

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2793

May 1, 2019, 1:30 PM

175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

1. Minutes of April 3, 2019, Meeting No. 2791

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. PUD-810-2 Glenn Hall (CD 4) Location: Northeast corner of East 12th Street and South Lewis Avenue requesting a **PUD Minor Amendment** to revise signage standards.

PUBLIC HEARINGS:

3. MPD-2 Nathan Cross (CD 1) Location: West and north of the northwest corner of West Edison Street and North 41st West Avenue requesting a **Master Plan Development** for private street mixed-use community (Continued from February 20, 2019, March 6, 2019, March 20, 2019 and April 17, 2019) (**Applicant requests a continuance to May 15, 2019**)
4. MR-7 (CD 4) Modification of the Subdivision & Development Regulations to remove sidewalk requirement for a new single-family residence, Location: West of South Gary Drive at East 27th Place South

5. **MR-8** (CD 9) Modification of the Subdivision & Development Regulations to remove sidewalk requirement for a new single-family residence, Location: Northeast corner of East 35th Place South and South Rockford Avenue
6. **ZCA-9**, amendments to the Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, Chapter 65 Landscaping, Screening and Lighting, to retitle Chapter 65 as Landscaping and Screening, to establish new minimum requirements for landscaping and screening, to renumber Outdoor Lighting regulations, establishing it as a separate Chapter 67, and to add and revise related provisions in Chapter 5 Residential Districts, Chapter 10 Mixed-Use Districts, Chapter 15 Office, Commercial and Industrial Districts, Chapter 55 Parking and Chapter 85 Violations, Penalties and Enforcement.

OTHER BUSINESS

7. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Tulsa Planning Office, INCOG. Ringing/sound on all cell phones must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.



Case Number: PUD-810-2
Minor Amendment

Hearing Date: May 1, 2019

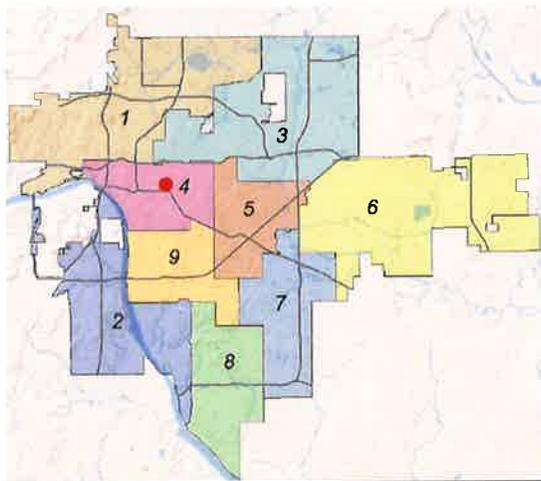
Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:

Applicant: Glenn Hall

Property Owner: Roklahoma Properties, LLC
 (Glen Hall)

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to revise signage standards.

Gross Land Area: 0.48 acres

Location: NE/c E 12th St S and S Lewis Ave
 1147 S Lewis Ave

Zoning:
 Existing Zoning: CH/PUD-810
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Main Street
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 9308

City Council District: 4
Councilor Name: Kara Joy McKee

County Commission District: 2
Commissioner Name: Karen Keith

2.1

SECTION I: PUD-810-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the development standards to allow a neon projecting wall sign and increase the allowable display surface area.

Currently, the development standards prohibit projecting signs and limits individual signs to 12 sf in display surface area. The applicant is proposing to add one projecting sign with an area greater than the 12 sf currently allowed. Based on the design presented, the sign will be below 30 sf in area, which would be well within the allowable area of the underlying zoning, CH. This site is also located within Route 66 overlay, which encourages the use of neon signs, with increased area allowances.

The revised sign standards would now include the provision that one projecting sign may be allowed, not to exceed 30 sf in display surface area.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.*

“Modifications to approved signage, provided the size, location, number and character (type) of signs is not substantially altered.”

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-810 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

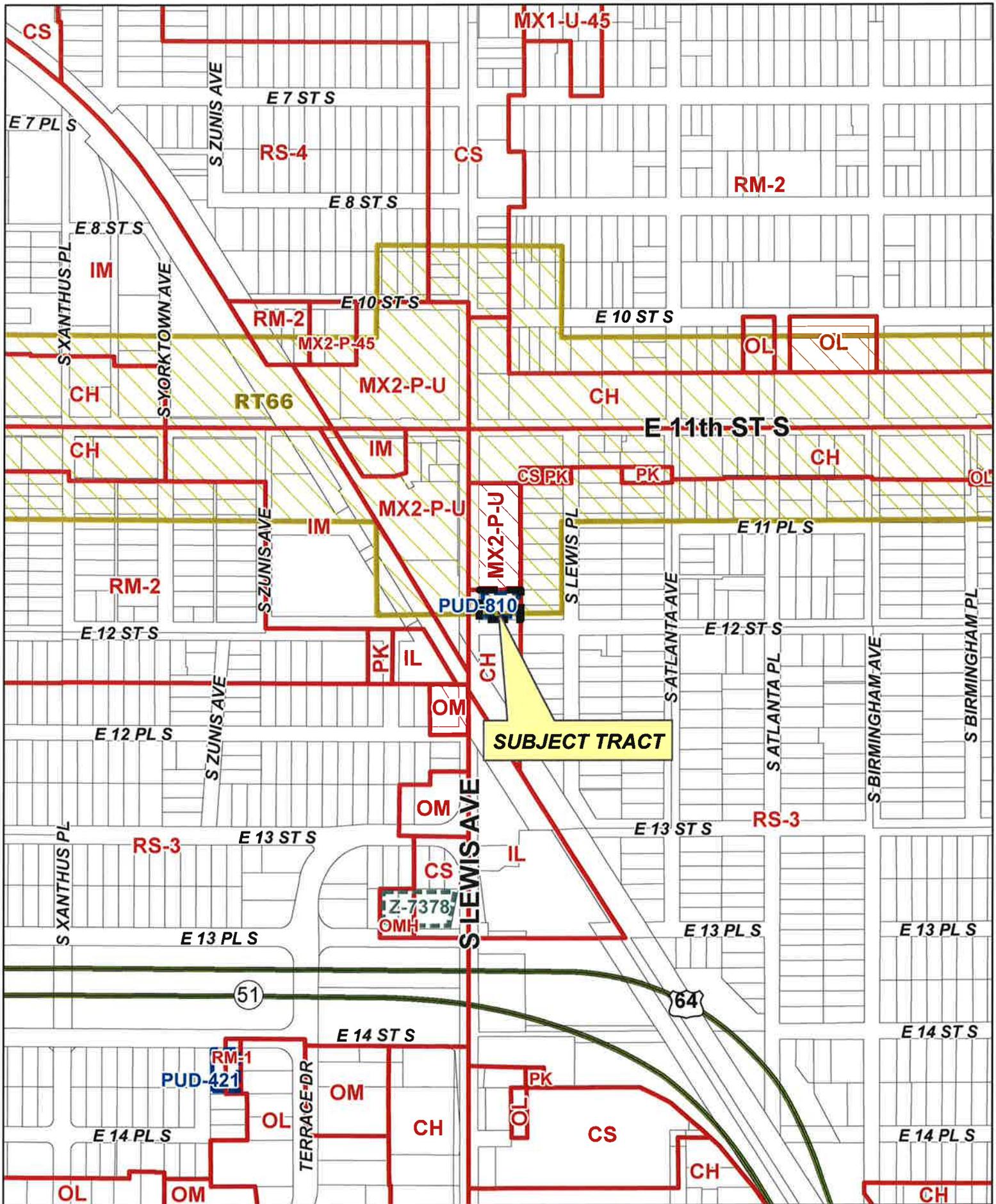
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Statement of Intent
Applicant Proposed Signage
Applicant Photos of Existing Conditions

With considerations listed above, staff recommends **approval** of the minor amendment request to revise signage standards to allow a neon projecting sign and increase the allowable display surface area.

Applicant is applying for the newly announced Route 66 Neon Sign Grant. Applicant's property is within the Route 66 Neon Sign overlay and he would like permission to install a neon sign as proposed, which fits the standards of the grant application.

Applicant would also like to create more visibility for his business, Renaissance Brewing Co. There are many people still in Tulsa that are not aware that the Renaissance Brewery is located at 12th and Lewis. A tasteful and beautiful neon sign will tremendously help generate traffic for his business. The currently allowed wall signage would not be visible from the north and south approach and to the west are train tracks, so to have a sign in anyone's line of sight would require the neon blade sign.

With the original PUD 810, applicant built a building in the 1920's style located just one block to the South of Route 66. The 1920's style 2-story building is pushed close to Lewis Ave. with parking in the rear. The building deserves a retro Route 66 neon sign which would complete the look of the newly built retro-building.



SUBJECT TRACT

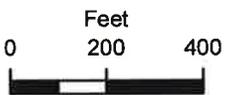
PUD-810-2



19-13 08

2.4





Subject Tract

PUD-810-2

19-13 08

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

2.5



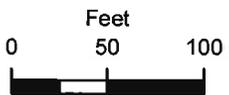


S LEWIS AVE.

S LEWIS PL

E 12 STS

E 12 PLS



Subject Tract

PUD-810-2

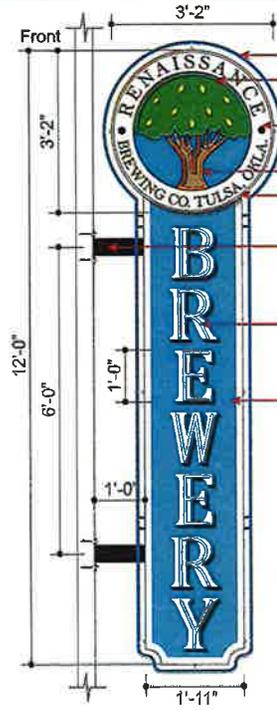
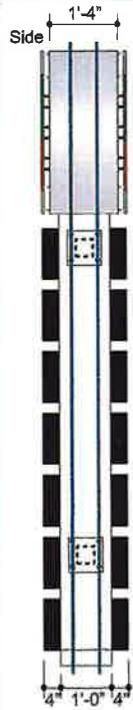
19-13 08

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

2.6





- 12mm Blue neon attached to side of cabinet.
- 12mm Green neon.
- Aluminum cabinet painted White (semi-gloss) with applied opaque vinyl graphics.
- 12mm Orange neon.
- 12mm White neon.

