

(Published in *The Journal Record* September 2, 2026)

ORDINANCE NO. 28.135

AN ORDINANCE RELATING TO ZONING AND PLANNING CODE, AMENDING CHAPTER 59 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, RELATED TO SOLAR ENERGY, AMENDING ARTICLE II – DEFINITIONS, BY AMENDING SECTION 59-2150 – DEFINITIONS, TO ADD DEFINITIONS FOR EQUIPMENT, GROUND- OR BUILDING-MOUNTED AND TYPES OF SOLAR ENERGY SYSTEMS; AMENDING ARTICLE VI – ZONING BASE DISTRICTS, BY AMENDING SECTION 59-6100 – AGRICULTURAL AND RESIDENTIAL DISTRICTS, TABLE 6100.2, TO EXCLUDE SOLAR ENERGY SYSTEMS FROM THE MEASURED HEIGHT OF BUILDINGS; SECTION 59-6200 – OFFICE AND COMMERCIAL DISTRICTS, TABLE 6200.2 TO EXCLUDE SOLAR ENERGY SYSTEMS FROM THE MEASURED HEIGHT OF BUILDINGS; SECTION 59-6250 – INDUSTRIAL DISTRICTS, TABLE 6250.2, TO EXCLUDE SOLAR ENERGY SYSTEMS FROM THE MEASURED HEIGHT OF BUILDINGS; AMENDING ARTICLE VII – SPECIAL PURPOSE DISTRICTS, BY AMENDING SECTION 59-7150 - BRICKTOWN CORE DEVELOPMENT DISTRICT, SECTION 59-7200 - DOWNTOWN DESIGN DISTRICTS, SECTION 59-7300 - NEIGHBORHOOD CONSERVATION DISTRICT AND SECTION 59-7350 - STOCKYARDS CITY DEVELOPMENT DISTRICT TO ADD CERTIFICATE OF APPROVAL REQUIREMENTS FOR ACCESSORY-USE SOLAR ENERGY SYSTEMS AND SOLAR ENERGY SYSTEMS, BUILDING INTEGRATED; AND TABLES 7150.1, 7200.2, AND 7300.2 TO EXCLUDE SOLAR ENERGY SYSTEMS FROM THE MEASURED HEIGHT OF BUILDINGS; AMENDING ARTICLE XII – SITE DEVELOPMENT STANDARDS, BY AMENDING SECTION 59-12200 – STANDARDS FOR ACCESSORY BUILDINGS, STRUCTURES AND USES, TO ESTABLISH USE STANDARDS FOR SOLAR ENERGY SYSTEMS; AND TABLE 12200.1, TO ADD SOLAR ENERGY SYSTEMS AS PERMITTED ACCESSORY STRUCTURES IN ALL ZONING DISTRICTS; SECTION 59-12250 – PERMITTED ENCROACHMENTS TO ADD SOLAR ENERGY SYSTEMS, GROUND-MOUNTED TO THE LIST OF EXCEPTIONS FOR OPEN YARD REQUIREMENTS; AMENDING ARTICLE XIII – ZONING OVERLAY DISTRICTS, BY AMENDING SECTION 59-13500 – SCENIC RIVER OVERLAY DESIGN DISTRICTS (SRODD), TO PROVIDE FOR STAFF APPROVAL OF ACCESSORY-USE SOLAR ENERGY SYSTEMS AND SOLAR ENERGY SYSTEMS, BUILDING INTEGRATED; TO EXEMPT ACCESSORY-USE SOLAR ENERGY SYSTEMS FROM THE MEASURED HEIGHT OF PARKING STRUCTURES; TO AMEND SERVICE AREA, OUTDOOR STORAGE, AND EQUIPMENT SCREENING REQUIREMENTS; AND TO EXCLUDE SOLAR ENERGY SYSTEMS FROM THE MEASURED HEIGHT OF BUILDINGS IN THE MERIDIAN GATEWAY DISTRICT, STOCKYARDS RIVER DISTRICT, FARMERS MARKET DISTRICT, WESTERN GATEWAY DISTRICT, AND REGATTA DISTRICT; TABLE 13550.1 TO EXCLUDE SOLAR ENERGY SYSTEMS FROM THE MEASURED HEIGHT OF BUILDINGS IN THE STOCKYARDS TRANSITIONAL DISTRICT; AND TO CORRECT TABLE NUMBERING; AMENDING

SECTION 59-13550 – STOCKYARDS CITY TRANSITIONAL DEVELOPMENT OVERLAY DISTRICT TO EXCLUDE ACCESSORY-USE SOLAR ENERGY SYSTEMS FROM THE MEASURED HEIGHT OF PARKING STRUCTURES; TO AMEND SERVICE AREA, OUTDOOR STORAGE, AND EQUIPMENT SCREENING REQUIREMENTS; AND TO PROVIDE FOR STAFF APPROVAL OF ACCESSORY-USE SOLAR ENERGY SYSTEMS AND SOLAR ENERGY SYSTEMS, BUILDING INTEGRATED; SECTION 59-13700 – URBAN DESIGN OVERLAY DISTRICT, TO PROVIDE FOR STAFF APPROVAL OF ACCESSORY-USE SOLAR ENERGY SYSTEMS AND SOLAR ENERGY SYSTEMS, BUILDING INTEGRATED; TO ADD ACCESSORY-USE SOLAR ENERGY SYSTEMS TO THE LIST OF EXCEPTIONS TO FRONT BUILDING LINE REQUIREMENTS; AND TO AMEND SERVICE AREA, OUTDOOR STORAGE, AND EQUIPMENT SCREENING REQUIREMENTS; AND TABLE 13700.2 TO EXCLUDE SOLAR ENERGY SYSTEMS FROM THE MEASURED HEIGHT OF BUILDINGS IN THE LINCOLN BOULEVARD CORRIDOR SUBDISTRICT.

ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

Section 1. That Chapter 59, Article II, Section 59-2150 of the Oklahoma City Municipal Code, 2020, is hereby amended to read as follows:

**CHAPTER 59
ZONING AND PLANNING CODE**

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ARTICLE II. - DEFINITIONS

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§ 59-2150. - Definitions.

2150.1. Use Unit Classifications. Definitions for use unit classifications are included in Article VIII (Use Unit Classifications).

2150.2. General Definitions.

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Egress: A place or means of exit. See "Access."

Equipment, Ground- or Building-Mounted: All piping, ducts, vents, control devices and other components of systems which are permanently installed and integrated that may provide control of environmental conditions for buildings. This definition shall also include appliances and other systems specifically regulated by the most recently adopted Mechanical code.

Evergreen: A plant with foliage that persists and remains green year-round.

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Small-Box Discount Store: A store with the primary purpose of retail sales of a combination of sundry goods, products for personal grooming or personal health, and food or beverages for off-premise consumption, and which has a floor area of less than 12,000 square feet and a majority of items in inventory for sale at a price of less than \$10.00 per item.

Solar Energy System: Any device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating.

Solar Energy System, Building-Integrated: A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

Solar Energy System, Ground-Mounted: A solar energy system that is structurally mounted to the ground and is not roof-mounted.

Solar Energy System, Roof-Mounted: A solar energy system that is structurally mounted to the roof of a building or structure.

Solid Waste: Unwanted or discarded waste material in a solid or semi-solid state including, but not limited to, garbage, ashes, street refuse, rubbish, dead animals, animal and agricultural wastes, yard wastes, industrial wastes, and demolition and construction wastes.

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Section 2. That Chapter 59, Article VI, Sections 59-6100, 6200, and 6250, and Tables 6100.2, 6200.2, and 6250.2 of the Oklahoma City Municipal Code, 2020, are hereby amended to read as follows:

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ARTICLE VI. - ZONING BASE DISTRICTS

§ 59-6100. - Agricultural and Residential Districts.

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6100.3. District Bulk Standards. Table 6100.2 establishes yard and bulk regulations for the agricultural and residential districts.

TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS				
BULK STANDARDS	AA¹	RA2^{1,2a}	RA^{1,2b}	R-1^{1,9}
Minimum Lot Size	5 acres ³	Allowable density, minimum lot size, and maximum lot	Allowable density, minimum lot size, and maximum lot	6,000 sf
Maximum Lot Coverage	Residential Uses: 5%			50%

	Non-Residential Uses: 100%, exclusive of yards	coverage shall vary on a sliding scale based on the amount of open space provided in the development as set forth in Table 6100.2a.	coverage shall vary on a sliding scale based on the amount of open space provided in the development as set forth in Table 6100.2b.	
Density	1du/5 acres			1du/6,000 sf
Minimum Lot Width	150 ft	Parcels with access to rural minor and major arterial streets: 300 ft Parcels with access to local or collector streets ⁴ : 120 ft	Parcels with access to rural minor and major arterial streets: 300 ft Parcels with access to local or collector streets ⁴ : 120 ft	Residential Uses: 50 ft Non-Residential Uses: 100 ft
Maximum Height^{5, 6}	45 ft	2½ stories or 35 ft	2½ stories or 35 ft	2½ stories or 35 ft
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)				
Front Yard	50 ft ⁷	40 ft	40 ft	25 ft ⁸
Side Yard	25 ft	In areas served by public water supply—10 ft In areas not served by public water supply—25 ft	In areas served by public water supply—10 ft In areas not served by public water supply—25 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft
Rear Yard	25 ft	25 ft	25 ft	10 ft

TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS			
BULK STANDARDS	R-1ZL^{1, 10}	R-2¹	R-3¹
Minimum Lot Size	4,000 sf	Single-Family: 5,000 sf Two-Family: 6,000 sf Other: 1du/3,000 sf	Single-Family: 5,000 sf Two-Family: 5,000 sf or 1du/2,500 sf Three-Family and Four-Family: 7,000 sf
Maximum Lot Coverage	—	50%	100%
Density	1du/4,000 sf	Single-Family: 1du/5,000 sf Two-Family: 1du/3,000 sf	Single-Family: 1du/5,000 sf Two-Family: 1du/2,500 sf Three-Family and Four-Family: 1du/1,750 sf
Minimum Lot Width	Single-Family: 40 ft Single-Family Corner Lots: 50 ft Other: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other: 100 ft
Maximum Height^{5, 6}	2½ stories or 35 ft	2½ stories or 35 ft	2½ stories or 35 ft
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)			
Front Yard	25 ft ⁸	25 ft ⁸	25 ft ⁸
Side Yard	Single-Family: Zero ft from one interior lot line and 10 ft from opposite line Corner Side Yards: 10 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft
Rear Yard	10 ft	10 ft	10 ft

TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS			
BULK STANDARDS	R-3M ¹	R-4M ¹	R-4 ¹
Minimum Lot Size	Single-family: 5,000 sf Two-Family: 5,000 sf or 1du/2,500 sf Other: 7,000 sf	Single-family: 5,000 sf Two-Family: 5,000 sf or 1du/2,500 sf Other: 7,500 sf	Single-Family: 5,000 sf Two-Family: 5,000 sf or 1du/2,500 sf Other: 7,500 sf
Maximum Lot Coverage	—	100%	—
Density	Single-Family: [1]du/5,000 sf Two-Family: 1du/2,500 sf Other: 1du/2,200 sf (max: 8du)	Single-Family: 1du/5,000 sf Two-Family: 1du/2,500 sf Other: 1du/1,750 sf	Single-Family: 1du/5,000 sf Two-Family: 1du/2,500 sf Other: 1du/1,250 sf
Minimum Lot Width	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other Uses: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other Uses: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other Uses: 100 ft
Maximum Height ^{5, 6}	35 ft and 2 stories; Where abutting AA, R-A, R-1, R-1ZL, R-2, R-MH-1, R-MH-2, HL or HP District or within 60 ft: 20 ft and 1 story	35 ft and 2 stories; Where abutting AA, R-A, R-1, R-1ZL, R-2, R-MH-1, R-MH-2, HL or HP District or within 60 ft: 20 ft and 1 story	Where abutting AA, R-A, R-1, R-1ZL, R-2, R-MH-1, R-MH-2, HL or HP District or within 60 ft: 20 ft and 1 story Between 60 ft and 75 ft of said Districts: shall not exceed a 45° bulk plane, measured from a point 35 ft above grade at the 75 ft mark Other: None
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)			
Front Yard	25 ft ⁸	25 ft ⁸	25 ft ⁸
Side Yard	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft
Rear Yard	15 ft	15 ft	15 ft
Common Open Space	40%	40%	40%

TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS		
BULK STANDARDS	R-MH-1 ^{1, 11}	R-MH-2 ¹
Minimum Lot Size	5,000 sf	2.5 acres
Maximum Lot Coverage	50%	75%
Density	1du/5,000 sf	10 manufactured (mobile) homes/acre
Minimum Lot Width	Manufactured (mobile) Home: 40 ft Conventional Housing: 50 ft Other: 100 ft	None
Maximum Height ^{5, 6}	2½ stories or 35 ft	35 ft
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)		

Front Yard	20 ft	25 ft
Side Yard	Interior Side Yards: 5 ft Corner Side Yards: 15 ft	Interior Side Yards: 10 ft Corner Side Yards: 15 ft
Rear Yard	10 ft	10 ft
Common Open Space	—	—

FOOTNOTES: TABLE 6100.2

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- ⁶ Chimneys, cooling towers, elevator shafts, bulkheads, broadcasting or receiving antennas on residences, private wind energy conversion system (PWECS) towers, solar energy systems (SES), fire towers, lofts, tanks, water towers, ornamental towers and spires, wireless towers and necessary mechanical appurtenances shall be excluded from the measured height of a building. These accessory features may be erected to a height not exceeding 15 feet above the applicable permitted maximum height for that building or to such greater height as may be provided in this chapter. Components located within electric sub-stations may be erected to a height not exceeding 35 feet above the applicable permitted maximum height but not to exceed 70 feet in height.

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§ 59-6200. - Office and Commercial Districts.

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6200.3. District Bulk Standards. Table 6200.2 establishes yard and bulk regulations for the office and commercial districts.

TABLE 6200.2: OFFICE AND COMMERCIAL DISTRICT BULK STANDARDS				
BULK STANDARDS	O-1¹	O-2²	RC²	NB²
Minimum Lot Size	For Rezoning: 6,000 sf For Development: 5,000 sf	For Rezoning: 12,000 sf ³	For Rezoning: 40,000 sf ⁴	None
Minimum Lot Width	50 ft	50 ft	None	None
Maximum Height^{5, 6}	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Other: 35 feet and 2 stories	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story; Between 35 ft and 150 ft of said District: 35 ft and 2 stories; More than 150 ft from said District: 6 stories For the remainder of the parcel: height may be increased from 6 stories within a diagonal line representing 1 ft of additional building setback for	Where abutting or within 75 ft of an AA, R A, R-1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 35 ft and 2 stories More than 75 ft of said District: 6 stories Where abutting or within 75 ft of an R—4 District: 35 ft and 2 stories, thereafter 6 stories Other: 6 stories	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Other: 35 feet and 2 stories

		every 2 ft of additional height Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter no height limit Other: None		
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)				
Front Yard	25 ft ⁷	25 ft	25 ft	None
Side Yard	Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft Other: 5 ft for interior lot lines, 25 ft for the side of an exterior lot abutting an arterial street, 15 ft for all other exterior lot lines ⁸	Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 feet Other: 5 ft for interior lot lines, 15 ft for lot lines abutting a street	15 ft Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 feet	None Except where a side lot line abuts a residential district: 10 ft
Rear Yard	10 ft Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft	15 ft Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft	25 ft Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 25 feet	None Except where a side lot line abuts a residential district: 15 ft
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)				
Front Yard	25 ft	25 ft	25 ft	25 ft

TABLE 6200.2: OFFICE AND COMMERCIAL DISTRICT BULK STANDARDS				
BULK STANDARDS	C-1²	C-2²	C-3²	C-4²
Minimum Lot Size	6,000 sf	For Rezoning: 2 acres ⁹	For Rezoning: 12,000 sf ¹⁰	For Rezoning: 40,000 sf ¹¹
Minimum Lot Width	50 ft	—	50 ft	—
Maximum Height^{5,6}	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Other: 35 feet and 2 stories	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Between 35 ft and 75 ft of said District: 35 ft and 2 stories More than 75 ft of said District: 6 stories Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter 6 stories Other: 6 stories	Where abutting or within 35 ft of an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Between 35 ft and 150 ft of said District: 35 ft and 2 stories More than 150 ft from said District: 6 stories Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter 6 stories Other: 6 stories	Where abutting or within 75 ft of an AA, R A, R-1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 35 ft and 2 stories More than 75 ft of said District: 6 stories Where abutting or within 75 ft of an R—4 District: 35 ft and 2 stories, thereafter 6 stories Other: 6 stories
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)				
Front Yard	25 ft	25 ft	25 ft	25 ft
Side Yard	None Except where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft Where abutting other residential districts: building line setback of 15 ft Exterior lot line abutting arterial street: 25 ft or 75 ft from centerline, whichever is greater All other exterior lots: 15 ft	None Except where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft Where abutting other residential districts: building line setback of 15 ft Exterior lot line abutting an arterial street: 25 ft, or 75 ft from centerline, whichever is greater All other exterior lots: 15 ft	None Except where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft Where abutting other residential districts: building line setback 15 ft Exterior lot line abutting an arterial street: 25 ft or 75 ft from centerline, whichever is greater Other: 15 feet	None Except where an interior lot line abuts a residential district: 15 feet Exterior lot line abutting an arterial street: 25 ft or 75 ft from centerline, whichever is greater Other: 15 feet
Rear Yard	None Except where a side lot line abuts a residential district: 15 ft	None Except where a side lot line abuts a residential district: 15 ft	None Except where a rear lot line abuts a residential district: 15 ft	None Except where a rear lot line abuts a residential district: 15 ft

	Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft	Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft	Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft	
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TABLE 6200.2: OFFICE AND COMMERCIAL DISTRICT BULK STANDARDS		
BULK STANDARDS	C-CBD ²	C-HC ²
Minimum Lot Size	None	For Rezoning: 40,000 sf ¹²
Minimum Lot Width	None	100 ft
Maximum Height ^{5, 6}	20 standard stories, unless setback from all street lines, 1 ft for each additional 10 ft If at any level the building does not cover more than 25% of the area of the lot, a tower, other than a radio, television or other wireless transmitting or receiving tower, may be erected at any height above such level. Such tower shall not be located closer than 15 ft to any lot line and no street wall of this tower shall occupy more than 60% of the frontage of the lot on which the wall faces	Where abutting or within 75 ft of an AA, R A, R-1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 35 ft and 2 stories More than 75 ft of said District: 6 stories Where abutting or within 75 ft of an R-4 District: 35 ft and 2 stories, thereafter 6 stories Other: 6 stories
Minimum Height		
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)		
Front Yard	None	25 ft
Side Yard	None	None Except where an interior lot line abuts a residential district: 15 feet Exterior lot line abutting an arterial street: 25 ft or 75 ft from centerline, whichever is greater Other: 15 feet
Rear Yard	None	None Except where a rear lot line abuts a residential district: 15 ft

FOOTNOTES: TABLE 6200.2

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- ⁶ Chimneys, cooling towers, elevator shafts, bulkheads, broadcasting or receiving antennas on residences, private wind energy conversion system (PWECS) towers, solar energy systems (SES), fire towers, lofts, tanks, water towers, ornamental towers and spires, wireless towers and necessary mechanical appurtenances shall be excluded from the measured height of a building. These accessory features may be erected to a height not exceeding 15 feet above the applicable permitted maximum height for that building or to such greater height as may be provided in this chapter. Components located within electric sub-stations may be erected to a height not exceeding 35 feet above the applicable permitted maximum height but not to exceed 70 feet in height.

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§ 59-6250. - Industrial Districts.

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6250.3 *District Bulk Standards.* Table 6250.2 establishes yard and bulk regulations for the industrial districts.

TABLE 6250.2: INDUSTRIAL DISTRICTS BULK STANDARDS				
BULK STANDARDS	TP¹	I-1	I-2	I-3
Minimum Lot Size	For Rezoning: 12,000 sf ²	For Rezoning: 12,000 sf ³	For Rezoning: 24,000 sf ⁴	For Rezoning: 40,000 sf ⁵
Minimum Lot Width	—	—	—	150 ft
Maximum Height^{6,7}	Where abutting or within 35 ft of an AA, R A, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Between 35 and 75 ft of said District: 35 feet and 2 stories Between 75 ft and 150 ft of said District: 6 stories within a diagonal line representing 2 ft of additional building setback for every 1 ft of additional height For the remainder of the parcel: building height may be increased above 6 stories within a diagonal line representing 1 ft of additional building setback for every 2 ft of additional height Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter no height limit Other: None	Where abutting or within 35 ft of an AA, R A, R-1, R-1ZL, R-2, R-3, R-3M, R-MH-1, R-MH-2, HL or HP District: 20 ft and 1 story Between 35 and 75 ft of said District: 35 feet and 2 stories Between 75 ft and 150 ft of said District: 6 stories within a diagonal line representing 2 ft of additional building setback for every 1 ft of additional height For the remainder of the parcel: building height may be increased above 6 stories within a diagonal line representing 1 ft of additional building setback for every 2 ft of additional height Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter no height limit Other: None	Where abutting or within 75 ft of an AA, RA, R- 1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 35 feet and 2 stories Between 75 ft and 150 ft of said District: 6 stories within a diagonal line representing 2 ft of additional building setback for every 1 ft of additional height For the remainder of the parcel: building height may be increased above 6 stories within a diagonal line representing 1 ft of additional building setback for every 2 ft of additional height Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter no height limit Other: None	Where abutting or within 75 ft of an AA, R-A, R-1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 15 ft and 1 story Between 75 ft and 150 ft of said District: 6 stories within a diagonal line representing 2 ft of additional building setback for every 1 ft of additional height For the remainder of the parcel: building height may be increased above 6 stories within a diagonal line representing 1 ft of additional building setback for every 2 ft of additional height Where abutting or within 75 ft of a R-4M or R-4 District: 35 ft and 2 stories, thereafter no height limit Other: None
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)				
Front Yard	25 ft	25 ft	25 ft	—
Side Yard	None Where abutting an	None Except where a	None Except where a	None Except where

	AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HL or HP District: building setback of 15 ft and landscaped buffer strip of 5 ft	platted building line exists, that line shall take precedence if greater than this requirement; Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HL or HP District: building setback of 15 ft and landscaped buffer strip of 5 ft	platted building line exists, that line shall take precedence if greater than this requirement; Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2 HL or HP District: 25 ft, provided a railroad spur or tracks shall be permitted within this area	abutting an AA, RA, R-1, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, O-1, O-2, HL or HP District: 50 ft, provided a railroad spur or tracks shall be permitted within this area
Rear Yard	None Except where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HL or HP District: building setback of 15 ft	None Except where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HL or HP District: building setback of 15 ft and landscaped buffer strip of 5 ft	None Except where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2 HL or HP District: 15 ft, provided a railroad spur or tracks shall be permitted within this area	None Except where abutting an AA, RA, R-1, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, O-1, O-2, HL or HP District: 50 ft, provided a railroad spur or tracks shall be permitted within this area and the required setback shall be permitted to be reduced by the width of any abutting railroad right-of-way

FOOTNOTES: TABLE 6250.2

* * *

- ⁷ Chimneys, cooling towers, elevator shafts, bulkheads, broadcasting or receiving antennas on residences, private wind energy conversion system (PWECS) towers, solar energy systems (SES), fire towers, lofts, tanks, water towers, ornamental towers and spires, wireless towers and necessary mechanical appurtenances shall be excluded from the measured height of a building. These accessory features may be erected to a height not exceeding 15 feet above the applicable permitted maximum height for that building or to such greater height as may be provided in this chapter. Components located within electric sub-stations may be erected to a height not exceeding 35 feet above the applicable permitted maximum height but not to exceed 70 feet in height.

* * *

Section 3. That Chapter 59, Article VII, Sections 59-7150, 7200, 7300, and 7350, and Tables 7150.1, 7200.2, and 7300.2 of the Oklahoma City Municipal Code, 2020, are hereby amended to read as follows:

ARTICLE VII. - SPECIAL PURPOSE DISTRICTS

* * *

§ 59-7150. Bricktown Core Development District.

7150.1. BC Bricktown Core Development District.

* * *

C. Certificate of Approval Required.

A Certificate of Approval shall be required in the following instances prior to the commencement of work on any project, public or private, located within the Bricktown Core (BC) Development District. The design review process for the BC District can be found in Section 59-4250.3 Downtown Design Review.

- (1) *Commission Approval.* The Downtown Design Commission shall review and issue Certificates of Approval for the following, unless administrative approval by staff is permitted, as referenced in this Section:

* * *

- (b) Revisions to ~~submittals~~ Certificates of Approval previously approved by the Bricktown Urban Design Committee or the Downtown Design Commission, where the proposed revisions impact more than 20 percent of the site or structure.

* * *

- (2) *Administrative Approval.* Staff may review and issue Certificates of Approval for the following:

* * *

- (h) Screening of ~~mechanical~~ equipment, ground- or building-mounted and waste receptacles.

* * *

- (l) Accessory-use Solar Energy Systems (SES).
 - (m) Solar Energy Systems, Building Integrated.

D. Use Regulations.

* * *

- (2) Accessory Uses and Structures. The following accessory uses and structures are permitted subject to the regulations in Section 59-12200, (Standards for Accessory Buildings, Structures, and Uses) of this chapter and the other applicable regulations and guidelines of this section:

* * *

(e) Solar Energy Systems (SES).

- E. *Development Regulations.* Table 7150.1 establishes the Bulk and Yard Regulations for the Bricktown Core Development District. Table 7150.2 establishes the Use Regulations for the Bricktown Core Development District. Special standards for specific uses identified in Table 7150.2 as Special Exception (SE) are found in Section 59-9350, Standards for Specific Uses.

TABLE 7150.1 BC BRICKTOWN CORE DEVELOPMENT DISTRICT BULK REGULATIONS		
BULK STANDARDS	BC DISTRICT	
Minimum Building Height	West Bricktown: 1 3 stories or 50 feet East Bricktown: 2 4 stories or 60 feet	
Maximum Building Height⁵	140 feet ³	
Minimum Lot Coverage	60%	
	Commercial Frontages⁴	Mixed-Use Frontages⁴
Building Entrances	Primary entrances shall face the street and be flush with the sidewalk. Entrances may be recessed if the Pedestrian Zone is less than 12 feet wide.	Primary entrances shall face the street and be flush with the sidewalk. Entrances may be recessed if Pedestrian Zone is less than 12 feet wide. Residential entrances may use a stoop or direct/angled staircase.
Street Level Transparency	At least 60% of the façade at street level or canal level shall be constructed of transparent materials.	At least 60% of Commercial and Office façades and 25% of Residential facades at street level or canal level shall be constructed of transparent materials.
Landscape Buffer	Not required.	A landscape buffer is required where the building is set back from the Pedestrian Zone.
YARDS		
	Commercial Frontages⁴	Mixed-Use Frontages⁴
Front Yard	10 feet maximum At least of 90% of the building face shall abut the property line. Up to 10% of the building face can be recessed for a plaza or other purpose. All such recessed areas shall be hardscaped and/or landscaped.	10 feet maximum At least 70% of the building face shall abut the property line. Up to 30% of the building face can be recessed for a plaza or other purpose. All such recessed areas shall be hardscaped and/or landscaped.
Side Yard	None	
Rear Yard	None	

FOOTNOTES: TABLE 7150.1

* * *

5 - Solar Energy Systems, Roof-Mounted shall be excluded from the measured height of a building.

