

**ORDINANCE NO. 24,009**

**ORDINANCE RELATED TO ZONING, AMENDING THE OKLAHOMA CITY MUNICIPAL CODE, 2007, AS AMENDED, AMENDING CHAPTER 59, ARTICLE II, SECTION 2150.2, REVISING AND ESTABLISHING NEW DEFINITIONS; ARTICLE III, SECTION 3250.2 ESTABLISHING ADDITIONAL POWERS; SECTION 3250.4, FURTHER DEFINING APPEALS PROCESS; SECTION 3300.2, CORRECTING TERMS FOR HISTORIC/HISTORICAL AND CLARIFYING RECOMMENDATIONS AND REVIEWS; SECTIONS 3350.2, 3400.2, 3450.2, AND 3500.2, CLARIFYING AND ESTABLISHING POWERS; SECTIONS 3500.3 AND 3500.4 RENUMBERING SECTIONS; ARTICLE IV, SECTION 4250.3, RENUMBERING SECTIONS AND CLARIFYING RECOMMENDATIONS AND REVIEWS; SECTION 4250.4, ESTABLISHING TERMS FOR CONTINUANCES, RECOMMENDATIONS, AND REVIEW; SECTION 4250.5, URBAN DESIGN REVIEW; SECTION 4250.6, REMOVING PROVISION FOR AUTOMATIC APPROVALS, REVISING REVIEW PROCESS FOR ARTISTIC GRAPHICS, ESTABLISHING TERMS FOR EXTENSIONS OF CERTIFICATES OF APPROVAL, REMOVING SECTION ON REVOCABLE PERMIT APPLICATIONS, CLARIFYING RECOMMENDATIONS AND REVIEWS, AND ESTABLISHING TERMS FOR CONTINUANCES; SECTIONS 4250.7 AND 4250.8, REMOVING SECTION ON REVOCABLE PERMITS, CLARIFYING RECOMMENDATIONS AND REVIEWS, ESTABLISHING TERMS FOR EXTENSIONS OF CERTIFICATES OF APPROVAL AND CONTINUANCES; SECTION 4250.9, CLARIFYING APPLICATION FOR VARIANCES; SECTION 4250.10, DEFINING APPEALS PROCESS FOR DESIGN DISTRICTS; ARTICLE VI, SECTION 6250.1, CORRECTING TYPOGRAPHICAL ERROR; ARTICLE VII, SECTION 7150.1, MODIFYING CERTIFICATE OF APPROVAL REQUIREMENTS, PROVIDING FOR ADMINISTRATIVE APPROVALS, REFERENCING PARKING LOT STANDARDS, DEFINING PAINT REMOVAL METHODS, AND DEFINING FRONT YARD SETBACKS; SECTION 7200.1, CLARIFYING ORDINARY MAINTENANCE AND REPAIR, REQUIRING APPROVAL FOR PAINTING UNPAINTED BRICK/MASONRY, REMOVING EXEMPTION FOR HEIGHT AND ESTABLISHING SETBACKS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, DEFINING CRITERIA FOR HISTORIC RESOURCES, EXCEPTING BUILDING MATERIALS, AND ADDING CONDITIONAL USE FOR AUTOMOTIVE AND EQUIPMENT REPAIRS; SECTION 7200.1, ADDING USES;**

**SECTION 7200.2, DELETING FOOTNOTE FOR SETBACKS; SECTION 7200.3, CLARIFYING LANGUAGE FOR ALLEY ACCESS AND ADDING USES; SECTION 7250.1 AND 7250.2, CORRECTING TERMS HISTORIC/HISTORICAL; SECTION 7250.3, CLARIFYING DISTRICT DESIGNATIONS; SECTION 7250.4, MODIFYING REQUIREMENTS FOR CERTIFICATES OF APPROVAL AND DELETING ACCESSORY USE; SECTION 7300.3, DEFINING DESIGN REVIEW REQUIREMENTS; SECTION 7350.2, MODIFYING REQUIREMENTS FOR CERTIFICATES OF APPROVAL AND ADMINISTRATIVE APPROVALS; SECTION 7350.4, CORRECTING NUMBERING; SECTION 7350.7, DEFINING PAINT REMOVAL METHODS; ARTICLE VIII, SECTION 8200.2, MODIFYING RESIDENTIAL USE DEFINITION; SECTIONS 8350.6 AND 8350.7, DELETING AND ADDING INDUSTRIAL USES; ARTICLE IX, SECTION 9350.4, ESTABLISHING PROVISIONS FOR NONCONFORMING USE; ARTICLE X, SECTION 10250.8, REMOVING PARKING SCREENING REQUIREMENT; SECTION 10600.1, ADDING PARKING REQUIREMENTS FOR PAWN SHOPS; SECTION 10650.1, UPDATING STANDARD FOR HANDICAP PARKING SIGNS; ARTICLE XI, SECTION 11150, DEFINING DISTRICTS WITH ADDITIONAL REQUIREMENTS; INCREASING HEIGHT OF PLANTINGS IN SIGHT TRIANGLES, AND DEFINING FENCING MATERIALS; SECTION 11250, REMOVING VEGETATIVE BUFFER REQUIREMENT AND LANDSCAPE BUFFER CREDIT, AND REVISING BUFFER LOCATION; ARTICLE XII, SECTION 12100.2, ADDING PROVISION FOR ACCESS FROM PRIVATE DRIVE; SECTION 12200.2, CORRECTING STANDARDS FOR ACCESSORY BUILDINGS; SECTION 12200.4, DEFINING DUMPSTER SCREENING; AMENDING SECTION 12300 BY ENACTING A NEW SECTION MODIFYING SIGHT TRIANGLE GRAPHIC; ARTICLE XIII, SECTION 13500.3, MODIFYING REQUIREMENTS FOR CERTIFICATES OF APPROVAL AND EXCEPTING ORDINARY MAINTENANCE AND REPAIR; SECTION 13500.4, CORRECTING REFERENCE; SECTION 13500.5, REVISING INTENT, ESTABLISHING INTENT AND GUIDELINES FOR HISTORIC RESOURCES, EXEMPTING MATERIALS FOR MINOR ADDITIONS, ESTABLISHING BUILDING DESIGN CRITERIA, ALLOWING FOR REDUCED SIDEWALK WIDTHS, REQUIRING COMPLIANCE WITH PARKING STANDARDS, REMOVING PROVISION FOR REDUCING PARKING STANDARD, EXEMPTING BUFFERS AND SCREENING, MODIFYING FENCE HEIGHTS, REFERENCING SIGN REGULATIONS, ALLOWING FOR LIGHTING OF ATTACHED SIGNAGE; SECTIONS 13500.7, 13500.8, AND 13500.9, MODIFYING SETBACKS; SECTION 13500.10, MODIFYING**

SETBACKS AND DELETING SIGNAGE GUIDELINE; SECTION 13500.11, MODIFYING SETBACKS; SECTION 13500.12, CORRECTING LANGUAGE; SECTION 13550.3, CORRECTING DEFINITION AND ADDING FENCE MATERIAL; SECTIONS 13550.5 AND 13700.4, MODIFYING REQUIREMENTS FOR CERTIFICATES OF APPROVAL AND ADMINISTRATIVE APPROVALS, AND ESTABLISHING EXEMPTIONS; SECTION 13700.5, DEFINING SITE DESIGN REQUIREMENTS, EXCEPTIONS, AND SETBACKS, ESTABLISHING LANDSCAPE REQUIREMENT, AND REMOVING SECTION ON REVOCABLE PERMITS; SECTION 13700.6, REFERENCING SUPPLEMENTAL GUIDELINES AND DEFINING PAINT REMOVAL METHODS; SECTION 13700.7 REFERENCING SUPPLEMENTAL GUIDELINES; AND AMENDING THE GENERAL SCHEDULE OF FEES, CHAPTER 60, TITLE 59, ARTICLE VII, SECTION 60-59-26 ESTABLISHING ADMINISTRATIVE AND COMMITTEE FEES FOR DESIGN REVIEW DISTRICTS.

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

SECTION 1. That Chapter 59, Article II, Section 59-2150.2, of the Oklahoma City Municipal Code 2007, is hereby amended to read as follows:

**Chapter 59**

**ZONING AND PLANNING CODE**

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**ARTICLE II. DEFINITIONS**

**2150.2. General Definitions.**

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**Commercial Truck:** A commercial truck is any ~~truck~~ vehicle with more than two (2) axles; or any vehicle with a cab height greater than 82 inches; or any ~~truck~~ vehicle with any part or attachment to the vehicle exceeding the height of ninety (90) ~~eighty-two (82)~~ inches; or any ~~truck~~ vehicle with a gross vehicle weight rating greater than twelve-thousand (12,000) pounds; or any ~~truck~~ vehicle with an overall length of more than twenty-five (25) feet. Commercial trucks shall mean

~~include, but are not limited to,~~ all vehicles ~~trucks~~ meeting this definition, including, but not limited to, haulers, semi trailer rigs, dump trucks, concrete mixers and tow trucks.

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**Design Review Committees and Commissions:** Bricktown Urban Design Committee, Downtown Design Review Committee, Historic Preservation Commission, Riverfront Design Committee, Stockyards Urban Design Committee, or the Urban Design Commission.

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**Historic:** Important in history. Distinguished from “historical” which conveys a sense of things or events related to the past, while “historic” conveys a sense of importance.

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**Historical Resources:** Sites, districts, structures, buildings or monuments that represent facets of history in the locality, State or nation; places where significant, historical, or unusual events occurred; places associated with a personality or group important to the past.

**Historical:** Of, pertaining to, or characteristic of history or the past. Distinguished from “historic” which conveys a sense of importance, while “historical” conveys a sense of things or events related to the past.

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## O

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**Ordinary Maintenance and Repair (~~HP or HL Districts~~):** ~~It shall mean any~~ Any work meant to remedy damage or deterioration of site elements or a structure

or its appurtenances, ~~which will~~ that involves no change in materials, dimensions, design, configuration, ~~color,~~ texture, surface coating, or visual appearance.

~~**Ordinary Maintenance and Repair (DBD Districts):** In the DBD Districts, any work meant to remedy damage or deterioration of a structure or its appurtenances, that involves no change in dimensions or visual appearance of a building or its materials, craftsmanship, design configuration, texture, or surface coating.~~

~~**Ordinary Maintenance and Repair (SRODD District):** Any minor work that does not require a Building Permit for the repair and upkeep of an existing structure or site element.~~

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**Parking Lot Planting:** Plantings In ground plantings consisting of hardy trees, shrubs, perennials, and/or groundcover required to be planted within the parking lot and/or the perimeter of the parking lot area, excluding parking garages, decks and covered parking due to the construction of impervious surface parking.

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**Private Access Drive:** A lane for traffic maneuver that provides access to lots in a subdivision having a limited number of lots; that extends directly from and connects to an approved street; that may be substandard in certain design respects to a street; and that is privately owned and maintained by the property owners association for the subdivision.

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**SECTION 2.** That Chapter 59, Article III, Sections 59-3250.2, 59-3250.4, 59-3300.2, 59-3350.2, 59-3400.2, 59-3450.2, 59-3500.2, 59-3500.3 and 59-3500.4 of the Oklahoma City Municipal Code 2007, are hereby amended to read as follows:

**ARTICLE III. ADMINISTRATIVE BODIES AND OFFICIALS**

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**§ 59-3250. Downtown Design Review Committee.**

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**3250.2 . Powers.**

The Downtown Design Review Committee shall have the following powers:

- A. ~~Design Review.~~ To administer the design review process for the DBD, DTD-1 and DTD-2 Districts.
- B. ~~Certificates of Approval.~~ To issue Certificates of Approval for property located within the DBD, DTD-1 and DTD-2 Districts.
- C. To comment upon and provide recommendations on actions proposed to other City Boards, Committees, and Commissions with respect to the effect of such actions upon the District.