4x4 Steel tubing & 3/8" steel plate painted Black (semi-gloss), attached to 4x6 wood beam.

Open face neon letters painted White (semi-gloss), 4" Black returns and illuminated with White neon.

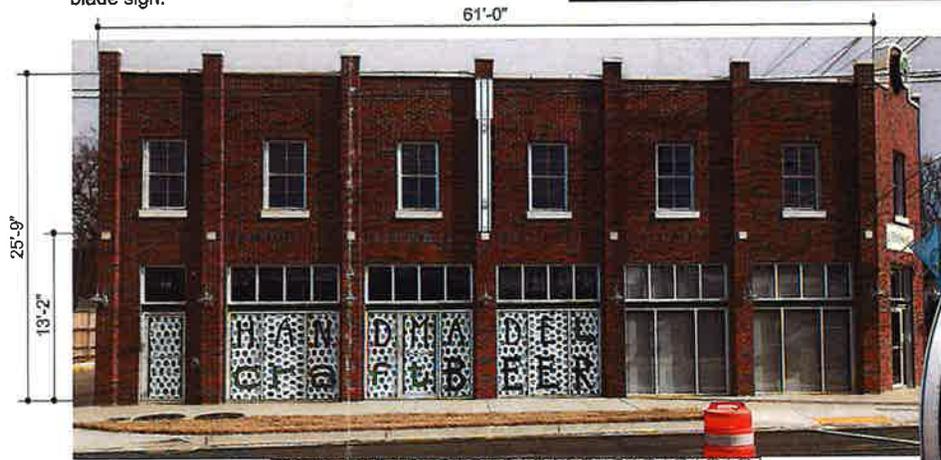
Aluminum cabinet painted Blue & White (semi-gloss).

Detail & Side View - Scale: 1/2" = 1'-0"

-Manufacture and install (1x) double sided neon blade sign.



Night View - Not to Scale



Elevation View - Scale: 1/8" = 1'-0"

Client:
Renaissance
Brewing Company

Job Location:
1147 S. Lewis Ave.
Tulsa, OK 74104

Sales Rep:
Matt Ellicott

Designer:
Dallas Brewer

Drawing No:
021219-07

File Name:
RENAI-
BLADE-01A.dwg

Date:
2-12-2010

Scale:
Noted

Approved By:

Date Approved:

Color Swatches
May vary from actual color
Verify with customer



ACME NEON SIGNS
ELECTRICAL & LIGHTS
1147 S. Lewis Ave.
Tulsa, OK 74104
www.acmesigns.com





2.9

2.9

MPD-2

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, April 23, 2019 10:58 AM
To: Sawyer, Kim
Cc: Miller, Susan; (jvanvalkenburgh@cityoftulsa.org)
Subject: FW: MPD-2 [IWOV-Active.FID421174]

Kim,

Staff supports the applicants request for a continuance to the May 15th meeting.

Thanks

Dwayne Wilkerson, ASLA, RLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



From: Cross, Nathan S. <ncross@dsla.com>
Sent: Tuesday, April 23, 2019 9:54 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: RE: MPD-2 [IWOV-Active.FID421174]

Dwayne:

We expect to have our completed packet in this week. As such, we will need a continuance to the 5/15/19 hearing date.

Nathan

From: Wilkerson, Dwayne <DWilkerson@incog.org>
Sent: Thursday, April 18, 2019 4:18 PM
To: Cross, Nathan S. <ncross@dsla.com>
Subject: RE: MPD-2 [IWOV-Active.FID421174]

Nathan,

As always thanks for your time at our meeting April 12th. It is too late to distribute and collect comments regarding MPD-2 in time for a complete staff report that must be finished by Wednesday the 23rd for the May 1st planning commission meeting. Please review the following time line and send me a request for a continuance to an appropriate date that works for you and your client.

May 1st is not possible.

May 15th might be possible if you provide an updated and complete packet by April 28th.

June 5th might be possible if you provide an updated and complete packet by May 17th.

Please let me know as soon as possible what your expected continuance date should be.

Respectfully,

Dwayne Wilkerson, ASLA, RLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



From: Cross, Nathan S. <ncross@dsla.com>
Sent: Wednesday, April 10, 2019 9:00 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: MPD-2 [IWOV-Active.FID421174]

Dwayne:

Sorry I missed you on Monday. Do you have time to discuss the above today?

Nathan

DOERNER SAUNDERS
DANIEL & ANDERSON

Nathan S. Cross | attorney

Two West Second Street, Suite 700 | Tulsa, OK 74103-3117 | p: 918.591.5252 | f: 918.925.5252
ncross@dsla.com | www.dsla.com

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Tulsa Metropolitan Area
Planning Commission

Case : MR-7 – 2736 S. Gary Drive

Hearing Date: May 1, 2019

Case Report Prepared by:

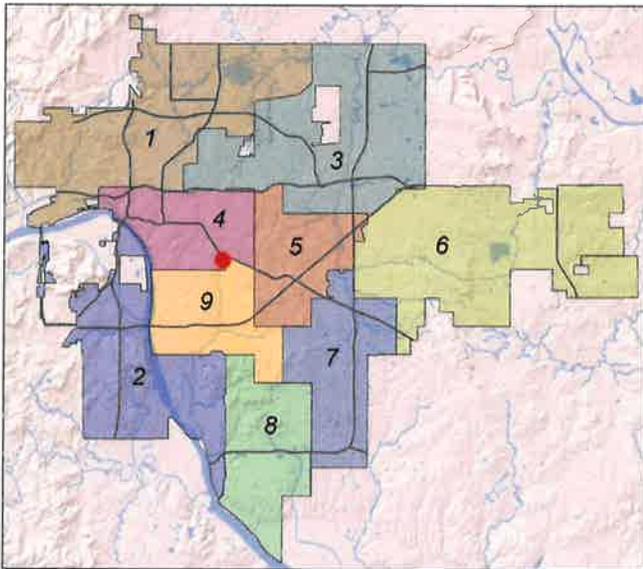
Nathan Foster

Owner and Applicant Information:

Applicant: Dana Day

Owner: Gregg Zahn Trust

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to the Subdivision and
Development Regulations

Purpose: Requesting a modification to the
sidewalk requirements of Section 5.070 to
remove the requirement for construction of
sidewalks.

Location: West of South Gary Drive at
East 27th Street South

Lot 25, Block 8 – Sheila Terrace

Zoning: RS-2

Staff Recommendation:

Staff recommends **approval** of the
modification

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

MR-7 – 2736 S. Gary Dr. - (CD 4)

West of South Gary Drive at East 27th Street South

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

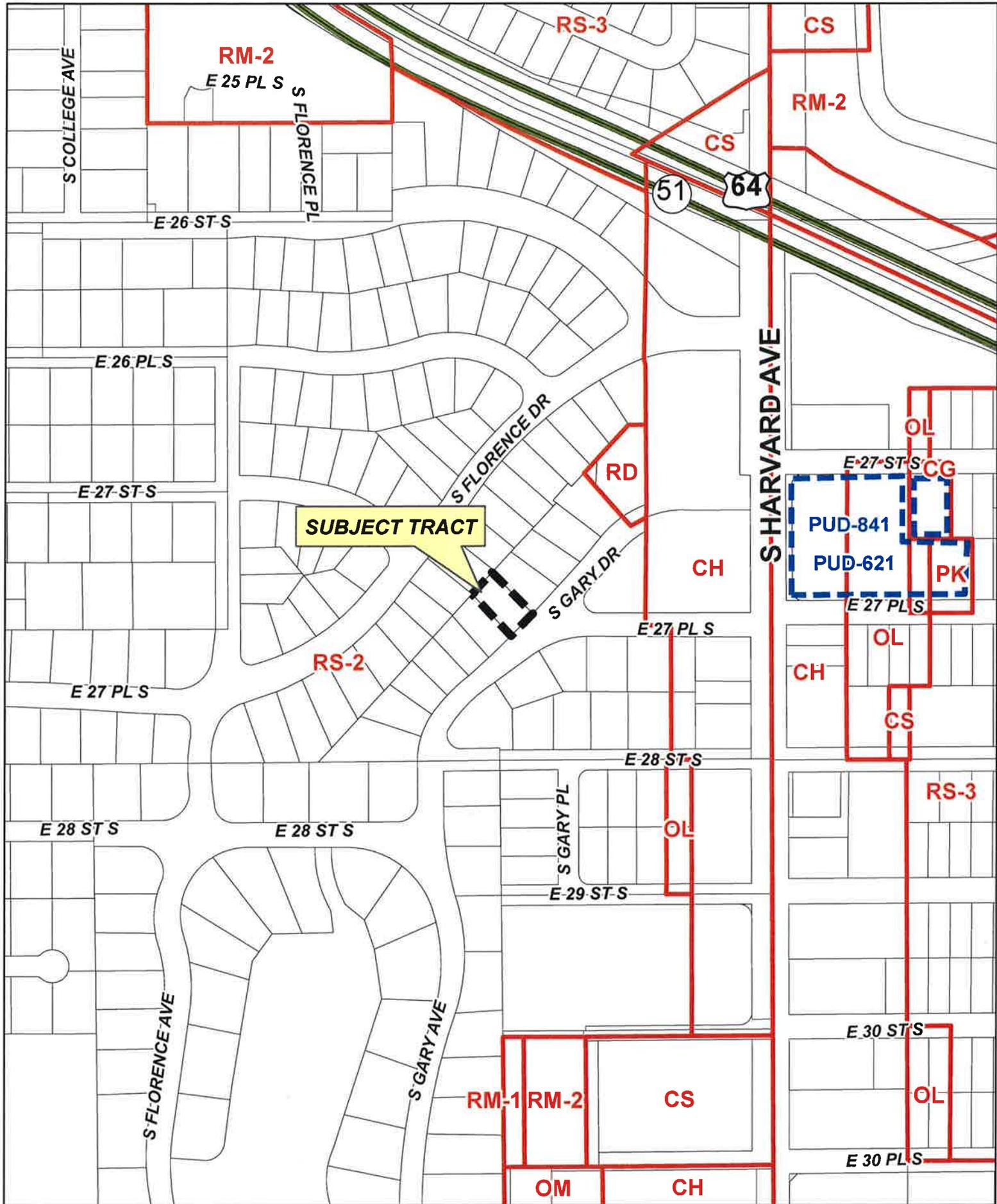
As alternative solutions for sidewalks are explored, staff will begin evaluating each request for modification based on a set of criteria. Any future program would utilize similar criteria when making eligibility determinations for alternatives. Examples of criteria include the following:

1. Proximity to major pedestrian destinations such as parks, schools, public amenities, and retail areas.
2. Presence of existing pedestrian infrastructure within a walkable area of the subject property
3. Funded capital improvement projects that will impact property under application
4. Proximity and ability to connect to collector or arterial streets
5. Topographical or environmental challenges that make sidewalk installation impossible or impractical

Based on the selected criteria, staff finds the following facts to be **favorable** to the modification request:

1. The subject property is located on a dead-end spur of South Gary Drive that would not connect to other pedestrian infrastructure.
2. There are no sidewalks in the neighborhood or on the east/west portion of East 27th Street that connects the neighborhood to adjacent commercial properties.
3. There are no major public amenities served by South Gary Drive

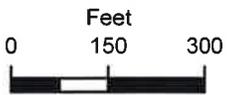
Staff recommends **approval** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.