* * *

(1) Exceptions.

(a) Height.

1. Accessory buildings or Solar Energy Systems, Ground Mounted located behind the front plane of the existing primary structure, or located behind the Setback/Build-To line where a primary use does not warrant a primary structure and no such structure exists.
2. Solar Energy Systems, Roof Mounted shall be excluded from the measured height of a building.

(b) *Setbacks and/or Build-To Lines.*

1. Accessory buildings, Solar Energy Systems, Ground Mounted, and secondary buildings where an existing primary structure occupies the street frontage(s), or located behind the Setback/Build-To Line where a primary use does not warrant a primary structure and no such structure exists.

* * *

(3) *Parking and Landscape Requirements.*

* * *

- (b) *Parking Garages.* All parking garages (Use Unit 8300.12 - Automotive: Parking Garages) shall be designed to screen views of parked vehicles at every level of the parking garage from all canal and street level views. Such screening for parking garages shall be provided through the use of visually appealing architectural materials or through architectural methods that disguise the garage to look like a building.

1. Accessory-use Solar Energy Systems located on the top floors of parking structures shall be exempt from the measured height of the structure, provided that the solar energy system does not exceed 20 feet in height.

* * *

- (10) *Service Area, Outdoor Storage, and Equipment Screening.* All outdoor storage yards, loading docks, service areas, and Equipment, Ground- or Building-mounted, or vents larger than eight inches visible from ground level shall be concealed by screens at least as high as the equipment they hide and of a color and material matching or compatible with the colors and materials found on the façade of the primary building.

- (a) Chain link, with or without slats shall not be used to satisfy this screening requirement.

- (b) Service areas and loading docks accessed from and located within an alleyway shall be exempt.

- (c) Dumpsters shall be screened in accordance with § 59-12200.4.

1. Where landscaping is used as screening, a landscaped buffer shall be installed no less than six feet in width, planted with a series of evergreen

plantings at least six feet in height and spaced in a manner to provide an impervious visual barrier.

(d) Solar panels as part of an operational Solar Energy System shall be exempt from screening requirements provided that all conduit, wiring, and inverters are screened or covered using a color and material matching or compatible with the colors and material found on the façade of the building where the solar is installed.

* * *

§ 59-7200. - Downtown Design Districts.

7200.1. Downtown Design Districts (DBD, DTD-1, DTD-2).

* * *

C. Certificate of Approval Required.

* * *

(3) Staff may review and issue Certificates of Approval for the following:

* * *

(k) Accessory-use Solar Energy Systems.

(l) Solar Energy Systems, Building-Integrated.

* * *

F. *Development Regulations.* Table 7200.2 establishes yard and bulk regulations for the Downtown Design Districts.

(1) *Exceptions.*

(a) *Height.*

* * *

3. Accessory buildings or Solar Energy Systems, Ground Mounted located behind the front plane of the existing primary structure, or located behind the Setback/Build-TO Line where a primary use does not warrant a primary structure and no such structure exists.

* * *

(b) *Setbacks and/or Build-To Lines.*

* * *

6. Accessory buildings, Solar Energy Systems, Ground Mounted, and secondary buildings where an existing primary structure occupies the street frontage(s), or where the primary use does not warrant a primary structure and no such structure exists.

* * *

(5) Service Area, Outdoor Storage, and Utility Equipment Screening. All outdoor storage yards, loading docks, service areas, and ~~mechanical ground- or building-mounted~~ equipment or vents larger than eight inches in diameter visible from ground level shall be concealed by screens at least as high as the equipment they hide and of a color and material matching or compatible with the colors and materials found on the façade of the primary building.

(a) Chain link, with or without slats shall not be used to satisfy this screening requirement.

(b) Service areas and loading docks accessed from and located within an alleyway shall be exempt.

(c) Dumpsters shall be screened in accordance with § 59-12200.4C-(5)

1. Where landscaping is used as screening, a landscaped buffer shall be installed no less than six feet in width, planted with a series of evergreen plantings at least six feet in height and spaced in a manner to provide an impervious visual barrier.

(d) Solar panels as part of an operational Solar Energy System shall be exempt from screening requirements provided that all conduit, wiring, and inverters are screened or covered using a color and material matching or compatible with the colors and material found on the façade of the building where the solar is installed.

* * *

- G. *Development Guidelines*. These guidelines are intended to promote the development and redevelopment of the downtown area in a manner that is consistent and compatible with existing unique and diverse design elements of downtown Oklahoma City and that also encourages economic development and commerce. These guidelines are also intended to promote downtown as a vibrant, active destination with a variety of land uses, designed in context with the area in which they are located. The Downtown Design ~~Review Committee~~ Commission and staff shall consider these guidelines as appropriate to the specific site and district, taking into account the character and context of the urban environment, and providing flexibility to incorporate new technology and techniques.

* * *

TABLE 7200.2: DOWNTOWN DESIGN DISTRICTS BULK STANDARDS			
BULK STANDARDS	DBD	DTD-1	DTD-2
Minimum Lot Size	None	None	None
Minimum Lot Width	None	None	None
Maximum Height	None ⁷	None ^{1,6} 3 stories or 50 ft ²	None ¹
Minimum Height ⁴	3 stories or 50 ft on all street frontages	2 stories or 30 ft on all street frontages	2 stories or 30 ft on all street frontages
YARDS(Additional applicable yard regulations are found in Section 59-12100.3)			
Front and Side Yard ^{3, 5}	None, however, for new construction a Build-To-Line along street frontages is established as follows: • The first two floors of new construction shall be placed at or within 10 ft of the street right-of-way. • Up to forty percent of the building on the primary street-frontage may be recessed to allow for entryways, plazas, or similar design features. • Where any setback from the Build-To Line is not a hardscaped plaza or entryway, a landscaped area shall be installed.		
Rear Yard	None	None	None

FOOTNOTES: TABLE 7200.2

* * *

- ⁶ Chimneys, cooling towers, elevator shafts, bulkheads, broadcasting or receiving antennas, towers, solar energy systems (SES), fire towers, tanks, water towers, ornamental towers and spires, wireless towers, and necessary mechanical appurtenances shall be excluded from the measured height of a building. These accessory features may be erected to a height not exceeding 15 feet above the applicable permitted maximum height for that building and shall not be considered a building story.

* * *

§ 59-7300. - Neighborhood Conservation District.

* * *

7300.3. Architectural Controls for Neighborhood Conservation Tracts 1 through 4.

* * *

- I. ~~Location of Mechanical Systems~~Equipment. Window air conditioners shall not be permitted on the front of the primary structure. In addition, heating and air conditioning equipment and solar panels shall not be located on the front wall of the primary structure, or located on the roof so that they are visible from the street.*

* * *

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

* * *

B. Development Regulations.

* * *

(2) *Design Review by the Urban Design Commission.*

* * *

- (d) *Design Guidelines for NC Tract 5.* The Urban Design Commission shall use the following guidelines in their review of applications for Certificates of Approval for NC Tract 5. All work proposed within the district shall also be reviewed using the guidelines referenced in 13700.8, Legacy Resources.

* * *

~~8. Mechanical and Electrical Equipment and Satellite Dishes~~

~~Screening. Mechanical and electrical equipment and satellite dishes on roofs shall be hidden from street level.~~

* * *

TABLE 7300.2: NC NEIGHBORHOOD CONSERVATION DISTRICT BULK STANDARDS			
BULK STANDARDS	DISTRICT		
	NC TRACT 1	NC TRACT 2	NC TRACT 3
Minimum Lot Size	Dwelling: 4,000 sf	Single-Family and Two-Family: 4,000 sf Other: 7,500 sf	Single-Family and Two-Family: 4,000 sf Other: 7,500 sf
Maximum Lot Coverage	70%	—	—
Density	Single-Family: 1 du/4,000 sf Two-Family: 1 du/2,000 sf	Single-Family: 1 du/4,000 sf Two-Family: 1 du/2,000 sf Other: 1 du/2,200 sf (max. of 8 du)	Single-Family: 1 du/4,000 sf Two-Family: 1 du/2,000 sf Other: 1 du/1,250 sf
Minimum Lot Width	Dwelling: 40 ft Other: 100 ft	Dwelling: 40 ft Other: 100 ft	Dwelling: 40 ft Other: 100 ft
Maximum Height ³	35 ft and 2½ stories	35 ft and 2 stories Except where abutting or within 60 ft of R-1, R-1ZL, R-2, or HP District, or Tract 1 of the NC District: 20 ft and 1 story	35 ft and 2 stories Except where abutting or within 60 ft of R-1, R-1ZL, R-2, or HP District, or Tract 1 of the NC District: 20 ft and 1 story
YARDS			
Front Yard	25 ft ²	25 ft ²	25 ft ²

TABLE 7300.2: NC NEIGHBORHOOD CONSERVATION DISTRICT BULK STANDARDS

BULK STANDARDS	DISTRICT		
	NC TRACT 1	NC TRACT 2	NC TRACT 3
Side Yard	Zero side yard setback from one lot line, with 10 ft separation between it and any adjacent structure Exterior lots: 10 ft for side of yard abutting street	Interior lot lines: 5 ft Lot lines abutting a street: 15 ft	Interior lot lines: 5 ft Lot lines abutting a street: 15 ft
Rear Yard	10 ft	15 ft	15 ft

TABLE 7300.2: NC NEIGHBORHOOD CONSERVATION DISTRICT BULK STANDARDS

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

TABLE 7300.2: NC NEIGHBORHOOD CONSERVATION DISTRICT BULK STANDARDS

BULK STANDARDS	DISTRICT	
	NC TRACT 4G	NC TRACT 5 ¹
Rear Yard	None Where abutting R-1, R-1ZL, R-2, R-3, R-3M, or HP District, or Tract 1 of the NC District: landscaped buffer strip 5 feet and building line setback 15 ft	—

FOOTNOTES: TABLE 7300.2

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

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

³ Solar Energy Systems, Roof-Mounted shall be excluded from the measured height of a building.