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**3250.4. Meetings and Procedures.**

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**F. Appeal.**

Any person aggrieved by any decision of the Staff or the Downtown Design Committee in granting or denying a Certificate of Approval may appeal said decision to the Board of Adjustment, who may affirm, reverse or modify the decision of the Committee. The appeal shall be filed in accordance with the provisions of Section 59-4250.10, Appeals.

~~The appeal and the grounds for it must be made in writing to, and officially received by, the Clerk of the Board of Adjustment within ten (10) days following the decision of the Committee. No Certificate of Approval granted by the Downtown Design Committee or staff shall become effective until the expiration of the appeal period.~~

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**§ 59-3300. Historic Preservation Commission**

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**3300.2. Powers.**

Unless otherwise specified in this chapter, the Historic Preservation Commission shall have the following powers:

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- B. To prepare, or cause to be prepared, a general historical preservation plan to be incorporated within the Comprehensive Plan.

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- E. To recommend to the City Council the acquisition of development rights, facade easements and the development of historical preservation plans.

- F. To recommend to the City Council grants from Federal and State agencies, private groups and individuals, and the utilization of budgetary appropriations to promote the preservation of historical, architectural or archeological resources. When so directed by the City Council, the Historic Preservation Commission may oversee historical projects or programs.

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- I. To increase public awareness of the value of historical, architectural or archeological resources by developing and participating in public information programs, by recommending the update of the preservation program, by the giving of advice to owners or residents of such resources as to the problems and techniques of preservation work, and, further, by placing monuments and markers at historical sites, as chosen by the Historic Preservation Commission.

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- L. To comment upon and provide recommendations to recommend actions undertaken by other City agencies Boards, Committees and Commissions or actions of other governmental units with respect to the effect of such actions upon historical, architectural and archeological resources.

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**§ 59-3350. Urban Design Commission.**

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**3350.2. Powers.**

The Urban Design Commission shall have the following powers concerning properties within the Urban Design Overlay District, and in other locations designated according to this chapter.

- A. ~~Design Review.~~ To administer the design review process.
- B. ~~Certificates of Approval.~~ To issue Certificates of Approval.
- C. ~~Revocable Permit Applications.~~ To comment upon and provide recommendations on actions proposed to other City Boards, Committees, and Commissions with respect to the effect of such actions upon the District.

~~To review and comment on applications for revocable permits for the construction or location of private structures within the street right of way.~~

- D. ~~Other Applications.~~  
~~To review and make non-binding recommendations for any application for demolition, rezoning, variances, special exceptions, special permits or subdivision of land requiring a public hearing.~~

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**§ 59-3400. Bricktown Urban Design Committee.**

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**3400.2. Powers.**

The Bricktown Urban Design Committee shall have the following powers:

- A. ~~Design Review.~~ To administer the design review process for the Bricktown Core Development District.
- B. ~~Bricktown Certificates of Approval.~~ To issue Bricktown Certificates of Approval for property located within the Bricktown Core Development District.
- C. ~~Revocable Permit Applications.~~ To comment upon and provide recommendations on actions proposed to other City Boards, Committees, and Commissions with respect to the effect of such actions upon the District.

~~To review and comment on applications for revocable permits for the construction or location of private structures within the street right of way.~~

- D. ~~Other Applications within the Zone.~~

~~To review and make non-binding recommendations for any application for demolition, rezoning, variances, special exceptions, special permits, or subdivision of land requiring a public hearing concerning property located wholly or partially within the Bricktown Core Development District, or abutting or across a street or other right-of-way from any boundary of said zone.~~

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**§ 59-3450. Stockyards City Urban Design Committee.**

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**3450.2. Powers.**

The Stockyards City Urban Design Committee shall have the following powers:

- A. ~~**Design Review.**~~ To administer the design review process for the Stockyards City Development District.
- B. ~~**Stockyards City Certificates of Approval.**~~ To issue Stockyards City Certificates of Approval for property located within the Stockyards City Development District and Stockyards City Transitional Development Overlay District.
- C. ~~**Revocable Permit Applications.**~~ To comment upon and provide recommendations on actions proposed to other City Boards, Committees, and Commissions with respect to the effect of such actions upon the District.

~~To review and comment on applications for revocable permits for the construction or location of private structures within the street right-of-way.~~

- D. ~~**Other Applications within the Zone.**~~  
~~To review and make non-binding recommendations for any application for demolition, rezoning, variances, special exceptions, special permits or subdivision of land requiring a public hearing concerning property located within the Stockyards City Development District.~~

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**§ 59-3500. Riverfront Design Committee**

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**3500.2. Powers.**

The Riverfront Design Committee shall have the following powers:

- A. To administer the design review process for the Scenic River Overlay Design District.
- B. To issue Certificates of Approval for property located within the Scenic River Overlay Design District.
- C. To comment upon and provide recommendations on actions proposed to other City Boards, Committees, and Commissions with respect to the effect of such actions upon the District.

**3500.23 Membership, Terms and Organization**

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**3500.34 Meetings and Procedures**

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**SECTION 3.** That Chapter 59, Article IV, Sections 59-4250.3, 59-4250.4, 59-4250.5, 59-4250.6, 59-4250.7, 59-4250.8, 59-4250.9 and 59-4250.10 of the Oklahoma City Municipal Code 2007, as amended, are hereby amended to read as follows:

**ARTICLE IV. ADMINISTRATIVE PROCEDURES**

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**§ 59-4250 Discretionary Review Procedures**

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**4250.3 Downtown Design Review**

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**~~B. Downtown Design Review Committee and Staff Review~~**

**(†) B. Expirations for Certificates of Approval**

Any Certificate of Approval granted by the Downtown Design Committee or Staff shall expire two (2) years from date of issuance. Applicant may submit a formal request to the Downtown

Design Committee or Staff for an extension prior to the expiration date of the Certificate of Approval.

**(2) C. Committee Recommendations and Review**

- ~~(a)~~ **(1)** On parcels of land located within the Downtown Design Districts and the Scenic River Overlay Design District, design review and the issuance of Certificates of Approval shall be the responsibility of the Riverfront Design Committee or Staff and shall be subject to the design review standards and guidelines of the Scenic River Overlay Design District and the Downtown Design District. If a conflict exists, the Overlay shall govern.
- ~~(b)~~ **(2)** Within an area of the DTD-1 District known as the Cottage District, design review and issuance of Certificates of Approval shall be the responsibility of the Urban Design Commission and shall be subject to the design review standards of the Downtown Design District. The Cottage District is defined in §59-7200.3.B(1)(a).
- ~~(c)~~ **(3)** The Downtown Design Review Committee shall have the opportunity to comment upon and provide recommendations on actions proposed to other City Boards, Committees, and Commissions with respect to the effect of such actions upon the District ~~review and consider all matters regarding property or sites situated within the Downtown Design Districts in order to provide a non-binding recommendation prior to final action by the Planning Commission, the Traffic Commission, the Board of Adjustment, or the City Council, except for buildings for which a Notice of Violation for dilapidation has been sent by the City's Neighborhood Services Department.~~
- ~~(d)~~ **(4)** The Downtown Design Review Committee may adopt a set of design guidelines, policies and procedures to aid in their design review responsibilities. Said guidelines and policies may supplement the design criteria, but not contradict it.
- ~~(e)~~ **(5)** Prior to issuing a Certificate of Approval, the Committee may request projects proposing demolition, reconstruction, alterations, or expansions to structures with historic significance to be reviewed by the Historic Preservation Commission for a non-binding recommendation.
- ~~(f)~~ **(6)** On parcels of land located within the Downtown Design Districts and the Historic Landmark (HL) Overlay District,

design review and issuance of Certificates of Appropriateness shall be the responsibility of the Historic Preservation Commission and shall be subject to the preservation guidelines and standards of the Historic Landmark Overlay District.

~~(g)~~ **(7)** Staff may refer any case eligible for administrative approval to the Downtown Design Review Committee for consideration.

**~~C.~~ D. Submission for Design Review**

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**~~D.~~ E. Continuances**

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**4250.4 ~~Historic Preservation Certificate of Appropriateness~~ Review**

**A. Establishment and Purpose**

The City of Oklahoma City has previously established the process for granting Certificates of Appropriateness. It is not the intent of this section to limit new construction to any one period or architectural style, but to preserve the integrity of historical and architectural resources, and to insure the compatibility of new work constructed in the vicinity.

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**4250.5 ~~Urban Design Commission~~ Review**

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**D. Procedure**

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**(3) Action by the Urban Design Commission**

All complete applications received prior to the deadline for submission of applications for scheduled monthly meetings shall be heard by the Urban Design Commission, unless a deferral is requested by the applicant.

The Urban Design Commission shall either approve or deny the application, provided, however, the Urban Design

Commission may order and/or grant a continuance if it determines the application to be incomplete, or if ~~the applicant requests a continuance~~ is requested. ~~If the Commission does not take action on a complete Certificate of Approval application within thirty (30) days, the application shall be considered to be approved.~~

#### **E. Expiration of Certificate of Approval**

All work sanctioned by the granting of the Certificate of Approval shall be completed within two years of its issuance except that the demolition of a structure shall be completed within six months. ~~The Commission Staff~~ Staff may determine, for good cause shown, that prior to the expiration of a Certificate of Approval an extension for time to complete the work should be granted. Staff may forward such requests to the Commission for consideration as deemed necessary. For purposes of this section, good cause may include, but may not be limited to:

- (1) a showing by the applicant that continuous progress is being made to complete said work;
- (2) a showing by the applicant that due to the nature of the project, additional time is necessary to complete said work;
- (3) a showing by the applicant that due to conditions beyond the control of the applicant, said work was unable to be completed within the prescribed time period.

#### **F. Appeals**

Any person aggrieved by a decision of the Urban Design Commission or staff may appeal such decision to the Board of Adjustment. The appeal shall be filed in accordance with the provisions of Section 59-4250.910 (Appeals).

#### **G. Continuances**

Continuances may be granted on any case, provided progress has been demonstrated. In the event no progress has been demonstrated on a case for a period of six continuous months, the case shall be deemed withdrawn.

#### **H. Recommendations and Review**

The Urban Design Commission shall have the opportunity to comment upon and provide recommendations on actions proposed

to other City Boards, Committees, and Commissions with respect to the effect of such actions upon the District.

**4250.6 Bricktown Urban Design ~~Committee~~ Review**

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**C. Procedure**

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**(3) Action by the Bricktown Urban Design Committee**

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- (b) The Bricktown Urban Design Committee shall either approve or deny the application. However, the Bricktown Urban Design Committee may order and/or grant a continuance if it determines the application to be incomplete, or ~~if the applicant requests a continuance is requested.~~ if the Design Committee does not take action on a complete application for a Bricktown Certificate of Approval within thirty (30) working days, the application shall be considered to be approved.
- (c) ~~However, in the case of applications for artistic graphics, the Committee shall have a total of seventy five (75) working days to review and take action on the application. This allows for the Arts Commission to have forty five (45) working days to review and make a recommendation on the artistic graphic to the Bricktown Urban Design Committee.~~ The Bricktown Urban Design Committee or staff shall forward applications for artistic graphics to the Arts Commission for comments and recommendations prior to taking final action.
- (d) The Bricktown Urban Design Committee, in considering applications for a Bricktown Certificate of Approval, shall base their decisions upon the design guidelines contained within the Bricktown Plan regulations of this section, and other adopted guidelines, including the Bricktown Sign Design Guidelines and the Downtown Streetscape Master Plan, which are listed in Paragraphs E and F below.

