner thereof.

~~5. Churches when located within an AG or R District:~~

- ~~a. Minimum lot area of 1 acre and minimum lot width of 100 feet.~~
- ~~b. No parking shall be permitted within a required front yard.~~

~~6. Schools:~~

- ~~a. High Schools shall have their principal vehicular entrance and exit on an arterial street.~~
- ~~b. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 2 school use may also be used for a children's nursery, preschool, community center or day camp.~~
- ~~c. Minimum lot area of 1 acre.~~

~~7. College, university, hospital:~~ ~~A minimum site area of one acre shall apply.~~

85.Nursing Home: The nursing home shall meet applicable licensing requirements of the State of Oklahoma. The maximum floor area ratio is .5.

96. Aquarium, day camp, museum, planetarium and private club or lodge when located within an AG, RE or RS District shall have a minimum lot area of one acre.

107.Spacing Requirement: To avoid clustering, detention/correctional, emergency and protective shelter, homeless center, residential treatment center and transitional living center shall not be located on a lot within 1/4 mile (1,320 feet) from any other lot containing such facilities. The Board of Adjustment, however, may as a special exception, permit the clustering of such uses if determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

448. Bed and Breakfast Inn:

- a. The owner/operator shall maintain a register of bed and breakfast guests and special events for each calendar year and shall make such register available to City Code Enforcement upon request. The maximum length of stay for any guest shall be limited to 30 days per calendar year.
- b. The Board of Adjustment shall establish the number of guest rooms permitted (per lot of record); provided, however, the Board shall not approve more than twelve (12) guest rooms.
- c. Cooking facilities shall not be permitted in any of the guest rooms.
- d. A public restaurant is not permitted. Meals may only be served to overnight guests and for special events as permitted by the Board of Adjustment.
- e. The Board of Adjustment shall approve the size, type and location of the sign; provided, however, in no instance shall the sign exceed 32 SF in display surface area or 20 feet in height and illumination, if any, shall be by constant light. Provided further, that in no instance shall the sign exceed 2 SF in display surface area when located in an RS or an RE zoning district.
- f. The Board of Adjustment may permit the Bed and Breakfast structure(s) to be rented for special events, such as weddings, receptions, anniversaries, private dinner parties, business seminars, etc. The Board shall establish the maximum number of special events per year and shall establish the maximum number of guest per any single event based on the availability of off-street parking and the compatibility with the surrounding land use. Provided, however, that the rental or use of said structure(s) for special events, when located in an RS or RE zoning district is prohibited.

429. Sponsor's Signs: Up to 15 SF or 15% of the allowable sign, which ever is less, of the total display surface area of signage permitted for school, college, university or public park may be used to display the name and/or logo of the sponsor of facilities at the school, college university or public park.

10. Funeral homes are permitted within a cemetery which is ten (10) acres or more in size and has been approved by the Board of Adjustment; provided the parking requirements set forth in Use Unit 11 and the building setback requirements of an office district as set forth in Section 603 of this Code are met.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area.	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF.
Aquarium, art gallery, museum, planetarium, cultural facility-NEG	1 per 800 SF of floor area plus 1 per each add'l 200,000 SF of floor area	1 per 10,000 to 200,000 SF
Bed & Breakfast Inn	2 plus 1 per guest room plus 1 for every 40 SF of reception area for special events	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) which ever is greater	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
College, University	1 per 600 SF of class-room floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
Community Center	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Emergency and Protective Shelter	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of club house floor area 100,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each additional
Hospital	1 per bed	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Juvenile Delinquency Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area

Nursing Home	.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Private Club or Lodge	1 per 400 40 SF of assembly room floor area or 1 per 300 SF of total floor area which ever is greater.	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area 100,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each additional
Residential Treatment Center and Transitional Living Center and other such residential facilities NEC	1 per 1,000 SF of floor area plus 1 per each additional 100,000 SF of floor area	1 per 10,000 to 100,000 SF
Schools: Elementary and Junior High	1 per 1,200 SF of floor area plus 1 per each additional 200,000 SF of floor area	1 per 10,000 to 200,000 SF
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium* seats 200,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each additional
All other uses	As may be required by the Board of Adjustment	

* Includes closed and/or open stadium facilities.

SECTION 1203. USE UNIT 3. AGRICULTURE

A. Description

Agricultural uses and services and certain other uses suitable for location in an agricultural environment.

- B. Included Uses:** Animal and Poultry Raising
Chick Hatchery
Farming
Fishery
Guest or Dude Ranch
Horticultural Nursery
Ranching
Riding Stable or Academy

C. Use Conditions

Horticultural nursery permits the growing of plants **and trees** ~~stocks~~ only, and permits no retail sales on site.

- D. Off-Street Parking and Loading Requirement.** None

SECTION 1204. USE UNIT 4. PUBLIC PROTECTION AND UTILITY FACILITIES

A. Description

Public protection and utility facilities which may have technical locational requirements necessitating specific locations in or around areas serviced and certain temporary open air land uses which can be objectionable to certain other uses and are therefore permitted in certain districts by special exception and in the remaining districts by right.

- B. Included Uses:** Ambulance Service
Antenna and Supporting Structure
Electrical Regulating Station, excluding storage or service garages and yards
Fire Protection Facility
Police Substation
Pressure Control Station; gas or liquid, excluding storage or service garages and yards
Shelter, civil defense or storm
Water Storage Facility, NEC

C. Use Conditions.

Antennas and their supporting structures shall meet the following requirements:

Purpose:

The purpose of this section is to establish requirements for the location of wireless communications towers and antennas. The goals of this ordinance are to: (1) protect residential areas and land uses from potentially adverse impacts of towers and antennas; (2)

encourage the location of towers in non-residential areas; (3) minimize the total number of towers throughout the community; (4) strongly encourage the joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers; (5) encourage users of tower and antennas to locate them, to the extent possible, in areas where the adverse impact on the community is minimal; (6) encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening and innovative camouflaging techniques; (7) enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently; (8) consider the public health and safety of communication towers; and (9) avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures. In furtherance of these goals, City of Tulsa shall give due consideration to the City of Tulsa's master plan, zoning map, existing land uses, and environmentally sensitive areas in approving sites for the location of towers and antennas.

1. Exclusions. The following activities shall be exempt from these regulations:

- a. Amateur radio operators;
- b. Microwave reflectors and parabolic antennas;
- c. Antennas and equipment completely located inside of buildings; and
- d. Minor modifications of existing wireless communications facilities and attached wireless communications facilities, whether emergency or routine, provided there is little or no change in the visual appearance. Minor modifications are those modifications, including the addition of antennas, to conforming wireless and attached wireless communications facilities that meet the performance standards set forth in this document.

2. Definitions.

As used in this ordinance, the following terms shall have the meanings set forth below:

- a. **Antenna** means any exterior transmitting or receiving device used in communications to radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies, wireless telecommunications signals or other communication signals.
- b. **FAA** means the Federal Aviation Administration.
- c. **FCC** means the Federal Communications Commission.
- d. **Height** means, when referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad.
- e. **Preexisting towers and preexisting antennas** means any tower or antenna which lawfully existed on the effective date of this ordinance, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired.
- f. **Tower** means any structure more than twenty (20) feet tall that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers.

The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers and the like. The term includes the structure and any support thereto.

3. **General Requirements for Antennas and Towers**

- a. **Principal or Accessory Use.** Towers may be considered either principal or accessory uses. A different existing use on the same lot shall not preclude the installation of a tower on such lot.
- b. Towers and antennas shall meet the following requirements:

- (1) Towers and antennas shall be designed to blend into the surrounding environment through the use of color, including galvanizing, or camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration.
- (2) Other than in Moderate Industrial or Heavy Industrial zoning districts, communication towers shall be of a monopole design unless the Board of Adjustment determines by special exception that an alternative design would adequately blend into the surrounding environment, or that the required antennas cannot be supported by a monopole.
- (3) If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
 - c. Not Essential Services. Towers and antennas shall be regulated and permitted pursuant to this ordinance and shall not be regulated or permitted as essential services, public utilities, or private utilities.
 - d. Tower Lighting. Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.
 - e. Signs and Advertising. The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

- f. Accessory Utility Buildings. All utility buildings and structures accessory to a tower shall meet all the requirements of the underlying zoning district. Exterior ground mounted equipment occupying more than 50 square feet, if visible from ground level, shall be screened from view from property within 300 feet used for residential purposes.
- g. The following setback requirements shall apply to all towers; provided, however, that the Board of Adjustment may modify the requirements by special exception;
 - (1) Towers must be set back a distance equal to at least one hundred ten percent (110%) of the height of the tower from any adjoining lot line of a residential, office or agricultural zoned lot, excluding expressway rights of way zoned residential.
 - (2) Guys and accessory buildings must satisfy the minimum zoning district setback requirements.
- h. Security fencing. Towers shall be enclosed by security fencing not less than six (6) feet in height or shall be equipped with an appropriate anti-climbing device; provided, however, that the Board of Adjustment may modify or waive such requirements by special exception.

4. Antennas and Towers Permitted by Administrative Approval

Antennas or towers, except those approved or requiring approval by the Board of Adjustment (Section 1204 C.5.), shall be permitted by right, provided a permit is obtained from the City prior to construction and provided that the towers shall comply with the following standards.

- a. When located in C, I, or SR zoning districts, provided that towers shall be set back from an R District boundary line one-hundred ten percent (110%) of the height of the tower measured at grade. The setback may be modified by special exception by the Board of Adjustment pursuant to Section 1608 of this code; or,
 - b. When antennas are to be attached to a roof or wall of buildings in commercial or industrial zones, or to office or multi-family buildings of two or more stories, or to institutional buildings such as schools, churches and hospitals with existing architectural elements more than thirty-five (35) feet tall, provided that:
 - (1) An antenna does not extend more than twenty (20) feet above the highest point of the building, or if located on an architectural feature such as a steeple or bell tower does not protrude above that structure; provided, however, that the Board of Adjustment may modify such requirements by special exception; and
 - (2) The antennas comply with all applicable FCC and FAA regulations; and
 - (3) The antennas comply with all applicable building codes.
 - c. When antennas are to be attached to an existing tower, and/or city owned buildings or structures,
 - d. When the tower is to be modified or reconstructed to accommodate the collocation of antennas; and
 - (1) The tower is of the same type as the existing tower or is to be constructed as a monopole, and
 - (2) The modification or reconstruction does not exceed thirty (30) feet over the height of the existing tower and all requirements of Section 1204.C. are met.
5. **Antenna and Towers Requiring Special Exceptions.** If a tower or antenna is not permitted pursuant to Section 1204 C.4 of this Chapter, a special exception shall be required for the construction of a tower in all zoning districts.

- a. Factors to be considered in granting a special exception. In addition to any other requirements of this section, the following factors shall be considered in the determination to grant or deny a special exception for an antenna or tower:

- (1) Height of the proposed tower;
- (2) Proximity of the tower to residential structures, residential district boundaries and existing towers;
- (3) Nature of uses on adjacent and nearby properties;
- (4) Surrounding topography;
- (5) Surrounding tree coverage and foliage;
- (6) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
- (7) The total number and size of antennas proposed and the ability of the proposed tower to accommodate collocation;
- (8) Architectural design of utility buildings and accessory structures to blend with the surrounding environment.
- (9) Proposed ingress and egress;
- (10) The need of the applicant for a communication tower within the immediate geographic area to provide an acceptable level of communications service to the area;
- (11) The size of the tract and the most likely future development as indicated by the Comprehensive Plan, planned infrastructure, topography and other physical facts.

- b. Collocation. Collocation of facilities should be encouraged wherever practical by allowing reasonable extra height or tower diameter necessary to support multiple antennas.

- c. Landscaping. The following requirements shall govern the landscaping surrounding towers for which a special exception is required; provided, however, that the Board of Adjustment may modify or waive such requirements by special exception.
 - (1) Tower facilities shall be landscaped with a continuously maintained buffer of plant materials that effectively screens the view of the tower compound from property within 300 feet used for residential purposes. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the compound.
 - (2) Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be sufficient buffer.
- d. The findings of the Board of Adjustment as to each of these factors shall be made on the record and contained in the written minutes of the meeting.

6. Removal of Abandoned Antenna and Towers.

Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna or tower shall remove the same within ninety (90) days of receipt of notice from the City of Tulsa notifying the owner of such abandonment. Failure to remove the abandoned antenna or tower within said ninety (90) days shall be grounds for the City of Tulsa to remove the antenna or tower at the owner's expense. Any abandoned tower that is not current in the structural safety inspection required by Tulsa's Building Code may be subject to the nuisance abatement procedures set forth in Chapter 2 of Title 24 of these ordinances.

7. Existing Towers and Antenna.

Antennas and towers lawfully existing at the time this ordinance is adopted shall be allowed to continue their usage as they presently exist. Routine maintenance, including antenna replacement, shall be permitted on such existing towers. New construction other than routine maintenance shall require compliance with the requirements of this ordinance.

D. Off-Street Parking and Loading Requirements. None

SECTION 1205. USE UNIT 5. COMMUNITY SERVICES & SIMILAR USES (Previously Deleted)

A. Description. Community services, cultural, educational, recreational, and religious facilities, which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts.

B. Included Uses:

Aquarium
Art Gallery, not operated for profit
Church
College
Community Center
Cultural Facility, NEC
Golf Course
Hospital
Library
Museum
Park, Public/Private
Planetarium
Schools**, Public or Private
Tennis Court, Public
University

**** Schools which offer a compulsory education curriculum.**

1. Churches when located within an AG or R District:

- a. Minimum lot area of 1-acre and minimum lot width of 100 feet**
- b. No parking shall be permitted within a required front yard.**

2. Schools:

- a. High Schools shall have their principal vehicular entrance and exit on an arterial street.**

- b. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 2 school use may also be used for a children's nursery, preschool, community center or day camp.
- c. Minimum lot area of 1-acre.
- 3. College, university, hospital: A minimum site area of one acre shall apply.
- 4. Aquarium, museum and planetarium when located within an AG, RE or RS District shall have a minimum lot area of one acre.

C. Off-Street Parking and Loading Requirements

	<u>Parking Spaces</u>	<u>Loading Berths</u>
Aquarium, art gallery, museum, planetarium, cultural facility NEC	1 per 800 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each add'l 200,000 SF of floor area
Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 3 seats (20" of pew equals one seat) which ever is greater	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
College, University	1 per 600 SF of class-room floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
Community Center	1 per 500 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of club house floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Hospital	1 per bed plus 1 space for each 250 SF of emergency/outpatient care	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area

Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Schools: Elementary and Junior High	1 per 1,200 SF of floor	1 per 10,000 to 200,000 SF area plus 1 per each additional 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium* seat	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
All other uses	As may be required by the Board of Adjustment	

* Includes closed and/or open stadium facilities.

SECTION 1206. USE UNIT 6. SINGLE-FAMILY DWELLING

- A. Description. Single-family detached dwelling and similar uses.
- B. Included Uses: Single-family detached dwelling and Foster Home
- C. Use Conditions
 - 1. A single-family detached dwelling shall:
 - a. Be affixed to a permanent foundation as defined herein.
 - b. Utilize customary residential exterior finishing materials as defined herein.
 - c. Have a core area of living space at least 20 feet by 20 feet in size; exclusive of an attached garage.
 - d. Meet all other City Codes and Ordinances.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces Loading Berths</u>	
Single-family detached dwelling unit	2 per dwelling unit	NA
Foster home	2 per dwelling unit	NA

SECTION 1207. USE UNIT 7. DUPLEX DWELLING

A. Description. Duplex dwelling.

B. Included Uses. Duplex dwelling.

C. Use Conditions

1. A duplex dwelling shall:
 - a. Be attached to a permanent foundation as defined herein.
 - b. Utilize customary residential exterior finishing materials as defined herein.
 - c. Have a core area of living space in each dwelling unit at least 20 feet by 20 feet in size; exclusive of an attached garage.
 - d. Meet all other City Codes and Ordinances.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Duplex dwelling	2 per dwelling unit	NA

SECTION 1207a. USE UNIT 7a. TOWNHOUSE DWELLING

A. Description. Single-family attached townhouse dwelling.

B. Included Uses. Single-family attached townhouse dwelling.

C. Use Conditions

1. A single-family attached townhouse dwelling shall:
 - a. Be affixed to a permanent foundation as defined herein.
 - b. Utilize customary residential exterior finishing materials as defined herein.
 - c. Have a core area of living space in each dwelling unit at least 20 feet by 20 feet in size, exclusive of an attached garage.
 - d. Meet all other City Codes and Ordinances.
 - e. Be located on a separate lot within a townhouse development containing at least three lots, a subdivision plat for the same having been duly recorded in the office of the County Clerk.
 - f. Be attached by a common party wall or walls to another townhouse dwelling unit.
 - g. Not be located above another dwelling unit.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Single-family attached dwelling	2 per dwelling unit	NA

SECTION 1208. USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES

A. **Description.** Multifamily dwellings and similar uses.

B. **Included Uses:** Apartment
Assisted Living Facility
Community Group Home
Convent, Monastery, Novitiate
Elderly/Retirement Housing
Fraternity or Sorority House
Life Care Retirement Center
Multifamily Dwelling
Rooming/Boarding House

C. Use Conditions

1. Intensity of Use:

- a. Fraternity, Sorority, Rooming/Boarding House: In the determination of the applicable bulk and area requirements, a fraternity, sorority, or rooming/boarding house, shall be considered a multifamily dwelling, with each 600 square feet of floor area constituting a one-bedroom dwelling unit.
- b. **Assisted living facility and life care retirement center:** The maximum floor area ratio is .5.

2. **Life Care Retirement Center:** The nursing facility or medical facility shall meet applicable licensing requirements of the State of Oklahoma, Oklahoma State Health Department as an intermediate care facility or as a skilled nursing home.

3. **Elderly/Retirement Housing:** Design requirements for elderly/retirement housing include as a minimum:

- a. Elevators for multifamily structures over one story in height;
- b. Emergency alarm systems in every dwelling unit; and
- c. Safety "grab bars" in bathrooms.

4. **Community Group Home, Convent, Monastery and Novitiate:** The maximum floor area ration is .5.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Community Group	1 per 1,000 SF of floor area	None
Convent, Monastery, and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000SF plus 1 per each additional 200,000 SF of floor area
Elderly/Retirement Housing	.75 per dwelling unit	None
Fraternity or Sorority House	1 per 2 beds	1 per 10,000 to 200,000SF plus 1 per each additional 200,000 SF of floor area
Life Care Retirement Center	.75 per dwelling unit and .35 per nursing center bed	1 per 10,000 to 200,000SF plus 1 per each additional 200,000 SF of floor area
Multifamily Dwelling	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling units	None
Rooming/ Boarding House	1 per 2 beds	1 per 10,000 to 200,000SF plus 1 per each additional 200,000 SF of floor area
Assisted Living Facility	.75 per dwelling unit	1 per 10000 to 200000 SF plus 1 per each additional 200000 SF of floor area

SECTION 1209. USE UNIT 9. MANUFACTURED HOME DWELLING

- A. Description.** A manufactured home dwelling; excluding any type or form of recreational vehicle (RV).
- B. Included Uses.** Manufactured Home Dwelling, not including recreational vehicle (RV).
- C. Use Conditions.** The manufactured home dwelling when located within an RMH District and located on a lot which is abutting an RE, RS or RD District shall be screened from the abutting RE, RS or RD District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the RE, RS or RD District.
- D. Off-Street Parking and Loading Requirements**

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Manufactured Home Dwelling	2 per each dwelling unit	None

SECTION 1210. USE UNIT 10. OFF-STREET PARKING AREAS

- A. **Description.** Off-street parking areas which are principal uses.
- B. **Included Uses.** Off-street parking areas.
- C. **Use Conditions**
Off-street parking areas shall conform to the design, lighting, and improvement requirements for off-street parking contained in Chapter 13.
- D. **Off-Street Parking and Loading Requirement.** Not applicable.