* * *

§ 59-7350. - Stockyards City Development District.

* * *

7350.2. Certificate of Approval Required. A Certificate of Approval (CA) shall be required prior to the commencement of any development, redevelopment or expansion within the Stockyards City Development District as follows:

* * *

- A. The Urban Design Commission shall review and issue Certificates of Approval for the following, unless administrative approval is permitted, as referenced in this section:

* * *

- B. Staff may review and issue Certificates of Approval for the following:

* * *

- (9) Screening of ~~mechanical~~ equipment and waste receptacle enclosures.
- (10) Submittals for extensions to unexpired Certificates of Approval.
- (11) Murals (Use Unit Classification 8250.16).
- (12) Accessory-use Solar Energy Systems.
- (13) Solar Energy Systems, Building Integrated.

* * *

7350.4. *Development Regulations.*

A. *Bulk Standards.*

- (1) Maximum building height in the SYD District shall be 45 feet.
 - (a) Solar Energy Systems, Roof-Mounted shall be excluded from the measured height of a building.
- (2) Front, rear and side yards shall be as specified by an approved Certificate of Approval.

* * *

F. *Service Area, Outdoor Storage, and Equipment Screening.* All outdoor storage yards, loading docks, service areas, and ground- or building-mounted equipment or vents larger than eight inches in diameter visible from ground level shall be concealed by screens at least as high as the equipment they hide and of a color and material matching or compatible with the colors and materials found on the façade of the primary building.

- (1) Chain link, with or without slats shall not be used to satisfy this screening requirement.
- (2) Service areas and loading docks accessed from and located within an alleyway shall be exempt.
- (3) Dumpsters shall be screened in accordance with § 59-12200.4.
 - (a) Where landscaping is used as screening, a landscaped buffer shall be installed no less than six feet in width, planted with a series of evergreen plantings at least six feet in height and spaced in a manner to provide an impervious visual barrier.
- (4) Solar panels as part of an operational Solar Energy System shall be exempt from screening requirements provided that all conduit, wiring, and inverters are screened or covered using a color and material matching or compatible with the colors and material found on the façade of the building where the solar is installed.

* * *

7350.5. *Accessory Uses.* The following are permitted subject to the regulations in Section 59-12200 (Standards for Accessory Buildings, Structures and Uses) of this chapter:

A. *General accessory structures.*

* * *

- (2) Solar Energy Systems
 - (a) Solar Energy Systems, Building-Integrated shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated meets all required setback, land use or performance standards for the district in which the building is located.

* * *

Section 4. That Chapter 59, Article XII, Sections 59-12200 and 12250, and Table 12200.1 of the Oklahoma City Municipal Code, 2020, is hereby amended to read as follows:

ARTICLE XII. - SITE DEVELOPMENT STANDARDS

* * *

§ 59-12200. - Standards for accessory buildings, structures and uses.

* * *

~~TABLE 12200.1: PERMITTED ACCESSORY STRUCTURES AND USES~~

DISTRICT	TABLE 12200.1: PERMITTED ACCESSORY STRUCTURES AND USES							
	General Accessory Buildings (Subject to Section 59-12200.2)	Fence (Subject to Section 59-12200.3B)	Accessory Signs (Subject to Municipal Code, Section 59-12200.3E) and 59-12200.4C	Home Occupation (Subject to Section 59-12200.3C)	Carport (Subject to Section 59-12200.3A)	Swimming Pools (Subject to City Code Chapter 12)	Satellite Dishes Subject to Section 59-12200.3D)	<u>Solar Energy Systems (Subject to Section 59-12200.3.F.)</u>
AA ²	X	X	X	X		X		<u>X</u>
RA2	X	X	X	X		X	X	<u>X</u>
RA	X	X	X	X		X	X	<u>X</u>
R-1	X	X	X	X	X	X	X	<u>X</u>
R-1ZL	X	X	X	X	X	X	X	<u>X</u>
R-2	X	X	X	X	X	X	X	<u>X</u>
R-3	X	X	X	X	X	X	X	<u>X</u>
R-3M	X	X	X	X	X	X	X	<u>X</u>
R-4M	X	X	X	X	X	X	X	<u>X</u>
R-4	X	X	X	X	X	X	X	<u>X</u>
R-MH-1	X	X	X	X		X	X	<u>X</u>
R-MH-2 ²	X	X	X	X		X	X	<u>X</u>
TN	X	X	X	X		X	X	<u>X</u>
O-1 ²	X		X			X		<u>X</u>
O-2 ²	X	X ¹	X	X ¹		X	X ¹	<u>X</u>
RC						X		<u>X</u>

NB	X	X ¹	X	X		X	X ¹	<u>X</u>
C-1 ²	X		X			X		<u>X</u>
C-2 ²	X		X			X		<u>X</u>
C-3 ²	X	X	X	X		X	X ¹	<u>X</u>
C-4 ²	X	X	X	X		X	X ¹	<u>X</u>
C-CBD ²	X	X	X	X		X	X ¹	<u>X</u>
C-HC ²	X	X	X			X	X ¹	<u>X</u>
DBD ²	X	X	X	X				<u>X</u>
DTD-1 ²	X	X	X	X				<u>X</u>
DTD-2 ²	X	X	X	X				<u>X</u>
TP	X	X	X			X		<u>X</u>
I-1 ²	X	X	X			X		<u>X</u>
I-2 ²	X	X	X			X		<u>X</u>
I-3 ²	X	X	X			X		<u>X</u>
NC: Tract 1	X	X	X	X	X	X	X ¹	<u>X</u>
NC: Tract 2	X	X	X	X	X	X	X ¹	<u>X</u>
NC: Tract 3	X	X	X	X	X	X	X ¹	<u>X</u>
NC: Tract 4G	X	X	X	X		X	X ¹	<u>X</u>
NC: Tract 5	X	X	X	X		X	X ¹	<u>X</u>
BC	X	X	X			X		<u>X</u>
SYD	X	X	X			X		<u>X</u>
SYT			X			X		<u>X</u>

FOOTNOTES: TABLE 12200.1

¹ For permitted residential.

² See Section 59-12200.4 for additional standards.

* * *

12200.3. Standards for Accessory Structures and Uses. Accessory use and structure regulations for the RA2, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4, R-4M and R-MH-1 Districts, as well as residential uses in the NC District, any portion of a PUD specifically allowing for residential use, and all permitted residential uses in non-residential districts are as follows.

* * *

F. Solar Energy Systems. All Solar Energy Systems shall be subject to the following conditions:

(1) Applicable Codes. Installation of all Solar Energy Systems shall comply with all applicable local, state, and federal regulatory codes, including building, electric, fire,

plumbing, and energy codes adopted by the City; State of Oklahoma Uniform Building Code, as amended; and the National Electric Code, as amended.

(a) Roof-mounted solar energy systems shall comply with applicable state and local fire codes to ensure emergency access to the roof, provide pathways to specific areas of the roof, provide areas for smoke ventilation, and provide emergency egress from the roof.

(2) *Permits.* Solar Energy Systems may be installed only upon the issuance of building, electrical, and/or solar permit(s).

(a) Accessory-use Solar Energy Systems may be constructed and used while the Principal Building is under construction.

(3) *Utility Notification.* All grid-interconnected Solar Energy Systems shall comply with the interconnection requirements of the electric utility. Off-grid systems are exempt from this requirement.

(4) *Lot Coverage and Impervious Surface Calculations.* For the purposes of site plan review, storm water management calculations, and development requirements, solar energy systems shall not be included in any calculation of impervious surface or impervious cover so long as the area under the system is vegetative ground cover.

(5) *Height.*

(a) *Solar Energy Systems, Roof-Mounted.* Solar energy systems attached to a flat roof shall be excluded from the measured height of a building.

1. On a pitched/sloped roof, solar energy systems shall be installed parallel to the roof surface and may not extend beyond the edge of the roof.

(b) *Solar Energy Systems, Ground-Mounted.* Accessory-use solar energy systems structurally mounted to the ground shall not exceed 15 feet, when the panels are oriented at maximum design tilt.