- (e) The Bricktown Urban Design Committee may adopt design guidelines ~~for signage~~ to aid in their design review responsibilities. Said guidelines may supplement the design guidelines established in this section, but not contradict them.

**D. Expiration of Bricktown Certificate of Approval**

A Bricktown Certificate of Approval shall expire two (2) years after the date of its approval by the Bricktown Urban Design Committee. ~~A new Bricktown Certificate of Approval must be obtained prior to finishing any uncompleted work covered under the original Bricktown Certificate of Approval.~~ Staff may determine, for good cause shown, that prior to the expiration of a Certificate of Approval, an extension for time to complete the work should be granted. Staff may forward such requests to the Committee for consideration as deemed necessary. For purposes of this section, good cause may include, but may not be limited to:

- (1) a showing by the applicant that continuous progress is being made to complete said work;
- (2) a showing by the applicant that due to the nature of the project, additional time is necessary to complete said work;
- (3) a showing by the applicant that due to conditions beyond the control of the applicant, said work was unable to be completed within the prescribed time period.

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**E. ~~Revocable Permit Applications~~**

- ~~(1) The Committee shall have the opportunity for non-binding review and comment within 30 working days following the City's official receipt of an application for a revocable permit for the construction or location of a private structure within the public right of way. However, if the application is for an artistic graphic, then the Committee shall have a total of 75 working days to review and take action on the application. This allows for a 45 working day period for the Arts Commission to review and make a recommendation on the artistic graphic to the Committee.~~
- ~~(2) Official receipt shall be the administrative procedure wherein the applicant is given a receipt or other written~~

~~verification from the City that the application has been received for formal processing.~~

- ~~(3) Final municipal action on the application may be taken after the Committee's recommendation has been made, or the 30-working-day period has elapsed.~~
- ~~(4) The design review process shall not be construed as applying to the siting of waste collection receptacles.~~
- ~~(5) Private structures shall include, but not be limited to, handicap access ramps, patio dining areas, or vending machines. Examples of public structures not subject to this Committee review include utility meters and streetlights.~~
- ~~(6) If the Bricktown Urban Design Committee has approved a Certificate of Approval (BCA) for all elements of the revocable permit, the Planning Director may verify said action, and no further Committee review shall be required.~~

**F. E. ~~Other Applications in the BC District Recommendations and Review~~**

- ~~(1) The Director shall notify the members of the Bricktown Urban Design Committee of all actions undertaken by other City Boards, Committees, and Commissions with respect to the effect of such actions upon the District. ~~applications for demolition, rezoning, variances, special exceptions, special permits, or subdivision of land requiring a public hearing involving land parcels located wholly or partially within the BC Bricktown Core zone, or abutting or across a street or other right of way from any boundary of said zone.~~~~
- ~~(2) The Bricktown Urban Design Committee shall have the opportunity for non-binding review and comment on such applications. ~~Final municipal action on an application may be taken after the Committee's recommendation has been made or 30-working days have elapsed following the City's official receipt of said application, whichever is earlier to comment upon and make recommendation on actions undertaken by other City Boards, Committees, and Commissions with respect to the effect of such actions upon the District.~~~~
- ~~(3) The Committee's review shall primarily be concerned about how the proposal would with the affect the proposal would have on the character of the BC Bricktown Core~~

zone, as stated in the District Regulations and Design Guidelines, and the overall character, as stated in the General Description of Section 59-7150 of this chapter.

**G. F. Appeals**

Any person aggrieved by a decision of the Bricktown Urban Design Committee or staff may appeal such decision to the Board of Adjustment. The appeal shall be filed in accordance with the provisions of Section 59-4250.10 (Appeals).

**G. Continuances**

Continuances may be granted on any case, provided progress has been demonstrated. In the event no progress has been demonstrated on a case for a period of six continuous months, the case shall be deemed withdrawn.

**4250.7 Stockyards City Urban Design ~~Committee~~ Review**

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**C. Procedure**

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**(3) Action by the Stockyards City Urban Design Committee**

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- (b)** The Stockyards City Urban Design Committee shall either approve or deny the application. However, the Stockyards City Urban Design Committee may order and/or grant a continuance if it determines the application to be incomplete, or if ~~the applicant requests a continuance~~ is requested. ~~If the Committee does not take action on a complete application for a Stockyards City Certificate of Approval within thirty (30) days, the application shall be considered to be approved.~~

**~~D.~~ Revocable Permits**

~~The Committee shall have the opportunity for review and comment within thirty (30) working days following the City's official receipt of an application for a revocable permit for the construction or location of a private structure within the street right of way. If the~~

~~Committee has approved a Certificate of Approval (SCCA) for all elements of the Revocable Permit, the Planning Director may verify said action, and no further Committee review shall be required.~~

**E. D. Other Applications in the SYD and SYT Districts Recommendations and Review**

~~(1) The Director shall notify the members of the Stockyards City Urban Design Committee of all applications for demolition, rezoning, variances, special exceptions, special permits, or subdivision of land requiring a public hearing involving land parcels located wholly or partially within, or abutting or across a street or other right-of-way from any boundary of the Stockyards City Development District or Stockyards City Transitional District. The Stockyards City Urban Design Committee shall have the opportunity to comment upon and make recommendations on actions undertaken by other City Boards, Committees, and Commissions with respect to the effect of such actions upon the District.~~

~~(2) The Committee shall have the opportunity for non-binding review and comment on such applications. Final municipal action on an application may be taken after the Committee's recommendation has been made or 30 working days have elapsed following the City's official receipt of said application, whichever is earlier.~~

~~(3)-(2) The Committee's review shall primarily be concerned about how the proposal would affect with the effect the proposal would have on the character of the Stockyards City Development District and the Stockyards Transitional District as stated in the General Description, Regulations, and Design Guidelines, and the overall character, as stated in the General Description of this section.~~

~~(4) In reviewing proposals for the Stockyards Transitional zone the Committee shall primarily be concerned about how the proposal will affect the character of the district as stated in the General Description and Purpose (§59-13550.1) and Development Regulations and Guidelines (§59-13550.3).~~

~~(a) Where an application includes a change or establishment of a use unit different from those existing on the subject parcel, the Committee's review shall also consider the following:~~

- ~~1. The uses should incorporate or be part of a broader mix of uses to establish an active “people oriented” environment.~~
- ~~2. The uses should be pedestrian-oriented and more evocative of urban development forms found in Oklahoma City’s traditional neighborhoods and Downtown.~~
- ~~3. Existing buildings should be incorporated where feasible or where historically significant.~~
- ~~4. The uses should promote a high level of pedestrian-oriented street level activity and improve linkages to neighborhoods or uses in and around the SYT through the incorporation of landscaping, signage, lighting, and other streetscape enhancements.~~

**F. E. Expiration of Stockyards City Certificate of Approval**

A Stockyards City Certificate of Approval shall expire two (2) years after the date of its approval by the Stockyards City Urban Design Committee. ~~A new Stockyards City Certificate of Approval must be obtained prior to finishing any uncompleted work covered under the original Stockyards City Certificate of Approval.~~ Staff may determine, for good cause shown, that prior to the expiration of a Certificate of Approval an extension for time to complete the work should be granted. Staff may forward such requests to the Committee for consideration as deemed necessary. For purposes of this section, good cause may include, but may not be limited to:

- (1) a showing by the applicant that continuous progress is being made to complete said work;
- (2) a showing by the applicant that due to the nature of the project, additional time is necessary to complete said work;
- (3) a showing by the applicant that due to conditions beyond the control of the applicant, said work was unable to be completed within the prescribed time period.

**G. E. Appeals**

Any person aggrieved by a decision of the Stockyards City Urban Design Commission or staff may appeal such decision to the Board

of Adjustment. The appeal shall be filed in accordance with the provisions of Section 59-4250.10 (Appeals).

**G. Continuances**

Continuances may be granted on any case, provided progress has been demonstrated. In the event no progress has been demonstrated on a case for a period of six continuous months, the case shall be deemed withdrawn.

**4250.8 ~~Design Review for Scenic River Overlay Design District (SRODD) Review~~**

**A. ~~Riverfront Design Committee Recommendations and Review~~**

~~The Riverfront Design Committee (RDC) shall have the opportunity to review and consider all matters regarding property or sites situated within the SRODD in order to provide a non-binding recommendation prior to final action by the Planning Commission, the Traffic Commission, the Board of Adjustment, or the City Council, comment upon and provide recommendations on actions proposed to other City Boards, Committees, and Commissions with respect to the effect of such actions upon the District except buildings for which a Notice of Violation for dilapidation has been sent by the City's Neighborhood Services Department.~~

**~~B. Rezoning to a PUD and Subdivision Applications~~**

~~The RDC shall review and make a recommendation to the Planning Commission, City Council, or other appropriate approving body following the City's official receipt of any Preliminary Subdivision Plat or Master Development Plan for a PUD submitted after the effective date of this chapter.~~

**C.B. Recommendations by other Committees/Agencies Review and Recommendations**

**(1)** ~~Development within the Scenic River Overlay Design District that includes any property within one of the Downtown Design Districts shall be referred to the Downtown Review Committee for recommendation prior to consideration by the RDC or staff. Murals, as outlined in §59-8250.16, shall be submitted to the Arts Commission for review and comment prior to consideration by the RDC.~~

\* \* \*

## **D.C. Applications**

\* \* \*

## **E.D. Continuances**

~~The Riverfront Design Committee may grant a maximum of two continuances for any case during the hearing process. Continuances may be granted on any case, provided progress has been demonstrated. In the event no progress has been demonstrated on a case for a period of six continuous months, the case shall be deemed withdrawn.~~

## **F.E. Expiration**

Any Certificate of Approval granted by the Riverfront Design Committee or administratively granted shall expire two (2) years from date of issuance. Applicant may submit a formal request to the RDC for an extension prior to the expiration date of the Certificate of Approval.