SUBJECT TRACT

PUD-841

PUD-621

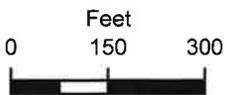


MR-7

19-13 17

4.3





Subject
Tract

MR-7

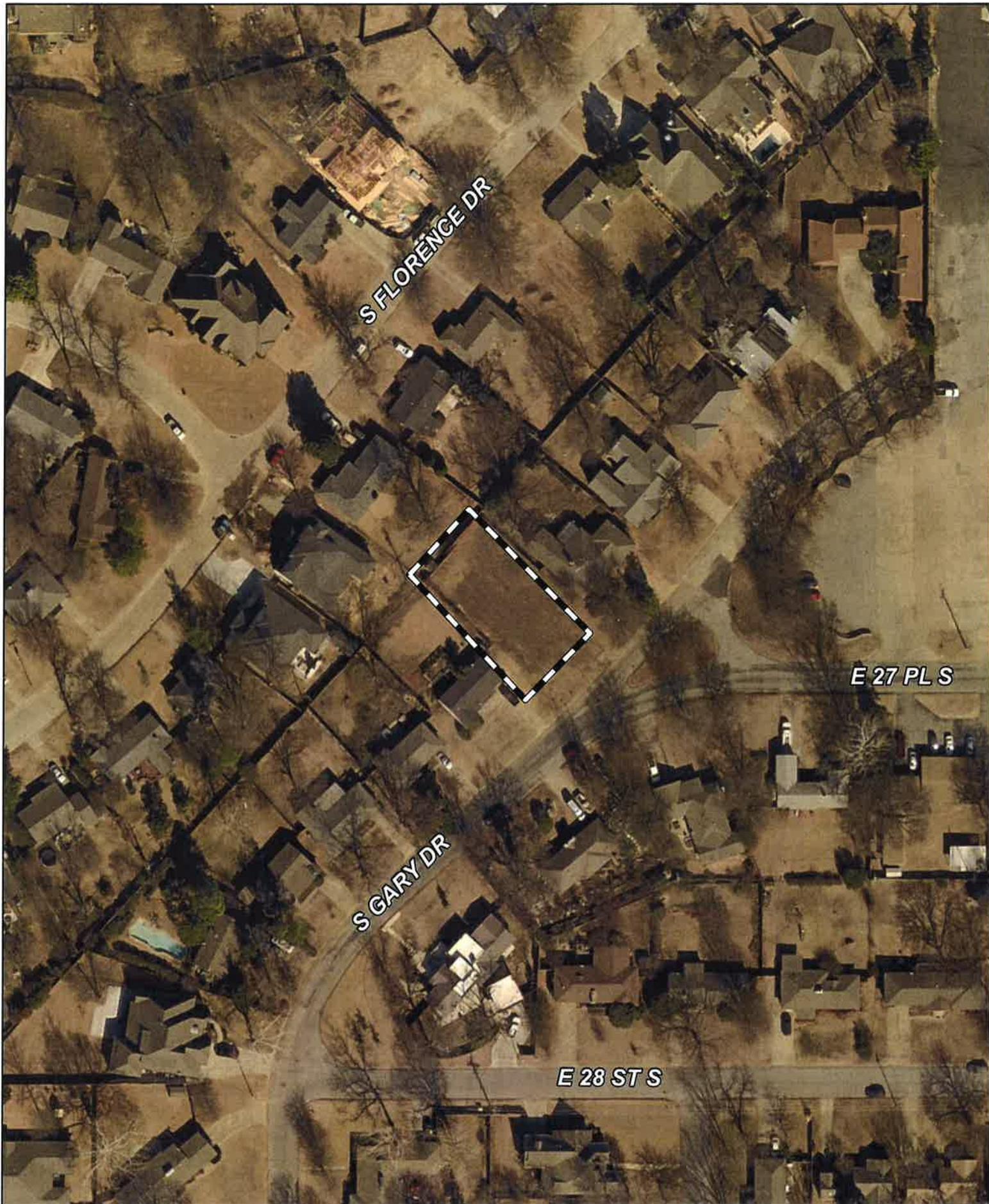
19-13 17

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

4.4





S FLORENCE DR

E 27 PL S

S GARY DR

E 28 ST S



Subject Tract

MR-7

19-13 17

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

4.5





Tulsa Metropolitan Area
Planning Commission

Case : MR-8 – 1501 E. 35th Place

Hearing Date: May 1, 2019

Case Report Prepared by:

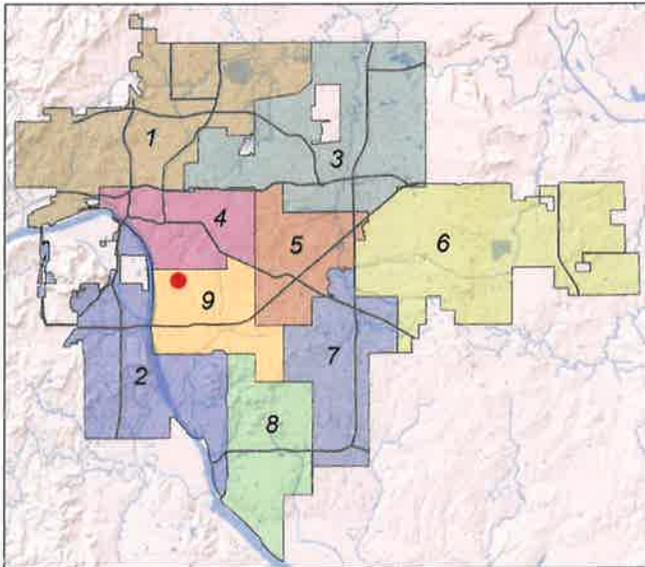
Nathan Foster

Owner and Applicant Information:

Applicant: Dana Day

Owner: Karpman & Associates, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to the Subdivision and
Development Regulations

Purpose: Requesting a modification to the
sidewalk requirements of Section 5.070 to
remove the requirement for construction of
sidewalks.

Location: Northeast corner of East 35th
Place South and South Rockford Avenue

W 67' of Lot 16, Block 3 – Parramore
Addition

Zoning: RS-3

Staff Recommendation:

Staff recommends **denial** of the
modification

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

MR-8 – 1501 E. 35th Pl. - (CD 9)

Northwest corner of East 35th Place and South Rockford Avenue

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

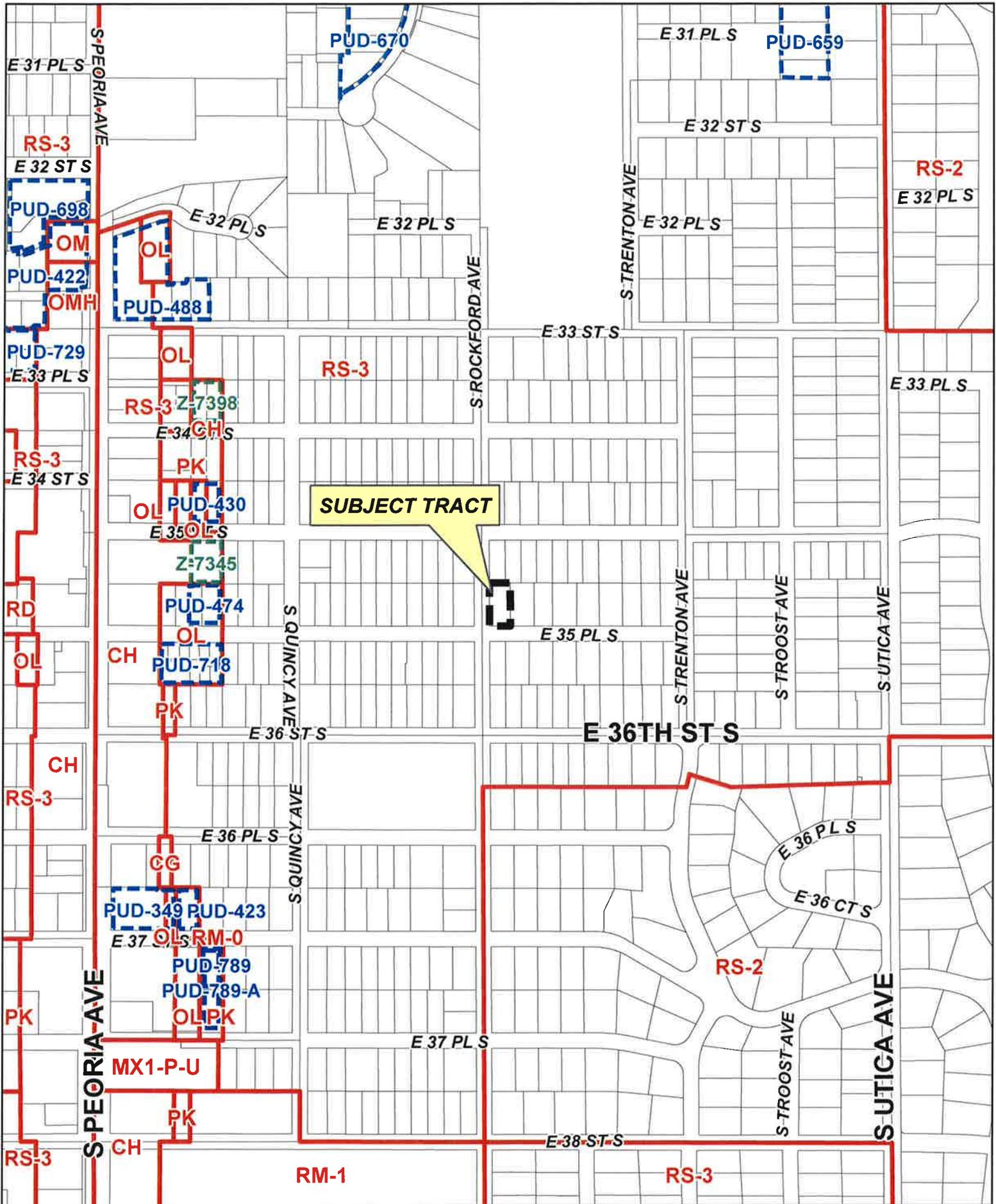
As alternative solutions for sidewalks are explored, staff will begin evaluating each request for modification based on a set of criteria. Any future program would utilize similar criteria when making eligibility determinations for alternatives. Examples of criteria include the following:

1. Proximity to major pedestrian destinations such as parks, schools, public amenities, and retail areas.
2. Presence of existing pedestrian infrastructure within a walkable area of the subject property
3. Funded capital improvement projects that will impact property under application
4. Proximity and ability to connect to collector or arterial streets
5. Topographical or environmental challenges that make sidewalk installation impossible or impractical

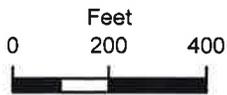
Based on the selected criteria, staff finds the following facts to be **unfavorable** to the modification request:

1. The subject property is located one block from Elliot Elementary School, three blocks from Zink Park, and two blocks from South Peoria Avenue and the Brookside District
2. East 36th Street South, located one block south of the subject property, is a designated collector street with existing sidewalks
3. There are existing sidewalks at the northeast corner of East 35th Place and South Quincy Avenue, one block west of the subject property
4. South Peoria Avenue is the planned Bus Rapid Transit corridor
5. There is a high rate of infill homes being built in the area. Requiring sidewalks to be constructed will lead to a significant increase in pedestrian infrastructure if the rate is maintained.

Staff recommends **denial** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.



SUBJECT TRACT

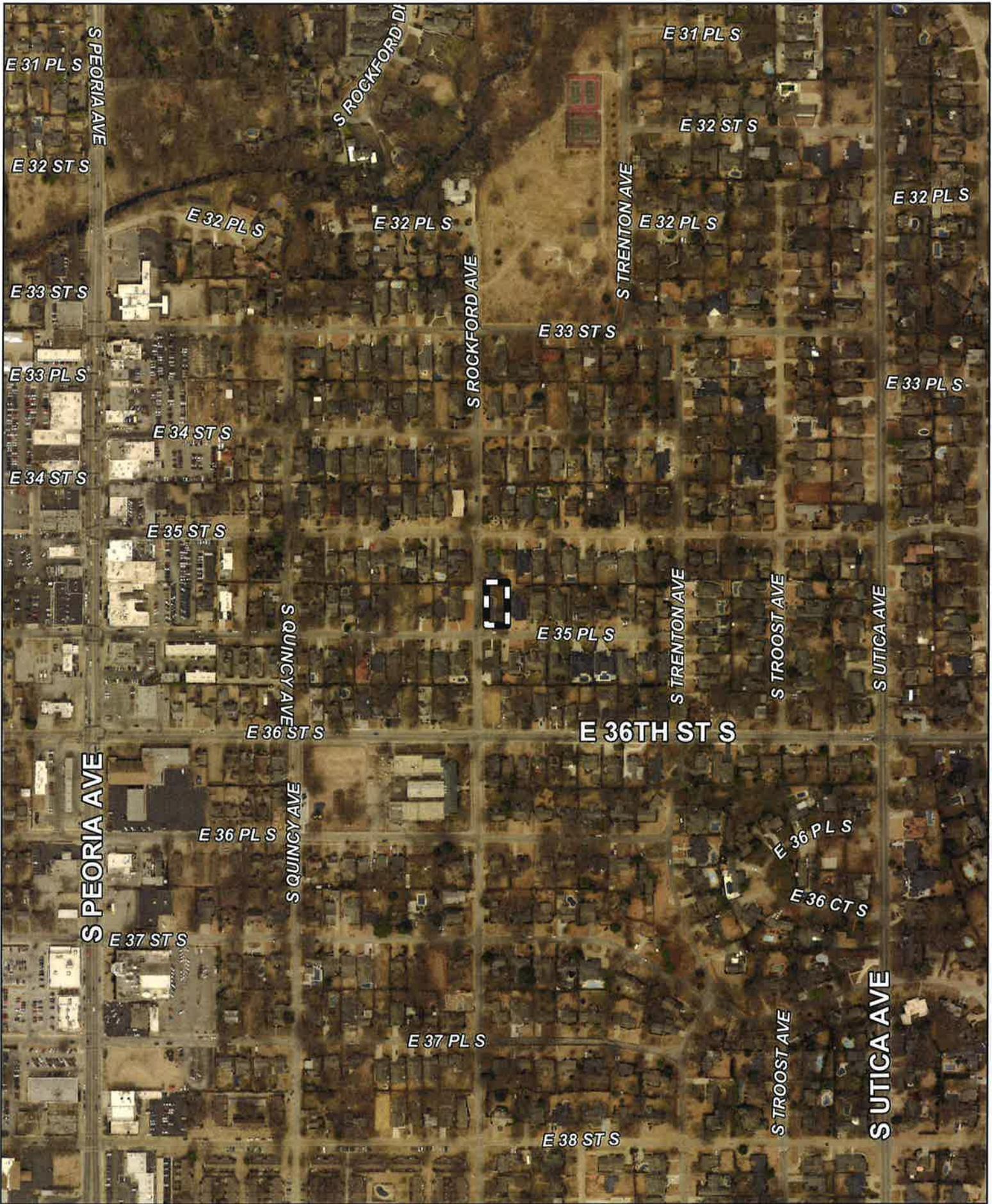


MR-8

19-13 19

5.3





Subject Tract

MR-8

19-13 19

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



5.4



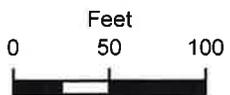
E 35 ST S

E 35 PL S

S ROCKFORD AVE

E 36TH ST S

E 36 ST S



Subject Tract

MR-8

19-13 19

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

5.5



Item

Consider amending the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, Chapter 65 Landscaping, Screening and Lighting, to retitle Chapter 65 as Landscaping and Screening, to establish new minimum requirements for landscaping and screening, to renumber Outdoor Lighting regulations, establishing it as a separate Chapter 67, and to add and revise related provisions in Chapter 5 Residential Districts, Chapter 10 Mixed-Use Districts, Chapter 15 Office, Commercial and Industrial Districts, Chapter 55 Parking and Chapter 85 Violations, Penalties and Enforcement.

Background

The 2016 Tulsa Zoning Code was adopted to provide the City, residents, and builders updated regulations to reflect recommendations and vision of the Tulsa Comprehensive Plan. During the process of updating the zoning code, it was agreed that the landscape chapter would be updated separately. Kirk Bishop of Duncan and Associates was selected as the consultant for the 2016 zoning code update, as well as in February 2017 for the landscape chapter update.

As part of the process to update the landscape chapter, a technical team of city and utility staff as well as a working group of local professionals, stakeholders, and leaders were formed to provide guidance and feedback. A kick-off meeting was held on February 15, 2017 with both groups and the consultant. Additional meetings over the past couple of years have refined these items and established the details needed to produce draft regulations.

The TMAPC has been presented with status updates during the process, at Work Sessions on April 19, 2017, September 6, 2017 and April 3, 2019. In addition, public review and open houses were held on October 31, 2017 and March 21st, 2019.

Following a February 14, 2018 technical team and working group meeting, it was determined that the outdoor lighting provisions of the code would be separated into a separate chapter and that cost estimates related to anticipated new landscape requirements should be presented concurrent with the proposed modifications. The contract with Duncan and Associates was modified to add cost analysis and comparison which were completed in February 2019. The cost comparisons looked at several scenarios and cost estimates were included to illustrate existing landscape requirements and the proposed landscape requirements.

During the latest open house on March 21, 2019 the Tulsa Planning Office provided illustrations and discussed the proposed landscape requirements with the participants. TMAPC staff also met independently with members of the Home Builders Association (HBA) and NAIOP on March 20, 2019.

Comprehensive Plan Considerations

The Tulsa Comprehensive Plan recognizes the value of landscapes in all land use categories.

In Summary: Goal 3 of the Land Use Priorities in the Comprehensive Plan provides guidance for all new development that promotes pedestrian friendly streetscapes by encouraging pedestrian oriented amenities and enhancement. The pedestrian experiences should include trees and landscaping to visually enhance open space as well as providing shade for a cooler micro climate. Native or drought resistant species should be encouraged.

The Comprehensive Plan recognizes that landscaping is part of an existing neighborhood, however this amendment does not include any landscape provisions that affect single family residential development.

All the street designations in the Comprehensive Plan including Commuter Streets, Multi Modal Corridors, Main Streets and Residential Collector Streets recognize the values of providing an attractive landscape corridor to promote walking, bicycling, and transit use. Every conceptual street cross section includes anticipated tree placement in the street right of way

Staff Recommendation

Approval of the proposed amendments to the Tulsa Zoning Code in Chapter 65, Chapter 67, and all companion amendments as attached.

Attachment(s)

Chapter 65 | Landscaping and Screening

Chapter 67 | Outdoor Lighting

Companion Amendments

Chapter 65 | Landscaping and Screening

Section 65.010	Purposes.....	65-1
Section 65.020	Principles.....	65-1
Section 65.030	Applicability.....	65-2
Section 65.040	Street Trees.....	65-2
Section 65.050	Interior Parking Lot Landscaping.....	65-3
Section 65.060	Vehicular Use Area Buffers	65-5
Section 65.070	Screening.....	65-7
Section 65.080	Landscape and Screening Material	65-10
Section 65.090	Landscape Installation, Irrigation and Maintenance.....	65-13
Section 65.100	Landscape Plans.....	65-14

Section 65.010 Purposes

The landscaping and screening regulations of this chapter establish minimum requirements for landscaping and screening. The regulations are intended to advance the general purposes of this zoning code and to help:

- 65.010-A Maintain and enhance the city’s appearance;
- 65.010-B Mitigate possible adverse impacts of higher intensity land uses abutting lower intensity land uses;
- 65.010-C Reduce the impacts of noise and glare.
- 65.010-D Maintain and improve air quality;
- 65.010-E Protect surface water quality and reduce the negative impacts of stormwater runoff by reducing impervious surface area and providing vegetated areas that filter and retain greater amounts of stormwater on site;
- 65.010-F Moderate heat by providing shade;
- 65.010-G Encourage wise use of water resources;
- 65.010-H Encourage preservation and replacement of existing trees and landscaping; and
- 65.010-I Encourage greater use of low-impact development practices.