SECTION 1211. USE UNIT 11. OFFICES AND STUDIOS

- A. **Description**
Offices, studios, medical and dental laboratories, and certain other compatible or supporting services.
- B. **Included Uses:**
 - Abstract Company
 - Adult Day Care
 - Advertising Agency
 - Artificial Limbs and Corrective Shoe Sales (by prescription only)**
 - Artist's Studio
 - Broadcasting or Recording Studio
 - Children's Nursery
 - Computing Service
 - ~~Copying Service~~
 - Data Processing Service
 - Drafting Service
 - Dental Offices, Clinics, Laboratories and related Research Facilities
 - Employment Agency
 - Financial Institution, other than pawn shop
 - Funeral Home
 - General Business Offices, excluding on premise sale of Merchandise
 - Insurance (claims adjustment - limit 2 bays - no repair)**
 - Interior Design Consultant (no retail sales)
 - Loan Office**
 - Medical Offices, Clinics, Laboratories and related Research Facilities
 - Optician or Optical Laboratories
 - Photography Studio
 - Prescription Pharmacy, provided that no sundry or other merchandise is sold or offered for sale
 - Studio or School for teaching ballet, dance, drama, fine arts, music, language, business or modeling
 - Transportation Ticket Office
 - Travel Agency
 - Union Hall (meetings only, no trade school)**

C. Use Conditions

1. 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.

2. **Funeral Homes which provide a chapel or assembly area shall have a minimum lot area of 1 acre.**

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Adult Day Care	1 per 500 SF of floor area	NA
Children's Nursery	1 per 500 SF of floor area	NA
Funeral Home and Union Hall	1 per 40 SF of assembly room or chapel floor area or 1 per 300 SF of total floor area, which ever is greater	1 per 10,000 to 100,000SF plus 1 per each add'l 100,000 SF of floor area
Medical & Dental Offices, Clinics & Laboratories	1 per 250 SF of floor area	1 per 10,000 to 100,000SF plus 1 per each add'l 100,000 SF of floor area
Studio or School	1 per 150 SF of floor area	N/A
Other Uses	1 per 300 SF of floor area for the first 30,000 SF of floor area in a building and if the building exceeds 30,000 SF; 1 per 350 SF of floor area for the floor area exceeding 30,000 SF	1 per 10,000 to 100,000SF plus 1 per each add'l 100,000 SF of floor area

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.

2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

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 customarily incidental and subordinate to a principal use restaurant is included in this use unit.

C. Use Conditions

1. The uses included in Use Unit 12 shall take place within a completely enclosed building, except outdoor customer seating is permitted, whether uncovered or covered by a tent or canopy, provided:

- a. The outdoor customer seating area shall abut the building wall of the business, but extend no closer to the street than the building setback requirements;
- b. The outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
- c. The outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and
- d. noise from any outdoor entertainment activity shall not be audible from any abutting R District.

2. 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>
Eating Establishment	1 per 100 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

SECTION 1212a. USE UNIT 12A. ADULT ENTERTAINMENT ESTABLISHMENTS

- A. Description.** Businesses which cater primarily to adults 21 years of age and above and which sell and serve intoxicating and/or nonintoxicating 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 12a, 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. Adult Entertainment Establishments, other than Sexually Oriented 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, which 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 Establishment; and
 - b. Shall be located a minimum of 300 feet from a public park, school or church, which 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 Establishment measured along the street right-of-way line providing the nearest direct route usually traveled by pedestrians between such points; for purposes of determining measured distance, property situated on the opposite side of the street from such park, school or church shall be considered as if it were located on the same side of the street with the park, school or church; and
 - c. Shall be spaced 300 feet from any other Adult Entertainment Establishment listed in Use Unit 1212a., except in the Central Business District (CBD), which 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.

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 buildings(s) irrespective of any interior lot lines.

4. The uses included in Use Unit 12a. shall take place within a completely enclosed building, except outdoor customer seating is permitted, whether uncovered or covered by a tent or canopy, provided:
 - a. The outdoor customer seating area shall abut the building wall of the business, but extend no closer to the street than the building setback requirements;
 - b. The outdoor customer seating area shall not occupy or use required parking spaces or access aisles;

- c. The outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and
- d. noise from any outdoor entertainment activity shall not be audible from any abutting R. District.

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 per each add'l 15,000 SF of floor area

Sexually Oriented Business:

Adult Amusement or Entertainment	1 per 75 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area
Motel	1 per room plus 1 per manager	1 per 5,000 to 10,000 SF plus 1 for each add'l 15,000 SF of floor area
Theater	1 per 4 seats or 1 per booth plus 1 per manager	1 per 5,000 to 10,000 SF plus 1 for each add'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 add'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.

B. Included Uses:

1. Retail Trade Establishments:

Drug Store
Florist
Food:
 bakery
 candy & confection and/or nut store
 food specialty store
 grocery
 health food store
 ice cream store
Gift, Novelty, Souvenir Shop
~~Liquor Store~~
Newsstand
Tobacco Store

2. Service Establishments:

Animal Grooming
Barber Shop
Beauty Shop
Dry Cleaning, pick up
Laundry, pick up
Tanning Salon

C. Use Conditions

1. The uses included in Use Unit 13 shall take place within a completely enclosed building, except that accessory outdoor customer seating and accessory outdoor display of merchandise is permitted, whether uncovered or covered by a tent or canopy, provided:
 - a. The outdoor customer seating area shall abut the building wall of the business, but extend no closer to the street than the building setback requirements;
 - b. The outdoor display area shall extend no closer to the street than the building setback requirement;
 - c. The outdoor display area or outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
 - d. That outdoor display area shall be considered floor area for the purposes of determining off-street parking and loading requirements as set forth herein;
 - e. The outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and

f. In the CS District there shall be no open air storage or display of merchandise offered for sale within 300 feet of an abutting R District.

2. The uses included in Use Unit 13, 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>
Retail Trade and Service Establishments	1 per 225 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area
Tanning Salon	1 per 150 SF of floor area plus 1 per each add'l 15,000 SF of floor area	1 per 5,000 to 10,000 SF

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

SECTION 1214. USE UNIT 14. SHOPPING GOODS AND SERVICES

A. Description

Retail establishments engaged in the merchandising of shopping goods and services.

B. Included Uses

1. Retail Trade Establishments:

Antique Shop
Art Gallery, commercial
Artist Supply Store
Automobile Parts and Accessories Store
Bicycle Shop
Book Store
Business and Office Machine Sales Establishment

Camera and Photographic Supply Store
 Clothing and Accessories Store
 Cosmetic Shop
 Department Store
 Dressmaking Shop
 Dry Goods Store
 Fur Storage
 Furriers
 Garden Supply Store
 Hardware Store
 Hobby Shop
 Home Furnishings Establishment selling such items as:
 appliances
 china, glassware and metalware
 draperies, curtains, upholstery
 floor coverings
 furniture
 Jewelry Store
 Leather Good and Luggage Store
Liquor Store
 Medical, Dental and Orthopedic Appliances and Supply Store
 Musical Instrument and Supply Store
 Office Furnishing Establishment
Office Machine Sales
 Office Supplies Store
 Paint Store
 Pawn Shop
 Pet Shop
Picture Framing
~~Phonograph and Record Shop~~
 Radio and TV Sales
Record, Tape and Compact DISC Sales
 Reducing Salon
Second Hand Store
 Shoe Repair Shop
 Shoe Store
 Sporting Goods Store
 Stationery Store
 Tailor Shop
 Toy Shop
 Variety Store
Video Rentals
 Wall Paper Store
 Wig Shop

2. Retail Building Material Establishments, exclusive of
 fabrication or repair:

Building Materials
 Electrical Supply
 Plumbing Fixtures

3. Service Establishments:

Auto Alarms Installation
Auto Radio and Stereo Systems Installation
Auto Window Tinting
Blood Banks and Plasma Centers
Caterer
Copying Service
Costume Rental Service
Day Labor Hiring Centers
Gasoline Service Station (**1 Bay Car Wash**)
Gun Smith
Household **Minor** Appliance Repair
Interior Decorating, with retail sales
~~Self Service~~ Laundromat **Self Service**, coin operated
Locksmith
Oil and Lubrication Service (three bay maximum)
Photo finishing
Radio and Television Repair
Tag Agency, Automotive
Tune-up Service (three by maximum)
Veterinarian Clinic, excluding outside animal runs
Watch and Jewelry Repair

C. Use Conditions

1. The uses included in Use Unit 14 shall take place within a completely enclosed building, except that accessory outdoor display of merchandise is permitted, whether uncovered or covered by a tent or canopy, provided:
 - a. The outdoor display area shall extend no closer to the street than the building setback requirement;
 - b. The outdoor display area or outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
 - c. That such outdoor display area shall be considered floor area for the purposes of determining off-street parking and loading requirements as set forth herein; and
 - d. In the CS District there shall be no open air storage or display of merchandise offered for sale within 300 feet of an abutting R District.
2. The uses included in Use Unit 14, 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.
3. **Blood banks and plasma centers, Day labor hiring centers, liquor stores and pawn shops shall be spaced a minimum of 300 feet from each other.**

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Antique and Furniture Stores	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Gasoline Service Station, Oil and Lubrication Service and Tune-up Service	1 per 500 SF of floor area - minimum of 5 spaces	NA
All Other Uses	1 per 225 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Outdoor display or storage of lawn, garden and construction materials	1 per 600 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
All Other outdoor display or storage of merchandise	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

SECTION 1215. USE UNIT 15. OTHER TRADES AND SERVICES

A. Description

Trade establishments primarily providing business and household maintenance goods and services ordinarily not found in the primary retail districts because of differing market and site requirements.

B. Included Uses:

1. Trade establishments, including incidental fabricating, processing, installation and repair:

Air Conditioning and Heating
Bait Shop
~~Bakery, Wholesale~~
Bottled Gas
Carpeting
Decorating
Fence
Flea Market
Fuel Oil
General Merchandising Establishment, NEC
Glass
~~Greenhouse, retail sales~~
Heating Equipment
~~Ice Plant~~ **Distribution Center**
Jewelry Fabrication
Lumber Yard
Model Homes (for display only)
Monument, excluding shaping
~~Printing and Publishing~~ **Offset Printing and Engraving**
Plastic Materials
Plumbing Shop
Portable Storage Building, sales
Reproduction Services
Trades & Services, NEC
Vending Machines, sales and services

2. Service Establishments:

Building Services
disinfecting and exterminating services
janitorial service
window cleaning

3. Other Services:

Dry Cleaning/Laundry, including coin
operated
(35,000 SF maximum floor area)

4. Contract Construction Service:

Air Conditioning
Carpentry
Decorating (Interior Remodel)
Electrical
Furnace Cleaning and Repair

Heating Contractor
Irrigation Equipment
Contractor
Landscaping
Overhead Doors Service
Painting
Paper Hanging
Plastering
Plumbing
Sign Painting
Tent Rentals
Tile Setting

5. **Business Service:** Armored Car Service
Mail Service
6. **Personal Services:** Auctioneer
Bindery
Cabinet Maker
Drapery Service
Frozen Food Locker
Kennel
Linen Supply (5000 SF Maximum)
~~Packing and crating of household
and other similar goods~~
Packaging of Manufactured Products
Recycling Drop-off Depot (all materials must
be inside containers)
Rug Cleaning
Taxidermist
Tool and Equipment Rental Center
Woodworking Shop
7. **Repair Services:** Armature Rewinding Service
Blade Sharpening Service
Business Machine Repair
Computer Repair
Data Processing Machine Repair
Electrical Repair Service
Furniture Repair
Household Major Appliances Repair
Lawn Mower Repair
Mattresses and Pillows
Re-upholstery
Rug Repair
8. **Schools:** Barber
Beauty
Trade School, NEC

C. Use Conditions

The uses included in Use Unit 15, 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>
Trade Establishments	1 per 400 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Service Establishments	1 per 400 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area
Trade School	1 per 40 SF of class-room or 1 per 3 seats, which ever is greater	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area

SECTION 1216. USE UNIT 16. MINI-STORAGE

A. Description

A Structure(s) which contains separate, small size, self-service storage facilities leased or rented to individuals or small businesses. These facilities are designated to accommodate access only from regular size passenger vehicles and two-axle trucks.

B. Included Uses: Mini-Storage

C. Use Conditions

1. The uses included in Use Unit 16, 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. Within the CS District, there shall be no open air storage of any kind that is visible at ground level from an R District, O District or from a public street.
3. The development site shall have frontage on and access to an arterial street.

D. Off-Street Parking and Loading Requirements.

<u>Use</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Mini-Storage	1 per 5,000 SF of mini-storage floor area plus 2 for an accessory dwelling	NA

SECTION 1217. USE UNIT 17. AUTOMOTIVE AND ALLIED ACTIVITIES

A. Description

Automotive and allied activities

B. Included Uses

1. Sales:

Agricultural Implement Sales
Aircraft Sales
Automobile Sales, new and used
Boat Sales
Camper Sales
Manufactured Home Sales
Motorcycle Sales
Recreational Vehicle (RV) Sales
Trailer Sales
Truck Sales

2. Services:

Agricultural Implements Rentals
Auto Body Repair and Painting
Automobile Rental
Auto Wash
Moving Trucks and Trailers Rental (Maximum 20 ft in length)
Overnight Campgrounds for Recreational Vehicles
Vehicle Repair and Service (except painting)

C. Use Conditions

1. The uses included in Use Unit 17, 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. Within the CS District, there shall be no open air storage or display of merchandise offered for sale within 300 feet of an adjoining R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Agriculture Implements, Automotive, Boat , Camper, Mobile-home , Motorcycle, Recreational Vehicles & Truck Sales	1 per 600 SF of floor area plus 1 per 4,000 1,500 SF of open air display, or storage or service area up to 4,500 SF plus 1 per each additional 5,000 SF of open display or storage area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area
Manufactured Home Sales	1 per 600 SF of floor area, plus 1 per each 5,000 SF of open display or storage area up to 50,000 SF, plus 1 per each add'l 10,000 SF of open display or storage area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area
Agricultural Implement Equip-ment , automobile, and truck rentals	1 per 600 SF of floor area	NA
Vehicle Repair	1 per 500 SF of floor area - minimum of 5 spaces	NA
Auto Wash	NA	NA
Overnight Camp-grounds	1 per each recreational vehicle space plus 1 per 300 SF of floor area	NA

SECTION 1218. USE UNIT 18. DRIVE-IN RESTAURANT

A. Description

Eating establishments providing curb service or offering food or drink for on-premise consumption within parked motor vehicles, or permitting the on-premise consumption of food or drink within parked motor vehicle or outside the principal structure.

B. Included Uses: Drive-in Restaurants

C. Use Conditions

The uses included in Use Unit 18, 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>
Drive-in Restaurants	NA	1 per 5,000 to 25,000 SF of floor area, plus 1 per each add'l 25,000 SF of floor area

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
- Bingo Facility**
- Bowling Alley
- Dance Hall
- Enclosed Commercial Recreation Establishments, NEC
- Gymnasium
- Health Club/**Spa**
- 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 customarily incidental 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 of a screening wall or fence along the lot line or lot lines in common with the R District.
2. Dance halls shall be located a minimum of 300 feet 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 75 SF of floor area	1 per 5,000 to 10,000 SF plus 1 for each add'l 15,000 SF of floor area
Dance Hall Video Games Bingo Facility Family Billiard Center	1 per 100 SF of floor area	1 per 5,000 to 10,000 SF plus 1 for each add'l 15,000 SF of floor area
Health Club	1 per 150 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 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 add'l 150,000 SF of floor area, plus 1 per 5,000 to 25,000 SF, plus 1 per each add'l 25,000 SF of accessory facilities.
Motion Picture Theater, Gymnasium	1 per 4 seats	1 per 5,000 to 10,000 SF plus 1 per each add'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 add'l 25,000 SF of floor area.

SECTION 1220. USE UNIT 20. COMMERCIAL RECREATION: INTENSIVE

A. Description

Commercial recreation facilities, the principal activities of which are usually open-air, located in undeveloped, outlying sections of the City.

B. Included Uses: Amusement activities, NEC

Arena
Drag Strip
Drive-in Theater
Fairground
Frisbee Golf Course
Go-Cart Track
Golf Driving Range
Miniature Auto Track
Outdoor Recreation, NEC
Pony Rides
Race Tracks, auto, dog, horse
Rodeo Grounds
Skateboard Track
Stadiums, NEC
Tennis Courts
Water Slide

C. Use Conditions

The uses included in Use Unit 20, 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>
Golf Driving Range	1 per tee	NA
Drive-in Theater	NA	NA
Uses providing spectator seating such as stadiums, arenas, rodeo grounds	1 per 4 seats	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area.
Other uses	1 per 800 SF of site area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area.

SECTION 1221. USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING

A. Description. Business signs and outdoor advertising.

B. Included Uses: Business Signs
Outdoor Advertising Signs

C. General Use Conditions for Business Signs

1. Sign Setbacks

- a. Signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within 50 feet from said district or area.
- b. Signs with a display surface area larger than 300 square feet which are visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within 200 feet from said district or area.
- c. Signs shall be setback a minimum distance of 10 feet from a freeway right-of-way.

2. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be subject to the following limitations.

- a. No such sign shall be located within 50 feet of the driving surface of a signalized intersection.
- b. No such sign shall be located within 20 feet of the driving surface of a street.
- c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within 200 feet of such district or area.
- d. No such sign shall exceed an illumination of 70 foot candles measured at a 2 foot distance.

3. Only one side of a double-faced sign shall be included in the computation of display surface area.

4. The following signs shall not be prohibited by this ordinance and, in addition, shall not be included in the computation of display surface area.

- a. One nameplate attached to the face of the wall and not exceeding four square feet in surface area.
- b. Temporary real estate signs.

- c. Temporary construction signs may be located on each arterial street frontage of the development. The sign shall not exceed one-half of a square foot for each lineal foot of arterial street frontage; provided, however, that in no event shall the sign be restricted to less than 32 square feet nor be permitted to exceed 400 square feet of display surface area.
 - d. Signs which are not visible from a public street.
 - e. Tablets built into the wall of a building or other structure and used for inscriptions, or as memorial tablets or for similar purposes.
 - f. Signs of warning, directive, or instructional nature erected by a public utility, franchised transportation company or governmental agency.
 - g. Legal notices and street numbers.
 - h. Election campaign signs, if erected not more than 45 days prior to an election and removed within 7 days following the election.
 - i. Signs within a building and located more than fifteen inches from any window; signs within a building and located less than fifteen inches from any window and oriented to be primarily visible from inside the building; signs on a window when the display surface area of the sign does not cover more than fifty percent of the window.
 - j. Signs, not exceeding 3 square feet of display surface area, of a warning, directive, or instructional nature, including entrance, exit and restroom signs.
 - k. Signs which are attached as labels of a commodity offered for sale.
 - l. Signs on accessory equipment or structures, including but not limited to satellite dishes, air conditioners and fences, and identifying the manufacturer, make and model, limited to 14.4 square inches for each piece of equipment or structure.
 - m. A banner attached to the wall of a building and not exceeding thirty-two square feet so long as the same is maintained in good appearance and condition.
- 5. In computing permitted display surface area for business signs and outdoor advertising, the lineal footage of an abutting non-arterial street shall not be combined with the lineal footage of any abutting arterial street, freeway or freeway service road which is included in the computation of permitted display surface area.
 - 6. Signs and all parts thereof shall be setback from the centerline of an abutting street one-half the right-of-way width designated on the Major Street and Highway Plan or 25 feet if the street is not designated on the Major Street and Highway Plan.