1. If the Solar Energy System, Ground-Mounted is a carport, the maximum height shall not exceed the height of the principal structure.

(6) *Placement.* Solar Energy Systems, Ground-Mounted shall be located in the side or rear yard of the property, unless the system is installed on a carport.

(7) *Screening.* Unless specifically stated otherwise, Solar panels that are part of a Solar Energy System are exempt from screening requirements.

(a) All other equipment that is part of a Solar Energy System, including conduit, wiring and inverters, shall be screened according to the standards of the zone or overlay district.

(b) Structural components of Solar Energy Systems, Ground-Mounted are exempt from screening requirements.

(8) *AA, RA, RA2, R-1, R-1ZL, R-2, R-3, R-3M, R-4, R-4M, R-MH-1, R-MH-2 District Standards.*

(a) Accessory-use Solar Energy Systems shall be permitted as-of-right.

(b) Solar Energy Systems, Ground-Mounted are subject to the setback and height requirements of an accessory structure, unless otherwise specified in this chapter.

- (c) Solar Energy Systems, Building-Integrated shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated meets all required setback, land use or performance standards for the district in which the building is located.
 - (d) Solar Energy Systems, Roof-Mounted may be attached to a carport or the solar panels may serve as the roof of a carport where carports are allowed.
- (9) O-1, O-2, RC, NB, C-1, C-2, C-3, C-4, C-CBD, C-HC District Standards.
- (a) Accessory-use Solar Energy Systems shall be permitted as-of-right.
 - (b) Solar Energy Systems, Ground-Mounted are subject to the setback and height requirements of an accessory structure, unless otherwise specified in this chapter.
 - (c) Solar Energy Systems, Building-Integrated shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated meets all required setback, land use or performance standards for the district in which the building is located.
 - (d) Solar Energy Systems, Roof-Mounted may be attached to a carport or the solar panels may serve as the roof of a carport where carports are allowed.
- (10) TP, I-1, I-2, I-3 District Standards.
- (a) Accessory-use Solar Energy Systems shall be permitted as-of-right.
 - (b) Solar Energy Systems, Ground-Mounted are subject to the setback and height requirements of an accessory structure, unless otherwise specified in this chapter.
 - (c) Solar Energy Systems, Building-Integrated shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated meets all required setback, land use or performance standards for the district in which the building is located.
 - (d) Solar Energy Systems, Roof-Mounted may be attached to a carport or the solar panels may serve as the roof of a carport where carports are allowed.

* * *

§ 59-12250. - Permitted encroachments.

* * *

12250.2. Open Yard Requirements. Every part of a required yard shall be open to the sky without obstruction except for the following:

- D. Solar Energy Systems, Ground-Mounted, so long as the area under the system is vegetative ground cover.

* * *

Section 5. That Chapter 59, Article XIII, Sections 59-13500, 59-13550, and 59-13700 and Tables 13550.1 and 13700.2 of the Oklahoma City Municipal Code, 2020, is hereby amended to read as follows:

ARTICLE XIII. - ZONING OVERLAY DISTRICTS

* * *

§ 59-13500. - Scenic River Overlay Design Districts (SRODD).

* * *

13500.3. Certificate of Approval Required. A Certificate of Approval shall be required prior to the commencement of any development, redevelopment or expansion within the SRODD as follows:

* * *

B. Staff may approve Certificates of Approval for the following:

(9) Accessory-use Solar Energy Systems (SES).

(10) Solar Energy Systems, Building Integrated.

* * *

13500.4. District Use Regulations.

* * *

B. *Conditional Uses.* In order to encourage a broad mix of uses within the SRODD and to provide maximum flexibility for the consideration of future development proposals, additional uses are allowed, subject to the conditions of the underlying zoning districts unless modified herein. Should a conflict exist with the underlying zoning district regulations and the SRODD, the overlaying district regulations shall supersede.

(1) *Conditions.*

~~(a) No off-street surface parking or loading space shall be located within 100 feet of the floodway of the river or any tributary waterway unless appropriately screened from the River.~~

~~(b)~~(a) Minimum Lot Size: No minimum lot size shall apply.

* * *

13500.5. *General Development Regulations and Guidelines.* This section sets forth specific development regulations and guidelines and includes both regulatory and advisory language.

* * *

I. Parking.

* * *

(2) Parking Regulations.

(c) *Parking Structures.* Parking structures shall be designed to incorporate a comparable level of architectural detailing and quality of materials as found on primary buildings on the site.

1. Accessory-use Solar Energy Systems located on the top floors of parking structures shall be exempt from the measured height of the structure, not to exceed 20 feet.

(e) Surface parking shall be prohibited within 100 feet of ~~the any floodway of the river or any tributary waterway unless appropriately screened from the River.~~

* * *

J. Landscaping and Screening.

(2) Landscaping and Screening Regulations.

(b) *Service Area, Outdoor Storage, and Mechanical/Utility Equipment Screening.* All outdoor storage yards, loading docks, service areas, and ~~mechanical~~ ground- or building-mounted equipment or vents larger than eight inches in diameter visible from ground level shall be concealed by screens at least as high as the equipment they hide, of a color and material matching or compatible with the colors and materials found on the façade of the primary building.

1. Chain link, with or without slats, shall not be used to satisfy this screening requirement.

2. Service areas and loading docks accessed from and located within an alleyway shall be exempt.

3. Dumpsters shall be screened in accordance with § 59-12200.4.

(a) Where landscaping is used as screening, a landscaped buffer shall be installed no less than six feet in width, planted with a series of evergreen plantings at least six feet in height and spaced in a manner to provide an impervious visual barrier.

4. Solar panels as part of an operational Solar Energy System shall be exempt from screening requirements provided that all conduit, wiring, and inverters are screened or covered using a color and material matching or compatible with the

colors and material found on the façade of the building where the solar is installed.

* * *

§ 59-13550. - Stockyards City Transitional Development Overlay District.

* * *

13550.3. Development Regulations and Guidelines.

* * *

B. Development Regulations. All development shall comply with the Development Regulations set forth in the table below.

TABLE 13550.12: STOCKYARDS TRANSITIONAL DISTRICT DEVELOPMENT REGULATIONS						
RESIDENTIAL USES	Single-Family Detached		Attached Single-Family, Duplexes, Triplexes, and Townhomes		Multifamily	
	South of Exchange Ave.	North of Exchange Ave., along Waterfront	South of Exchange Ave	North of Exchange Ave., along Waterfront	South of Exchange Ave	North of Exchange Ave., along Waterfront
Minimum Height	None				2 stories	
Maximum Height ¹	2 stories	None	2 stories	None	2 stories	None
Front-Yard Setback	Average of existing residences along the block face	20’ minimum	Average of existing residences along the block face	20’ minimum	Average of existing residences along the block face	None
Side-Yard Setback		10’ maximum		10’ maximum	10’ maximum	
Rear-Yard Setback		15’ maximum		15’ maximum	None required	
COMMERCIAL/RETAIL	South of Exchange Avenue			North of Exchange Avenue, along Waterfront		
Minimum Height	None					
Maximum Height ¹	3 stories			None		

TABLE 13550.12: STOCKYARDS TRANSITIONAL DISTRICT DEVELOPMENT REGULATIONS

RESIDENTIAL USES	Single-Family Detached		Attached Single-Family, Duplexes, Triplexes, and Townhomes		Multifamily	
	South of Exchange Ave.	North of Exchange Ave., along Waterfront	South of Exchange Ave	North of Exchange Ave., along Waterfront	South of Exchange Ave	North of Exchange Ave., along Waterfront
Front-Yard Setback	A minimum of 80 percent of the front façade of the building shall "build to" the back of the sidewalk. The remaining 20 percent of the front façade may be set back from the sidewalk to accommodate plazas, pocket parks, or other outdoor gathering spaces.			30' maximum		
Side-Yard Setback	30' maximum			No requirement		
Rear-Yard Setback	15' maximum					
OFFICE/ HOTEL	Fronting Agnew Ave. or Exchange Ave. south of SW 9th Street			North of Exchange Avenue, along Waterfront		
Minimum Height	2 stories					
Maximum Height ¹	3 stories			None		
Front-Yard Setback	A minimum of 80 percent of the front façade of the building shall "build to" the back of the sidewalk. The remaining 20 percent of the front façade may be set back from the sidewalk to accommodate plazas, pocket parks, or other outdoor gathering spaces.			30' maximum		
Side-Yard Setback	None required					
Rear-Yard Setback						
MIXED USE	Fronting Agnew Ave. or Exchange Ave. south of SW 9th Street			Along Waterfront		
Minimum Height	2 stories					
Maximum Height ¹	3 stories			None		

TABLE 13550.12: STOCKYARDS TRANSITIONAL DISTRICT DEVELOPMENT REGULATIONS						
RESIDENTIAL USES	Single-Family Detached		Attached Single-Family, Duplexes, Triplexes, and Townhomes		Multifamily	
	South of Exchange Ave.	North of Exchange Ave., along Waterfront	South of Exchange Ave	North of Exchange Ave., along Waterfront	South of Exchange Ave	North of Exchange Ave., along Waterfront
Front-Yard Setback	A minimum of 80 percent of the front façade of the building shall "build to" the back of the sidewalk. The remaining 20 percent of the front façade may be set back from the sidewalk to accommodate plazas, pocket parks, or other outdoor gathering spaces.					
Side-Yard Setback	None required					
Rear-Yard Setback						

FOOTNOTES: TABLE 13550.2

¹ Solar Energy Systems, Roof-Mounted shall be excluded from the measured height of a building.