Section 65.020 Principles

The regulations of this chapter will be interpreted, administered and enforced in accordance with the following general principles:

- 65.020-A Preservation of existing, healthy trees and shrubs is a top priority and is strongly encouraged.
- 65.020-B Trees, shrubs, groundcover and turf must be the primary sources of landscaping and must be installed and maintained to reduce stormwater runoff and ensure safe visibility at intersections and points of vehicular access.
- 65.020-C The design of landscape areas to promote low-impact development practices (e.g., bioretention basins, rain gardens, filter strips, and grassed swales) is strongly encouraged and may be used to satisfy the landscaping regulations of this zoning code, subject to compliance with all applicable standards of the *Stormwater Management Criteria Manual*.
- 65.020-D The alternative compliance provisions of Sec. ~~65.100-D~~ are intended to accommodate creativity in landscape and screening design and address site-specific barriers that prevent strict compliance with the regulations of this chapter.

Section 65.030 Applicability

The landscaping and screening regulations of this chapter apply as set forth in the individual sections of this chapter. The following are expressly exempt from the landscaping and screening regulations of this chapter:

- 65.030-A** Agricultural uses;
- 65.030-B** Public parks and open spaces;
- 65.030-C** Household living uses consisting of a single household on one lot or 2 households on one lot (existing or proposed); and
- 65.030-D** Reconstruction of any building that is damaged or destroyed by tornadoes, straight-line winds, ice storms, accidental fire, floods, hail, lightning, or other forces beyond the reasonable control of the property owner.

Section 65.040 Street Trees**65.040-A Purpose**

Street trees help maintain and enhance the appearance of the city, contribute to pedestrian safety and comfort and offer environmental benefits by allowing the infiltration of stormwater, reducing urban heating and improving air quality.

65.040-B Applicability

The street tree planting requirements of this section apply to all the following, except as otherwise expressly stated:

1. Construction of any principal building or non-accessory parking;
2. Any addition to or enlargement of an existing principal building when the addition or enlargement exceeds 20% of the building's existing floor area; and
3. Any increase in impervious coverage on the subject lot that exceeds 20% of the lot's existing impervious coverage.

65.040-C Requirements**1. Number**

At least one large tree is required per 30 feet of street frontage. If large trees are not appropriate due to the presence of overhead lines, other obstructions or site visibility considerations, as determined by the land use administrator, at least one small tree is required per 25 feet of street frontage. Street tree requirements may be satisfied by the installation of new trees or by the preservation of existing trees (see Sec. 65.080-B.4 to determine available incentives for preservation of existing trees).

2. Location

- a. Required street trees must be located on the subject property within 20 feet of the planned street right-of-way unless the land use administrator determines that the presence of buildings or obstructions or other factors prevent viable tree planting within this area, in which case required street trees must be installed in the first 7 feet of the planned street right-of-way, as measured from the outer edge of the right-of-way.
- b. The land use administrator is expressly authorized to approve an alternative compliance landscape plan for installation of street trees in alternative locations when circumstances prevent tree planting within the areas described in Sec. 65.040-C2.a or when compliance with Sec. 65.040-C2.a would result in a poor growing environment for the tree or damage to public or private improvements.

- c. Required street trees must be located within pervious landscape areas or within tree wells.

3. Spacing

Street trees are not required to be evenly spaced, but the distance between street trees may not exceed 75 feet.

4. Materials, Installation and Maintenance

See [Section 65.080](#) and [Section 65.090](#).

Figure 65-1: Street Tree



Section 65.050 Interior Parking Lot Landscaping

65.050-A Purpose

The interior parking lot landscaping regulations of this section are intended to help mitigate the visual and storm-water runoff impacts of parking lots and provide shade for parked vehicles and pedestrians.

65.050-B Applicability

Unless otherwise expressly stated, the interior parking lot landscaping regulations of this section apply to all the following:

1. The construction of any new principal building or addition to a principal building that increases the floor area of principal buildings on the subject lot by more than 20%;
2. The construction or installation of any new parking lot containing 10 or more parking spaces; and
3. The expansion of any existing parking lot that increases the number of parking spaces or amount of paved area by more than 33%.

65.050-C Exception

Parking areas used solely for the display of motor vehicles for sale, lease or rental are exempt from the interior parking lot landscaping requirements of this section.

65.050-D Requirements

1. Landscape Area

- a. At least 35 square feet of interior parking lot landscape area must be provided for each parking space. If compliance with this regulation would result in the loss of required parking spaces, the amount of parking required is automatically reduced by the amount needed to accommodate the required interior parking lot landscape area.
- b. When at least 50% of interior parking lot landscape area consists of depressed bioretention areas used for stormwater management, the minimum interior parking lot landscape area requirement is reduced from 35 square feet per parking space to 28 feet per parking space. To receive this bioretention credit, the storm-water harvesting area must be at least 6 inches and not more than 18 inches in depth and planted with vegetation that can withstand periodic inundation.

2. Trees and Plant Material

Required interior parking lot landscape areas must include at least one large tree per 10 parking spaces. Small trees may be substituted for large trees if the land use administrator determines that the presence of overhead lines or other obstructions make the installation of large trees unsafe or impractical or would result in poor growing conditions. Minimum tree planting requirements may be satisfied by the installation of new trees or by the preservation of existing trees (see Sec. 65.080-B4 to determine available incentives for preservation of existing trees)

3. Location and Design

- a. Interior parking lot landscaping must be reasonably distributed throughout the parking lot and provided in landscape islands or medians that comply with all the following requirements:
 - (1) They must be bordered by a paved surface on at least 2 sides;
 - (2) They must be at least 7 feet wide, as measured from the back of the curb;
 - (3) They must include at least one tree per island and be covered with ground cover plants or mulch;
 - (4) They must be protected by curbs or other barriers, which may include breaks or inlets to allow stormwater runoff to enter the landscape island; and
 - (5) They must be located so that every parking space is within 100 feet of a tree.
- b. Parking rows that end abutting a paved driving surface must have a landscape terminal island (end cap) at that end of the parking row. All other parking lot landscape islands must be located to comply with all applicable regulations of this section.
- c. The land use administrator is expressly authorized to approve landscape plans that do not provide terminal islands at the end of each parking row or that otherwise provide for reduced dispersal of interior parking lot landscape areas when proposed landscape planting areas are combined to form functional bioretention areas or to preserve existing trees and vegetation.

4. Vehicle Overhangs

A portion of a motor vehicle parking space may be landscaped instead of paved to meet interior parking lot landscaping requirements. The landscaped area may be up to 2.5 feet of the front of the space, as measured from a line parallel to the direction of the bumper of the vehicle using the space. Groundcover plants or mulch must be provided in the allowed overhang area.

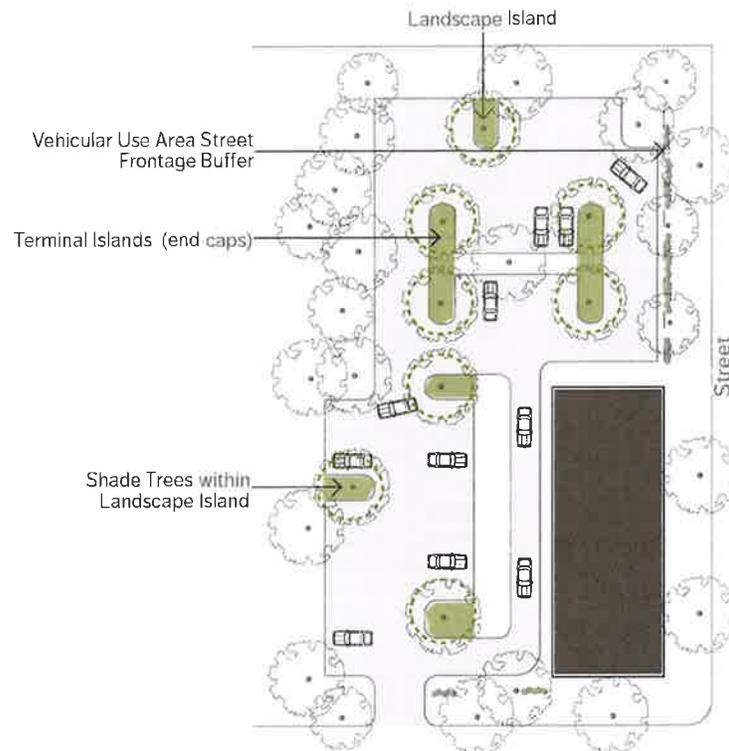
5. Relationship to Vehicular Use Area Buffer Regulations

Landscape areas and plant material provided to satisfy the vehicular use area buffer regulations of Section 65.060 may not be counted toward satisfying the interior parking lot landscaping regulations of this section (Section 65.050).

6. Materials, Installation and Maintenance

See Section 65.080 and Section 65.090.

Figure 65-2: Interior Parking Lot Landscaping



Section 65.060 Vehicular Use Area Buffers

65.060-A Purpose

The vehicular use area buffer regulations of this section are intended to help mitigate the visual and operational impacts of parking lots and other vehicular use areas when such areas are adjacent to streets or residential zoning districts.

65.060-B Applicability

Unless otherwise expressly stated, the vehicular use area buffer regulations of this section apply to all the following:

1. The construction or installation of any new vehicular use area with a contiguous paved area of 3,500 square feet or more; and
2. The expansion of any existing vehicular use area that results in the addition of 3,500 square feet of paved area, in which case the vehicular use area perimeter landscaping requirements of this section apply only to the expanded area.