## **G.F. Appeals**

~~(1) *Right of Appeal; Effect of Certificate of Approval Prior to Expiration of Appeal Period.* Any person aggrieved by any decision of the staff or the RDC in granting or denying a Certificate of Approval may appeal said decision to the Board of Adjustment as provided for herein in Section 59-4250.10 (Appeals).~~

~~(2) No Certificate of Approval granted by the RDC or administratively granted shall become effective until the expiration of the appeal period provided for below.~~

## **H. Method of Appeal**

~~All RDC appeals shall be filed within ten days of the date of the decision by filing a notice of appeal with the Clerk of the Board of Adjustment and by paying the required filing fee at the time the notice is filed. The notice shall specify the grounds for the appeal. Upon receipt of notice of appeal, the Planning Director or designee shall forthwith transmit to the Board of Adjustment all papers constituting the record in the case, together with the written decision, ruling or order of the RDC. The appeal shall be heard by the Board of Adjustment as soon as said matter can be placed upon the agenda by the Clerk of the Board of the Adjustment in the regular course of business.~~

**I. ~~Effect of Appeal~~**

~~An appeal to the Board of Adjustment from a decision by the staff or the RDC shall stay all proceedings in furtherance of the decision being appealed.~~

**J. ~~Decision on Appeal by Board of Adjustment~~**

~~In deciding an appeal, the Board of Adjustment shall use the same standards and guidelines of review as set forth in the SRODD. Upon review, the Board of Adjustment may affirm, reverse, or modify the decision of the RDC. Any person aggrieved by the ruling of the Board of Adjustment on said appeal shall have such further rights of appeal as provided by law.~~

**K. ~~Right of Appeal to Board of Adjustment not Exclusive Method of Appeal~~**

~~The right of appeal to the Board of Adjustment as provided for herein shall not be the exclusive method of appeal from decisions of the RDC and any person aggrieved by any decision of the RDC shall have such other rights of appeal as may be provided by law.~~

**4250.9 Variances**

\* \* \*

**B. Parties Entitled to Seek Variances**

Applications for variances may be initiated by the City Council or the Planning Commission, or filed by the owner of, or any person having a right of ownership in, any property in the City.

\* \* \*

**4250.10 Appeals**

\* \* \*

**C. Authority and Execution**

Appeals to the Board of Adjustment may be taken by any person aggrieved, or by any officer, department, board or bureau of the City affected by any decision of any City Official, Design Review Committee or Commission, related to the issuance of a building permit, the granting or denial of a Certificate of Approval or

Certificate of Appropriateness, or enforcement of this chapter. Such appeal shall be taken within thirty (30) days from the date of the decision, or ten (10) days if within the Bricktown Core Development District (BC), Downtown Design Districts (DBD, DTD-1, and DTD-2), Historic Preservation District (HP), Historic Landmark Overlay District (HL), Scenic River Overlay Design District (SRODD), Stockyards City Development District (SYD), Stockyards City Transitional Development Overlay District (SYT), and Urban Design (UD) Overlay District by filing with the Planning Department staff a notice of appeal specifying the grounds thereof, and by paying the required filing fee at the time the notice is filed. The Planning Department staff shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.

\* \* \*

**SECTION 4.** That Chapter 59, Article VI, Section 59-6250.1 of the Oklahoma City Municipal Code 2007, as amended, are hereby amended to read as follows:

#### **ARTICLE VI. ZONING BASE DISTRICTS**

\* \* \*

#### **§ 59-6250 Industrial Districts**

#### **6250.1 Purpose Statements**

\* \* \*

#### **B. I-1 Light Industrial District**

The I-1 District is intended to accommodate low impact industrial development and supporting commercial or public uses, in areas where little or no nuisance effects are generated. These industrial uses may require good accessibility to air, ~~mail~~ rail or street transportation routes, but the size and volume of the raw materials and finished products should not be as great as that produced by uses in the moderate and heavy industrial districts. No manufacturing, assembly, repair, work activity or storage, other than outside sales and display as permitted by this chapter, shall take place outside the confines of an enclosed building.

\* \* \*

**SECTION 5.** That Chapter 59, Article VII, Sections 59-7150.1, 59-7200.1, 59-7200.2, 59-7200.3, 59-7250.1, 59-7250.2, 59-7250.3, 59-7250.4, 59-7300.3, 59-7350.2, 59-7350.4 and 59-7350.7 of the Oklahoma City Municipal Code 2007, as amended, 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**

**A. General Description**

This mixed-use district allows for a wide range of commercial, residential, office, warehouse and limited industrial uses. It is intended for the central part of the City, to facilitate the adaptation of warehouse districts to a more vital mixture of uses, while conserving the visual architectural character exterior architectural quality of structures with an area of historic significance.

**B. Certificate of Approval Required**

A Bricktown Certificate of Approval shall be required in the following instances prior to the commencement of work upon any structure or site located within a Bricktown Core Development District. ~~The Bricktown Urban Design Committee shall not review the interior design of buildings.~~

**(1)** ~~The construction or modification of a building's exterior including, but not limited to, the following situations or modifications:~~ The Bricktown Urban Design Committee shall review and issue Certificates of Approval for the following, unless administrative approval is permitted, as referenced in this Section:

**(a)** ~~Work on the exterior of a structure requiring a building permit.~~ New construction, additions, or exterior modification of an existing structure and associated sites.

**(b)** ~~The painting of unpainted brick, stone or cast stone.~~ Signage.

- (c) ~~The expansion of a building, the addition of a roof to a building, or the addition of a sign. Demolition of a structure except structures declared dilapidated and approved for demolition by City Council.~~
- (d) ~~The enclosure of a window, doorway, archway or other similar openings of a building. Public or private streetscape improvements.~~
- (e) ~~The addition or removal of building materials from the building facades, not including basic maintenance of such elements as signs, lighting, gutters and downspouts. Proposed plans for the removal of historically significant public improvements. These include, but are not limited to portions of brick streets and railroad lines or rails within the district.~~
- ~~(f) The addition or removal of siding.~~
- ~~(g) The addition of sight proof screening, except for screening designed to meet the required screening of dumpsters and other waste collection receptacles.~~
- ~~(h) The repainting of any surface other than a sign or artistic graphic, in that part of the BC zone west of Stiles Avenue/Joe Carter Avenue; subject to the following exceptions.~~
  - ~~1. For repainting of less than ten per cent of an existing painted surface, using the same colors as the existing paint, for the purpose of repairing scratches, scuffs, or “touching up,” no BCA shall be required. For covering surfaces affected by graffiti and/or vandalism, no BCA shall be required for repainting of an existing painted surface, using the same colors as the existing paint.~~
  - ~~2. Administrative approval: The Director may administratively approve a BCA for repainting, subject to the following conditions.~~

~~i. Director approval shall be limited to paint colors of off-white, or medium-to-dark shades of red, brown, or green; for trim or hardware, the above colors may be used as well as black or gray. In granting an approval, the Director shall determine that the proposed paint colors complement the red brick character of the district, provide an appropriate color scheme for the subject property, and are compatible with adjacent properties.~~

~~ii. The Director shall either administratively approve an application, or refer it to the Committee for review, within ten working days of the receipt of a complete application for repainting.~~

~~iii. The Director shall report all administrative approvals to the Committee.~~

~~(2) The total or partial demolition of a structure. Provided however, if the City Council of Oklahoma City has declared a structure a public nuisance then no BCA is required. Staff may review and issue Certificates of Approval for the following:~~

~~(a) Modifications or alterations to a structure or site where the impact of the proposed change is less than 10% of the site or structure being modified.~~

~~(b) Revisions to submittals previously approved by the Bricktown Urban Design Committee where the changes impact less than 20% of the project.~~

~~(c) Painting of the exterior of any previously painted structure, subject to the following conditions.~~

~~1. Staff approval shall be limited to paint colors of off-white, or medium-to-dark shades of red, brown, or green; for trim or hardware, the above colors may be used as well as black or gray.~~

2. In granting an approval, Staff shall determine that the proposed paint colors complement the red brick character of the district, provide an appropriate color scheme for the subject property, and are compatible with adjacent properties.
- (d) Signage with an area less than 10% of the building elevation.
- (e) Parking lots of ten (10) or fewer spaces.
- (f) Awnings, canopies and lighting.
- (g) Fencing.
- (h) Screening of mechanical equipment and waste receptacle enclosures.
- (i) Minor public and private improvements including but not limited to sidewalks, kiosks, landscaping, bus stop shelters, benches, and ornamental lighting.
- ~~(3) The hardscape features of parking lot designs such as, benches, lighting, kiosks, fences and walls. This review shall not be construed to apply to the surface of the parking lot itself, or features such as standard curbs and parking stops. Staff may forward administrative cases to the Committee for consideration as deemed necessary.~~
- ~~(4) Proposed plans for the installation of public capital improvements and streetscape improvements. These include, but are not limited to, sidewalks, kiosks, landscaping, bus stop shelters, benches, ornamental lighting and gateway signs. This review shall not be construed to apply to minor public improvements including, but not limited to, the installation of parking signs, bus signs, siting of waste collection receptacles and the replacement of streetlights, or to the installation of underground utilities, such as water and wastewater mains. A Bricktown Certificate of Approval shall not be required for Ordinary Maintenance and Repair that involves no change in materials, dimensions, design, configuration, color, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.~~

~~(5) Installation of private structures including, but not limited to, handicap access ramps, attached patio dining furniture and equipment, and vending machine locations.~~

~~(6) Proposed plans for the removal of historically significant public capital improvements. These include, but are not limited to, portions of brick streets and railroad lines or rails where these cross a public street.~~

\* \* \*

## **F. Parking and Landscaping Requirements**

### **(1) New Parking Lots**

\* \* \*

~~(d) Parking areas shall meet all design standards of Article X. Off Street Parking, Loading and Access.~~

\* \* \*

## **H. Dumpsters and Other Commercial Waste Collection Receptacles**

**(1)** Dumpsters and other commercial waste collection receptacles shall be sight-proof screened from view on all sides of the dumpsters. A building, fence, vegetation or other form of screening, in accordance with Sections §59-11250.GF (Sight-Proof Screening and Security Fences) and 12200.4 E (Limitations on Dumpsters), shall satisfy this requirement.

\* \* \*

## **I. Painting of Bricks Paint on Masonry Structures**

The painting of unpainted brick, stone, or cast stone on structures is prohibited, except as approved by the Bricktown Urban Design Committee. For the removal of paint from such materials, the use of mechanical equipment; high-pressure abrasive cleaning methods, including, but not limited to, blasting with soda, peanut or walnut shells, sand, or water; or acidic chemical cleaners for the removal of paint from masonry shall be prohibited. Paint removal from masonry should use alkaline or organic based chemical

strippers. Low-pressure abrasive cleaning methods may be appropriate.

\* \* \*

**K. Design Guidelines for Certificates of Approval for BC Zoned Properties ~~Located West of Stiles Avenue/Joe Carter Avenue~~**

\* \* \*

(2) Brick building facades, preferably varying shades of red brick, are an established and a critical characteristic of the district's core. New and renovated facades should enhance or complement this characteristic. Innovative design and creative use of building materials, such as glass, concrete and architectural metals are encouraged. Mirrored glass and vinyl siding are discouraged.

\* \* \*

(8) The removal of paint from a facade should utilize ~~a method which is known not to damage the brick or brick glazing. Sandblasting is generally not considered an appropriate method of paint removal from brick surface~~ test patches to determine the least damaging method, as referenced in this chapter.

\* \* \*

(13) Non-accessory signs serving as local directional signs for patrons of Bricktown businesses may be permitted on a limited basis, such as two (2) per geographic block. The display surface should not exceed twelve (12) square feet per sign. Styles of lettering commonly used around the ~~year 1900~~ construction date of the structure housing the business being served are recommended. Wall and ground signs constructed of wood and/or metal are preferred. Off-site directional signs for public or private parking lots shall be considered under this section.

\* \* \*

(18) For parcels abutting the canal, building orientation and emphasis on architectural detailing of facades should be addressed along street and canal frontages.