7. Signs that have not been issued a sign permit shall not be located in any district.
8. Promotional business signs shall be permitted only as hereinafter provided. Promotional business sign permits shall be limited to four per year for each business. Such permits authorize the use of the sign for a period of 10 days. Any or all of the four permitted time periods may run consecutively. Promotional business signs are further regulated as follows:
 - a. The maximum height of a promotional business sign shall not exceed the height of any ground sign permitted by the Zoning Code on the lot. Further, inflatable promotional business signs shall be setback from the property line(s) one foot for every foot of height as measured from the base of the sign; or
 - b. Promotional business signs, except inflatable or other non-rigid promotional business signs, are not permitted to be installed on the roof.
9. Except for wall and promotional business signs, the maximum number of business and outdoor advertising signs per lot of record shall be as follows:
 - a. CS and IL Districts - one per 150 feet of arterial street frontage or fraction thereof;
 - b. CG, CH, and CBD Districts - one per 100 feet of arterial street frontage or fraction thereof; or
 - c. IM and IH Districts - one per 200 feet of arterial street frontage or fraction thereof.
10. Projecting or ground signs, shall maintain a minimum separation of 30 feet from any roof, projecting, ground, or outdoor advertising sign.
11. Roof signs are prohibited except as otherwise permitted in 1221.C.8.b. Roof signs lawfully existing on the effective date of this Code, or amendments thereto, are regulated by Chapter 14 herein.
12. A wall or projecting sign shall not extend above the top of the parapet or building wall on which it is located; provided, however, that in instances where the height of the parapet or building wall, or where construction or architectural features will not permit a wall sign 3 feet in height, said sign may extend above the parapet or building wall a distance which will permit a sign of 3 feet in height.
13. No sign is permitted to be located upon or constructed within a required parking space or loading berth, or to otherwise obstruct vehicular or pedestrian access or circulation, or to pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.

14. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit therefor; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit therefor.
15. No sign shall be permitted in the right-of-way of a public street unless a license and removal agreement has been entered into by the sign owner and the City, and approval is given by the Board of Adjustment.
16. Signs are not permitted to exceed an illumination of 70 foot candles measured at a 2 foot distance.

D. CS District Use Conditions for Business Signs

1. A ground sign, projecting sign or a promotional business sign shall not exceed 25 feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in 1221.C.6, the sign is setback one foot for each foot of height exceeding 25 feet. In no event shall the sign exceed 40 feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted height is 50 feet.
2. Wall signs shall not exceed an aggregate display surface area of three square feet per each lineal foot of the building wall to which the sign or signs are affixed.
3. Roof, projecting, ground, and outdoor advertising signs, whether permitted as provided herein, or nonconforming, shall not exceed an aggregate display surface area of two square feet per each lineal foot of street frontage if only one such sign is erected and shall not exceed one square foot per each lineal foot of street frontage if more than one such sign is erected.
4. No roof, projecting or ground sign shall contain more than two sides, nor shall the total display surface area for each side exceed 500 square feet. The two sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed 30 degrees.

E. CG, CH, CBD, IL, IM, and IH Use Conditions for Business Signs

1. A ground sign, projecting sign or a promotional business sign shall not exceed 25 feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in 1221.C.6, the sign is set back one foot for each foot of height exceeding 25 feet. In no event shall the sign exceed 40 feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted height is 50 feet.

2. Wall and canopy signs shall not exceed an aggregate display surface area of three square feet per each lineal foot of the building wall to which the sign or signs are affixed.
3. Aggregate display surface area of signs shall be regulated as follows:
 - a. Within a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided herein or nonconforming, shall not exceed an aggregate display surface area of 3 square feet per each lineal foot of street frontage if only one such sign is erected, and shall not exceed two square feet per each lineal foot of street frontage if more than one such sign is erected; or
 - b. Outside a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided herein or nonconforming, shall not exceed an aggregate display surface area of 2 square feet per each lineal foot of street frontage if only one such sign is erected and shall not exceed 1 square foot per each lineal foot of street frontage if more than one such sign is erected.
4. No roof, projecting or ground sign shall contain more than two sides nor shall the total display surface area for each side exceed 500 square feet. The two sides shall face in opposite directions. "Opposite" shall in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed 30 degrees.

F. Use Conditions for Outdoor Advertising Signs.

1. Outdoor advertising signs shall be permitted in CS, CG, CH, CBD, IL, IM and IH zoning districts when located within a freeway sign corridor. Outdoor advertising signs may be permitted in the CO zoning district, subject to the site plan review as provided in Chapter 8 hereof and provided it is located within a freeway sign corridor. Outdoor advertising signs may be permitted in Planned Unit Developments, in accordance with Chapter 11, so long as the same is zoned CS, CG, CH, CBD, IL, IM or IH and is within a freeway sign corridor.
2. An outdoor advertising sign shall be separated a minimum distance of 1,200 feet from any other outdoor advertising sign. Spacing limitations shall not apply between signs separated by the freeway.
3. No outdoor advertising sign shall be located within 150 feet of a public park.
4. Outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance as follows:
 - a. 150 feet if the display surface area is 300 square feet or less; or

- b. 200 feet if the display surface area is greater than 300 feet.
- 5. No portion of an outdoor advertising sign shall be located within 10 feet of a freeway right-of-way.
- 6. No outdoor advertising sign shall contain more than two sides, and only one side shall be included in the computation of display surface area. The two sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed 30 degrees.
- 7. An outdoor advertising sign shall be oriented to be primarily visible from the freeway.
- 8. No outdoor advertising sign shall contain flashing, blinking or traveling lights or reflective glitter.
- 9. Cutouts or extensions shall be permitted in addition to the display surface area permitted herein, so long as the cutouts or extensions do not exceed 15% of the display surface area.
- 10. No outdoor advertising sign shall be supported by more than one post or column unless required by site engineering considerations and is certified as such by a registered professional engineer.
- 11. Outdoor advertising signs which have animation, revolving or rotating components or movement shall be subject to the following limitations:
 - a. No such sign shall be located within 50 feet of the driving surface of a signalized intersection;
 - b. No such sign shall be located within 20 feet of the driving surface of a street; and
 - c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within 200 feet of such district or area.
- 12. Illumination on the face of outdoor advertising signs is not permitted to exceed 70 foot candles measured at a 2 foot distance.
- 13. Outdoor advertising signs shall maintain a minimum separation of 30 feet from any roof, projecting or ground sign.
- 14. Any illumination shall be by constant light.
- 15. No outdoor advertising sign shall exceed 50 feet in height; except when the freeway is elevated 10 feet or more above grade **where the sign is to be located**, no outdoor advertising sign shall exceed 60 feet in height.

16. The maximum number of signs on a lot of record, including outdoor advertising signs but exclusive of business wall signs and promotional business signs, shall be as provided in 1221.C.9.
17. The aggregate display surface area for all ground, roof or projecting signs, whether business or outdoor advertising, shall comply with the provisions of Paragraphs 1221.C.5, 1221.D.3 and 1221.E.3, as applicable; provided, however, that in no event shall an outdoor advertising sign exceed 672 square feet of display surface area.
18. No outdoor advertising sign is permitted to be located upon or constructed within a required parking space or loading berth, nor to otherwise obstruct vehicular or pedestrian access or circulation, or pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.
19. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit therefor; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit therefor.

G. Off-Street Parking and Loading Requirements. Not applicable.

SECTION 1222. USE UNIT 22. SCIENTIFIC RESEARCH AND DEVELOPMENT

A. Description

Facilities for scientific research, development and testing, which are customarily located on large, landscaped sites and the operation of which does not produce objectionable environmental effects.

B. Included Uses: Enclosed scientific research, testing and development.

C. Use Conditions

1. The uses included in Use Unit 22, when located in an SR District shall be conducted within enclosed buildings.
2. The uses included in Use Unit 22, 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>
All Uses	1 per 800 SF of floor area	1 per 5,000 to 40,000 SF of floor area, plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area.

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

SECTION 1223. USE UNIT 23. WAREHOUSING AND WHOLESALING

A. Description

Warehousing, wholesaling, and trucking often located adjacent to the central business district, in industrial parks served by rail and highway transportation, and port areas.

B. Included Uses:

Automobile/Truck Storage (off-site)

Garbage Truck(s) Storage

Moving and Storage Facility

Storage, NEC

Trucking Establishments

Truck Rentals

Truck Stop, gasoline

Truck Wash

Warehousing, NEC

Wholesale Distributors:

Beer, Wine and Distilled Alcoholic Beverages

Drugs, Chemicals and Allied Products

Dry Goods and Apparel

Eggs

Electrical Goods

Furniture and Home Furnishing

Groceries and Related Products

**Hardware, Plumbing, Heating Equipment and
Supplies
Machinery, Equipment and Supplies
Paper and Paper Products
Tobacco and Tobacco Products
Wholesale Establishments, NEC**

C. Use Conditions

The uses included in Use Unit 23, when located on a lot which is abutting the boundary of 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>
All Uses	1 per 5,000 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area.

SECTION 1224. USE UNIT 24. MINING AND MINERAL PROCESSING

A. Description

Extractive operations, certain mineral processing operations, and manufacturing operations which directly utilize minerals, at or near the source.

B. Included Uses

- 1. Mining and Quarrying:** Mining, quarrying or extraction of coal, ores, stone, sand, or gravel or top soil.
- 2. Processing of Mineral Products,** as follows: Crushing, washing, and grading of coal, ore, stone, sand or gravel; manufacture of Portland cement, concrete or asphaltic concrete, at the source of supply of crushed rock, sand, or gravel, for utilization off the premises.

C. Use Conditions

The Board of Adjustment, in granting a mining and mineral processing use by Special Exception, shall consider potential environmental influences, such as dust and vibration, and shall establish in the particular instance, appropriate protective conditions such as setbacks, screening, and method of operation, as will mitigate the adverse affect on proximate land uses.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 1,000 SF of floor area	NA

SECTION 1225. USE UNIT 25. LIGHT MANUFACTURING AND INDUSTRY

A. Description

Light manufacturing and industrial uses having slight or no objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration.

B. Included Uses

~~Automotive Painting~~

~~Bottling Plant~~

~~Building Contract Construction Service and Storage:~~

~~Cesspool Cleaning~~

~~Concrete Construction Service~~

~~Dry Cleaning/Laundry Industrial~~

~~Grain Elevators~~

~~Heavy Construction~~

~~Contracting Service:~~

~~Masonry~~

~~Oil Well Drilling and Cleaning~~

~~Painting and Other Solvent Use~~

~~Roofing~~

~~Sheet Metal~~

~~Stone Work~~

~~Water Well Drilling and Cleaning~~

~~Welding Shop~~

Any Light Industrial or Manufacturing Use **EXCEPT** the Following:

~~Aluminum, Brass, Copper, Iron or Steel Foundry Works~~

~~Acetylene Gas Manufacture in Excess of 15 Pounds~~

~~Pressure Per Square Inch~~

~~Acid Manufacture for Wholesale~~

~~Ammonia, Bleaching Powder or Chlorine Manufacture~~

~~Asphalt Manufacture or Refining~~

~~Blast Furnace, Except as a Minor and Incidental Part of Another Permitted Industrial Use~~

~~Boiler Works or Forge Works~~

~~Brick, Tile or Terra Cotta Manufacture~~

~~Celluloid Manufacture~~

~~Coke Manufacture~~

~~Concrete Ready Mix Plant~~

~~Creosote Manufacture or Treatment~~

~~Disinfectant or Insecticide Manufacture~~

~~Distillation of Bones, Coal, Tar or Wood~~

~~Dyestuff Manufacture~~

~~Fat Rendering~~

~~Fertilizer Manufacture (Organic)~~

~~Gas (Heating or Illuminating) Manufacture or Storage, except where such gas is to be entirely consumed on the same premises~~

~~Glue, Gelatin or Size Manufacture~~
~~Incineration or Reduction of Dead Animals, Garbage, Offal or Refuse~~
~~Other than Garbage, Offal or Refuse Accumulated and Consumed~~
~~Within or on the Same Premises~~
~~Junk and Salvage Yards~~
~~Lamp Black Manufacture~~
~~Match Manufacture~~
~~Lime, Cement or Plaster of Paris Manufacture~~
~~Oilcloth or Linoleum Manufacture~~
~~Pickle, Sausage, Sauerkraut or Vinegar Manufacture~~
~~Paint, Oil, Varnish or Turpentine Manufacture~~
~~Paper or Pulp Manufacture by Sulphide Processes Emitting Noxious Gases or Odors~~
~~Printing Ink Manufacture~~
~~Rayon or Cellophane Manufacture~~
~~Refining of Petroleum or Other Crude Materials~~
~~Rolling Mill~~
~~Rubber Manufacture from Crude Materials~~
~~Shoddy Manufacture~~
~~Soda Ash, Caustic Soda and Washing Compound Manufacture~~
~~Slaughtering of Animals, Exclusive of Poultry and Rabbit Killing~~
~~Smelting~~
~~Soap Manufacture~~
~~Starch, Glucose, Dextrin Manufacture~~
~~Stock Yards~~
~~Sugar Refining~~
~~Tallow, Grease or Lard Manufacture or Refining Tanning or Curing of Leather, Raw Hides or Skins or Storage of Raw Hides or Skins~~
~~Tar Distillation or Manufacture~~
~~Tar Roofing or Tar Waterproofing Manufacture~~
~~Wool Scouring, Hair Manufacture~~
~~Yeast Manufacture for Wholesale~~
~~Trades, Industries, or Uses Having Moderately Objectionable Environmental Influences by Reason of the Emission of Odor, Heat, Smoke, Noise, or Vibration~~
Apparel and Other Finished Products Made From:
fabrics, leather, similar materials
Bakery Products - Manufacturing
Blacksmithing
Bottling Plant
Brooms and Brushes - Manufacturing
Building Contract Construction Service and Storage:
Cesspool Cleaning
Concrete Construction Service
Heavy Construction, Equipment Storage/Parking
Industrial Spray Painting and Other Solvent Use
Insulation Contractor
Masonry
Oil Well Drilling and Cleaning

Prestressed and pretensioned concrete products contractor
 Roofing
 Sheet Metal
 Spray Painting
 Stone Work
 Water Well Drilling and Cleaning
 Bus Maintenance Shop
 Candle Manufacturing
 Candling or Processing Plant
 Carpet Cleaning
 Clothes Manufacturing
 Cold Storage Plants
 Communication Equipment, Including Radio Television
 Receiving Sets - Manufacturing
 Costume Jewelry, Costume Novelties, Buttons and
 Miscellaneous Notions (except precious materials) -
 Manufacturing
 Diesel Engine Repairs
 Drug - Manufacturing
 Dry Cleaning/Laundry - Industrial
 Electrical Lighting and Wiring Equipment - Manufacturing
 Electronic Components and Accessories - Manufacturing
 Fabricated Metal Products, NEC - Manufacturing
 Freight Terminals
 Fur Goods - Manufacturing
 Furniture and Fixtures - Manufacturing
 Furniture Packing and Crating
 Garment Manufacturing
 Grain Elevators
 Household Minor Appliances - Manufacturing
 Ice Manufacturing
 Industry NEC, Light
 Jewelry, Silverware and Plated Ware - Manufacturing
 Lamp Shades - Manufacturing
 Laundry Service (Non-personal goods)
 Leather and Leather Products - Manufacturing
 Machine Shop
 Manufacturing NEC, Light
 Mattress and Bedding Renovator
 Mattress Manufacturing
 Monument Manufacture
 Mortician's Goods - Manufacturing
 Motor Freight Depots/Terminals
 Motion Picture Production
 Musical Instruments and Parts - Manufacturing
 Office, Computing and Accounting Machines - Manufacturing
 Pens, Pencils, and Other Office and Artist's Materials -
 Manufacturing
 Pharmaceutical Manufacturing
 Pottery and Figurines or Other Similar Ceramic Products,
 Using only previously pulverized clay and kilns fired only
 by electricity or gas

Printing, Publishing and Allied Industries
 Professional, Scientific and Controlling Instruments,
 Photographic and Optical Goods, Watches and Clocks -
 Manufacturing
 Produce Markets Wholesale
 Roasting Coffee and Coffee Products - Manufacture
 Sash and Door Manufacturing
 Sighting and Fire Control Equipment - Manufacturing
 Signs and Advertising Displays - Manufacturing
 Store Fixture Manufacturing
 Toys, Amusement, Sporting and Athletic Goods -
 Manufacturing
 Truck Freight Terminals (repair and storage of commercial
 contract carriers)
 Umbrellas, Parasols and Canes - Manufacturing
 Welding Equipment and Supply - Manufacturing
 Welding Shop

C. Use Conditions

1. The uses included in Use Unit 25, which are located within 300 feet of an R District, shall be conducted within enclosed buildings.
2. The uses included in Use Unit 25, 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>
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area, plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area

SECTION 1226. USE UNIT 26. MODERATE MANUFACTURING AND INDUSTRY

A. Description

Manufacturing and industrial uses having moderately objectionable environmental influences by reason of the emission of odor, heat, smoke, noise, or vibration.