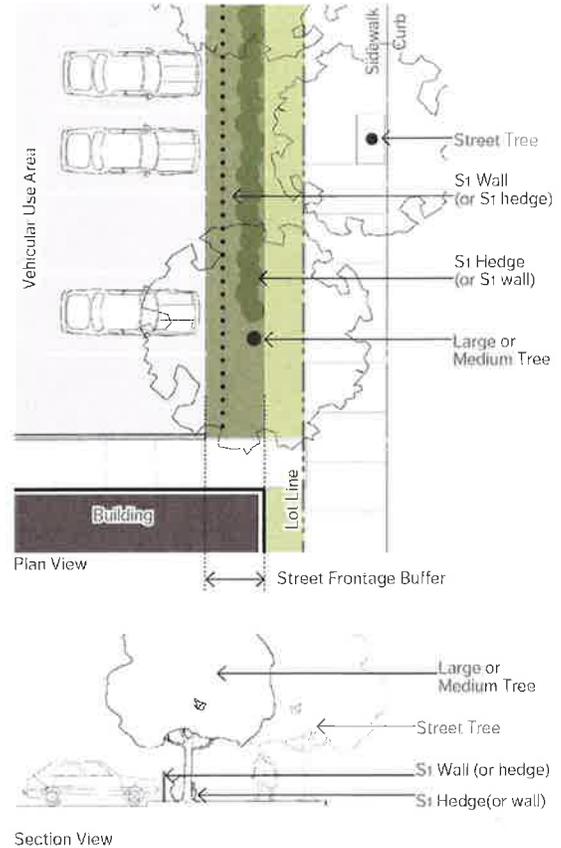
65.060-C Requirements

1. Street Frontage Buffers

- a. When a vehicular use area is located adjacent to a street right-of-way, street frontage buffers must be provided in accordance with the regulations of this subsection to physically and visually buffer the vehicular use area from the right-of-way.

- b. Street frontage buffers are required only when the vehicular use area is located within 100 feet of the right-of-way and there are no intervening buildings between the vehicular use area and the right-of-way.
- c. Except as expressly stated for vehicular use areas in the CBD zoning district (see [65.060-C1.d](#)), street frontage buffer areas must be at least 7 feet in width and include an S1 screen, in accordance with [Sec. 65.070-C1](#).
- d. In the CBD zoning district, required street frontage buffers must be at least 3 feet in width and include an S1 screen, in accordance with [Sec. 65.070-C1](#).
- e. Groundcover plants must be provided in all street frontage buffer areas that are not covered by fences or walls.
- f. The vehicle overhang allowance described in [65.050-D4](#) applies to parking spaces abutting street frontage buffer areas.

Figure 65-3: Street Frontage Buffer



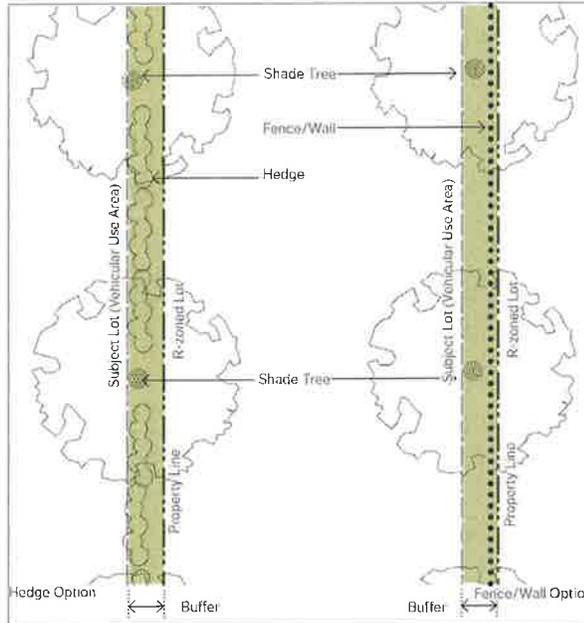
2. R District Buffers

- a. When a vehicular use area is located adjacent to an R-zoned lot, an R district buffer must be provided in the form of an F1 screen, in accordance with [65.070-C2](#).
- b. R district buffers are required only when the vehicular use area is located within 100 feet of an abutting R-zoned lot and there are no intervening buildings between the vehicular use area and the abutting R-zoned lot.
- c. Groundcover plants must be provided in all R district buffer areas that are not covered by fences or walls.
- d. The vehicle overhang allowance described in [Sec. 65.050-D4](#) applies to parking spaces abutting R district buffers.

3. Materials, Installation and Maintenance

See Section 65.080 and Section 65.090.

Figure 65-4: R District Buffer



Section 65.070 Screening

65.070-A Purpose

Screening requirements are intended to partially or completely shield expressly identified uses and site features from view of abutting streets or other abutting lots.

65.070-B Features Required to be Screened

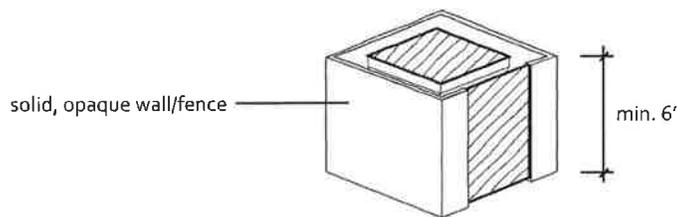
1. General

This subsection establishes screening requirements for several common site features that require visual separation from streets and abutting lots. Other uses, districts, structures and activity areas may also require screening in accordance with other provisions of this zoning code.

2. Dumpsters and Recyclable Material Bins

All dumpsters and recyclable material bins must be screened from view of the street and all abutting properties. Required screening must consist of an opaque fence or wall with a minimum height of 6 feet. One side of the storage area must be furnished with an opaque, lockable gate.

Figure 65-5: Dumpster and Recycling Bin Screening

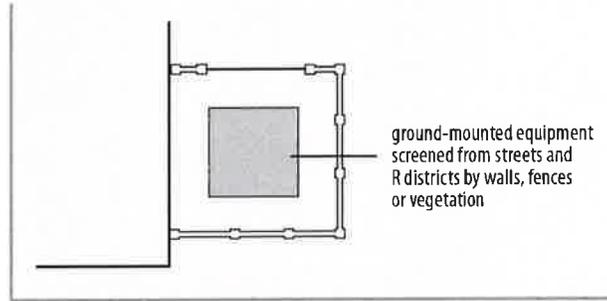


3. Mechanical Equipment

a. Ground-mounted Equipment

Mechanical equipment located at ground level, such as heating or cooling equipment, pumps, or generators must be screened from view of the street and any abutting R districts by walls, fences or vegetation. Screening must be at least as tall as the tallest part of the equipment required to be screened.

Figure 65-6: Screening of Ground-mounted Equipment

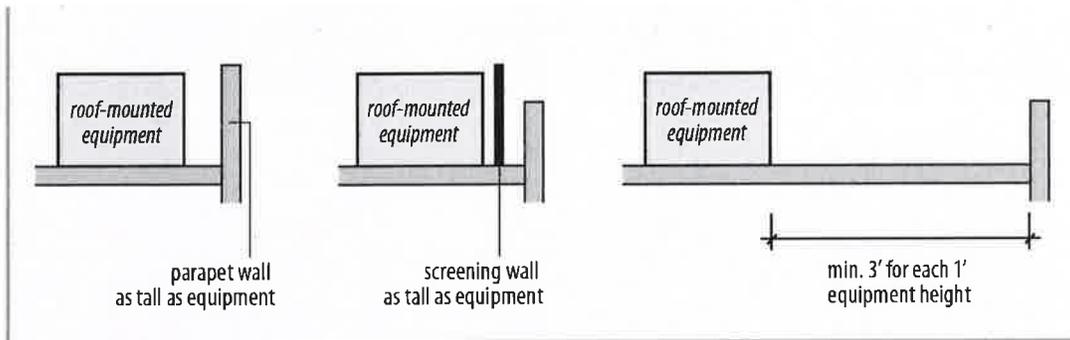


b. Roof-mounted Equipment

Mechanical equipment placed on roofs must be screened in one of the following ways, if the equipment is within 50 feet of an R zoning district:

- (1) A parapet along facades facing the R district that is at least as tall as the tallest part of the equipment;
- (2) A screening fence or wall around the equipment that is at least as tall as the tallest part of the equipment required to be screened; or
- (3) An equipment setback from roof edges facing the R district by at least 3 feet for each one foot of equipment height.

Figure 65-7: Screening of Roof-mounted Equipment



65.070-C Type of Screens

1. S1, Low-profile Screen

a. Purpose

The S1, low-profile screen is intended to help soften visual impacts of certain site features and provide an “urban edge” along lot borders and other site features, while maintaining some visibility of the areas required to be screened.

b. Design

The S1 screen requires shrubs planted to form a continuous visual barrier (hedge) at least 3 feet in height. A screening wall with a minimum height of 2.5 feet and a maximum height of 3 feet may be substituted for the shrubs. Walls used to satisfy S1 screening requirements must be constructed of brick, stone, cast stone, formed concrete or similar durable, low-maintenance materials.

2. F1, Screening Fence or Wall**a. Purpose**

An F1 screening fence or wall is required in those instances where a complete visual barrier is needed.

b. Options

F1 screening requirements may be met by either of the following options.

- (1) The installation of an opaque fence at least 6 feet in height and at least one tree per 25 linear feet of fence; or
- (2) The installation of a masonry wall with a minimum height of 6 feet.

c. Street Setback

When located in the required street setback, required F1 screening fences and walls may not exceed 4 feet in height.

3. Materials, Installation and Maintenance

See Section 65.080 and Section 65.090. Any tree planting requirements associated with F1 screens may be satisfied by the installation of new trees or by the preservation of existing trees (see Sec. 65.080-B4 to determine available incentives for preservation of existing trees).

4. Modification of Requirements

a. Applicable screening requirements may be waived or modified through the alternative compliance approval process (see §65.100-D) or through the special exception approval process when:

- (1) Existing features provide a visual screen equivalent to the screening requirements of this section;
- (2) The screening requirements cannot be achieved; or
- (3) The screening is prohibited by other ordinances or regulations or by plat restrictions.

b. An extension of time to install required screening may be approved through the special exception approval process when the properties benefited by the screening are undeveloped.

5. Screening or Setbacks Triggered by Proximity to Nonresidential Areas/Features

When a screening wall or fence or setback is required by this zoning code because a use abuts one or more R districts, such wall, fence, or setback is not required if the actual use of the abutting R district is a freeway, expressway, turnpike, nonresidential use; or a nonresidential development area. This exemption from screening does not apply to junk or salvage yards.