~~L. Design Guidelines for Certificates of Approval for BC Zoned Properties Located East of Stiles Avenue/Joe Carter Avenue~~

~~The following design guidelines are advisory and serve as a reference for all parties involved in the design review process. They do not constitute regulations. The Bricktown Urban Design Committee shall be guided by these guidelines:~~

- ~~(1) Normally, new buildings should be located on the front and side property lines. Where new buildings are not situated on the front and/or side property lines, the setback area should be designed and landscaped so as to complement adjacent buildings. The historic character and texture of the area is best served through the observance of platted building property lines.~~
- ~~(2) New building facades shall consist primarily of brick or stone. Innovative and creative use and design of building materials, such as glass, concrete and various types of steel, are encouraged. Plastic, mirrored glass and various types of sheet metals are discouraged.~~
- ~~(3) Sidewalks should be constructed along all street frontages, with the width being from the street curb to the building line. Sidewalk construction shall include the installation of street trees planted in tree wells, with tree grates, located on the inside of the curb, spaced at a minimum of twenty (20) feet (may be averaged). A minimum of five (5) feet by five (5) feet by three and one half (3.5) feet deep tree wells should be provided in existing or new sidewalks. Selected trees species should be adaptable to the harsh conditions of a dense urban environment.~~
- ~~(4) Accessory and non-accessory signs may be appropriate if designed as a landmark that conveys a message or logo enhancing the identity of the district.~~

\* \* \*

**TABLE 7150.1: BC BRICKTOWN CORE DISTRICT USE REGULATIONS**

**KEY:**

**P = Permitted // C = Conditional // SE = Special Exception // V = Variance  
Reference §59-9350 for standards for specific uses identified as (C) or (SE).**

USE	BC DISTRICT
-----	-------------

**TABLE 7150.1: BC BRICKTOWN CORE DISTRICT USE REGULATIONS**

**KEY:**  
**P = Permitted // C = Conditional // SE = Special Exception // V = Variance**  
**Reference §59-9350 for standards for specific uses identified as (C) or (SE).**

USE		BC DISTRICT
***	***	***
<u>8200.2</u>	<u>Dwelling Units and Mixed Use</u>	<u>P</u>
***	***	***
<u>8200.4</u>	<u>Live/Work Units</u>	<u>P</u>
***	***	***

\* \* \*

**TABLE 7150.2: BC BRICKTOWN CORE DISTRICT BULK REGULATIONS**

BULK STANDARDS	BC DISTRICT
<b>Maximum Building Height</b>	<p>80 feet</p> <p>Provided, the Bricktown Urban Design Committee may approve a building height above 80 feet, but not exceeding 140 feet, if the proposed building is compatible with the scale, width and bulk of existing buildings located on the same block and across the street; provided, further, that in approving a building height above 80 feet, the said Committee may require design treatments that will assure such compatibility including, but not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. Maintaining rhythm with buildings located on the same block and across <del>and</del> the street, such as with belt course heights, cornice heights, window alignments, and window heights</li> <li>2. <del>Recessing some or all of the taller building's walls for those heights taller than the abutting shorter building</del></li> </ol>
<b>YARDS</b>	
<b>Front Yard</b>	<p><del>None, however, for new construction a Build-To-Line along street frontages is established as follows:</del></p> <ul style="list-style-type: none"> <li>• <u>The first two floors of new construction shall be placed at or within 10 ft of the street right-of-way.</u></li> <li>• <u>Up to forty percent (40%) of the building on the primary street-frontage may be recessed to allow for entryways, plazas, or similar design features.</u></li> <li>• <u>Where any setback from the Build-To Line is not a hardscaped plaza or entryway, a landscaped area shall be installed.</u></li> </ul>
<b>Side Yard</b>	None
<b>Rear Yard</b>	None

§ 59-7200 **Downtown Design Districts**

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

\* \* \*

**A. Purpose and Intent**

\* \* \*

- (2) ensure that a ~~DBD~~ proposed use is compatible with the commercial, cultural, historical, and governmental significance of the downtown districts;

\* \* \*

- (5) ~~enhance existing structures,~~ preserve and restore the historic features resources and circulation patterns of in the downtown area districts; and.

- (6) encourage appropriate and complementary transitions between each of the downtown districts and between those districts and the surrounding zoning districts.

\* \* \*

**C. Certificate of Approval Required**

- (1) A downtown design review Certificate of Approval is required for all projects, public and private, located in the DBD, DTD-1, and DTD-2 Districts.

**(a) Exception**

A Certificate of Approval shall not be required for ~~Ordinary mMaintenance and rRepair~~ where such work is to repair or replace architectural elements with the same size and finish of materials and where such work will not substantially change the exterior of the structure that involves no change in materials, dimensions, design, configuration, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.

- (2) The Downtown Design Review Committee shall review and issue Certificates of Approval for the following:

\* \* \*

- (e) The application of paint to a previously unpainted brick or masonry exterior surface.

\* \* \*

## F. Development Regulations

Table 7200.2 establishes yard and bulk regulations for the Downtown Design Districts.

### (1) Exceptions

\* \* \*

#### (a) Height

\* \* \*

- 2. ~~Single-Family Residential (59-8200.14), Two-Family Residential (59-8200.16),~~ Automotive and Equipment: Automobile Dealerships and Malls (59-8300.18), Food or Beverage Retail Sales (59-8300.41), or Gasoline sales, Small: Restricted: (59-8300.46).

\* \* \*

#### (b) Setbacks and/or Build-To Lines

\* \* \*

- 4. For new Single Family Residential (59-8200.14) and Two Family Residential (59-8200.16) construction, the front yard setback, or front and side yard setbacks for corner lots, shall be within the range of building setbacks on the same side of the street on the same block. The setbacks shall be measured from the plane of any structural element closest to the right-of-way, including enclosed entries and covered porches of either of the first two levels of the building(s).

~~i. The front building line shall be located at the same setback as other buildings on the same block on the same side of the street.~~

5. The first two floors of new construction shall be built to or within 10 ft. of the street right-of-way; ~~where new construction is adjacent to existing buildings, the new building shall be constructed to maintain the established building line of existing buildings on the same side of the street on the same block.~~

\* \* \*

**(5) Service Area, Utility Screening**

\* \* \*

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

**G. Development Criteria**

\* \* \*

**(1) Existing Buildings and Historic Resources**

In order to preserve the legacy of our past, structures and sites within the downtown districts that are significant to the history of the nation, state, city, or districts should be rehabilitated so that as much of the original fabric as possible remains intact.

(a) Existing buildings and character-defining architectural features such as building mass, roofs, exterior walls, doors, windows, and architectural detailing should be retained, refurbished and remain in the original locations.

(b) Site elements such as walkways, pedestrian amenities, and hardscape features should be retained and rehabilitated.

**~~(1)~~(2) Building Materials**

\* \* \*

**(d) Exceptions**

1. ~~Material requirements and limitations do not apply to conditions where the repair or restoration of an existing building requires replacement in kind or replication of existing materials involving less than fifty percent (50%) of the existing building materials.~~ Architectural cast-in-place concrete may be approved through the design review process, provided specific review of finish specifications indicates high quality of the finished surface.
2. ~~Architectural cast in place concrete may be approved through the design review process, provided specific review of finish specifications indicates high quality of the finished surface.~~
3. ~~2~~ Ribbed or corrugated metal panel systems may be approved through the design review process, providing specific review of finish specifications indicates high quality of the finished surface.
3. ~~1~~ In single and two-family residential uses, the use of wood siding or cementitious planked siding may be approved through the design review process, providing the finished surface of the product is durable and of high quality.
4. ~~Vinyl, aluminum, and sheet metal siding are not permitted except as cladding for structures accessory to a single-family residence and that are not visible from the street.~~

\* \* \*

**(2)(3) Building Design**

\* \* \*

~~(3)~~(4) Awnings/Canopies

\* \* \*

~~(4)~~(5) Pedestrian Zone

\* \* \*

~~(5)~~(6) Streetscape Zone and Storefront Zone

\* \* \*

~~(6)~~(7) Street Trees

\* \* \*

~~(7)~~(8) Overhead Pedestrian Walkways

~~Overhead walkways that cross a public street or alley should not block significant viewsapes. These walkways are subject to review by the Downtown Design Review Committee or Staff prior to approval of a revocable permit from the City Council.~~

(a) Overhead walkways should not attach to structures considered historic resources.

(b) Overhead walkways that cross a public street or alley should not block significant viewsapes.

\* \* \*

~~(8)~~(9) Parking and Loading

\* \* \*

**TABLE 7200.1: DOWNTOWN DESIGN DISTRICT USES REGULATIONS**

**KEY:**

**P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance // A = ABC**

**Reference §59-9350 for standards for specific uses identified as (C), (SE) or (SP).**

USE		DBD	DTD-1	DTD-2
* * *	* * *	* * *	* * *	* * *
8300.14	Automotive & Equipment: Cleaning & Repairs, Light Equipment	C	<u>C</u>	P
* * *	* * *	* * *	* * *	* * *

**TABLE 7200.1: DOWNTOWN DESIGN DISTRICT USES REGULATIONS**

**KEY:**  
**P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance // A = ABC**  
**Reference §59-9350 for standards for specific uses identified as (C), (SE) or (SP).**

USE		DBD	DTD-1	DTD-2
8200.4	Live/Work Units	P	P	P
***	***	***	***	***

\*\*\*

**TABLE 7200.2: DOWNTOWN DESIGN DISTRICTS BULK STANDARDS**

BULK STANDARDS	DBD	DTD-1	DTD-2
***	***	***	***
<b>Maximum Height</b>	None	None <sup>1,7-6</sup> 3 stories or 50 ft <sup>2</sup>	None <sup>1</sup>
***	***	***	***
<b>YARDS (Additional applicable yard regulations are found in Section 59-12100.3)</b>			
<b>Front and Side Yard</b> 3, 5,-6	None, however, for new construction a Build-To-Line along street frontages is established as follows: <ul style="list-style-type: none"> <li>• The first two floors of new construction shall be placed at or within 10 ft of the street right-of-way.</li> <li>• Up to forty percent of the building on the primary street-frontage may be recessed to allow for entryways, plazas, or similar design features.</li> <li>• Where any setback from the Build-To Line is not a hardscaped plaza or entryway, a landscaped area shall be installed.</li> </ul>		
***	***	***	***

**FOOTNOTES: TABLE 7200.2**

\*\*\*

<sup>6</sup> ~~Where new construction is adjacent to existing buildings, the new building shall be constructed to maintain the established building line of existing buildings on the same side of the street on the same block.~~

<sup>76</sup> Chimneys, cooling towers, elevator shafts, bulkheads, broadcasting or receiving antennas, towers, 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 fifteen (15) feet above the applicable permitted maximum height for that

building and shall not be considered a building story.

\* \* \*

**7200.3 Downtown Transitional District, Limited (DTD-1).**

\* \* \*

**D. Development Criteria**

\* \* \*

- (1) The following permitted uses: Single-Family Residential (59-8200.14); Two-Family Residential (59-8200.16); Three- and Four-Family Residential (59-8200.15); and Multi-Family Residential (59-8200.12), are subject to:

**(a) Garages**

Where ~~improved~~ alleys are accessible, front-facing garages should not be permitted, rather access should be accessed provided from the alley. In instances of detached garages, access ~~shall~~ should be behind the rear wall of the house.