B. Included Uses

All industrial and manufacturing uses ~~EXCEPT~~ the following:

~~Acetylene Gas Manufacture in Excess of
15 Pounds Pressure Per Square Inch
Acid Manufacturing for Wholesale
Ammonia, Bleaching Powder or Chlorine Manufacture
Asphalt Manufacture or Refining
Blast Furnace, Except as a Minor and Incidental Part of Another
Permitted Industrial Use
Brick, Tile or Terra Cotta Manufacture
Cement, Lime, Gypsum, Plaster of Paris or Asphalt Manufacturing
Chlorine or Hydrochloric, Nitric, Picric, Sulphurous, Sulfuric Acid or
Ammonia Manufacture
Coke Manufacture
Creosote Manufacture or Treatment
Disinfectant or Insecticide Manufacture
Distillation of Bones
Explosive Manufacture or Storage
Fat Rendering
Fertilizer Manufacture From Mineral or Organic Materials
Garbage, Offal or Dead Animal Reduction or Dumping
Glue Manufacture
Junk and Salvage Yards
Paper or Pulp Manufacture by Sulphide Processes
Emitting Noxious Gases or Odors
Petroleum Refining
Refuse Dump
Slaughtering of Animals
Smelting
Soap Manufacture
Soda Ash, Caustic Soda and Washing Compound Manufacture
Stockyard
Tar Distillation or Manufacture
Trades, Industries, or Uses that have Heavily
Objectionable Environmental Influences by Reason of
the Emission of Odor, Heat, Smoke, Noise, or Vibration
Turpentine Manufacture
Varnish Manufacture~~

**Alcohol Manufacturing
Aluminum, Brass, Copper, Iron, or Steel Foundry Works
Batch Plant
Beverage Manufacturing
Boiler or Forage Works
Brewery
Canning and Preserving of Fruits/Vegetables
Cellophane Manufacturing
Celluloid Manufacturing
Cheese Manufacturing
Chrome Plating
Concrete Brick and Block - Manufacturing
Concrete Ready Mix Plant**

Confectionery and Related Products - Manufacturing
Cooperage Works
Corrugated Metal Manufacturing
Cotton Baling, Compressing and Ginning
Cotton Storage, Open
Cottonseed Oil Milling
Cutlery, Hand Tools, General Hardware - Manufacturing
Dairy Products Manufacturing
Die Casting Manufacturing
Dyestuff Manufacturing
Electrical Machinery, Equipment and Supplies - Manufacturing
Electroplating
Feed Grinding and Processing
Fiberglass Products Manufacturing
Flat Glass - Manufacture
Flavor Extracts and Flavoring Syrups Manufacturing, NEC
Flour Mills
Food Products, Manufacturing
Foundry, Non-ferrous metals
Galvanizing
Gas (Heating or Illuminating) Manufacturing or
Storage, except where such gas is to be entirely
consumed on the same premises
Glass and Glassware (pressed and blown) - Manufacturing
Grain Mill Products - Manufacturing
Guns, Howitzers, Mortars, and Related Equipment - Manufacturing
Heat Exchangers, Fabrication
Household Major Appliance Manufacturing
Ice Cream Manufacturing
Indoor Recycling Center for Metal, Paper, Glass and Plastic Products
Iron and Steel Foundries
Lamp Black Manufacturing
Liquefied Petroleum Gas Sales and Service, Wholesale
Livestock Auction Sales
Lumber and Wood Products (except furniture) Manufacturing, NEC
Machinery (except electrical) - Manufacturing
Manufacturing NEC, Moderate
Meat Products - Manufacturing
Milling, custom
Nonferrous Foundries
Noodle Manufacturing
Oilcloth Manufacturing
Oil Compounding and Barreling
Oil Well Equipment Storage
Other Fabricated Metals Products - Manufacturing
Paint Manufacturing
Paper Products - Manufacturing
Pickle, Sausage, Sauerkraut or Vinegar Manufacturing
Pickling Fruits and Vegetables; Salad Dressings - Manufacturing
Planing Mills
Pottery and Related Products - Manufacturing
Prefabricated House Manufacturing
Printing Ink Manufacturing
Radioactive Service Company

Rayon or Cellophane Manufacturing
 Ready Built House Manufacturing
 Refrigerator Manufacturing
 Sandblasting (Indoor)
 Sausage Manufacturing
 Shoddy Manufacturing (Low grade wool)
 Shoe Polish Manufacturing
 Small Arms Manufacturing
 Soybean Oil Milling
 Space Vehicles Manufacturing
 Starch, Glucose, Dextrin Manufacturing
 Steel Fabrication Plant
 Storage of Abandoned or Inoperative Vehicles reclaimed from
 Highway/Streets for sixty (60) days or less (Excludes Salvaged or
 Dismantled Vehicles)
 Structural Clay Products - Manufacturing
 Tanks and Tank Components - Manufacturing
 Textile Mill - Manufacturing
 Tire Recapping
 Tobacco - Manufacturing
 Transportation Equipment - Manufacturing
 Vegetable Oil Milling
 Vinegar Manufacturing
 Wool Scouring, Hair Manufacturing
 Yeast Manufacturing

C. Use Conditions

1. The uses included in Use Unit 26, which are located within 300 feet of an R District, shall be conducted within enclosed buildings.
2. The uses included in Use Unit 26, 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>
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area.

SECTION 1227. USE UNIT 27. HEAVY MANUFACTURING AND INDUSTRY

A. Description

Manufacturing and industrial uses having substantial objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration.

B. ~~Included Uses: Manufacturing or Industrial Uses not elsewhere classified,~~

~~Junk and Salvage Yards~~
Abattoir (Slaughter house)
Acetylene Gas Manufacturing in Excess of 15 Pounds
 Pressure per Square Inch
Acid Manufacturing
Agricultural Chemicals - Manufacturing
Ammonia, Bleaching Powder or Chlorine Manufacturing
Animal Rendering
Arsenals
Asphalt Manufacturing or Refining
Blast Furnace, Except as a Minor and Incidental Part of
 Another Permitted Industrial Use
Bleaching Powder Manufacturing
Brick, Tile or Terra Cotta Manufacturing
Butane and Propane Manufacturing/Storage
Cement, Lime, Gypsum, Plaster of Paris or Asphalt
 Manufacturing
Chipping of trees and shrubs
Chlorine or Hydrochloric, Nitric, Picric, Sulphurous, Sulfuric
 Acid or Ammonia Manufacturing
Coal Yard
Coke Manufacturing
Compost Yard
Creosote Manufacturing or Treatment
Disinfectant or Insecticide Manufacturing
Distillation of Bones, Coal or Wood
Emery Cloth and Sandpaper Manufacturing
Explosive Manufacturing or Storage
Fat Rendering
Fertilizer Manufacturing From Mineral or Organic Materials
Fireworks Manufacturing
~~Garbage, Offal or Dead Animal Incineration or Reduction or~~
 ~~Dumping~~
Glue, Gelatin or Size Manufacturing
Gravel Crushing, Screening, Washing
Guided Missile Manufacturing
Gum and Wood Chemicals - Manufacturing
Insecticide manufacturing
Lime, Cement, Plaster of Paris Manufacturing
Linoleum, Asphalted-felt Base, and Other Hard Surface Floor
 Cover - Manufacturing
Lubricating Oils and Grease Manufacturing
Manufacturing NEC, Heavy
Match Manufacturing
Metal Foundry, Ferrous Metals
Oil Reclamation Plants
Oil Refinery
Paper or Pulp Manufacturing by Sulfide Processes Emitting
 Noxious Gases or Odors
Paving Plants

Petroleum Bulk Storage for Wholesale
 Plastics/Rubber Manufacturing
 Primary Metal Industries NEC
 Railroad Freight Terminal
 Railroad Roundhouse or Shop
 Railroad Yards
 Refining of Petroleum or Other Crude Materials
~~Refuse Dump~~
 Rendering Plant
 Resource Recovery Facility (all storage and processing within building)
 Rock Crushers
 Rolling/Steel Mill
 Rubber Manufacturing from Crude Materials
 Salt Works
 Sand Blasting (Outdoor)
 Sawmill
 Slaughtering of Animals
 Smelting
 Soap Manufacturing
 Soda Ash, Caustic Soda and Washing Compound Manufacturing
 Steel Mill
 Stockyard
 Stone Cutting and Stone Products Manufacturing
 Structural Steel Plants
 Sugar Refining
 Tallow, Grease or Lard Manufacturing or Refining
 Tank Farm, Petroleum
 Tanning, Curing or Storing of Leather and Rawhides or Skins
 Tar Roofing or Tar Waterproofing Manufacturing
 Tar Distillation or Manufacturing
 Tile Roofing Manufacturing
 Trades, Industries, or Uses that have Heavily Objectionable Environmental Influences by Reason of the Emission of Odor, Heat, Smoke, Noise, or Vibration
 Trash Transfer Station (all processing and storage within building or containers.)
 Turpentine Manufacturing
 Varnish Manufacturing
 Washing Compound Manufacturing
 Wood Preserving

C. Use Conditions. None

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 750 SF of floor area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each add'l 100,000 SF of floor area.

SECTION 1228. USE UNIT 28. JUNK AND SALVAGE YARDS

A. Description

Establishments primarily providing an open area where wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials shall include but are not limited to scrap iron and other metals, paper, plastic, rags, rubber tires, salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

B. Included Uses

Junk and salvage yards

C. Use Conditions

1. The uses included in use unit 28, when located on a lot abutting an AG, R, PK, O, C, CO, CBD, SR or IL District shall be screened by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the district to be screened.
2. The uses included in Use Unit 28, when located on a lot abutting a street, highway or thoroughfare, shall be screened by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the district to be screened.
3. The piling of junk or salvage materials shall not exceed the height of the required screening wall or fence within 150 feet of the boundary required to be screened, except as provided in Section 1228.C.4
4. Storage racks which are designed for the stacking of automotive front-ends, hoods, doors, quarter panels, etc., which exceed the height of the screening fence, shall be setback a minimum of 25 feet from an abutting R District and from a street, highway or thoroughfare along the lot line or lines in common with the R District, street, highway or thoroughfare, plus two (2) additional feet of setback for every one (1) foot of rack height above 15 feet.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All uses	1 per 1000 SF of floor area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF of floor area.

E. Screening Requirements

For the purpose of maintaining a compatible relationship between certain land uses and for the purpose of protecting the public investment in streets, highways and thoroughfares and to promote the safety and recreational value of public travel and to preserve the natural beauty, a screening requirement is hereby established for the initiation and continuance of all uses included in Use Unit 28.

1. Specifications

The required screening wall or fence:

- a. Shall be a minimum of eight (8) feet in height;
- b. Shall be constructed with customarily used fencing materials, shall be designed and arranged to provide substantial visual separation from other land uses required to be screened and from the general public traveling along the streets, highways and thoroughfares;
- c. Shall be uniform in height, except for significant changes in topography, have a consistency of design, and if painted, walls or fences shall be earth-tone in color when abutting an R District boundary;
- d. Shall be constructed with all braces and supports on the interior, except when both sides are of the same design and appearance; and
- e. Shall be erected prior to the occupancy of the building or initiation of the use required to be screened.

2. Maintenance

The screening wall or fence shall be maintained by the owner of the lot containing the use requiring the screening. Failure to maintain after notice by the Neighborhood Inspector shall constitute an offense hereunder.

3. Modification of the Screening Wall or Fence Requirements

The Board of Adjustment, as a Special Exception, may:

- a. Modify or remove the screening requirement where existing physical features, such as trees and other plant materials, buildings, earthen berms or hills, provide substantial visual separation from uses and for the general public traveling along the streets, highways and thoroughfares;
- b. Modify the screening requirement where an alternative screening will provide substantial visual separation of uses and for the general public traveling the streets, highways and thoroughfares such as:
 - (1) a chain link fence which utilizes inserts of metal or other materials,

- (2) a landscape plan specifying number, types and location of proposed plant materials to be installed and maintained, or
- (3) a 6-foot privacy wall or fence;
- c. Grant an extension of time to erect a screen where properties, other than public streets, highways and thoroughfares, which are to benefit by the screen, are undeveloped and no immediate development plan is known or anticipated; or
- d. Remove the screening requirement where the purpose of the screening requirement cannot be achieved, such as where a road or street is elevated, or where the screening is prohibited by other ordinances and/or regulations, such as in floodplains.

CHAPTER 18

DEFINITIONS

SECTION 1800. DEFINITIONS

Abutting: In the context of notice and a screening or enclosure requirement, abutting shall mean contiguous or separated therefrom only by a nonarterial street, alley or railroad right-of-way. In other instances, abutting shall mean contiguous.

Accessory Use Bar: A commercial establishment open to the public which sells and serves intoxicating or low-point beer, (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 2.

Accessory Use or Structure: A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

All-Weather Material: A hard surface, dust-free material capable, during ordinary use, of withstanding without substantial deterioration, normal weather conditions. Gravel, rock, or screenings alone, without use of a petroleum or cement binder, does not meet the definition of an all-weather, dust-free material.

Anchoring Systems: A combination of ties, anchoring equipment and/or anchoring devices that are designed to resist overturning, uplift and lateral movement of the manufactured home from wind and water forces.

Animation: The presentation of pictorials and graphics on signs displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes.

Anticipated Development: Full potential urbanization of the contributing watershed, considering the Comprehensive Plan and the reasonable assumption that in considering the effects of a proposed development in a floodplain area that there will be an equal degree of encroachment extending for a significant reach on both sides of the stream or water course.

Arterial: A street designated on the Major Street and Highway Plan as a ~~primary~~ **an arterial, or secondary arterial parkway or special trafficway.**

Assisted Living Center: A residential facility designed to meet frail older persons' and individuals with disabilities' housing and care needs in a residential rather than institutional environment, while maximizing independence, choice, and privacy. Assisted living programs provide personal care for persons with needs for assistance in the activities of daily living, and can respond to unscheduled needs for assistance. Services typically provided include: three meals per day, housekeeping, laundry and linen service, medication monitoring, transportation, and activities. Assisted living settings also typically provide features that enhance resident autonomy, such as lockable doors, full bathrooms, temperature control, and single occupancy, and may provide limited cooking facilities in individual units. Assisted Living Centers exclude nursing homes and other special housing facilities as elsewhere defined.

Average Ground Elevation: The mid point between the highest and lowest ground elevations at the building wall.

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

Bed and Breakfast Inn. A residential structure that provides twelve or fewer guest rooms and meals for overnight guests who pay a fee for such services. Said structure may also be rented for special events, such as weddings, receptions, anniversaries, private dinner parties, business seminars, etc., as may be approved by the Board of Adjustment.

Beer Bar: A commercial establishment open to the general public which sells and serves low-point beer (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 and low-point beer (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 low-point beer (as defined herein) on the premises.

Board of Adjustment (BOA): The Board of Adjustment of the City of Tulsa.

Building: A structure which is permanently affixed to the land, and has one or more floors and a roof, and is bounded by either another building with a common party wall, open air, or the lot lines of a lot.

Building Setback: The horizontal distance, from the point of measurement, such as the centerline of an abutting street or the boundary line of an abutting zoning district to the nearest building wall.

Caliper: The diameter of the tree trunk measured at 6" above ground level for a tree trunk having a diameter of 4" or less and the diameter of the tree trunk measured at 12" above ground level for a tree trunk having a diameter exceeding 4".

Changeable Copy: Copy or other images that physically change or give the appearance of change at intervals of less than 10 minutes.

Character: Any letter of the alphabet or numeral.

City Council: The City Council of the City Tulsa.

Commercial Mixed Use Development: shall mean any development containing a combination of uses permitted by right or special exception in a CS zoning district.

Community Group Home: A community-based residential facility for independent living that provides room and board, personal care, and habilitation services in a family environment as a single-housekeeping unit for 7 or more resident elderly or disabled persons (mentally and/or physically impaired) with at least one resident staff person.

Copy Area: [DELETED]

Core Area: Core Area shall mean a contiguous habitable floor area, under roof, irrespective of interior walls, at least 20 feet by 20 feet in size.

Curb Level: The mean level of the established curb at the frontage of a lot. Where no curb has been established, the City Engineer shall establish such curb level or its equivalent for the purposes of this Code.

Customary Residential Exterior Finishing Materials: Roof and siding materials traditionally used to provide the finished exterior of single-family dwellings. Customary roofing materials include composition shingles, fiberglass shingles, wood shingles (shakes), and clay tile applied according to the manufacturers specifications. Customary siding materials include aluminum lap or vinyl lap siding, cedar or other wood siding, masonry (stucco, brick, stone, block, tilt-up panel) and woodgrain weather resistant pressboard siding.

Dance Hall: A commercial establishment open to the general public which provides a dance area of 1,000 square feet or more.

Designated Residential Development Area: An area specifically designated for residential development by conditions imposed in a Planned Unit Development (PUD) or Corridor District (CO).

Detention/Correctional Facility: A facility for the detention, confinement, treatment and/or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an adult detention center, juvenile delinquency center, pre-release center, correctional community treatment center, jail and prison.

Development: Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Display Surface: The surface of a sign upon, against, or through which the message is displayed or illustrated.

Display Surface Area: For *ground* signs shall mean the area enclosed by the minimum imaginary rectangles which fully contains all extremities of the sign, exclusive of its supports. This rectangle is to be calculated from an orthographic projection of the sign viewed horizontally. A view point for this projection is to be taken which gives the largest rectangle of that kind as the viewpoint is rotated horizontally around the sign. If elements of the sign are movable or flexible, the measurement shall be taken when the elements are fully extended and parallel to the plane of view.

The display surface area for *wall* signs shall mean the sum of the areas of the minimum imaginary rectangles enclosing each word attached to any particular facade.

The display surface area for *window* signs shall mean the sum of the areas of the minimum imaginary rectangles enclosing each word, figure, design and symbol if the window or other transparent material forms the background, or the entire area of the background material when such material is translucent or opaque.

Dripline: The periphery of the area underneath a tree which would be encompassed by perpendicular lines extending from the exterior edges of the crown of the tree.

Dwelling: A building or structure used in whole or in part for human habitation.

Dwelling, Duplex: A building containing two dwelling units, designed for occupancy by not more than two families.

Dwelling, Manufactured Home: A detached dwelling designed for transportation, after fabrication, on streets or highways on its own wheels or on a flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, located on jacks or other temporary or permanent foundation, connection to utilities, and similar installation activities.

Dwelling, Multifamily: A building containing three or more dwelling units.

Dwelling, Townhouse: A building containing two or more attached dwelling units with no unit above another unit and each unit located on a separate lot within a townhouse development.

Dwelling, Single-Family Detached: A building, other than a manufactured home, containing one dwelling unit designed for occupancy by not more than one family.

Dwelling Unit: A room or group of rooms arranged, intended, or designed as a habitable unit, containing kitchen, bath and sleeping facilities, for not more than one family living independently of any other family.

Elderly/Retirement Housing: A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care and are distinguished from life care retirement centers as elsewhere defined.

Emergency and Protective Shelter: A residential facility which provides room and board for a temporary (30 days or less) period, protection, counseling, and pre-placement screening for abused, displaced, or transient children or adults.

Family: One or more persons occupying a single dwelling unit, as a single housekeeping unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over six persons, including any roomers, boarders and/or domestic servants. A home for independent living with support personnel that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit for not more than six resident elderly or disabled persons (mentally and/or physically impaired) with at least one, but not more than two resident staff persons shall be considered a family.

Family Day Care Home: A dwelling used to house and provide supervision and care for seven children, said total to include those preschool children under five years of age who reside in the residence.

Flashing Illumination: A light source or other image which in whole or in part physically changes in light intensity or gives the appearance of such change.

Floor Area: The sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Provided that for the purpose of determining compliance with the permitted floor area, the floor area of enclosed required off-street parking areas shall not be included. Provided further that floor area for outdoor display of merchandise or customer seating, whether uncovered or covered by a tent or canopy, under the provisions of Sections 1212, 1212a, 1213, and 1214 shall mean the smallest rectangular area encompassing the display or customer seating area.

Floor Area Ratio (FAR): The floor area of a building or buildings on a lot divided by the lot area.

Foster Home: A dwelling used in whole or in part as living quarters for a household including one or more minor children placed by a licensed child placement agency who are not members of the family occupying said dwelling but, are under their supervision. Further, provided that a maximum of five children are allowed to reside in the home including any natural children living in the home, if any children in the home are age two or younger. If no children are under two years, the maximum number of children residing in the home is six.

Freeway: A street designated as a freeway on the Major Street Plan.

Freeway Sign Corridor: An area 400 feet in width on each side of and adjacent to the publicly acquired right-of-way of a freeway.

Frontage: The lineal measurement of a lot boundary which abuts a public street or the lineal measurement of the building setback line when the boundary of the lot abuts a curved nonarterial street or cul-de-sac.

Habitable Floor: Any floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation, or a combination thereof. A floor used for storage purposes only is not a "habitable floor".