Section 65.080 Landscape and Screening Material**65.080-A General****1. Applicability**

The regulations of this section apply to all trees, plant materials, and other features used to satisfy the landscaping and screening requirements of this zoning code.

2. Tree and Plant Lists

The planning director is authorized to prepare a list of recommended and prohibited tree and plant species for use in administering and enforcing the regulations of this chapter.

3. Selection

Trees and plants used to satisfy the requirements of this zoning code must:

- a. Meet or exceed the plant quality standards established in the latest edition of the American Standard for Nursery Stock (ANSI Z60.1);
- b. Be native to North America adapted for growing conditions in the Tulsa area, as determined by the land use administrator; and
- c. Not be artificial plants or plants listed as prohibited species on the recommended and prohibited tree and plant species list.

4. Planting Areas

- a. All planting areas must have amended soil to help ensure the health of newly installed plant material.
- b. All planting areas must be contained by edging material other than vegetation.

65.080-B Trees**1. Types**

Unless otherwise expressly approved by the land use administrator, trees used to satisfy the tree planting requirements of this chapter must be selected from the recommended tree and plant list (see also 65.080-A2).

2. Size**a. New Trees**

New or transplanted trees provided to satisfy the requirements of this zoning code must comply with the following minimum size requirements:

- (1) Large trees must be deciduous, with a minimum caliper size of 2 inches and a minimum height of 12 feet at the time of installation.
- (2) Medium trees must have a minimum caliper size of 2 inches and a minimum height of 8 feet at the time of installation.
- (3) Small trees must have a minimum caliper size of 1.5 inches and a minimum height of 6 feet at the time of installation.
- (4) Evergreen trees must have a minimum height of 6 feet at the time of installation.

b. Overhead Lines

Trees to be installed below overhead lines must be selected from the list of small trees specified on the recommended and prohibited tree list or be otherwise expressly approved by the land use administrator.

3. Species

If more than 10 trees are required, no more than 40% may be of a single species. If more than 25 trees are required, no more than 25% may be of a single species. This requirement applies to trees being planted, not to existing trees.

4. Existing (Preserved) Trees

a. Preserved trees will be credited toward satisfying the tree planting requirements of this zoning code in accordance with the regulations of this subsection (65.080-B4).

b. Credit will be given on the following basis:

- (1) Preserved trees up to 6 inches in diameter at breast height (DBH) will be credited as 3 trees.
- (2) Preserved trees larger than 6 inches DBH, up to 12 inches DBH will be credited as 4 trees;
- (3) Preserved trees that are more than 12 inches DBH up to 24 inches DBH will be credited as 5 trees; and
- (4) Preserved trees that are more than 24 inches DBH will be credited at a ratio of 10 trees.

c. The tree preservation incentive credits provided in this subsection (65.080-B4) may not be used to reduce the number of trees required by this chapter by more than 50%.

d. To receive tree preservation credit, the following additional conditions must be met:

- (1) Preserved trees for which credit is given must be in good health and condition and may not be prohibited species;
- (2) The original grade of the dripline area of a preserved tree may not be changed; and

Tree protection fencing must be installed around the outer limits of the dripline area and remain in place from commencement of construction activity until all exterior work is complete. Tree protection fencing must consist of orange vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least 42 inches in height and supported at no more than 10-foot intervals by posts or stakes to keep the fence upright and in place. A visible warning/no-disturb sign must be affixed to fence at 100-foot intervals.

e. The land use administrator is expressly authorized to reduce off-street parking requirements to allow for the preservation of existing trees.

f. If healthy, preserved trees are removed, they must be replaced by the number trees for which credit was given.

- g. If preserved trees die or are lost to storms or natural causes within one year of the date of approval of the landscape plan, they must be replaced by the number trees for which credit was given. If preserved trees die or are lost to storms or natural causes beyond one year of the date of approval of the landscape plan, they must be replaced by an equal number of trees (1:1 basis).

65.080-C Shrubs

1. New Shrubs

- a. Deciduous shrubs must have a minimum container size of 5 gallons.
- b. Evergreen shrubs must have a minimum container size of 5 gallons.
- c. Shrubs may also be balled and burlapped.
- d. If more than 75 shrubs are required, no more than 40% may be of a single species.

2. Existing (Preserved) Shrubs

Existing shrubs may be used to satisfy the landscaping and screening requirements of this zoning code if protected and maintained during site development and construction phases of work and if such plants are not otherwise prohibited.

65.080-D Ground Cover

- 1. All required landscape areas that are not planted with trees or shrubs must be covered with ground cover plants, which may include turf. Mulch must be confined to areas underneath trees and shrubs and is not an allowed substitute for ground cover.
- 2. Ground cover plants other than turf must be minimum 4-inch pot or plug size. Areas planted in ground cover other than turf must be planted at distances appropriate for the species and at a density that will achieve complete coverage after the second full growing season.

65.080-E Mulch

All required trees and shrubs must be located within a mulched area and be separated from turf by a minimum distance of 2 feet (4-foot diameter mulched area). Mulch must be applied to provide a 2-inch (minimum) to 4-inch (maximum) soil cover, with no weed barrier material visible.

65.080-F Fences and Walls

Unless otherwise expressly stated, fences and walls provided to meet the regulations of this chapter are subject to the regulations of this subsection.

- 1. Fences must durable and constructed with materials that are customarily used for fences, including wood, decorative rigid vinyl (polyvinyl chloride), metal or wrought iron. Fence posts must be structurally stable.
- 2. The finished side of all fences other than tree protection fences must face the adjacent property or street. Chain-link fencing may not be used to satisfy the regulations of this chapter.
- 3. Walls, raised planting beds and planters must be constructed of brick, stone or other durable masonry material approved by the land use administrator.

Section 65.090 Landscape Installation, Irrigation and Maintenance

65.090-A Installation

1. Required landscaping must be installed in accordance with an approved landscape plan.
2. All trees and plant material must be installed in accordance with sound nursery practices, in a manner designed to encourage vigorous growth.
3. All newly installed trees must be staked.
4. Trees and plant material suitable for planting must be balled and burlapped or container grown. Planting areas should be at least twice the diameter of the root system or the container.
5. All landscaped areas that are adjacent to pavement must be protected with curbs or equivalent barriers. Flush curbs, curb cuts, or other methods must be used to direct stormwater to landscape areas that abut paved areas.
6. Landscaping may not obstruct traffic visibility at street intersections or driveways and must comply with the intersection sight distance regulations of Title 24 (§103.A) of the Tulsa Revised Ordinances as well as AASHTO (American Association of State Highway and Transportation Officials) guidelines.
7. The city is not liable for any damage to above-ground or below-ground improvements or landscaping within the public right of way, even when such damage or destruction is the direct result of government action. When landscaping is placed or installed within the public right-of-way, the city has no obligation to replace or repair such landscaping if removed or damaged by city field operations or other governmental functions. The city also has no obligation to maintain above ground or below ground improvements or landscaping within the public right-of-way.

65.090-B Protection

All landscape areas provided to meet the requirements of this zoning code must be protected from potential damage by adjacent uses and development, including parking and storage areas.

65.090-C Irrigation

1. All required landscaped areas must be provided with irrigation in accordance with one of the following 2 options:
 - a. A permanent irrigation system with a controller to tailor watering schedules to weather and site conditions; or
 - b. A temporary irrigation system that provides enough water to ensure that all trees and plants will become established.
2. Irrigation systems must comply with all applicable building and plumbing codes.

65.090-D Timing of Installation

1. All required landscaping and appurtenances, except trees, must be installed prior to the issuance of a certificate of occupancy.
2. All required trees must be installed within 120 days after issuance of a certificate of occupancy or temporary certificate of occupancy.

65.090-E Certificate of Installation

Within a CO, PUD or MPD district or whenever a mandatory or optional development plan is approved, certification of installation of required landscaping must be provided as required by any express provisions of the CO, PUD or MPD district or mandatory or optional development plan approval that was granted. In all other cases, within 120 days of the issuance of a certificate of occupancy or temporary certificate of occupancy, written certification by the owner of the property, an architect, landscape architect or engineer licensed to do business in the State of Oklahoma must be submitted to the city stating that all landscaping and appurtenances have been installed in accordance with the approved landscape plan.

65.090-F Maintenance

1. Required landscaping and screening must be continuously maintained, including necessary watering; weeding; pruning; pest control; litter and debris clean-up; and replacement of dead, diseased or damaged plant material.
2. Failure to comply with an approved landscaping plan, including failure to maintain required landscaping and screening and failure to replace dead, diseased or damaged landscaping, constitutes a violation of this zoning code and is subject to penalties and enforcement under Chapter 85.
3. The property owner is responsible for maintenance of trees and landscaping in accordance with the approved landscape plan and the regulations of this zoning code. Any dead, diseased or damaged trees, landscaping or screening materials must be removed and replaced by the property owner within 90 days of date that written notice of the obligation to remove and replace required landscaping is issued by the city. Property owners have no obligation to replace or restore required landscaping that is damaged or destroyed as a direct result of government action or lawful action of a franchise utility provider.

Section 65.100 Landscape Plans**65.100-A Preparation of Landscape Plan**

1. Except as expressly stated in 65.100-A2, required landscape plans must be accompanied by written certification from an architect, landscape architect or engineer licensed to practice in the State of Oklahoma, that the landscape plan is in conformance with the minimum requirements of this chapter.
2. Required landscape plans for properties that (a) are subject to an approved mandatory or optional development plan or (b) have a lot area of more than 20,000 square feet and are occupied by buildings with a combined gross floor area of more than 15,000 square feet, must be sealed and signed by a landscape architect licensed to practice in the State of Oklahoma.

65.100-B Required Information

All building permit applications for sites requiring landscaping must include a landscape plan that complies with the landscape plan submittal requirements specified by development administrator. Such submittal requirements must be in writing and made available to the public.

65.100-C Administrative Review

After receipt of a complete landscape plan, the development administrator must:

1. Approve the landscape plan as complying with the requirements of this chapter;

2. Approve the landscape plan with conditions of approval that will bring it into compliance with the requirements of this chapter; or
3. Reject the landscape plan as failing to comply with the requirements of this chapter.