* * *

D. Built Form.

* * *

(5) Parking.

* * *

(b) Parking Regulations.

* * *

3. Parking Structures.

- i. Parking structures shall be designed to incorporate a comparable level of architectural detailing and quality of materials as found on primary buildings on the site.
- ii. Structured parking located along Exchange Ave. or Agnew Ave. shall incorporate retail storefronts or other active uses at the street level.
- iii. Accessory-use Solar Energy Systems located on the top floors of parking structures shall be exempt from the measured height of the structure, provided that the solar energy system does not exceed 20 feet in height.

* * *

(6) Landscaping and Screening.

* * *

(b) Landscaping and Screening Regulations.

2. In addition to meeting the City's Landscape Requirements as set forth in Article XI, the following regulations shall apply:

iv. Service Area, Outdoor Storage, and ~~Mechanical/Utility~~ Equipment Screening.

~~*a)~~ All outdoor storage yards, loading docks, service areas, and ~~mechanical~~ ground- or building-mounted equipment or vents larger than eight inches in diameter ~~visible from ground level~~ shall be concealed by screens at least as high as the equipment they hide, and of a color and material matching or compatible with the colors and materials found on the façade of the primary building.

1. Chain link, with or without slats, shall not be used to satisfy this screening requirement.

2. Service areas and loading docks accessed from and located within an alleyway shall be exempt.

3. Dumpsters shall be screened in accordance with § 59-12200.4.

(a) Where landscaping is used as screening, a landscaped buffer shall be installed no less than six feet in width, planted with a series of evergreen plantings at least six feet in height and spaced in a manner to provide an impervious visual barrier.

4. Solar panels as part of an operational Solar Energy System shall be exempt from screening requirements provided that all conduit, wiring, and inverters are screened or covered using a color and material matching or compatible with the colors and material found on the façade of the building where the solar is installed.

* * *

13550.5. Certificate of Approval Required. A Certificate of Approval shall be required prior to the commencement of any development, redevelopment, or expansion within the Stockyards City Transitional Development Overlay District as follows:

B. Staff may review and issue Certificates of Approval for the following:

* * *

(9) Screening of ~~mechanical~~ equipment and waste receptacle enclosures.

* * *

(12) Accessory-use Solar Energy Systems (SES).

(13) Solar Energy Systems, Building Integrated.

* * *

§ 59-13700. - Urban Design Overlay District.

* * *

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

* * *

B. Staff may review and issue Certificates of Approval for the following:

* * *

(9) Screening of ~~mechanical~~ equipment and waste receptacle enclosures.

* * *

(13) Accessory-use Solar Energy Systems (SES).

(14) Solar Energy Systems, Building Integrated.

* * *

13700.5. General Development Regulations.

* * *

B. *Site Design Requirements.*

* * *

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

(a) Exceptions to Front Building Line Requirements:

* * *

v. Accessory-use Solar Energy Systems.

* * *

~~E. Commercial Waste Collection Receptacles, Commercial Generators, Commercial Heating and Cooling Units, and Other Similar External Units.~~

- ~~(1) Commercial waste collection receptacles, commercial generators, commercial heating and cooling units, and other similar external units shall be placed in or immediately adjacent to alleys whenever possible, and shall be at least 25 feet from the nearest street curb. Those not placed in alleys, but positioned within 100 feet of a street curb, shall be sight proof screened from view from public streets. A building, wall, fence, vegetation or other form of screening in accordance with Article XI, Landscaping and Screening Regulations, shall satisfy this requirement.~~
- ~~(2) A waste receptacle or other similar external unit, and its required screening, may only be located in the public right of way upon the issuance of a revocable permit for both the receptacle or external unit, and the installation of the screening. Any immobile screening fence requires a fence permit.~~
- ~~(3) The waste collection receptacles shall be so screened and maintained by the property owner so that they do not generate trash, debris or odor beyond the screened facility.~~

E. Service Area, Outdoor Storage, and Equipment Screening. All outdoor storage yards, loading docks, service areas, and ground- or building-mounted equipment or vents larger than eight inches in diameter visible from ground level shall be concealed by screens at least as high as the equipment they hide and of a color and material matching or compatible with the colors and materials found on the façade of the primary building.

- (1) Chain link, with or without slats shall not be used to satisfy this screening requirement.
- (2) Service areas and loading docks accessed from and located within an alleyway shall be exempt.
- (3) Dumpsters shall be screened in accordance with § 59-12200.4.
 - (a) Where landscaping is used as screening, a landscaped buffer shall be installed no less than six feet in width, planted with a series of evergreen plantings at least six feet in height and spaced in a manner to provide an impervious visual barrier.
- (4) Solar panels as part of an operational Solar Energy System shall be exempt from screening requirements provided that all conduit, wiring, and inverters are screened or covered using a color and material matching or compatible with the colors and material found on the façade of the building where the solar is installed.

* * *

* * *

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

* * *

(2) *Development Regulations.*

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

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

FOOTNOTES: TABLE 13700.2

¹ Solar Energy Systems, Roof-Mounted shall be excluded from the measured height of a building.

* * *

(b) Exceptions.

1. The following use unit classifications and structures shall be exempt from the requirements for minimum building height:

* * *

xi. Accessory-use Solar Energy Systems.

2. The following use unit classifications and structures shall be exempt from the requirements for front yard setbacks:

* * *

v. Accessory-use Solar Energy Systems.

* * *

- (6) Service Areas, Outdoor Storage, and Utility Equipment Screening. All outdoor storage yards, loading docks, service areas, and roof-mounted mechanical or ground- or building-mounted equipment or vents larger than eight inches in diameter visible from ground level shall be concealed by screens at least as high as the equipment they screen hide and shall be of a color and material matching or compatible with the colors and materials found on the façade of the primary building.
 - (a) Chain link fencing, with or without slats, shall not be used to satisfy this requirement.
 - (b) Service areas and loading docks accessed from any alleyway shall be exempt.
 - (c) All service areas and loading docks shall be located so that they will not be visible from Lincoln Boulevard.
 - (d) Dumpsters shall be screened in accordance with § 59-12200.4.
 - (1) Where landscaping is used as screening, a landscaped buffer shall be installed no less than six feet in width, planted with a series of evergreen plantings at least six feet in height and spaced in a manner to provide an impervious visual barrier.
 - (e) Solar panels as part of an operational Solar Energy System shall be exempt from screening requirements provided that all conduit, wiring, and inverters are screened or covered using a color and material matching or compatible with the colors and material found on the façade of the building where the solar is installed.

* * *

C. Design Guidelines.

* * *

(7) *Parking Structures.*

* * *

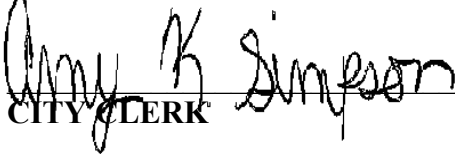
(h) Accessory-use Solar Energy Systems located on the top floors of parking structures shall be exempt from the measured height of the structure, not to exceed 20 feet.

* * *

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma this 4TH day of AUGUST, 2026.

ADOPTED by the City Council and **SIGNED** by the Mayor of the City of Oklahoma City, Oklahoma this 1ST day of SEPTEMBER, 2026.

ATTEST:


CITY CLERK




MAYOR

REVIEWED for form and legality:


ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. E
9/1/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing, relating to Zoning and Planning Code, amending Chapter 59 of the Oklahoma City Municipal Code, 2020, related to Solar Energy, amending Article II – Definitions, by amending Section 59-2150 – Definitions, to add definitions for equipment, ground- or building-mounted and types of solar energy systems; amending Article VI – Zoning Base Districts, by amending Section 59-6100 – Agricultural and Residential Districts, Table 6100.2, to exclude solar energy systems from the measured height of buildings; Section 59-6200 – Office and Commercial Districts, Table 6200.2 to exclude solar energy systems from the measured height of buildings; Section 59-6250 – Industrial Districts, Table 6250.2, to exclude solar energy systems from the measured height of buildings; amending Article VII – Special Purpose Districts, by amending Section 59-7150 - Bricktown Core Development District, Section 59-7200 - Downtown Design Districts, Section 59-7300 - Neighborhood Conservation District and Section 59-7350 - Stockyards City Development District to add Certificate of Approval requirements for accessory-use solar energy systems and solar energy systems, building integrated; and Tables 7150.1, 7200.2, and 7300.2 to exclude solar energy systems from the measured height of buildings; amending Article XII – Site Development Standards, by amending Section 59-12200 – Standards for accessory buildings, structures and uses, to establish use standards for solar energy systems; and Table 12200.1, to add solar energy systems as permitted accessory structures in all zoning districts; Section 59-12250 – Permitted Encroachments to add solar energy systems, ground-mounted to the list of exceptions for open yard requirements; amending Article XIII – Zoning Overlay Districts, by amending Section 59-13500 – Scenic River Overlay Design Districts (SRODD), to provide for staff approval of accessory-use solar energy systems and solar energy systems, building integrated; to exempt accessory-use solar energy systems from the measured height of parking structures; to amend service area, outdoor storage, and equipment screening requirements; and to exclude solar energy systems from the measured height of buildings in the Meridian Gateway District, Stockyards River District, Farmers Market District, Western Gateway District, and Regatta District; Table 13550.1 to exclude solar energy systems from the measured height of buildings in the Stockyards Transitional District; and to correct table numbering; amending Section 59-13550 – Stockyards City Transitional Development Overlay District to exclude accessory-use solar energy systems from the measured height of parking structures; to amend service area, outdoor storage, and equipment screening requirements; and to provide for staff approval of accessory-use solar energy systems and solar energy systems, building integrated; Section 59-13700 – Urban Design Overlay District, to provide for staff approval of accessory-use solar energy systems and solar energy systems, building integrated; to add accessory-use solar energy systems to the list of exceptions to front building line requirements; and to amend service area, outdoor storage, and

equipment screening requirements; and Table 13700.2 to exclude solar energy systems from the measured height of buildings in the Lincoln Boulevard Corridor Subdistrict.