Height, Building: The vertical distance measured from the average ground elevation at the building wall to the highest horizontal point of the structure, provided that Height Exceptions listed under Section 208.B. shall apply.

Height, Sign: The vertical distance measured from the curb level to the highest point of the sign.

Home Occupation: That accessory use of a dwelling which constitutes some or all of the livelihood of a person living in the dwelling.

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.

Junk and Salvage Yard: An open area where wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials shall include, but are not limited to, scrap iron and other metals, paper, plastic, rags, rubber tires, salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

Kennel: The use of land or buildings for the purpose of selling, breeding, boarding or training cats or dogs, or both.

Land Area: The area of a lot plus one-half or 30 feet, whichever is less, of the right-of-way of any abutting street to which the lot has access.

Land Coverage: The land area of a lot covered by building or buildings, except structural parking.

Landscaped Area: The unpaved area within a lot which contains grass, shrubs, flowers, ground cover, trees or native plant materials and which may include decorative fixtures such as rock, pools and planters.

Life Care Retirement Center: A residential facility containing dwellings designed for and principally occupied by senior citizens in a planned retirement community which includes a residential complex, an activity or community center, and a medical or nursing facility which is licensed by the State of Oklahoma as an Intermediate Care Facility or a Skilled Nursing Center.

Livability Space: The open space of a lot which is not allocated to or used for off-street parking or loading areas or for paved access to the off-street or loading area.

Loading Berth, Off-Street: A space of at least 10 feet in width and 30 feet in length and having a vertical clearance of at least 14 feet, designed and located on a lot for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

Lot: A lot of record.

Lot of Record: A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of the County in which the lot is located or a parcel of land, the deed of which is recorded in the office of the County Clerk of the County in which the parcel is located.

Lot Line: Any boundary of a lot.

Lot Line, Front: The boundary of a lot which abuts a public street. Where the lot abuts more than one street, the owner may select the front lot line.

Lot Line, Rear: The boundary of a lot which is most distant from and most nearly parallel to the front lot line.

Lot Line, Side: Any boundary of a lot which is not a front lot line or a rear lot line.

Lot Width: The average horizontal distance between the side lot lines.

Low-Point Beer: Includes beverages containing more than one-half of one percent ($1/2$ of 1%) alcohol by volume, and not more than three and two-tenths percent (3.2% alcohol by weight, including but not limited to beer or cereal malt beverages obtained by the alcoholic fermentation of an infusion of barley or other grain, malt or similar products.

Major Appliance: Includes, but is not limited to, washers, dryers, refrigerators, ovens/ranges, dishwashers, items not easily carried without assistance.

Major Street Plan: The Tulsa City-County Major Street and Highway Plan, as adopted by the Mayor and Board of Commissioners of the City of Tulsa, on April 29, 1969, Ordinance No. 11435, or as amended by ordinance of the City of Tulsa.

Manufactured Home: A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles.

Mini-Storage: A building containing small partitioned storage spaces which are separately and individually rented or leased for the storage of personal goods or merchandise, but excluding commercial warehousing as described in Use Unit 23.

Mobile Home: A manufactured home or a manufactured home dwelling.

Movement: Physical movement or revolution of a sign or portion of a sign up or down, around or sideways.

NA: Not applicable.

Nameplate: A sign, attached flush against a building identifying the name of the building or the name of an occupant thereof.

NEC: Not elsewhere classified.

Night Club: A commercial establishment open at night to the general public, usually serving intoxicating and/or low-point beer, having a floor show, and providing music and a space for dancing.

Nonintoxicating Beverages: [Deleted]

Nursing Home: A residential health care facility which provides institutional lodging, nursing care, personal care and supervision to aged, chronically ill, physically infirm, or convalescent patients who are not related to the owner or administrator of the facility.

Parking Space, Off-Street: A space on a lot intended and reserved for the parking of an automobile.

Parking Space, Required Off-Street: A space on a lot reserved for parking required by this Code.

Permanent Foundation: A foundation which meets the requirements of the City of Tulsa regulations for one and two family dwellings.

Personal Care: Assistance with meals, dressing, movement, bathing or other personal needs or maintenance, or general supervision of the physical and mental well-being of a person, who is incapable of maintaining a private, independent residence, or who is incapable of managing his person, whether or not a guardian has been appointed for such person.

Planning Commission: The Tulsa Metropolitan Area Planning Commission (TMAPC).

Planned Unit Development (PUD): A discretionary type of development for a tract of land under single ownership or control, based upon an approved development plan permitting flexibility of principal land uses, lot sizes, and accessory uses not otherwise available under conventional development standards.

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 and/or low-point beer (as defined herein) for consumption on the premises.

Recreational Vehicle (RV): A trailer, boat trailer, travel trailer, camping trailer, truck camper, camper shell, motor home, tent trailer, boat, houseboat, or similar vehicle or unit. Camper shells which are attached to a pickup truck are not considered a recreational vehicle.

Residential Treatment Center: A community-based residential facility providing diagnostic or therapeutic services, counseling, or treatment and long-term room and board in a highly structured environment for its residents for alcoholism, drug abuse, or behavioral disorders.

Rooming and Boarding House: A facility wherein congregate meals and lodging are provided for its residents exclusive of a supervised living or residential care facility as elsewhere defined (e.g. Nursing Homes, Group Homes, Transitional Living Center, Residential Treatment Center, etc.), and exclusive of a hotel or motel.

Setback: A horizontal distance determining the location of a building with respect to a street, use district boundary line, or another use. Where the term "setback" is used in conjunction with a modifying word or words such as "parking area", the setback shall in its application include, but not be limited to, buildings.

Sign: Any object, device, structure or part thereof used to advertise, identify, display or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

Signs as defined herein do not include the flag or emblem of any nation, organization of nations, state, city or any fraternal, religious or civic organizations; one corporate flag; works of art which in no way identify a product; temporary holiday decorations; or landscape features which display no words or symbols.

Sign, Business: Any sign which directs attention to a business, commodity, service, or entertainment conducted on the premises.

Sign, Canopy: [Deleted] See Wall, Signs

Sign, Construction: A temporary sign erected during the period of construction advertising the construction of improvements on the property.

Sign, Ground: A sign which is part of a self-supporting structure, other than a building or portion of a building.

Sign Illuminated: Any sign which is directly lighted by any electrical light source, internal or external, except light sources specifically and clearly operated for the purpose of lighting the general area in which the sign is located rather than the sign itself.

Sign, Outdoor Advertising: A sign which directs attention to a business, commodity, service, or entertainment, sold or offered elsewhere than the lot on which it is located.

Sign, Portable: [Deleted]

Sign, Projecting: A sign which is affixed to a building wall and which extends horizontally more than 15 inches from said wall. It shall also mean a sign which is affixed to a canopy, awning or marquee and which extends horizontally more than 15 inches from said canopy, awning or marquee.

Sign, Promotional Business: A sign, temporary in nature, consisting of tinsel, advertising flags, searchlights, balloons, banners, wind devices, or similar advertising devices, whether or not the same contain any words or characters.

Sign, Real Estate: A temporary sign advertising the sale, rental, or lease of the lot or portion thereof on which the sign is located.

Sign, Revolving or Rotating: A sign or sign part which rotates or revolves.

Sign, Roof: A sign which is affixed to a roof, extended roof, pitched roof, or canopy, and which extends above the building wall or parapet wall.

Sign, Wall: A sign affixed to a building wall, canopy, awning, marquee or parapet wall, or a sign displayed in or on a window or door which does not extend horizontally more than 15 inches from the wall, canopy, awning, marquee, parapet wall, window or door, nor extend above the parapet wall.

Special Exception: A use or a design element of a use which is not permitted by right in a particular district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted by the Board of Adjustment, where specifically authorized by the Code, and in accordance with the substantive and procedural standards of the Code.

Story: A room or set of rooms on one floor level of a building.

Street Wall: The wall or part of the building nearest to the street line.

Street Yard: The minimum required yard (residential) abutting a public street or the area of a lot contained between the minimum required building setback line (nonresidential) and an abutting public street.

Structure: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, and includes buildings, walks, fences, and signs.

Substantial Improvement: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with the existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Supplemental District: A zoning district to be mapped as an overlay to a use district and which modifies or supplements the regulations of the general district in recognition of distinguishing circumstances such as historic preservation or unit development while maintaining the character and purposes of the general use district area over which it is superimposed.

Top Plate: The horizontal timber directly carrying the trusses of a roof or the rafters.

Townhouse Development: A subdivision containing at least three townhouse lots.

Transitional Living Center: A community-based residential facility that provides short-term (120 days or less) room and board in a supervised living environment utilizing counseling and rehabilitation services for persons with a history of juvenile delinquency, behavioral disorders, alcoholism or drug abuse.

Tree: A woody plant having one or more defined stems or trunks and as set forth within a list of trees certified by the Urban Forester of the City and adopted by resolution of the Planning Commission.

Variance: A relaxation of a restriction of the Code, granted by the Board of Adjustment, where by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation, condition or circumstance of a particular property, the literal enforcement of the Code restriction, would result in unnecessary hardship.

Veterinarian Clinic: A building used exclusively for the care and treatment of animals, including incidental overnight boarding of animals within the enclosed building, but excluding outside animal runs or boarding services.

Wind Device: Any flag, banner, pennant, streamer or similar device that moves freely in the wind.

Word: For the purpose of this Code, one word shall be deemed to be any of the following.

- A. Any word in any language found in any standard unabridged dictionary or dictionary of slang.
- B. Any proper noun or any initial.
- C. Any separate symbol or abbreviation, such as "&", "S", "%" and "INC".

- D. Any telephone number, street number or commonly used combination of numerals and/or symbols such as "\$5.00" or "50%".
- E. Any symbol or logo which is a registered trademark, but which itself contains no word or character.
- F. Otherwise, each separate character is considered to be a word.

Yard: An open unoccupied space on a lot between a building and a lot line.

Yard, Front: A yard extending along the full length of the front lot lines between the side lot lines.

Yard, Required: The minimum permitted distance of open unoccupied space between a building and a lot line.

Yard, Rear: A yard extending along the full length of the rear lot line between the side lot lines.

Yard, Side: A yard extending along a side lot line between the front yard and the rear yard.

APPENDIX B INDEX OF LAND USES

Use Unit

Land Use

(A)

27	Abattoir (Slaughter House)
11	Abstract Company
27	Acetylene Gas Manufacturing
27	Acid Manufacturing
11	Adult Day Care
2	Adult Detention Center
11	Advertising Agency
21	Advertising Signs
27	Agricultural Chemicals Manufacturing
3	Agriculture
17	Agriculture Implement Sales/Rentals
15	Air Conditioning Service
17	Aircraft Sales
2	Airport
26	Alcohol Manufacturing
26	Aluminum Works or Foundry (Brass, Copper, Iron or Steel)
4	Ambulance Service
27	Ammonia Manufacturing

Use Unit	Land Use
20	Amusement Activities, NEC
13	Animal Grooming
3	Animal Raising
27	Animal Rendering
4	Antenna and Supporting Structure
14	Antique Shop
8	Apartment Hotel
8	Apartments
25	Apparel Manufacturing
15	Appliance Repair, Major Appliances (See Definition)
14	Appliance Repair, Minor Appliances
14	Appliance Store
25	Aquarium
1	Arboretum
1	Area-Wide Uses by Right
20	Arena
15	Armature Rewinding Repair
15	Armored Car Service
27	Arsenals
11	Artificial Limb and Corrective Shoes (by prescription only)
25	Art Gallery (not for profit)
14	Art Gallery, Commercial
11	Art School
11	Artist's Studio
14	Artist's Supply Store
27	Asphalt Refining, Manufacturing
8	Assisted Living Facility
15	Auctioneer
14	Auto Alarms Installation
17	Auto Body Repair & Painting
14	Auto Radio and Stereo Systems Installation
14	Auto Window Tinting
17	Automobile Rental
17	Automobile Sales, New, Used
28	Automobile Salvage Yards
23	Automobile/Truck Storage (Off-site)
17	Automobile Wash
17	Automotive and Allied Activities
25 17	Automotive Painting
14	Automotive Parts and Accessories Store

Use Unit

Land Use

(B)

15	Bail Shop
13	Bakery, Retail
25	Bakery Products Manufacturing
15	Bakery, Wholesale
11	Ballet School
11	Bank
12.a	Bar
15	Barber School
13	Barber Shop
26	Batch Plant
15	Beauty School
13	Beauty Shop
2	Bed and Breakfast Inn
12.a	Beer Bar
23	Beer, Wine and Distilled Beverage Distributor
1	Benches and Bus Shelters
26	Beverage manufacturing
14	Bicycle Shop
21	Billboard
19	Billiard Center, Family
12.a	Billiard Parlor
15	Bindery
19	Bingo Facility, Commercial
25	Blacksmithing
15	Blade Sharpening Service
27	Blast Furnace
27	Bleaching Powder Manufacturing
14	Blood Banks and Plasma Centers
8	Boarding House
17	Boat Sales
26	Boiler or Forge Works
14	Book Store
15	Bottle Gas
28	Bottles and Cans, Outdoor Salvage
25	Bottling Plant
19	Bowling Alley
26	Brewery
27	Brick Manufacturing, Tile Manufacturing or Terra Cotta Manufacturing
11	Broadcasting Studio

Use Unit**Land Use**

25	Brooms and Brushes Manufacturing
14	Building Materials Store
25	Building, Contract Construction
25	Bus Maintenance Shop
1	Bus Shelters
2	Bus Station
15	Business Machine Repair
14	Business Machine Sale
11	Business School
21	Business Sign
27	Butane and Propane Manufacturing and Storage

(C)

15	Cabinet Maker
12	Cafe
12	Cafeteria
25	Candle Manufacturing
25	Candling or Processing Plant
14	Camera & Photography Supply
2	Camp, Day
17	Camper Sales
13	Candy Store
26	Canning and Preserving of Fruits and Vegetables
2	Carnival
15	Carpentry
25	Carpet Cleaning
15	Carpet Installation and Repair
14	Carpet Store
14	Caterer
26	Cellophane Manufacturing
26	Celluloid Manufacturing
2427	Cement, Portland Manufacturing
2	Cemetery
25	Cesspool Cleaning
26	Cheese Manufacturing
3	Chick Hatchery
2	Children's Home
11	Children's Nursery
14	China, Glassware and Metal Ware Store
27	Chlorine Manufacturing or Processing
2	Christmas Tree Sales

Use Unit	Land Use
26	Chrome Plating
25	Church
2	Circus
2	City/County Health Department
25	Cold Storage Plant
25	Clothes Manufacturing
14	Clothing and Accessories Store
12.a	Club, Night
2	Club, Social and Fraternal
27	Coal Yard
25	Coffee (Roasting) and Coffee Products Manufacturing
12	Coffee Shop
27	Coke Manufacturing
25	Cold Storage Plants
25	College, University
19	Commercial Recreation, Enclosed
20	Commercial Recreation, Intensive
13	Commercial Shopping
13	Commercial, Convenience
25	Communication Equipment Manufacturing
25	Community Center
8	Community Group Home
27	Compost Yard
15	Computer Repair
11	Computing Service
25	Concrete Construction Service
26	Concrete Brick and Block Manufacturing
26	Concrete Ready-Mix Plant
26	Confectionery and Related Products Manufacturing
13	Confectionery Store
2	Construction Facility (off-site)
25	Construction, Heavy
2	Convalescent Home
13	Convenience Goods and Services
8	Convent
2	Convict Pre-release Center (also known as half-way house)
26	Cooperage Works
4414	Copying Service
2	Correctional Facility Community Treatment Center
26	Corrugated Metal Manufacturing
14	Cosmetic Shop

Use Unit	Land Use
25	Costume Jewelry, Novelties, Buttons Manufacturing
14	Costume Rental Service
26	Cotton Bailing, Compressing or Ginning
26	Cotton Storage, open
26	Cottonseed Oil Milling
2	Crematory
27	Creosote Manufacturing or Treatment
1	Cultivation
2	Cultural and Recreation Facility
25	Cultural Facility, NEC
26	Cutlery, Hand Tools, General Hardware Manufacturing

(D)

26	Dairy Products Manufacturing
13	Dairy Store
19	Dance Hall
11	Dance School
15	Data Processing Machine Repair
11	Data Processing Service
2	Day Camp
	Day Care Home (See "Family Day Care Homes" 402.5)
14	Day Labor Hiring Center
15	Decorating Contractor, Interior (interior remodeling)
12	Delicatessen
11	Dental Clinic, Laboratory
11	Dentist Office
14	Department Store
2	Detention Facility
26	Die Casting Manufacturing
25	Diesel Engine Repairs
15	Disinfecting Service
27	Disinfectant or Insecticide Manufacturing
27	Distillation of Bones, Coal, Tar or Wood
11	Doctor's Office
11	Drafting Service
20	Drag Strip
11	Drama School
15	Drapery Service
14	Drapery, Curtain, Upholstery Store
14	Dressmaking Shop
24	Drilling of Oil and Gas Wells

Use Unit**Land Use**

18	Drive-In Restaurant
20	Drive-In Theater
20	Driving Range, Golf
25	Drugs Manufacturing
13	Drug Store
23	Drugs, Chemicals and Allied Products Distributor
15	Dry Cleaning/Laundry (less than 5000SF)
13	Dry Cleaning Pick-up
25	Dry Cleaning/Laundry, Industrial (more than 5000SF of
floor area) 23	Dry Goods and Apparel Distribution
14	Dry Goods Store
3	Dude Ranch
7	Duplex Dwelling
26	Dyestuff Manufacturing

(E)

12	Eating Establishing Other Than Drive-In
23	Egg Distributor
8	Elderly Housing
4	Electric Regulating Station (Excluding Storage Yards or
	Service Garage)
15	Electrical Contractor
23	Electrical Goods Distributor
25	Electrical Lighting and Equipment Manufacturing
15	Electrical Repair Service
14	Electrical Supply Store
25	Electronic Components and Accessories Manufacturing
26	Electrical Machinery Manufacturing
26	Electroplating
2	Emergency Shelter
27	Emery Cloth and Sandpaper Manufacturing
11	Employment Agency
19	Enclosed Commercial Recreation, NEC
27	Explosive Manufacturing or Storage
2	Extended Care Facility (Nursing Home)
15	Exterminating Service
24	Extraction, Mining

Use Unit**Land Use****(F)**

25	Fabricated Metal Products Manufacturing, NEC
20	Fairgrounds
19	Family Billiard Center
	Family Day Care Home (See 402.5)
3	Farming
27	Fat Rendering
26	Feed Grinding and Processing
15	Fence, Fabrication, Installation, Repair
27	Fertilizer Manufacturing
26	Fiberglass Products Manufacturing
14	Filling Station, Gasoline
11	Financial Institution, Other Than Pawn Shop
11	Fine Arts School
1	Fire Alarm
4	Fire Station
27	Fireworks Manufacturing
3	Fishery
26	Flat Glass Manufacturing
26	Flavor Extracts and Flavoring Syrups Manufacturing
15	Flea Market
1	Flood Management Project
14	Floor Coverings Store
13	Florist
26	Flour Mills
26	Food Products Manufacturing
13	Food, Specialty
1	Forestry
6	Foster Home
26	Foundry, non-ferrous Metals
8	Fraternity House
25	Freight Terminals
20	Frisbee Golf Course
15	Frozen Food Locker
2	Fruit and Vegetable Sales from Tents or Vehicles
15	Fuel Oil
11	Funeral Home
25	Fur Goods Manufacturing
14	Fur Storage
15	Furnace Cleaning and Repair
25	Furniture and Fixtures Manufacturing