\* \* \*

**TABLE 7200.3: DOWNTOWN TRANSITIONAL DISTRICT, LIMITED (DTD-1) USES REGULATIONS**

**KEY:**  
**P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // A = ABC Overlay**  
**Reference §59-9350 for standards for specific uses identified as (C), (SE), (SP), or (ABC).**

USE		DTD-1
* * *	* * *	* * *
8200.2	<u>Dwelling Units and Mixed Use</u>	<u>P</u>
* * *	* * *	* * *
8200.4	<u>Live/Work Units</u>	<u>P</u>
* * *	* * *	* * *

\* \* \*

**§ 59-7250 Historic Preservation Regulations**

**7250.1 Purpose**

The City hereby declares that the historical, architectural, cultural and aesthetic features of the City represent some of the finest and most valuable resources of the City. Such resources are the embodiment of the heritage of the people of Oklahoma City, therefore, it is hereby declared that the purpose of this section, to be known as the “Historic Preservation Ordinance,” shall be as follows:

- A. To promote the creation of historic districts for the educational, cultural, economic and general welfare of the public through the preservation, protection, and regulation of buildings, sites, monuments, structures, and areas of historical interest or importance within the City.

\* \* \*

- H. To promote the use of ~~historical~~ landmarks and districts for the culture, prosperity, education and welfare of the people of the City and visitors to the City.

\* \* \*

**7250.2 Historic District Designation**

\* \* \*

**B. Historic District Designation Criteria**

A site, structure, building, district or monument may be designated for preservation as a landmark or historic district, and thus may be included within the Historic Preservation District or the Historic Landmark Overlay District, to preserve places and areas of historical, cultural, architectural, engineering or archaeological significance if such possesses one (1) or more of the following attributes within the categories below:

**(1) Historical, Cultural Category**

\* \* \*

- (c) Such exemplifies the cultural, political, economic, social or historical heritage of the community.

\* \* \*

**(3) Archeological Category**

\* \* \*

- (b) Such is part of or related to a distinctive geographical area, which should be developed or preserved according to a plan based on historical, cultural, ~~historie~~ or architectural motif.

**7250.3 General Provisions**

\* \* \*

**D. Taxes**

Nothing in this section shall be construed as reason for an increased valuation of property for purposes of ad valorem taxation because of HP or HL ~~historie~~ designations.

\* \* \*

**7250.4 HP Historic Preservation District**

\* \* \*

**C. Certificate of Appropriateness Required**

A Certificate of Appropriateness shall be required in the following instances prior to the commencement of work upon any structure or site located within the Historic Preservation ~~Overlay~~ District:

- (1) Whenever such work requires a building permit or fence permit issued by the City, ~~unless specifically exempted below:~~
  - ~~(a) Whenever such work includes the application of paint to a previously unpainted brick or masonry exterior surface, or the removal of paint from any brick or masonry exterior surface, or the construction or enlargement of a driveway or parking area. A Certificate of Appropriateness shall not be required when the only purpose for obtaining such certificate is to reconstruct that portion of the driveway upon public right-of-way pursuant to requirements and limitations including, but not limited to, width requirements imposed by the City.~~
  - ~~(b) Whenever such work includes the erection, moving, demolition, reconstruction, restoration or alteration of the exterior of any structure or site, except when such work satisfies all the requirements for ordinary~~

~~maintenance and repair as defined in this section, and except when such work meets the following criteria:~~

- ~~1. Landscape elements as described in Section 1.5 of the Preservation Guidelines.~~
- ~~2. Plants and plantings as defined in Section 1.8 of the Preservation Guidelines.~~
- ~~3. Pre-fabricated buildings meeting the requirements of Section 2.9 and Section 3.4 of the Preservation Guidelines.~~
- ~~4. Exterior paint color for wood or stucco surfaces as described in Section 2.11 of the Preservation Guidelines.~~
- ~~5. Painting of garage doors.~~

(2) Whenever such work includes the application of paint to a previously unpainted brick or masonry exterior surface.

(3) Whenever such work includes the removal of paint from any brick or masonry exterior surface.

(4) Whenever such work includes the construction or enlargement of a driveway or parking area.

(5) Whenever such work includes the erection, moving, demolition, reconstruction, restoration or alteration of the exterior of any structure or site, except when such work satisfies all the requirements for ordinary maintenance and repair as defined in this section, or except when such work meets the following criteria:

(a) Landscape elements as described in Section 1.5 of the Preservation Guidelines.

(b) Plants and plantings as defined in Section 1.8 of the Preservation Guidelines.

(c) Pre-fabricated buildings meeting the requirements of Section 2.9 and Section 3.4 of the Preservation Guidelines.

(d) Exterior paint color for wood or stucco surfaces as described in Section 2.11 of the Preservation Guidelines.

(e) Painting of garage doors.

(f) Installation and use of garage door openers at new overhead garage doors.

\* \* \*

**F. Use Regulations**

\* \* \*

**(2) Additional Accessory Uses Permitted**

~~(a) — Servant or caretaker quarters, either attached to or separated from a single family dwelling. These quarters shall not be leased or rented.~~

~~(b)~~**(a)** Directional and information signs, subject to the provisions of Chapter 3, Article V of the Oklahoma City Municipal Code.

~~(e)~~**(b)** Private garages.

\* \* \*

**§59-7300 Neighborhood Conservation District**

\* \* \*

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

**A. Administrative Design Review**

Modifications to properties within the Neighborhood Conservation District with either a Historic Landmark or Urban Design Overlay shall be subject to the design review process and requirements of those districts, which may include the requirement for a Certificate of Appropriateness or Certificate of Approval, whichever is applicable.

~~(1) — A Certificate of Appropriateness or a Certificate of Approval, whichever is applicable, shall be required before~~

~~the commencement of work whenever such work includes the erection or moving of a building, the addition of housing units to a building, or the conversion of a residential building for a non-residential use.~~

- ~~(2) An application for a Certificate of Appropriateness or a Certificate of Approval, whichever is applicable, shall be submitted to the Director, who shall either approve or deny it. If denied, the applicant may appeal the decision to the Board of Adjustment.~~

\* \* \*

**§ 59-7350 Stockyards City Development District**

\* \* \*

**7350.2 Certificate of Approval Required**

~~A Stockyards City Certificate of Approval (CA) shall be required in the following instances prior to the commencement of work upon any structure or site located any development, redevelopment or expansion within the Stockyards City Development District as follows:~~

- A. ~~The construction or modification of a building's exterior including, but not limited to, the following situations or modifications: The Stockyards City Urban Design Committee shall review and issue Certificates of Approval for the following, unless administrative approval is permitted, as referenced in this Section:~~
- ~~(1) Work on the exterior of a structure requiring a building permit. New construction, expansion, or modification to the exterior of existing structures and associated sites.~~
  - ~~(2) The painting of unpainted brick, stone or cast stone. Signage.~~
  - ~~(3) The expansion of a building; the addition of a roof to a building; the installation of building awnings, or the installation of exterior building lighting. Demolition of a structure, except structures declared dilapidated and approved for demolition by City Council.~~
  - ~~(4) The enclosure of a window, doorway, archway, or other similar openings of a building. Public or private streetscape improvements.~~

- ~~(5) The addition or removal of building materials from the building facades, not including basic maintenance of such elements as signs, lighting, gutters, and downspouts.~~
- ~~(6) The addition or removal of siding.~~
- ~~(7) The addition of sight proof screening, except for screening designed to meet the requirement that waste collection receptacles and other similar external units be screened.~~
- ~~(8) The Installation of aerial antennae, satellite dishes, or other structures on the roof of a building within sight lines of the street right of way.~~

**B. ~~The total or partial demolition of a structure. Staff may review and issue Certificates of Approval for the following:~~**

- (1) Exterior modifications or expansions impacting less than 20% of a site or structure.
- (2) Revisions to submittals previously approved by the Stockyards City Urban Design Committee which the changes impact less than 20% of the project.
- (3) Minor public and private improvements including but not limited to sidewalks, kiosks, landscaping, bus stop shelters, benches, and ornamental lighting.
- (4) Parking and expansions to existing parking lots not exceeding a total of 50 spaces.
- (5) Signage associated with a structure less than five thousand (5,000) gross square feet.
- (6) Accessory structures such as garages, storage buildings and mechanical equipment.
- (7) Awnings, canopies, and lighting.
- (8) Fencing.
- (9) Screening of mechanical equipment and waste receptacle enclosures.

**C. ~~When a parking lot is being landscaped in accordance with the provisions of Article XI, Landscaping and Screening Regulations,~~**

~~of this chapter. Staff may forward administrative cases to the Committee for consideration as deemed necessary.~~

- ~~D. Proposed plans for the installation of public capital improvements and streetscape improvements, including but not limited to sidewalks, kiosks, landscaping, bus stop shelters, benches, ornamental lighting, and gateway signs. This review shall not be construed to apply to minor public improvements including but not limited to the installation of parking signs, bus signs, and the replacement of streetlights, nor to the installation of underground utilities, such as water and wastewater mains. A Certificate of Approval shall not be required for Ordinary Maintenance and Repair that involves no change in materials, dimensions, design, configuration, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.~~
- ~~E. Proposed plans for the removal of historically significant public capital improvements. These include, but are not limited to, portions of brick streets and railroad lines or rails where these cross a public street.~~

\* \* \*

#### **7350.4 Development Regulations**

\* \* \*

#### **C. Parking Lot Landscaping**

\* \* \*

- ~~(2)-D.~~ The painting of previously unpainted brick, stone or cast stone on the exterior of any structure shall be prohibited, unless approved by the Stockyards City Urban Design Committee.
- ~~(3)-E.~~ Opaque materials shall not be used for security bars covering windows or doors.

\* \* \*

#### **7350.7 Design Guidelines for Stockyards City Certificates of Approval**

\* \* \*

- F. The removal of paint from a facade should utilize a method which is known not to damage ~~the brick or the brick glazing~~ masonry.

The use of mechanical equipment; high-pressure abrasive cleaning methods, including, but not limited to, blasting with soda, peanut or walnut shells, sand, or water; or acidic chemical cleaners for the removal of paint from masonry is discouraged. Paint removal from masonry should use alkaline or organic based chemical strippers. Low-pressure abrasive cleaning methods may be appropriate.

\* \* \*

**SECTION 6.** That Chapter 59, Article VIII, Sections 8200.2, 8350.6 and 8350.7 of the Oklahoma City Municipal Code 2007, as amended, are hereby amended to read as follows:

### **ARTICLE VIII. USE UNIT CLASSIFICATIONS**

\* \* \*

#### **§ 59-8200 Residential Use Unit Classifications**

\* \* \*

#### **8200.2 Dwelling Units And Mixed Use**

A building with a combination of commercial or office uses and residential uses organized in a vertical and/or horizontal configuration.

\* \* \*

#### **§ 59-8350 Industrial Use Unit Classifications**

\* \* \*

#### **8350.6 Industrial, Heavy**

Establishment engaged in the manufacturing, assembly, fabrication, packaging or other industrial processing of products, primarily from extracted or raw materials, and the bulk storage and handling of such products and materials, or an industrial establishment having potential to produce noise, dust, glare, odors or vibration beyond its property line(s). Typical uses include, but are not limited to:

- Processing and packaging of alcohol beverages.
- Chemical manufacturing.

- Stonework or concrete product manufacturing
- ~~Fabrication of metal products.~~
- Manufacturing of agricultural, construction or mining machinery.
- Motor vehicle manufacturing.
- ~~Lumber milling.~~
- Ship or boat construction.
- Permanent concrete/batch plant.