65.100-D Alternative Compliance Landscape and Screening Plans

1. To accommodate creativity in landscape and screening design and to allow for flexibility in addressing site-specific development/redevelopment challenges, the land use administrator is authorized to approve alternative compliance landscape plans sealed by a landscape architect licensed to practice in the State of Oklahoma. In order to approve an alternative compliance landscape plan, the land use administrator must determine that one or more of the following conditions or opportunities are present:
 - a. The subject site has space limitations, an unusual shape or other factors that make strict compliance with applicable landscaping and screening regulations impossible or impractical;
 - b. Physical conditions on or adjacent to the site such as topography, soils, vegetation or existing structures or utilities are such that strict compliance is impossible, impractical or of no value in terms of advancing the general purposes of this chapter;
 - c. Safety considerations such as intersection visibility, utility locations, etc., make alternative compliance necessary; or
 - d. Creative, alternative landscape plans will provide an equal or better means of meeting the intent of the landscaping and screening regulations of this chapter.
2. The land use administrator is expressly authorized to approve alternative compliance landscape plans for projects implementing low-impact development practices or seeking sustainable development or green building certification from nationally recognized organizations, such as the International Code Council, the U.S. Green Building Council, the International Living Future Institute, the U.S. Green Building Initiative or SITES, as follows:
 - a. Sites implementing low-impact development (LID) practices that comply with the City of Tulsa Stormwater Management Criteria Manual are expressly authorized for approval through the alternative compliance provisions of this section.
 - (1) LID plans must be sealed by a landscape architect licensed to practice in the State of Oklahoma.
 - (2) LID development solutions may be provided in the street right-of-way, subject to approval by all applicable city agencies. Such improvements must be maintained by the adjoining property owner.
 - (3) All aspects of an LID project, including permeable pavement, bioretention areas, rain gardens, filter strips, grassed swales, green roofs, wetlands, natural stream restoration or preservation will be considered part of the approved alternative compliance landscape plan.
 - b. Plans for sites for which property owners are seeking sustainable development or green building certification from nationally recognized organizations may be approved as alternative compliance landscape plans.

- (1) Landscape plans must be sealed by a landscape architect licensed to practice in the State of Oklahoma.
- (2) Landscape improvements may be provided in the street right-of-way, subject to approval by all applicable city agencies. Such improvements must be maintained by the adjoining property owner.
- (3) All proposed aspects of the proposed certification, including hardscape material selections, site lighting, grey water irrigation systems and other components of the site may be considered as part of the approved alternative compliance landscape plan.

Chapter 67 | Outdoor Lighting

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Section 67.010 Purposes

The outdoor lighting regulations of this chapter are intended to help ensure adequate lighting for motorized and nonmotorized travelers; provide for the efficient use of energy; and reduce the impacts of nuisance lighting and glare on nearby areas.

Section 67.020 Applicability and Exemptions

The outdoor lighting regulations of this section apply to all outdoor lighting installed after the effective date specified in Section 1.030, except that they do not apply to any of the following:

- 67.020-A** Outdoor lighting on lots occupied by residential buildings containing fewer than 4 dwelling units;
- 67.020-B** Public street lights;
- 67.020-C** Airport runway and aviation safety lights required by the FAA (e.g., warning lights on radio, communication and navigation towers);
- 67.020-D** Spotlighting of official government flags if the spotlighting is contained within the area of the flag;
- 67.020-E** Outdoor lighting used exclusively for and during public recreational activities, sporting events at stadiums and ball fields or other outdoor public spaces or venues;
- 67.020-F** Outdoor lighting used for emergency equipment and work conducted in the interest of law enforcement or for public health, safety or welfare;
- 67.020-G** Outdoor lighting in association with special events approved by the city council;
- 67.020-H** Outdoor lighting used for a temporary use lasting no more than 10 days;
- 67.020-I** Lighting fixtures with a light output of no more than 1,000 lumens; and
- 67.020-J** Temporary holiday light displays.

Section 67.030 General Standards

All outdoor lighting must comply with the following general standards:

67.030-A Canopy-Mounted Lights

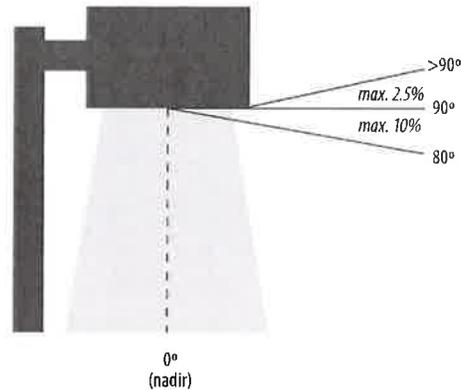
Recessed fixtures must be used in all under-canopy lighting. No lamps, reflectors, refractors or focusing or diffusing may extend below the underside of the canopy surface.

67.030-B Arrangement and Shielding

1. Lighting must be installed to shield and direct light away from abutting lots that are not under common ownership or control with the lot on which the lights are located. Shielding must be designed and installed to ensure that the light-producing element of the fixture is not visible from on the abutting property, as measured 5 feet above grade.

2. Light-producing elements must be concealed or shielded with cutoffs so that no more than 2.5% of the light emitted directly from the lamp or indirectly from the fixture is projected at an angle of more than 90 degrees above nadir and no more than 10% of the light emitted directly from the lamp or indirectly from the fixture is projected at an angle of more than 80 degrees above nadir.

Figure 67-1: Required Shielding

**67.030-C Spillover Light**

Light trespass along the lot line of the subject property may not exceed 0.5 foot-candles when abutting an agricultural or residential zoning district and may not exceed 3.0 foot-candles when abutting any other zoning district or public right-of-way. Maximum illumination levels are measured 3 feet above grade or from the top of any opaque screening fence or wall along the property line.

Section 67.040 Lighting Plans**67.040-A General**

Outdoor lighting plans demonstrating compliance with the standards of this section are required with the submittal of a site plan. If no outdoor lighting is proposed, a note must be placed on the face of the site plan indicating that no outdoor lighting will be provided. Applicants have 2 options for the format of the required lighting plan:

1. Submit a lighting plan that complies with the fixture height lighting plan requirements of §67.040-B; or
2. Submit a photometric plan demonstrating that compliance will be achieved using taller fixture heights, in accordance with §67.040-C.

67.040-B Option 1: Fixture Height Standard Lighting Plan

Option 1 (Fixture Height Standard Lighting Plans) establishes maximum light fixture heights but does not require submittal of a detailed photometric plan.

1. Information Required

- a. Fixture height standard lighting plans must include at least the following: A scale drawing of the site with all outdoor lighting locations shown;
- b. Fixture specifications, including catalog cut-sheets or generic standards;
- c. Pole type and height of fixture;
- d. Lamp type and size; and

e. Fixture mounting and orientation.

2. Maximum Fixture Heights

Allowable heights of light fixtures must be measured from the light-emitting surface to finished grade at the base of the pole. Maximum allowed light fixture heights are based on the (ground-level) horizontal distance between the light fixture and any agricultural or residential zoning district or public right-of-way, as established in ...

...Table 67-1:

Table 67-1: Maximum Light Fixture Heights

Distance from AG District, R District or Public Right-of-Way (feet)	Maximum Fixture Height (feet)
0 – 50	16
50.01 – 250	20
More than 250	35

67.040-C Option 2: Photometric Study

Under option 2 (Photometric Study Lighting Plan) no maximum fixture heights are established, but applicants are required to submit a photometric study in enough detail to demonstrate that all applicable outdoor light standards will be met. The photometric study must include at least the following:

1. A scale drawing of the site with all outdoor lighting locations shown;
2. Fixture specifications, including catalog cut-sheets or generic standards;
3. Lamp type and size;
4. Fixture mounting heights, mounting orientation, and tilt angles if applicable; and
5. A representative point-by-point illumination array for the site showing property lines and all off-site lighting impacts.

Section 67.050 Measurement of Illumination

Light levels must be measured with a direct-reading, portable light meter, calibrated annually by an independent laboratory regularly engaged in the calibration of such instruments. The meter's sensor must be located at the top of the visual screening fence or wall along on the property line (or at a height of 3 feet above finished grade at the property line if there is no fence or wall), aimed towards the subject property in horizontal position. Readings must be recorded after the value has stabilized. Measurements are made after establishment of darkness with the light sources to be measured illuminated, and then with those light sources extinguished. The difference between these 2 readings must then be compared to the maximum allowed illumination at the property line. In this way, contributions to light levels by the moon and other ambient light sources are eliminated and the light intensity from the subject light sources can be accurately determined.

6.21

Landscape and Lighting Chapters Companion Amendments

Section 55.050-L Conflicts with Interior Parking Lot Landscape Regulations

If compliance with the minimum interior parking lot landscaping regulation of 65.050-D1 would result in the loss of required parking spaces, the amount of parking required is automatically reduced by the amount needed to accommodate the required interior parking lot landscape area.

5.040-G **Outdoor Lighting**
See Chapter 67

10.050-G **Outdoor Lighting**
See Chapter 67

15.040-H **Outdoor Lighting**
See Chapter 67

55.090-I **Lighting**
See Chapter 67

Section 85.020 Violations

Unless otherwise expressly allowed by this zoning code or state law, any violation of a provision of this zoning code—including any of the following—are subject to the remedies and penalties provided for in this zoning code.

85.020-A To use land, buildings or other structures in any way that is not consistent with the requirements of this zoning code;

85.020-B To erect a building or other structure in any way not consistent with the requirements of this zoning code;

85.020-C To install or use a sign in any way not consistent with the requirements of this zoning code;

85.020-D To engage in the use of a building, structure or land, the use or installation of a sign, or any other activity requiring one or more permits or approvals under this zoning code without obtaining such required permits or approvals;

85.020-E To engage in the use of a building, structure or land, the use or installation of a sign, or any other activity for which a permit or approval has been granted under this zoning code or under previous zoning codes of the city in any way inconsistent with such permit or approval or any conditions imposed on the permit or approval;

85.020-F To violate the terms of any permit or approval granted under this zoning code or under previous zoning codes of the city or any condition imposed on the permit or approval;

85.020-G To obscure, obstruct or destroy any notice required to be posted under this zoning code;

- 85.020-H** To violate any lawful order issued by any authorized public official;
- 85.020-I** To continue any violation after receipt of notice of a violation; or
- 85.020-J** To fail to install or maintain required landscaping and screening material.