Purpose:

This ordinance will amend Chapter 59 to add definitions and establish regulations for accessory-use solar energy systems in all zoning districts.

Background:

The City of Oklahoma City's current zoning code does not specifically define or regulate solar panels or other solar installations. Current practice is to categorize solar installations as "mechanical equipment," for which screening is required in Oklahoma City's Design Review districts.

Because of this regulation, property owners seeking to install roof-mounted solar panels must seek a variance when the panels or other related materials are visible, which adds time and expense to the process.

These delays and financial outlays are unnecessary, can lengthen returns-on-investments, and are contrary to the intent of goals, initiatives, and policies in the City's adopted comprehensive plan, planokc, and sustainability plan, adaptokc.

On March 19, 2026, the Downtown Design Review Commission unanimously recommended approval of the proposed ordinance amendment.

On March 25, 2026, the Urban Design Review Commission unanimously recommended approval of the proposed ordinance amendment.

On April 1, 2026, the Historic Preservation Commission received an informational presentation of the proposed ordinance amendment.

On June 11, 2026 the ordinance was introduced at a Planning Commission meeting and set for recommendation on June 25, 2026.

On June 25, 2026, the Planning Commission unanimously recommended approval of the ordinance to City Council.

Review:

Planning Department

Recommendation: Ordinance be adopted.

**City Council Action
Financial Impact Report**

Title of Item: Ordinance relating to Zoning and Planning Code, amending Chapter 59 of the Oklahoma City Municipal Code, 2020, related to Solar Energy, amending Article II – Definitions, by amending Section 59-2150 – Definitions, to add definitions for equipment, ground- or building-mounted and types of solar energy systems; amending Article VI – Zoning Base Districts, by amending Section 59-6100 – Agricultural and Residential Districts, Table 6100.2, to exclude solar energy systems from the measured height of buildings; Section 59-6200 – Office and Commercial Districts, Table 6200.2 to exclude solar energy systems from the measured height of buildings; Section 59-6250 – Industrial Districts, Table 6250.2, to exclude solar energy systems from the measured height of buildings; amending Article VII – Special Purpose Districts, by amending Section 59-7150 - Bricktown Core Development District, Section 59-7200 - Downtown Design Districts, Section 59-7300 - Neighborhood Conservation District and Section 59-7350 - Stockyards City Development District to add Certificate of Approval requirements for accessory-use solar energy systems and solar energy systems, building integrated; and Tables 7150.1, 7200.2, and 7300.2 to exclude solar energy systems from the measured height of buildings; amending Article XII – Site Development Standards, by amending Section 59-12200 – Standards for accessory buildings, structures and uses, to establish use standards for solar energy systems; and Table 12200.1, to add solar energy systems as permitted accessory structures in all zoning districts; Section 59-12250 – Permitted Encroachments to add solar energy systems, ground-mounted to the list of exceptions for open yard requirements; amending Article XIII – Zoning Overlay Districts, by amending Section 59-13500 – Scenic River Overlay Design Districts (SRODD), to provide for staff approval of accessory-use solar energy systems and solar energy systems, building integrated; to exempt accessory-use solar energy systems from the measured height of parking structures; to amend service area, outdoor storage, and equipment screening requirements; and to exclude solar energy systems from the measured height of buildings in the Meridian Gateway District, Stockyards River District, Farmers Market District, Western Gateway District, and Regatta District; Table 13550.1 to exclude solar energy systems from the measured height of buildings in the Stockyards Transitional District; and to correct table numbering; amending Section 59-13550 – Stockyards City Transitional Development Overlay District to exclude accessory-use solar energy systems from the measured height of parking structures; to amend service area, outdoor storage, and equipment screening requirements; and to provide for staff approval of accessory-use solar energy systems and solar energy systems, building integrated; Section 59-13700 – Urban Design Overlay District, to provide for staff approval of accessory-use solar energy systems and solar energy systems, building integrated; to add accessory-use solar energy systems to the list of exceptions to front building line requirements; and to amend service area, outdoor storage, and equipment screening requirements; and Table 13700.2 to exclude solar energy systems from the measured height of buildings in the Lincoln Boulevard Corridor Subdistrict.

Originating Department: Planning Department

Description of Impact

This ordinance will amend Chapter 59 to add definitions and establish regulations for accessory-use solar energy systems in all zoning districts.

Summary of Impact

a. Cost to City Organization: No direct costs anticipated.

b. Cost to Citizens: None.

c. Cost to Business Community: None.

d. Revenue Produced: None.

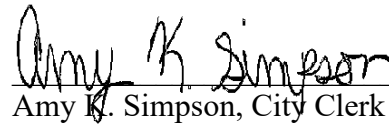
Source of Funds	
Fund Name: N/A	Agency Name:
Department Head Signature: <i>S. C. H.</i>	
OMB Review Completed by: <i>Tiara Taylor</i>	

TO ALL INTERESTED PERSONS WITHIN OKLAHOMA CITY

NOTICE IS HEREBY GIVEN, of a public hearing for an ordinance relating to Zoning and Planning Code, amending Chapter 59 of the Oklahoma City Municipal Code, 2020, related to Solar Energy, amending Article II – Definitions, by amending Section 59-2150 – Definitions, to add definitions for equipment, ground- or building-mounted and types of solar energy systems; amending Article VI – Zoning Base Districts, by amending Section 59-6100 – Agricultural and Residential Districts, Table 6100.2, to exclude solar energy systems from the measured height of buildings; Section 59-6200 – Office and Commercial Districts, Table 6200.2 to exclude solar energy systems from the measured height of buildings; Section 59-6250 – Industrial Districts, Table 6250.2, to exclude solar energy systems from the measured height of buildings; amending Article VII – Special Purpose Districts, by amending Section 59-7150 - Bricktown Core Development District, Section 59-7200 - Downtown Design Districts, Section 59-7300 - Neighborhood Conservation District and Section 59-7350 - Stockyards City Development District to add Certificate of Approval requirements for accessory-use solar energy systems and solar energy systems, building integrated; and Tables 7150.1, 7200.2, and 7300.2 to exclude solar energy systems from the measured height of buildings; amending Article XII – Site Development Standards, by amending Section 59-12200 – Standards for accessory buildings, structures and uses, to establish use standards for solar energy systems; and Table 12200.1, to add solar energy systems as permitted accessory structures in all zoning districts; Section 59-12250 – Permitted Encroachments to add solar energy systems, ground-mounted to the list of exceptions for open yard requirements; amending Article XIII – Zoning Overlay Districts, by amending Section 59-13500 – Scenic River Overlay Design Districts (SRODD), to provide for staff approval of accessory-use solar energy systems and solar energy systems, building integrated; to exempt accessory-use solar energy systems from the measured height of parking structures; to amend service area, outdoor storage, and equipment screening requirements; and to exclude solar energy systems from the measured height of buildings in the Meridian Gateway District, Stockyards River District, Farmers Market District, Western Gateway District, and Regatta District; Table 13550.1 to exclude solar energy systems from the measured height of buildings in the Stockyards Transitional District; and to correct table numbering; amending Section 59-13550 – Stockyards City Transitional Development Overlay District to exclude accessory-use solar energy systems from the measured height of parking structures; to amend service area, outdoor storage, and equipment screening requirements; and to provide for staff approval of accessory-use solar energy systems and solar energy systems, building integrated; Section 59-13700 – Urban Design Overlay District, to provide for staff approval of accessory-use solar energy systems and solar energy systems, building integrated; to add accessory-use solar energy systems to the list of exceptions to front building line requirements; and to amend service area, outdoor storage, and equipment screening requirements; and Table 13700.2 to exclude solar energy systems from the measured height of buildings in the Lincoln Boulevard Corridor Subdistrict.

A public hearing and final adoption will be held by the City Council on Tuesday, September 1, 2026, at 8:30 a.m., in the City Council Chamber, Third Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma.

All interested parties are hereby given notice that they may inspect said amendment in the City Clerk's Office, Second Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma.


Amy K. Simpson, City Clerk