Use Unit**Land Use**

23	Furniture and Home Furnishings Distribution
25	Furniture Packing and Crating
15	Furniture Repair
14	Furniture Store
14	Furrier and Fur Shop

(G)

26	Galvanizing
27	Garbage Dump
23	Garbage Truck(s) Storage
14	Garden Supply Store
25	Garment Manufacturing
26	Gas Manufacturing or Storage
14	Gasoline Service Station (1 Bay Car Wash)
11	General Business Office
15	General Merchandising, NEC
13	Gift Shop
15	Glass Fabrication, Installation, Repair
26	Glass and Glassware Manufacturing
27	Glue, Gelatin or Size Manufacturing
20	Go-Cart Track
25	Golf Course
20	Golf Driving Range
2	Government Services, NEC
25	Grain Elevators
26	Grain Mill Manufacturing
24	Gravel Operation Mining
27	Gravel Crushing, Screening, Washing
1	Grazing
15	Greenhouse, Retail Sales
23	Groceries and Related Products Distribution
13	Grocery Store
27	Guided Missile Manufacturing
3	Guest Ranch
2	Gun Club
14	Gun Smith
26	Guns, Howitzers, Mortars and Related Equipment Manufacturing
27	Gum and Wood Chemicals Manufacturing
19	Gymnasium, Commercial

Use Unit**Land Use****(H)**

23	Hardware, Plumbing, Heating Equipment Distributors
14	Hardware Store
25	Hatchery, Fish/Fowl
19	Health Club/Spa
13	Health Food Store
2515	Heating Construction Contract Service
15	Heating Equipment, Fabrication, Installation, Repair
26	Heat Exchangers Manufacturing
2	Heliport
25	Heavy Construction, Equipment Storage/Parking
1	Historical Marker
14	Hobby Shop
14	Home Furnishing Store
	Home Occupation (See Section 402.A)
2	Homeless Center
3	Horticultural Nursery
25	Hospital
19	Hotel
25	Household Minor Appliances Manufacturing
15	Household Major Appliance Repair
14	Household Minor Appliance Repair
2	Hydroelectric Generation Plant

(I)

13	Ice Cream Store
25	Ice Manufacturing
15	Ice Plant Distribution Center
25	Ice Cream Manufacturing
19	Ice Skating Rink
2627	Incineration, Reduction of Dead Animals, Garbage, Refuse
26	Indoor Recycling
25	Industrial Spray Painting and Other Solvent Use
27	Industry, Heavy, NEC
25	Industry, Light, NEC
26	Industry, Medium, NEC
27	Insecticide Manufacturing
25	Insulation Contractor
15	Irrigation Equipment Contractor
11	Insurance Office

Use Unit**Land Use**

14 Interior Decorating, **Retail Sales**
11 Interior Design Consultant, **No Retail Sales**
26 **Iron and Steel Foundries**

(J)

2 Jail
15 Janitorial Service
15 **Jewelry Fabrication**
25 **Jewelry, Silverware and Plated Ware Manufacturing**
14 Jewelry Repair
14 Jewelry Store
28 Junk Yard, **Outdoor Salvage**
2 Juvenile Delinquency

(K)

15 Kennel

(L)

11 Laboratory, medical and Dental
26 Lamp Black Manufacturing
25 **Lamp Shades Manufacturing**
15 Landscape Contractor
11 Language School
14 Laundromat, Self-Service **Coin Operated**
15 Laundry Service (**5000 SF Maximum**)
25 Laundry, Industrial (**Non-personal goods**)
13 Laundry, Pick-up
15 **Lawn Mower Repair**
14 Leather Goods Store
25 **Leather and Leather Products Manufacturing**
25 Library
8 Life Care Retirement Center
27 Lime, Cement, Plaster of Paris Manufacturing
15 Linen Supply
2627 Linoleum Manufacturing
26 **Liquefied Petroleum Gas Sales and Services, Wholesale**
4314 Liquor Store
26 **Livestock Auction Sales**
11 Loan Office
14 Locksmith

Use Unit**Land Use**

2	Lodge
27	Lubricating Oils and Grease Manufacturing
14	Luggage Store
15	Lumber Yard
25	Lumber and Wood Products Manufacturing, NEC

(M)

23	Machinery, Equipment and Supplies Distributor
26	Machinery (except electrical) Manufacturing
25	Machine Shop
15	Mail Service
15	Major Appliance Repair
9	Manufactured Home
17	Manufactured Home Sales
27	Manufacturing, Heavy NEC
25	Manufacturing, Light NEC
25 26	Manufacturing, Medium Moderate NEC
2	Marina
25	Masonry Contracting Service
26 27	Match Manufacturing
25	Mattress and Bedding Manufacturing
15	Mattress and Pillow Repair
2	Mausoleum
13	Meat Market
26	Meat Products Manufacturing
11	Medical Clinic, Laboratory
14	Medical, Dental Supply and Orthopedic Appliances and Supply Store
26 27	Metal Foundry, Ferrous Metals
26	Milling, Custom
24	Mineral Products Processing
24	Mining of Coal, Ores and Stone
16	Mini-Storage
20	Miniature Auto Tract
24	Mining
15	Model Homes, Display only
11	Modeling School
8	Monastery

Use Unit	Land Use
25	Monument Manufacturing
15	Monument Sales, excluding shaping
25	Morticians Goods Manufacturing
19	Motel
25	Motion Picture Production
19	Motion Picture, Theater, Enclosed
17	Motorcycle Sales
25	Motor Freight Depot/Terminal
23	Moving and Storage Facility
17	Moving Truck and Trailers Rental (Maximum length 20 feet)
8	Multifamily Dwelling
25	Museum
20	Music Concert, Outdoor Commercial
11	Music School
25	Musical Instruments and Parts Manufacturing
14	Musical Instrument Sales

(N)

45 25	Newspaper Publishing
13	Newsstand
12.a	Night Club
26	Nonferrous Foundries
26	Noodle Manufacturing
13	Novelty
8	Novitiate
3	Nursery, Horticultural
2	Nursing Home
13	Nut Store

(O)

15	Off-Set Printing and Engraving
10	Off-Street Parking
25	Office, Computing and Accounting Machines Manufacturing
11	Office and Studio
11	Office Building, General
14	Office Furnishing Sales
14	Office Machine Sales
14	Office Supplies

Use Unit	Land Use
24	Oil and Gas Well Drilling
14	Oil and Lube Service
26	Oil Cloth or Linoleum Manufacturing
26	Oil Compounding and Barreling
27	Oil Reclamation Plants
27	Oil Refinery
25	Oil Well Drilling and Cleaning Contracting Service
26	Oil Well Equipment Storage
2	Open Air Activities, Principal Uses
11	Optician or Optical Lab
14	Orthopedic Appliances Store
26	Other Fabricated Metals Manufacturing
2	Other Schools, offering a compulsory education curriculum
15	Other Trades and Services, NEC
21	Outdoor Advertising
20	Outdoor Recreation, NEC
15	Overhead Door Service
17	Overnight Campground for Recreational Vehicles

(P)

15	Packaging of Manufactured Products
15	Packing and Crating of Goods
25	Paint and Other Solvent use
14	Paint Store
26	Paint Manufacturing
26	Paint, Oil, Varnish, Turpentine Manufacturing
15	Painting Contractor
15	Paper Hanging
28	Paper, Outdoor Salvage
23	Paper and Paper Products Distribution
26	Paper Products Manufacturing
27	Paper or Pump Manufacturing by Sulphide Process
25	Park, Public
10	Parking
10	Parking Garage
27	Paving Plants
14	Pawn Shop
25	Pens, Pencils and Other Office/Artist Materials Manufacturing

Use Unit	Land Use
14	Pet Shop
27	Petroleum Bulk Storage for Wholesale
27	Petroleum Refining
25	Pharmaceutical Manufacturing
11	Pharmacy, Prescription
44	Phonograph and Record Sales
14	Photo Finishing
11	Photocopying
11	Photography Studio
14	Photography Supply Store
26	Pickle, Sausage, Sauerkraut, Vinegar Manufacturing
26	Pickling, Fruits and Vegetables and Salad Dressing Manufacturing
14	Picture Framing
25	Planetarium
26	Planing Mill
2	Plant Sales, From Tents or Vehicles
1	Planting
15	Plastering Service
15	Plastic Materials Sales Fabrication
27	Plastic/Rubber Manufacturing
28	Plastics, Outdoor Salvage
15	Plumbing Construction Service
14	Plumbing Fixture Sales
15	Plumbing Shop
4	Police Substation
1	Political Campaign Signs
20	Pony Rides
12.a	Pool Hall
15	Portable Storage Buildings, Sales
2	Post Office
25	Pottery and Ceramic Products Manufacturing (gas or electric)
26	Pottery and Related Products Manufacturing
3	Poultry Raising
2	Power Plant
26	Prefabricated House Manufacturing
11	Prescription Pharmacy, no sundry
25	Prestressed and Pretensioned Concrete Products Contractor
4	Pressure Control Station

Use Unit	Land Use
27	Primary Metal Industries, NEC
26	Printing Ink Manufacturing
4525	Printing, Publishing and Allied Industries
2	Prison
12.a	Private Club
2	Private Club or Lodge
20	Private Park
2	Private School, Offering a Compulsory Education Curriculum
24	Processing of Mineral Products
25	Produce market, Wholesale
25	Professional, Scientific and Instruments Manufacturing
4	Protection and Service, Public
2	Protective Shelter
2	Public Park
2	Public Schools
2	Public Tennis Court
4	Public Utility Structures

(Q)

14	Quarrying
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(R)

20	Race Track, Auto, Dog, Horse
19	Racquetball Club
26	Radioactive Service Company
14	Radio and Television Sales
14	Radio Repair and Television Repair
11	Radio Station
28	Rags, Outdoor Salvage
27	Railroad Freight Terminal
27	Railroad Roundhouse or Shops
27	Railroad Yards
3	Ranching
26	Rayon or Cellophane Manufacturing
26	Ready Built Homes Manufacturing
15	Re-Upholstering
14	Record Shop, Tape and Compact Disc Sales

Use Unit	Land Use
11	Recording Studio
2	Recreation and Cultural Facility, Community
19	Recreation, Indoor Commercial NEC
17	Recreational Vehicle (RV) Sales
14	Reducing Salon
26	Refrigerator Manufacturing
27	Refining, Petroleum & Other Crude materials
27	Refuse Dump
27	Rendering Plant
15	Reproduction Services
22	Research, Scientific
1	Reservoir
2	Residential Treatment Center
7	Residential, Duplex
9	Residential, Manufactured Home
8	Residential, Multifamily
6	Residential, Single-family
12	Restaurant
18	Restaurant, Drive-In
8	Retirement Housing
3	Riding Stable or Academy
2	Rifle and Skeet Range
19	Rifle Range, Enclosed
27	Rock Crusher
20	Rodeo Grounds
26 27	Rolling Mill Steel Mill
25	Roofing Contracting Service
8	Rooming House
25	Roasting Coffee and Coffee Products Manufacturing
26 27	Rubber Manufacturing
28	Rubber Tires, Outdoor Salvage
15	Rug Cleaners
15	Rug Repair
(S)	
27	Salt Works
28	Salvaged or Dismantled Vehicles
28	Salvage Yards, NEC
26	Sandblasting (indoor)

Use Unit	Land Use
27	Sandblasting (outdoor)
24	Sand and Gravel Extraction Operations
2	Sanatorium
2	Sanitary Landfill
25	Sash and Door Manufacturing
26	Sausage Manufacturing
27	Saw Mill
11	School, Art
11	School, Ballet
15	School, Barber
15	School, Beauty
11	School, Business
11	School, Dance
11	School, Drama
11	School, Fine Arts
11	School, Language
11	School, Modeling
11	School, Music
25	School, Public
25	School, Private
15	School, Trade
2	Schools, Offering a Compulsory Education Curriculum (Public and Private)
22	Scientific Research, Testing, Development
28	Scrap Iron, Outdoor Salvage
14	Second Hand Store
14	Self-Service Laundromat, Coin Operated
26	Septic Tank Service
14	Service Station, Gasoline
4	Services and Protection, Public
2	Sewage Disposal Facility
12.a	Sexually Oriented Business
25	Sheet metal Contracting Service
4	Shelter, Civil Defense, Storm
26	Shoddy Manufacturing (Low Grade Wool)
26	Shoe Polish Manufacturing
14	Shoe Repair
14	Shoe Store
14	Shopping Goods and Services

Use Unit	Land Use
1	Sidewalks
21	Sign Advertising
25	Sighting and Fire Control Equipment Manufacturing
15	Sign Painting
25	Signs and Advertising Displays Manufacturing
6	Single-Family Dwelling
20	Skateboard Track
19	Skating Rink, Enclosed
27	Slaughtering of Animals, NEC
28	Salvage Yards
19	Slot Car Track
26	Small Arms Manufacturing
27	Smelting
27	Soap Manufacturing
27	Soda Ash, Caustic Soda and Washing Compound Manufacturing
8	Sorority House
13	Souvenir Shop
26	Soybean Oil Milling
19	Spa/Health Club
26	Space Vehicles Manufacturing
14	Sporting Goods Store
25	Spray Painting
3	Stable
20	Stadium, NEC
26	Starch, Glucose, Dextrin Manufacturing
14	Stationery Store
26	Steel Fabrication Plant
27	Steel Mill
27	Stock Yard
24	Stone Quarrying
27	Stone Cutting and Products Manufacturing
25	Stonework Contracting Service
26	Storage of Abandoned/Inoperative Vehicles (Temporary - 60 days or less)
28	Storage of Dismantled Autos or any Form of Junk
23	Storage, General
23	Storage, NEC
25	Store Fixture Manufacturing
27	Stove Polish Manufacturing
26	Structural Clay Products Manufacturing

Use Unit	Land Use
27	Structural Steel Plants
11	Studio and Office
2627	Sugar Refining
19	Swimming Pool, Enclosed Commercial

(T)

14	Tag Agency
14	Tailor Shop
2627	Tallow, Grease, Lard Manufacturing or Refining
27	Tank Farm, Petroleum
26	Tanks and Tank Components Manufacturing
2627	Tanning of Leather or Hide
13	Tanning Salon
27	Tar Distillation or Manufacturing
2627	Tar Roofing Manufacturing
12.a	Tavern
15	Taxidermist
14	Television Repair
14	Television Sales
11	Television Station
19	Tennis Club
20	Tennis Courts, Commercial
25	Tennis Court, Public
2	Tent Revival
15	Tent Rentals, Contractor
26	Textile Mill Manufacturing
19	Theater, Motion Picture, Enclosed
1	Thoroughfare
11	Ticket Office
27	Tile Roofing Manufacturing
15	Tile Setting Service
26	Tire Recapping
23	Tobacco and Tobacco Products Distributor
26	Tobacco Manufacturing
15	Tool and Equipment Rental Center
24	Top Soil Mining
7a	Townhouse Dwelling
25	Toys, Amusement, Sporting Goods Manufacturing
14	Toy Shop

Use Unit	Land Use
15	Trade School, NEC
15	Trades and Services, NEC
27	Trades Emitting Objectionable Odor, Heat, Smoke, Noise
2	Transitional Living Center
4	Transmitting Tower
26	Transportation Equipment Manufacturing
11	Transportation Ticket Office
17	Trailer Sales
11	Travel Agency
17	Truck Rental (20 feet or less in length)
23	Truck Rentals (more than 20 feet in length)
17	Truck Sales
23	Truck Stop, gasoline
25	Truck Freight Terminal
23	Truck Wash
23	Trucking Establishment
14	Tune-up Service
27	Turpentine Manufacturing

(U)

25	Umbrella, Parasols and Canes Manufacturing
11	Union Hall, No Trade School
25	University
15	Upholstery Repair
1	Utility Line

(V)

14	Video Rentals
14	Variety Store
27	Varnish Manufacturing
17	Vehicle Repair and Service
28	Vehicular Parts Salvage
15	Vending Machine Sales, Service
26	Vegetable Oil Milling
14	Veterinarian Clinic/Hospital, excluding outside animal runs
19	Video Games
26	Vinegar Manufacturing

Use Unit	Land Use
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(W)

14	Wall Paper Store
23	Warehouses, NEC
27	Washing Compound Manufacturing
26 28	Waste Paper Salvage and Reclamation
14	Watch Repair
20	Water Slide
4	Water Storage Facility
2	Water Treatment Plant
25	Water Well Drilling and Cleaning Service
25	Welding Equipment and Supplies Manufacturing
25	Welding Shop
23	Wholesale Distributor
23	Wholesale Establishments, NEC
14	Wig Shop
1	Wildlife Preserve
15	Window Cleaning
27	Wood Preserving
15	Woodworking Shop
26	Wool Scouring, Hair Manufacturing
28	Wrecked Vehicles, Outdoor Salvage

(Y)

26	Yeast Manufacturing
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Staff Comments:

Mr. Gardner noted that the newly-adopted communication towers regulations has been incorporated into the use unit amendments.

In regard to hospital parking, Mr. Gardner pointed out the four different comparisons of other Cities staff obtained to use as a guideline. Staff recommends using the standards of one parking space per bed, plus one space for each 250 square feet of emergency/outpatient care which closely resembles the Oklahoma City Ordinance.

Mr. Gardner presented examples of off-street parking and loading requirements in regard to auto sales and manufactured home sales and proposed amendments to the requirements.

Lastly, since Use Unit 5 is being added back in the ordinance it will need to be inserted into Appendix A and other related tables.

Interested Parties Comments:

Charles Norman, 2900 Mid-Continent Tower, 74103, expressed support of the hospital parking standards of one parking space per bed, plus one space for each 250 square feet of emergency/outpatient care.

TMAPC Comments:

Mr. Midget questioned the requirement to obtain an exception for community services in IL-zoned property. Mr. Gardner replied IL is industrial and there may be a problem with compatibility, but this would allow the Board to determine whether the use is appropriate in the IL. The provision to determine whether the use is appropriate is by exception.

Mr. Midget questioned whether the example on the auto sales parking included parking for employees. Mr. Gardner replied in the affirmative.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, the TMAPC voted **9-0-0** (Ballard, Boyle, Dick, Gray, Horner, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Doherty "absent") to recommend **APPROVAL** of the proposed Amendments to Title 42, Tulsa Revised Ordinances (Tulsa Zoning Code) and the Tulsa County Zoning Code as follows: Comprehensive Review and proposed amendments to Chapter 12, Use Units and related miscellaneous Sections of the Codes, and Chapter 18 Definitions and other items of the Codes of a "housekeeping nature" as recommended by staff and modified at the public hearing.

* * * * *

Proposed Amendments to Section 208 - Height Exceptions of the Tulsa Zoning Code.

Staff Recommendation:

Mr. Gardner stated this proposed amendment is the result of the language that the Planning Commission could not support from the City Legal Department in the recent communication tower ordinance in regard to antennas being attached to architectural features of buildings and that such features would have to be in proportion to the principal building. Staff recommends this be accomplished by the proposed amendments to Section 208 - Height Exceptions as follows:

Section 208 - Height Exceptions

The following structures shall not be subject to the height limitations of the district in which they are located:

- A. Farm buildings and related structures.
- B. Chimneys, elevators, equipment penthouses, monitors, cooling towers and ventilators, provided they are not intended for human occupancy and they do not extend more than twenty (20) feet above the top of the principal structure.
- C. Belfries, clock towers, cupolas, domes, flag poles and spires, provided they are not intended for human occupancy and they do not exceed more than one hundred fifty percent (150%) of the maximum height of the district in which they are located.