**8350.7 Industrial, Moderate**

Establishments engaged in the manufacturing, assembly, fabrication, packaging or other industrial processing of products, primarily from extracted or raw materials, ~~and the bulk storage and handling of such products and materials, where such activity involves the use or production of explosives, highly flammable liquids or gases, toxic or hazardous materials, or produces toxic or hazardous or noxious odors, fumes or dust.~~ Typical uses include, but are not limited to:

- ~~Animal or poultry slaughter or auction facility~~
- ~~Leather tannery~~
- ~~Distillery of products for finishes~~
- ~~Explosives manufacturers~~
- Sawmill
- ~~Paper or pulp mill~~
- Steel mill
- ~~Petroleum refinery~~
- ~~Petrochemical plant~~
- ~~Ore smelting facility~~
- Lumber milling
- Fabrication of metal products
- Glass manufacture
- Rock or stone sales
- Truck Wash

**SECTION 7.** That Chapter 59, Article IX, Section 59-9350.4 of the Oklahoma City Municipal Code 2007, as amended, are hereby amended to read as follows:

**ARTICLE IX. USE STANDARDS**

\* \* \*

**§ 59-9350 Standards For Specific Uses**

\* \* \*

**9350.4 Adult Entertainment Uses (59-8300.3)**

\* \* \*

**C. Adult Entertainment Uses in Violation of These Provisions**

Any business in existence as of the effective date of this chapter, which is in violation hereof, shall be deemed an illegal use. Such illegal uses shall not in any manner be enlarged, extended, altered or rebuilt except that such uses may be changed to comply with the provisions of this section.

Such uses as are deemed nonconforming uses pursuant to the terms of this section shall be permitted to continue until February 18, 1986, unless such use is terminated for any reason whatsoever prior thereto for a period of 30 days or more, thereafter such nonconforming use shall terminate or come into compliance with the terms of this section.

\* \* \*

**SECTION 8.** That Chapter 59, Article X, Sections 59-10250.8, 59-10600.1 and 59-10650.1 of the Oklahoma City Municipal Code 2007, as amended, are hereby amended to read as follows:

**ARTICLE X. OFF-STREET PARKING, LOADING AND ACCESS**

\* \* \*

**§ 59-10250 Parking Area Construction Standards**

\* \* \*

**10250.8 Residential Parking Design and Regulation**

\* \* \*

- B. On lots less than one (1) acre in size in the R-1, R-1ZL, R-2, R-3 and R-MH-1 Districts, and portions of PUD Districts with single-family, two-family, three-family or four-family residential uses, and on lots less than one (1) acre in size with single-family, two-family, three-family or four-family residential uses located in non-residential zoning districts, vehicles shall be parked in the following manner:

\* \* \*

~~(4)~~ In the case of corner lots and through lots, vehicles not parked on paved or gravel driveways shall be screened from view from the abutting street.

~~(5)~~(4) This section addresses the proper parking of vehicles to protect neighborhood quality. It does not provide for the use of gravel driveways for new construction. For new construction, the standards as specified in this section shall be followed.

~~(6)~~(5) The requirements contained in this section do not supersede those contained in the special regulations in the Urban Conservation Districts.

\* \* \*

**§ 59-10600 Off-Street Parking Requirements**

\* \* \*

TABLE 10600.1: PARKING REQUIREMENTS		
	USE UNIT	PARKING STANDARD <sup>1, 2</sup>
* * *	* * *	* * *
<b>59-8300</b>	<b>COMMERCIAL AND OFFICE USE UNITS</b>	
* * *	* * *	* * *
8300.64	Retail Sales and Services: Outdoor Swap Meets	1/500sf of vendor area
8300.65	Retail Sales and Services: Pawn Shops	See Table 10600.2 I, Retail
8300.67	Spectator Sports and Entertainment: General	Director approval
* * *	* * *	* * *

\* \* \*

**§ 59-10650 Accessible Parking Space Requirements**

**10650.1 Accessible Parking Required**

\* \* \*

- C. ~~Each accessible space shall be designated by an international access sign display sign R7-8, as provided in the latest edition of the Manual on Uniform Traffic Control Devices published by the Federal Highway Administration of the United States Department of Transportation, which includes the words “RESERVED PARKING” and the blue and white international symbol of access. Van-accessible physically disabled reserved parking spaces shall also display sign R7-8a immediately below sign R7-8. Signs shall be placed a minimum of five (5) and a maximum of eight (8) feet above ground level to the bottom of the sign so as not to be obscured by parked vehicles. Provided however, the blue and white international symbol of access, accompanied by the appropriate language including, but not limited to “Handicapped Parking”, “Reserved for Handicapped” and “Permit Required-Towing Enforced” may be used in lieu of sign R7-8 if the sign was erected prior to January 1, 2010.~~

\* \* \*

**SECTION 9.** That Chapter 59, Article XI, Sections 59-11150 and 59-11250 of the Oklahoma City Municipal Code 2007, as amended, are hereby amended to read as follows:

#### **ARTICLE XI. LANDSCAPING AND SCREENING REGULATIONS**

\* \* \*

#### **§ 59-11150 General Regulations**

\* \* \*

- D. ~~Specific landscaping requirements that may be more or less restrictive than the requirements of this chapter may be imposed on developments within the following: the Neighborhood Conservation, Planned Unit Development, Simplified Planned Unit Development, Community Unit Plan and Historic Preservation Districts, or properties affected by special permit, special exception or variance. These requirements may be more or less restrictive than the requirements of this chapter.~~

- ~~(1) Bricktown Design District~~
- ~~(2) Community Unit Plan Developments~~
- ~~(3) Downtown Design Districts~~

- (4) Historic Preservation or Landmark Districts
- (5) Neighborhood Conservation District
- (6) Planned Unit Developments
- (7) Scenic River Overlay District
- (8) Scenic River Overlay Design District
- (9) Simplified Planned Unit Developments
- (10) Stockyard City and Stockyard City Transitional Districts
- (11) Urban Conservation Districts and
- (12) Property affected by special permit, special exception or variance.

\* \* \*

**H.** Nothing herein shall reduce the lines of sight and traffic visibility standards adopted in this chapter’s zoning regulations. Plantings within the sight triangle shall not exceed a mature height of ~~eighteen (18)~~ twenty-four (24) inches.

\* \* \*

**K.** Where sight-proof screening or fencing is constructed of upgraded building materials, such as masonry (limited to brick, split-face concrete block, stone or cultured stone), decorative pre-cast concrete fence systems, or decorative iron, any required landscape buffer along that fence may be credited with two (2) landscape points per every twenty (20) linear feet of upgraded materials.

**K.L.** Quality and Coverage Requirements

\* \* \*

**L. M.** Maintenance

\* \* \*

**M. N.** Enforcement and Appeal

\* \* \*

**N. O.** Violations and Penalties

\* \* \*

**§ 59-11250 Landscape Requirements**

\* \* \*

**D.** Required Landscaping for Industrial Use Units, and Transportation Facilities: Surface Goods (both Restricted and General) Use Units in the C-2, C-3, C-4, C-HC, I-1, I-2, I-3, SPUD, and PUD Zoning Districts, and Civic Use Unit: Heavy Public Protection and Utility (8250.9)

\* \* \*

- (2) For development abutting a street designated as a ~~freeway~~ highway or expressway, as defined by the Functional Classification Plan, ~~landscaping shall be provided according to the following:~~ at least one (1) medium tree shall be planted within twenty (20) feet of the right-of-way for each twenty (20) linear feet, or fraction thereof, of that portion of the developed area abutting the right-of-way.
  - ~~(a) — For each twenty (20) linear feet, or fraction thereof, of that portion of the developed area abutting a freeway/expressway right-of-way, at least one (1) medium tree shall be planted on the developed area. The tree shall be planted within twenty (20) feet of the right-of-way.~~
  - ~~(b) — A vegetative buffer consisting of trees, shrubs and/or berms shall be provided around all parking lots and outside storage areas not screened by buildings from the freeway/expressway. The vegetative buffer shall be at least three (3) feet in height and shall be placed along the freeway/expressway frontage of the parking lots and outside storage areas.~~
- (3) For development abutting a street other than a ~~freeway~~ highway or expressway, landscaping shall be provided according to the following:

\* \* \*

(5) Any addition to an existing building(s) or construction with a Developed Area exceeding five-hundred (500) square feet shall be required to provide three (3) points of Parking Lot Plantings for each newly constructed required parking space and shall be required to plant frontage trees within twenty (20) feet of the right-of-way as follows:

(a) If construction is adjacent to a street designated as a ~~freeway~~ highway or expressway, at least one (1) medium tree shall be planted for each twenty (20) linear feet, or fraction thereof, that portion of the development abutting the right-of-way.

(b) If construction is adjacent to a street other than a ~~freeway~~ highway or expressway, at least one (1) medium tree shall be planted for each forty (40) linear feet, or fraction thereof, that portion of the development abutting the right of way.

\* \* \*

E. Automotive Parking Lot Landscape Requirements for All Other Residential (excluding Single-Family, Duplex, and Mobile Home), Office, Civic, Commercial Use Units and the Horticultural Use Unit in the Following Districts: R-1, R-1ZL, R-MH-1, R-MH-2, R-2, R-3, R-3M, R-4, R-4M, NC, O-1, O-2, C-1, C-2, C-3, C-4, I-1, I-2, I-3, HP, NBD, NC, SYD, SPUD, PUD, BC, C-CBD, DBD, DTD-1, DTD-2 and C-HC.

\* \* \*

(2) Each Parking Lot Island and/or Peninsula shall be a minimum of one hundred thirty (130) square feet of planting area with a minimum average width of five (5) feet from inside curb to inside curb.

\* \* \*

(4) A minimum of 25% of points used for Parking Lot Plantings shall be evergreen.

~~(4)~~ (5) The distance between any parking space and a Landscaped Area shall be no more than seventy-five (75) feet.

~~(5)~~ (6) Required Parking Lot Plantings shall be in-ground and not placed upon a paved surface.

~~(6)~~ **(7)** All Parking Lot Planting areas shall be protected with concrete curbs, or equivalent barriers.

~~(7)~~ **(8)** Each tree shall be planted a minimum of two (2) feet away from the outside of any permanent barrier of a Landscaped Area or edge of the parking area. Trees shall be adequately protected from car doors and bumpers.

~~(8)~~ **(9)** Groundcover or grasses shall be planted to cover each Parking Lot Planting area within three (3) years from the date of issuance of the Certificate of Occupancy. All groundcover shall have a mature height of not more than twenty-four (24) inches. Loose rock, gravel, decorative rock or stone, or mulch shall not exceed twenty percent (20%) of the parking lot planting area.

~~(9)~~ **(10)** Plantings applied to satisfy Parking Lot Planting requirements shall be in addition to any required front, side and rear yard buffer requirements.

~~(10)~~ **(11)** Stand-alone parking lots shall require three (3) points of landscaping for each parking space and shall be exempt from Site Points for the Developed Area.

~~(11)~~ **(12)** Any construction within, expansion or reconstruction in excess of five-hundred (500) square feet of existing parking facilities shall be required to come into compliance with landscape requirements as follows:

\* \* \*

~~F.~~ **(13)** Exceptions to Automotive Parking Lot Landscaping Requirements

The requirements of this subsection shall not apply to:

~~(1)~~ **(a)** Parking garages or parking decks.