Structures enumerated in B and C above may be increased in height as a special exception through the Board of Adjustment. (Add this provision to Section 1608 Special Exception, a listing of special exception uses that may be approved by the Board of Adjustment.)

Staff Comments:

Mr. Gardner noted that Section A remains the same. Sections B and C consist of a list of use units that currently do not have any limitations. Staff separated the list of use units into two categories that are more related to the building itself and then established an appropriate maximum height without Board of Adjustment review.

Mr. Gardner stated the purpose of the amendment is to avoid unlimited height in residential areas. Churches in residential areas would be required to obtain a special exception for additional height over 52-1/2 feet.

There were no interested parties wishing to speak.

TMAPC Comments:

Chairman Boyle asked whether the Board of Adjustment considers issues such as the intended use of the architectural feature. For example, could the Board consider the problem with the 38th and Harvard bell tower to house the communication tower antenna. Mr. Gardner replied that under the proposed amendments the Board would be able to consider the issue, of proportionality but not under the present ordinance. The Board would have to determine whether the bell tower is a part of the design of the building or whether the bell tower is being constructed for the sole purpose to accommodate an antenna.

Mr. Westervelt and Mr. Boyle stated they both had problems with the previous proposal, but feel the problems have been resolved and would support the current proposal.

TMAPC Action; 9 members present:

On **MOTION** of **WESTERVELT**, the TMAPC voted **9-0-0** (Boyle, Dick, Gray, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Doherty "absent") to recommend **APPROVAL** the proposed Amendments to Section 208 - Height Exceptions of the Tulsa Zoning Code as recommended by staff.

* * * * *

Comprehensive Plan Amendment Public Hearing:

The Comprehensive Plan Amendment Public Hearing items in regard to District 18 and the South Peoria Neighborhood Master Plans were heard simultaneously.

Public Hearing to adopt the South Peoria Neighborhood Master Plan, a part of Planning District 18, as part of the Comprehensive Plan for the Tulsa Metropolitan Area and Resolution No. 2115:797; and

Public Hearing to amend the District 18 Detail Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, to include reference to the South Peoria Neighborhood Master Plan and Resolution No. 2115:798.

Staff Comments:

Ms. Matthews stated the Comprehensive Plan Committee has already been briefed on these items. She informed the Commission this is a revitalization plan for part of the South Peoria Neighborhood, in which planning efforts have been underway for approximately six years. She noted there are several people present in support of the plan and asked those people to stand and be recognized. She stated the neighborhood has worked very hard in the development of the plan.

Ms. Matthews stated the plan (See Exhibit "A" attached hereto) was funded basically by the residents and businesses in the area, with the planning effort that was lead by Dr. Jack Crowley from the University of Georgia and four of his students. The plan has six basic objectives. First, is the need for an identity and theme. Circulation and flow is another objective, due to the many users of the transit system in the area and pedestrian traffic. Security is another, as well as

neighborhood services. Amenity and beautification to attract others to reside or shop are also objectives. Finally is Architectural Thematics, for implementing the other recommendations.

Ms. Matthews stated staff's recommendation is for adoption. However, she noted concerns expressed by Public Works in regard to lane widths and street lighting. She feels these concerns could be addressed with alternative language in the plan document. She feels Public Works' concerns are not fatal to the plan and can be worked out. She noted the memo from Mr. Buchert.

Ms. Matthews presented the proposed amendments to the Detail Plan for Planning District 18 to reflect the adoption of the South Peoria Neighborhood Master Plan by adding the following plan text:

3.1.7.22

The provisions of the South Peoria Neighborhood Master Plan, adopted as part of this Detail Plan for Planning District 18, apply to development and redevelopment in this Consideration Area.

Interested Parties Comments:

Orlando Failla, 5836 South Peoria, 74105, stated he owns a business and is a resident in the South Peoria area. He expressed appreciation of the Commission's consideration on the Master Plan Proposal for South Peoria.

Mr. Failla stated there was considerable expense for a small group of people to fund the plan. The plan was presented to the residents and businesses a month ago with approximately 175 people in attendance. The neighborhood is very excited about the plan and the goal is to make the area a destination for people rather a place to pass through with caution.

TMAPC Comments:

Chairman Boyle asked whether the concerns expressed by Mr. Buchert could be addressed. Ms. Matthews replied in the affirmative.

Mr. Midget asked whether the plan is supported by in part or in whole by the area residents and businesses in the area. Ms. Matthew replied in the affirmative. She stated they funded and approved the project.

Mr. Westervelt asked whether the concerns expressed by Mr. Buchert could be addressed in the text. Ms. Matthew replied language such as "as the project develops farther east, alternatively, staff would like to see planting on both sides of the street if not a boulevard."

Mr. Westervelt stated after having worked on the Riverside Drive Task Force, it is nice to see a transition off the corridor and that it may be compatible with future development of the area.

Mr. Westervelt expressed appreciation and commended Dr. Crowley for his work and the neighbors, for their hard work and support of the project.

Mr. Midget commended the neighborhood for their work and effort and the desire they expressed to change the South Peoria neighborhood. He feels this neighborhood group will serve as a real testimony for other neighborhood groups who want to see change in their areas in that change can be done collectively.

TMAPC Action; 9 members present:

On **MOTION** of **WESTERVELT**, the TMAPC voted **9-0-0** (Boyle, Dick, Gray, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Doherty "absent") to recommend **APPROVAL** to adopt the South Peoria Neighborhood Master Plan, a part of Planning District 18, as part of the Comprehensive Plan for the Tulsa Metropolitan Area and Resolution No. 2115:797 and amend the District 18 Detail Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, to include reference to the South Peoria Neighborhood Master Plan and Resolution No. 2115:798 as recommended by staff and include alternate language in regard to boulevard-type streets and related items as recommended by Public Works.

* * * * *

Continued Zoning Public Hearing:

Application No.: PUD-563

CS/OL/AG to CS/OL/AG/PUD

Applicant: Roy Johnsen

(PD-18) (CD-2)

Location: Southeast corner East 91st Street and South Riverside Drive

Presented to TMAPC: Roy Johnsen

(Apartment complex.)

Staff Recommendation:

This PUD contains approximately 10.5 acres at the southeast corner of Riverside Drive and 91st Street South. The triangularly-shaped tract fronts the Riverside extension for over one-quarter of a mile and ends north of the intersection of Riverside and the new Jenks bridge. The north 350' of the PUD is zoned CS and planned for Medium Intensity uses. The remainder is planned for Low

Intensity - No Specific Land Use and is primarily zoned OL with a small portion on the southern end zoned AG. Across 91st Street from the PUD is a landscape/nursery, vacant land to the east and south, and to the west Riverside Drive and the Arkansas River.

The PUD proposes the only principal use to be multifamily dwellings at a density of 24 units/acre. Up to four stories in height is proposed with 50' setbacks from 91st Street and Riverside Drive and 10' setbacks from other boundaries. Other Bulk and Area requirements as established in the RM-1 district.

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-563, with modifications, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding area; (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-563 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):	10.45 acres
Permitted Uses:	Multifamily dwellings and customary accessory uses
Maximum Number of Dwelling Units:	256*

(*Modified at the TMAPC Public Hearing)

Maximum Building Height:	52'
Maximum Stories:	4
Minimum Building Setback:	
Garages (all boundaries)	5'
From R/W of Riverside Drive	50'
From R/W of 91 st Street South	50'
From all other boundaries	25'

Other Bulk and Area Requirements: As established for
multifamily development
in the RM-1 district

3. No Zoning Clearance Permit shall be issued within the PUD until a Detail Site Plan, which includes all buildings, required parking, fences or walls, and entry gates 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. Installation of required landscaping shall be done in accordance with a phasing schedule approved by TMAPC and certified by a landscape architect registered in the State of Oklahoma. 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 by persons standing at ground level.
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 25 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 1107F of the Zoning Code have 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 and making the City beneficiary to said covenants.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

Staff Comments:

Mr. Stump stated that staff is basically in agreement with the proposal with the exception of the setback from boundaries other than the right-of-way of Riverside Drive or 91st Street. Staff feels if the developer is constructing four-story buildings, up to 52 feet in height, there needs to be at least a 25-foot setback.

Mr. Stump feels the latest proposal, to have dwelling units located on top of the garages, should have the same setbacks as other dwelling units.

Applicant's Comments:

Roy Johnsen, 201 West 5th Street, Suite 440, 74103, stated the four-story buildings are proposed to take advantage of the view of the Arkansas River. The three-story units located on top of the garages have been reviewed very carefully and have been successful in other parts of the country. He feels these type of units are applicable given the relationship to the Arkansas River.

Mr. Johnsen stated the project is located in an unusual position as opposed to most land use. He feels the property to the east of the proposed development is not likely to develop as single-family. Most of the setback consideration has generally been in anticipation that the adjoining property would be developed as single-family and the current setbacks reflect that. Over the years there has been a 10-foot side yard setback and a 20-foot rear yard setback in multifamily development.

Mr. Johnsen presented an aerial that shows the current land use of the property surrounding the proposed development. He noted the north portion of the subject property is zoned commercial with a gap along 91st to the corner that is also zoned commercial. The south end of the property is zoned commercial. He feels the development between Delaware and the subject property's east line will be non-single-family.

Mr. Johnsen stated there are no garages with dwelling units proposed along Riverside Drive or 91st Street. The only issue is with garages that have dwellings units above that are located along the east line. The site plan indicates three of these types of structures are in the north half of the project, which he suggests have a ten-foot setback in lieu of a 25-foot setback from the east line, as well as a fourth structure towards the southernmost part of the tract on the north boundary. He feels this is not too far removed from the staff recommendation. He presented a photograph of the garage/dwelling type structures.

As to the main buildings, Mr. Johnsen stated he is in agreement with the 25-foot setback along the entire eastern boundary except for the southern rectangular-shaped tract. He suggested a 10-foot setback for the southern rectangular-shaped tract. The proposed building for this area is three-stories. He stated this is a very tight site and the developer is attempting to do amenities and landscaping in front of the tennis courts.

Mr. Johnsen stepped away from the microphone and made other comments that were not audible on the tape.

There were no interested parties wishing to speak.

TMAPC Comments:

Chairman Boyle asked for clarification on staff's recommendation for setbacks on the garage units. Mr. Stump stated a five-foot setback for single-story garages is recommended. The garages with dwellings should require the same setbacks as the other dwelling units.

Mr. Midget asked for clarification of Mr. Johnsen's proposal for setbacks along the east boundary. Mr. Johnsen replied he is proposing a ten-foot setback on the east boundary and stated there will not be any garage/dwelling units on the north or west boundary. There are four garage/dwelling unit structures proposed.

Mr. Stump reminded the Commission that they recently approved a development on Memorial. Where it was anticipated that apartments would develop in an undeveloped area to the south, the standard setbacks were 20 feet for two-story, 25 feet for three-story and there were not any four-story units proposed. Staff does not feel this proposed development differs from the one on Memorial.

Ms. Gray feels the garage/dwelling units are 1.5-stories and the appropriate setback might be 15 feet. Ms. Gray asked if the 25-foot setback was imposed, how many units would be lost. Mr. Johnsen stated four buildings or eight units, which is very significant.

Ms. Midget stated he can support the applicant's request on the southern portion, but questioned the reduced setback for the rectangular-shaped tract. Mr. Johnsen stated a standard side yard setback is ten feet and if the developer chooses 91st Street as the frontage, the units could be within ten feet if the adjoining property is not zoned as single-family. If Riverside Parkway is the frontage, then the east boundary would be considered a rear yard with a 20-foot setback.

Mr. Johnsen feels the proposed project will not abut single-family development and the four garage/dwelling units with 1400 feet of frontage are not offensive to the view nor have adverse impact on any adjoining property.

Mr. Westervelt stated he would not like to remove eight units from the project, and looking at the 61st and Riverside Drive plan, he feels there is importance in having vistas. However, he feels staff's recommendation does not impose a hardship on the application. He stated he supports staff's recommendation and asked for comments from other Commissioners.

Chairman Boyle expressed concern with the vistas on Riverside Parkway and Riverside Drive and, how they blend with the entire program of this area. However, he stated he has little concern with the eastern boundary setbacks.

Mr. Johnsen stated he is in agreement with the Riverside frontage and setbacks and feels it will look very nice after construction. However, the real issue is the east boundary and the rectangular-shaped tract in the southern portion. Mr. Johnsen stated he could make a 20-foot setback work on the east boundary; however, to impose the setback as recommended by staff, the developer would lose eight units, which is a very substantial reduction.

After further discussion, Chairman Boyle suggested that Mr. Johnsen and staff meet and negotiate a compromise that would work for both parties and present the compromise to the Planning Commission at the June 11, 1997 meeting.

TMAPC Action; 8 members present:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Gray, Horner, Jackson, Ledford, Midget, Pace, Westervelt "aye"; no "nays"; none "abstaining"; Carnes, Dick, Doherty "absent") to **CONTINUE** the Zoning Public Hearing for PUD-563 to June 11, 1997.

* * * * *

Other Business:

AC-017 Gale Plummer (Hollywood Video)

7418 East Admiral Place

(Alternative Landscape Compliance.)

Staff Recommendation:

The applicant is requesting Alternative Landscape Compliance to eliminate the required five-foot landscape strip abutting East Admiral Place and a 30-foot portion of the five-foot street abutting an R District. The subject tract is zoned CH with no required street yard. The application cites unusual site conditions requiring that existing asphalt paving along Admiral be maintained to facilitate surface drainage by eliminating the installation of the required five-foot landscape strip. The applicant is also proposing that a 30-foot portion of the required landscape strip abutting the residential district be used for a dumpster and concrete access pad.

Staff has reviewed the proposal and finds that due to site drainage considerations, the request to eliminate much of the landscape strip along Admiral Place can be supported. In eliminating the landscape strip along Admiral, however, the requirement that no parking spaces be more than 50 feet from a landscaped area is not met for five parking spaces. The requirement could be met and site drainage not impaired if one additional 12-foot by 25-foot landscaped area with a tree be installed 40 feet east of the westernmost landscaped area abutting Admiral Place.

The elimination of 30 feet of the required landscape strip abutting a residential district to accommodate a dumpster and access pad also cannot be supported. The dumpster could be relocated to the north or northwest, thereby facilitating an unbroken five-foot landscaped strip along the entire southern property boundary.

Based on the application as submitted and the desire of the applicant to provide 42 parking spaces although only 28 are required, staff recommends **DENIAL** of the application for Alternative Compliance in that the proposed alternatives are neither equivalent to nor better than the requirements of the Landscape Chapter of the Zoning Code.

Applicant's Comments:

Gale Plummer, 2105 North Yellowwood, Broken Arrow, 74012, stated he is the architect and contractor for the proposed project. After discussing the proposal with Mr. Stump, Mr. Plummer stated he was unable to revise the drawing. However, he is in the position to agree to creating a landscaped area with a tree at the location of the after-hours drop-off unit.

Mr. Plummer stated he has agreed to the idea of a sprinkler system. The landscaped areas would be grass, and subject to the tenant's preference, may include other landscape plants.

In regard to the dumpster, Mr. Plummer stated the proposal is for a six-foot high masonry fence with a screened gate that swings open to allow the exit of the dumpster for service. The Code does not require the dumpster to be enclosed. Therefore, if the Commission prefers the five-foot strip, then the dumpster enclosure would be dispensed with and a paved area created to service the dumpster.

Mr. Plummer feels this is a difficult site to develop due to the constraints of the drainage easements and no front yard developments along Admiral.

TMAPC Comments:

Mr. Horner asked whether staff was aware of the six-foot masonry enclosure for the dumpster. Mr. Stump replied in the affirmative and that the developer proposed the enclosure and it is not a requirement.

Mr. Horner asked whether the dumpster enclosure would allow for negotiations on the landscape strip. Mr. Stump replied since there are only 28 parking spaces required and there are currently 42 spaces, staff feels the developer could devote one of the spaces to the dumpster and provide the landscaped strip to buffer the abutting residential area.

Mr. Midget stated he agrees with staff in regard to moving the dumpster away from the residents and providing the required landscaping. Mr. Plummer noted there is currently a six-foot wooden fence along the south property line to screen the residents from the site and with the dumpster enclosed, it would provide added screening and nicer appearance. Mr. Plummer stated the owner made it very clear he did not want to lose any parking spaces. Mr. Stump pointed out there is no requirement for the dumpster to be enclosed, but feels if the Planning Commission is going to consider the enclosure as a part of negotiations for lesser landscaping, it will need to be included in the motion.

Ms. Pace feels it is appropriate to enclose the dumpster; however, if the use changes, the proposed landscaped plan will be in place and may cause problems in the future. She feels the dumpster should be separated from the residential area. She stated she concurs with staff's recommendation.

Mr. Westervelt stated, since he was one of the first persons to bring an alternative landscape compliance for a commercial site with similar concerns on losing parking spaces and to also providing appropriate landscaping, he is familiar with the process. On his particular case, it resulted in a plan that was considered as good as or better than the requirements and the plan was finally accepted. He stated he does not feel good about the applicant indicating that if the request is not approved, he will do something else with the dumpster; he feels it is inappropriate. He stated he is in agreement with Ms. Pace.

Mr. Jackson asked whether the applicant has any other alternatives for the placement of the dumpster. Mr. Plummer replied he does not have too many alternatives because the site does not allow it when maintaining the 42 parking spaces. He stated the only other available location would be the triangular area. He stated he was not suggesting extortion, but was suggesting another alternative.

Ms. Pace questioned why a landscaping strip and curbs and gutter are not required on Admiral. Mr. Stump replied this is a CH-zoned area with no street yard requirements, however, there is a provision that if the building is not built to the property line, then a five-foot strip is required. He stated the applicant did not propose a five-foot strip; however the proposed two large island areas for landscaping. Staff prefers to have more trees along the frontage. This particular lot is paved up to the street without any type of curbing.

TMAPC Action; 8 members present:

On **MOTION** of **PACE**, the TMAPC voted **6-2-0** (Boyle, Gray, Ledford, Midget, Pace, Westervelt "aye"; Horner, Jackson "nays"; none "abstaining"; Carnes, Dick, Doherty "absent") to **DENY** Alternative Landscape Compliance AC-017 as recommended by staff.

* * * * *

There being no further business, the Chairman declared the meeting adjourned at 3:15 p.m.

Date Approved: 6/18/97


Chairman

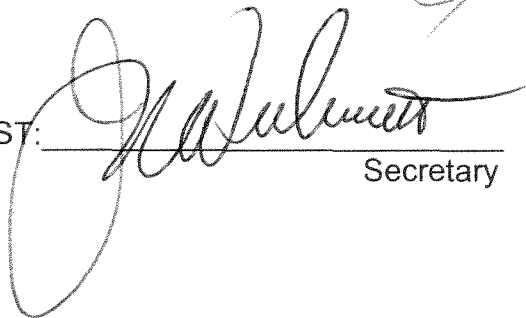
ATTEST: 
Secretary

EXHIBIT "A"

*University of Georgia
School of Environmental Design*

MASTERPLAN PROPOSAL FOR SOUTH PEROIA TULSA, OKLAHOMA

Done for the South Peoria Neighborhood Connection

by:

Todd Downey
Randa El-Hajje
Jeremy Hull
Divya Neelakantan

Advisor:

Jack Crowley

On March 24th the planning and design team arrived in Tulsa from Athens, Georgia armed with base maps and background material. They set up shop in the "Neighborhood House," began accumulating field information before meeting with 30 interested members of the community for 3 hours of discussion and goal stating. For the next three days a charrette ensued culminating in the plan's presentation to the community 72 hours later. The "road studio" was frequently visited and local decision-makers and agencies who could not attend directly did so by phone.

On April 22nd the plan as refined by the Neighborhood was represented and on April 23rd was presented to the Comprehensive Plan Steering Committee of the Tulsa Metropolitan Area Planning Commission (TMAPC) to begin the process of Plan Adoption.

South Peoria Neighborhood Plan

General Issues and Goals

A. Identity

- The area and its name "South Peoria" have unfortunately become associated with urban and social problems. Renaming and remarketing the area won't solve the problem by itself but a clear and appropriate place identity in conjunction with other improvement efforts serves as a basis for a start. The location as a neighborhood is excellent in terms of schools, parks and transportation. New names can also serve as a basis for design and materials themes. The area might to take advantage of its proximity to Riverparks with such possible names as:

Parkside	Redbud Place
Peoria Park	
Riverside	

- The project to widen 61st Street (conceptually to 5 lanes) between Riverside Drive and Lewis Avenues is a perfect opportunity for the neighborhood to create a boulevard gateway at Johnson Park on Riverside. The use of landscaped medians in areas where the continuous left turn lane (5th lane) is not necessary for turns into retail strips is highly recommended. 61st Street from Riverside to Newport (gateway area) and 61st Street from the Ambassador Manor to Joe Creek Bridge is recommended. Likewise, Peoria Avenue when it is improved ought to utilize the 5th lane only in the retail areas south of Community Bank and north of 64th Street. The landscaped median similar to the raised bed configuration used near 71st and Harvard is recommended not only as an aesthetic means to raise flowering trees above traffic but also to discourage street crossings at points other than crosswalks.
- Plans and marketing needs to center on a "theme" which plays off the location and positive elements of the neighborhood. The theme can simply be set, for example, by utilizing *Native Redbud trees in the street medians where their color and texture is highly visible in the raised beds and the limited tree size does not interfere with traffic or street lighting. This material is common to Tulsa but not yet applied as a commercial district theme (Madison Avenue in Maple Ridge is a residential theme example). Other theme elements to tie the district together can include street lighting, banners, street trees, building color and building lighting such as white tivoli lights or neon banding. Street furniture such as benches, litter cans and bus stop shelters can also contribute to the theme even if they are not extensively used.

B. Flow

- The density of residences, proximity of parks and schools and the limited income of most of the residents makes the district heavily used by pedestrians. Ironically it is also one of the areas in Tulsa where sidewalks are virtually non-existent. The plan highly recommends 4 to 6 foot concrete sidewalks along the arterial streets (Peoria and 61st Street). In addition, wider sidewalks (at least 6 feet) are suggested:
 - a. along the west side of Peoria between 66th Street and 56th Street (John Marshall Elementary School).
 - b. along the north side of 61st Street between Peoria and Johnson Park (Center of District to Riverparks connection)
 - c. along the south side of 61st Street between Peoria and the Joe Creek Bridge (Park Connectors, McClure School and Metro Christian Academy).

*Plant research into the use of various Redbud species warn that they are sensitive to air pollution such as that generated by major traffic corridors. There are however numerous healthy specimens along Riverparks/Riverside Drive and other Tulsa streets. 61st Street will probably convey only moderate amounts of traffic

- d. along the north side of 63rd Street and Madison Avenue (Community Center Connection).
 - e. along the west side of Madison Place between 60th and 61st Street (Apartment to South Community Center Connector).
 - f. the balance of the pedestrian ways (shown on the plan) exist inside of park and open space areas where they should be built to the same specifications as the Riverparks Trail largely because they connect the district parks to the riverpark system. Generally the specs are 8 foot of asphalt on a limestone screen base. The "park trails" are:
 - i. 61st Street to the Community Center site in the open space and east of Madison.
 - ii. The Community Center site southwestward toward Riverside Drive and along the east side of the roadway. (The above two trails recognized that the open space is presently viewed as being "land banked" and can be moved.
 - iii. The "Johnson Park Trail" which links the west end of the 61st Street "wide walkway" to Riverparks as well as northeastward to connect to the Fairmount Terrace Area.
- The traffic issue is one where auto access needs to be facilitated to discourage local "cruising" through the district. Complexes owned by John Piercey are already being "defensively" repositioned to create consolidated and single access points to Peoria. This necessitates some street closures which act to limit multifamily (heavier) traffic from access through the lighter, single family traffic areas to the northwest of the 58th and Owasso area. Streets should also be closed and pavements removed where they no longer serve as accessways and tend to become underutilized pavements in vacant land areas. The following street closures and pavement removals are recommend.
 - A. A one hundred foot section of 57th Place between the Riverside South Condominium entrance and the entrance to the "Southbrook" Apartments and Duplex area drives.
 - B. The entire segment of Madison Avenue (east of Johnson Park) north of the northernmost parking drive in Fairmont Terrace.
 - C. All of Owasso Avenue between 57th Place and 58th Street.
 - D. 62nd Place west of Madison Place (largely gone already).
 - E. South Madison between 63rd Street South and the northernmost driveway of the 3 remaining duplexes near 64th Street.
 - F. East 64th Street west of South Madison.
 - G. South Newport Avenue between 64th and 63rd Street South.
 - H. All of the East 64th Place South (cul de sac).

Note that underground utilities can remain in place and undisturbed by surface plantings in the landbanked areas. The removal of streets can be done in phases as saw cutting, trucking and other project requirements are available and does not involve the vacation of the public right of way.

- Transit Connections are particularly critical to the district because of the number of elderly and poor in the area who depend on it. Permanent, well lighted and comfortable bus shelters ought to be considered for high use locations such as near the Inhoff Plaza on 66th Street and at the Git'n Go site on 61st Street. The eastbound stop on 61st near St. Thomas Square can be shifted as a shelter to the "land bank" park site east of Madison Place. This site stands to be at the confluence of the east west sidewalks on 61st Street and the north south sidewalks between Fairmont Terrace and the Community center site. The "painted metal" shelters can also be "themed" to the district as part of the streetscaping.

C. Security Issues. In general, the area is fairly dark and intimidating at night. Street lighting is key to both establishing a sense of place and providing a nighttime sense of security.

- On 61st Street where a median is suggested, single mast with double mast arm lights can be used. The redbuds recommended for the planters or median strip are small enough not to block or shade the areas to be lit. A single electrical line is used to light the eastbound as well as westbound lanes while the poles are both protected and away from foot traffic surfaces. Where there are not medians (such as on most of Peoria) lights can be mounted along the edges with the pole and single mast arm systems. The street light poles are also the locations to mount banner brackets for seasonal and district theme banners. To further accentuate the "center" of the district, street lighting whose color (such as sodium vapor) can add to the district's theme. The fixtures are recommended only for 61st Street between the "gateway" on Riverside to the entrances of Ambassador Manor and Brighton Pointe and along Peoria Avenue from south of John Marshall School to 66th Street South.
- The individual residential clusters which are not already bounded by decorative security fencing need to consider implementing plans for "defensible" perimeters. Fairmont Terrace is the principle complex not protected by fencing. The key is to afford tenants a modest amount of protection against loitering and wandering through complexes by non-residents. In the case of Fairmont Terrace the "alleyway" created by a derelict fence and hedgerow along the southside of 58th Street between Madison Avenue and Owasso can be mitigated by completely removing the broken fence, trimming up the base of the trees along the hedgerow and removing the low brush. Some filling of standing water areas and grassing is also needed. The best location for a Fairmont Terrace Community Garden is in the reclaimed 58th Street "alleyway" west of Owasso.
- The combination of developing accommodating pedestrianways, fencing residential blocks and infilling on vacant land will serve to create defined and secure corridors of foot traffic. Closing and removing unnecessary neighborhood streets will serve to discourage potentially troublesome outside traffic.
- Another security issue is the discouraging of undesirable retail. Surprisingly, "troublesome" retail such as adult bookstores and rough bars are either missing or have a relatively low profile. There does not appear to be an unusual number of package stores. They are a number of bars but not more than the number occurring on other more prosperous stretches of Peoria.
- Having a police substation in the neighborhood would be helpful but not likely due to the proximity of the police station on Riverside Drive one mile to the south. An eventual community center might house a convenient "police desk." A retail shop along Peoria might be accommodating to police paperwork such as the Quick Trip programs.

D. Neighborhood Services eventually need to be housed in a single highly identifiable and convenient location. If combined with education and youth athletics the facility can achieve a critical mass where staffing, security, utilities and other common services can be done efficiently. Rooms in the facility can be alternatively used for different programs when such programs have varied "peak periods" of usage. A single individual, staffing a common reception desk can provide information on numerous program inquiries by phone, computer or in person. The activities presently in the south Peoria Neighborhood House will provide the nucleus for these services including health, welfare, nutrition, emergency relief, jobs, job training, early childhood/Head Start, adult education, library branch/mobile services, etc. Youth sports activities (either as a social service or recreational amenity) is clearly another needed activity in the area and such an athletic complex would serve South Tulsa well due to its proximity to Riverparks and Johnson Parks. The logical alternative is to put the facility in Johnson Park and use the new park for youth soccer and baseball.

- Retail constitutes another "service" which influences the vitality and livability of an area. Peoria and 61st Street in the area are designed as secondary arterials and by nature will not tend to attract the type of retail that serves large areas of the city. The retail which will

naturally exist in the area should be targeted to local population on the convenience scale. "Destination" stores such as the Calico Corner which attracts customers from a much wider area are the exception. Convenience retail includes:

- Food Stores
- Liquor and Beverage
- Fuel Stations, Car Washes
- Beauty and Barber Shops
- Drug Stores
- Bars, Pubs and Local Entertainment
- Cleaners, Laundries, Small Business Supplies and Printing
- Real Estate, Insurance, Financial and Legal "Shops"
- Flowers and Gifts
- Childcare Centers

Often in neighborhood retail areas other "local theme retail" can be made to work often based on a series of similar shops. These types of retail include:

- Antiques
- Resale Shops
- Local Hardware and Home Improvements
- Nurseries
- Storage and Rental
- Entertainment Districts

E. Amenity and Beautification. Image may not be everything but it is important in terms of inhabitant self worth, attitude and the ability to attract others to reside or shop.

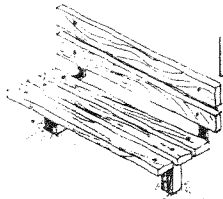
- Ownership tends to engender higher levels of amenity and maintenance. The area is presently unsettled enough so as not to attract significant amounts of new, low density residential construction. Single family construction between 58th and 66th Street from Riverside to Quincy is very unlikely. Two "ownership" programs might be suitable in the area in the near term (next 5 years). The first is to buy a continuous block of rental duplexes rehabilitate them and sell to owner occupants under a local moderate income ownership program. The purchase of a single rental duplex (and sale to a moderate income family) in an owner occupied block would also work. In addition the vacant land between Madison Place and Newport north of 61st Street should either be developed as duplex, triplex and townhouse infill or sold to the two adjacent apartment owners. This site, although adjacent to Fairmont Terrace is the only near term suitable redevelopment site because of its size, proximity to retail and parks as well as being contiguous to existing duplexes and small apartment clusters.
- The most feasible way to "tie" the district together is through landscape materials in general and streetscaping in particular. Landbanked and vacant spaces can at least be "treed and sodded" with phased, fairly low cost programs. Conveyance of the land titles from the Housing Authority to the Development Authority or Parks Department should be considered. The landscape should not only be easy to maintain but also simple, (local trees and ground cover with little or no shrubs). The number of tree types should also be limited to a single flowering type (Redbud Recommended) and a handful of resilient urban canopy specimens such as various oaks, maples and sycamores. Low trees which create screens in open areas should be avoided. As noted before, the color and style of street "furniture" such as light poles, bus shelters, benches, banner mounts, and local directional signage can be limited to forest green/park green metals to help strengthen the district theme. The placement of a few small black metal medians lamps in Brookside has had more of a symbolic effect than actual sense of district theme. "Brookside" as a theme is more about the use of various color canvas awnings, tivoli lit street trees, low rise storefronts on the street face (varied and not architecturally significant), and possibly a unified feeling of pastel colors particularly warm

greys and blue greens on buildings. The district is "tight and busy." The south Peoria retail is scattered, setback from the street, and significantly different.

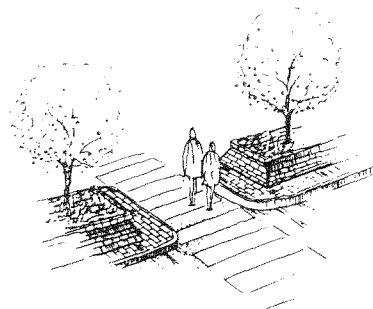
- The concept of a signed gateway on 61st on Riverside in conjunction with the trail system and streetscape has a great potential for immediate positive impact in the area. A new "market-able/identity" can be used on the sign.
- The greatest asset the area has beside its accessible "midtown" location is its adjacency to Riverparks. Good physical and symbolic connections between the park and the neighborhood can be easily made by the sidewalk trail system along 61st street through Johnson Park.

F. Architectural Thematics will be challenging because the retail areas are scattered and so varied. The landscape and streetscape systems serve as the primary ties in the area. Other simple systems which can be executed by willing shop owners include:

- Edging buildings with neon (typically whites and reds). The conditions already exist at the local AutoZone and Sonic and work well at the Lincoln Plaza on Cherry Street.
- White Tivoli (Christmas) lights in trees and on building edges also unify districts and add festival appeal. The retail owners in associations can take a lighting initiative and put "tivolis" on the median redbud trees on 61st Street (when the project is done). Thus there is a complete street frontage of lights which can be augmented by willing property owners. Keep in mind though that lighting cords can be vandalized easily.
- Banners do a very effective and relatively inexpensive job of adding festival color and unity to an area. The banners can include sponsors as well as adopted district names/logos and event announcements. These also occupy public utility poles (city light standards) and do not require multiple property owner cooperation.
- Coloration themes work and do not necessarily require full participation. Coloration can also be periodically changed when buildings normally get repainted. Coloration can also include the common use of osage sandstone (reddish brown), limestone (warm grey) or brick. Successful district coloring is commonly a muted light warm grey or green to blue range when dealing with wood or stucco. For example, southwestern districts often use ochre to pink stuccos in "New Mexican" styles.
- There is a single reoccurring form which happens with most of the area strip retail buildings and may possibly be applicable to both car washes and storage units as well. The front soffits of most the buildings built in the sixties and seventies are a simple "overhang" of varying thicknesses. These typically serve as a signband on which a full range of painted letters, back lit "cabinets," "can letters," neons and logo blocks are mounted. A simple architectural "facade" could be executed in phases which involves:
 1. A common dimension (Probably drivit) signband on the fronts of all strip centers.
 2. A common signband to ground column and downspout system
 3. A common warm grey, blue grey coloration
 4. Possible common "light edging"
 5. A limited palette of sign types inside the band
 - i. neon script
 - ii. can lettering
 - iii. back lit cut out lettering



Typical Bench



Pedestrian Crossing at Median

Park Link • This open area creates an excellent opportunity to link Johnson Park with the proposed neighborhood park. Inclusion of a 8' wide asphalt trail makes the area accessible to pedestrians, cyclists, and rollerbladers alike.

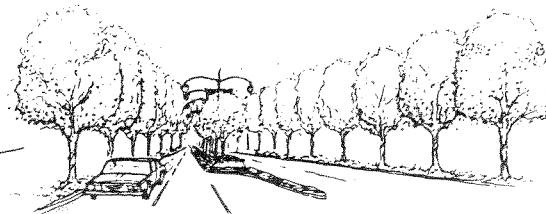
Neighborhood Gateway Sign

Community Center • Creates a location in which neighborhood services can be located and at the same time provides a community gathering place.

Sidewalks • Being mainly a pedestrian neighborhood sidewalks are a must. A minimum of a 6' wide concrete sidewalk ought to be installed at roadside, while 8' wide asphalt trail should be used in all park areas.

Community Garden Area • Provides a place for the members of the community to gather, as well as a place to grow food and vegetables.

61st Street • With the creation of a four lane divided street this provides a boulevard gateway for the community. Raised center median will include native flowering trees as well as light poles with signage banners.



61st Street Boulevard Style

Neighborhood Gateway Sign • Creates an icon for the community

Student Study Team:

Todd Downey
Randa El-Hajje
Jeremy Hull
Divya Neelakantan



SOUTH PEORIA NEIGHBORHOOD CONNECTION

**A RESOLUTION ADOPTING
THE MASTER PLAN FOR SOUTH PEORIA,
TULSA, OKLAHOMA (SOUTH PEORIA NEIGHBORHOOD MASTER PLAN)
THE COMPREHENSIVE PLAN FOR THE
TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 27th day of August, 1975, this Commission, by Resolution No. 1078:403, did adopt the District 18 Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma; and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 4th day of June, 1997, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to adopt the Master Plan for South Peoria, Tulsa, Oklahoma (South Peoria Neighborhood Master Plan) as part of the Detail Plan for Planning District 18, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the Master Plan for South Peoria, Tulsa, Oklahoma (South Peoria Neighborhood Master Plan), as attached hereto and made a part hereof, be and is hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this resolution be certified to the City Council of the City of Tulsa, and to the Board of County Commissioners of Tulsa County, Oklahoma for approval and thereafter, that it be filed of record in the Office of the County Clerk, Tulsa, Oklahoma.

DATED THIS 6TH DAY OF JUNE, 1997.

TULSA METROPOLITAN AREA PLANNING COMMISSION

ATTEST:

Chair

Secretary

APPROVED BY THE CITY COUNCIL OF THE CITY OF TULSA,
OKLAHOMA THIS _____ DAY OF _____, 1996.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

* * * * *

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY
OF TULSA, OKLAHOMA THIS _____ DAY OF _____, 1996.

Chairman

ATTEST:

APPROVED AS TO FORM:

County Clerk

Assistant District Attorney

**A RESOLUTION AMENDING
THE DISTRICT 18 PLAN TEXT,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 27th day of August, 1975, this Commission, by Resolution No. 1078:403, did adopt the District 18 Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma; and the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 4th day of June, 1997, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District 18 Plan Text according to the following.

Add as 3.1.7.22 The provisions of the South Peoria Neighborhood Master Plan (Master Plan for South Peoria, Tulsa, Oklahoma), adopted as part of this Detail Plan for Planning District 18, apply to development and redevelopment in this Consideration Area.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 18 Plan Text, as above set out, be and are hereby adopted as part of the District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED THIS 6TH DAY OF JUNE, 1997.

TULSA METROPOLITAN AREA PLANNING COMMISSION

ATTEST:

Chair

Secretary

APPROVED BY THE CITY COUNCIL OF THE CITY OF TULSA,
OKLAHOMA THIS _ _ DAY OF _____, 1996.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY
OF TULSA, OKLAHOMA THIS _____ DAY OF _____, 1996.

Chairman

ATTEST:

APPROVED AS TO FORM:

County Clerk

Assistant District Attorney