~~(2)~~ **(b)** Model Home Accessory Parking Lots (8200.9)

~~(3)~~ **(c)** Display areas for uses in the following use units:

~~(a)~~ **1.** Automotive and Equipment: Automobile Dealerships and Malls (59-8300.18)

~~(b)~~2. Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (59-8300.19)

~~(e)~~3. Automotive and Equipment: Sales and Rentals, Manufactured (Mobile) Homes and Recreational Vehicles (59-8300.20)

~~(4)~~(d) Existing parking Parking lots of ~~existing developments~~, legally established prior to the adoption of these regulations; until such time as any construction, expansion or reconstruction of the parking lot occurs.

### **G. F. Sight-Proof Screening and Security Fences**

\* \* \*

~~(5)~~ ~~Sight proof screening or fencing required for any landscape buffer may be credited with two (2) landscape points per every twenty (20) linear feet if constructed of upgraded building materials, such as masonry (limited to brick, split face concrete block, stone or cultured stone), decorative pre-cast concrete fence systems, or decorative iron~~

### **H. G. Residential Buffers and Screening**

\* \* \*

### **I. H. Subdivision Buffers**

\* \* \*

(2) If the buffer is provided within the right-of-way, it shall be located within ~~ten~~ fifteen (15) feet of the property line along the entire adjacent public street frontage, exclusive of driveways and accessways at points of ingress and egress. No trees, shrubs, fences, berms or other landscape improvements that would impede visibility shall be located in sight triangles.

\* \* \*

**SECTION 10.** That Chapter 59, Article XII, Sections 59-12100.2, 59-12200.2, 59-12200.4, and 59-12300 of the Oklahoma City Municipal Code 2007, as amended, are hereby amended to read as follows:

**ARTICLE XII. SITE DEVELOPMENT STANDARDS**

**§ 59-12100 Lot Area, Yards And Setbacks**

\* \* \*

**12100.2 Use and Structure Regulations**

**A. Building Location Restrictions**

**(1) Primary Access**

No building shall be erected on any lot, nor shall a building permit be issued therefore, unless the street giving access to the lot upon which such building is proposed to be placed meets one (1) of the following:

\* \* \*

**(d)** Access is provided from a private access drive, as herein defined, and has been approved and authorized under the terms of the Oklahoma City Subdivision Regulations.

\* \* \*

**§ 59-12200 Standards For Accessory Buildings, Structures And Uses**

\* \* \*

**12200.2 Standards for Accessory Buildings**

\* \* \*

**C.** In the RA2, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, and R-MH-2 Districts, and Tracts 1, 2 and 3 of NC District, detached accessory buildings shall meet the following criteria.

**(1) Lots Less than One-Half Acre**

- (a) The maximum ~~square footage~~ lot coverage of all detached accessory buildings shall not exceed one-thousand (1,000) square feet.

\* \* \*

**(2) Lots One-Half Acre and Greater, but Less Than One and One-Half Acres**

Detached accessory buildings shall meet the regulations in Paragraph (1) above except:

- (a) The maximum ~~square footage~~ lot coverage of all detached accessory buildings shall not exceed one-thousand two-hundred fifty (1,250) square feet, or two and one half percent (2.5%) of the size of the lot, whichever is greater.

\* \* \*

**(3) Lots One and One-Half Acre and Greater, but Less Than Three (3) Acres**

Detached accessory buildings shall meet the regulations of Paragraph (1) above except:

- (a) The maximum ~~square footage~~ lot coverage of all detached accessory buildings shall not exceed two and one-half percent (2.5%) of the size of the lot.

\* \* \*

**(4) Lots Three Acres and Greater**

- (a) The maximum ~~square footage~~ lot coverage of all detached accessory buildings shall not exceed five percent (5%) of the size of the lot.

\* \* \*

**12200.4 Additional District Standards for Accessory Uses**

\* \* \*

**E. Limitations on Dumpsters, All Districts**

Roll-off containers, front-end loader containers, rear-end loader containers, dumpsters and similar trash receptacles with a cumulative volume of two (2) cubic yards or more (hereafter

“dumpsters”) shall be located behind the front wall of the primary structure, and shall be subject to the following restrictions:

\* \* \*

- (2) All dumpsters shall be screened from view from the right-of-way of any public or private street, and from any adjacent residentially ~~zoned~~ property zone or use.
- (3) Dumpsters shall be screened to a height sufficient to shield dumpster from sight on three (3) sides by using a single opaque material wall or fence, or by using a combination of opaque materials, berming, and/or evergreen landscaping that provides the required screening effect ~~as high as the equipment it screens with a minimum height of six (6) feet,~~ and on the fourth side screened by a solid gate ~~at least five (5) feet in height of height sufficient to shield dumpster from sight~~. The gate shall remain closed except when trash pick-ups occur. Dumpsters may also be screened by the wall(s) of a principal or accessory structure. Chain-link fencing with woven slats of opaque material is not acceptable for screening dumpsters.
- (4) All dumpster enclosures shall be located a minimum of twenty-five (25) feet from a property line adjacent to any ~~property zoned for residential~~ zone or use development.

\* \* \*

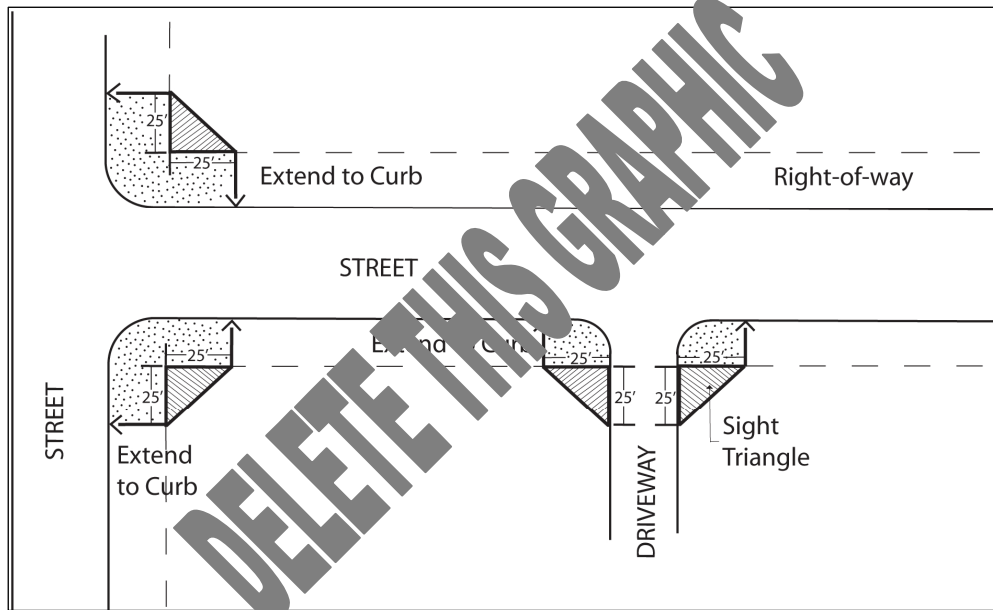
#### **§ 59-12300 Sight Distance Triangle Requirements**

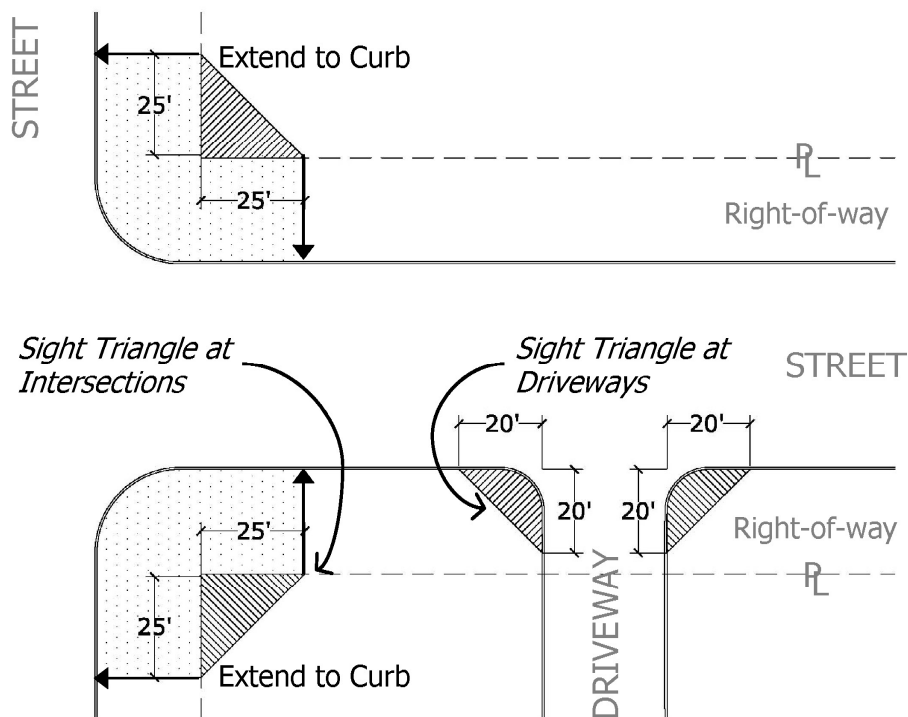
~~A. No wall, fence, sign, or other structure or plant growth that obstructs vision shall be placed or maintained on a permanent or temporary basis within a twenty five (25) foot sight triangle at the intersection of any corner lot or drive access, measured at the property line. The visual clearance area shall not be obstructed by any sign, wall, fence, hedge, shrubbery or other object which exceeds one and one half (1½) feet in height. In the event that the grade of a lot is higher than the street grade, the height of the wall, fence, hedge or shrubbery shall be reduced so that the visual clearance is not obstructed one and one half (1½) feet over the grade of the street. The sight distance triangle is illustrated in Figure 12300.1 below.~~

A. No wall, fence, sign, or other structure or plant growth that obstructs vision shall be placed or maintained on a permanent or temporary basis within the sight triangle. The sight triangle area

shall not be obstructed by any sign, wall, fence, hedge, shrubbery or other object which exceeds (2) feet in height. In the event that the grade of a lot is higher than the street grade, the height of the wall, fence, hedge or shrubbery shall be reduced so that the visual clearance is not obstructed two (2) feet over the grade of the street. The sight distance triangle is illustrated in Figure 12300.1 below.

**FIGURE 12300.1 SIGHT DISTANCE TRIANGLE**





**(1) Exceptions**

Where the Public Works Director determines the encroachment will not create a traffic hazard, Bricktown Core Development District (BC), Downtown Business District (DBD), Downtown Transitional District, Limited (DTD-1), Downtown Transitional District, and General (DTD-2), Stockyards City Development District (SYD), and Urban Design Overlay District (UD) are exempt from the Sight Distance Triangle Requirements.

\* \* \*

**SECTION 11.** That Chapter 59, Article XIII, Sections 59-13500.3, 59-13500.4, 59-13500.5, 59-13500.7, 59-13500.8, 59-13500.9, 59-13500.10, 59-13500.11, 59-13500.12, 59-13550.3, 59-13550.5, 59-13700.4, 59-13700.5, 59-13700.6 and 59-13700.7 of the Oklahoma City Municipal Code 2007, as amended, are 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:

- A. ~~Certificate of Approval by the Riverfront Design Committee shall be required. Unless administratively approvable or otherwise listed as exempt in this chapter, the Riverfront Design Committee shall issue Certificates of Approval for the following:~~
- (1) ~~The application of paint to a previously unpainted brick or masonry exterior surface. Public and private capital projects, including parks, gateway markers, monuments, public art landmarks, and bridges.~~
  - (2) ~~Construction of any new structure that results in 10,000 or more gross square feet. Murals, as outlined in §59-8250.16.~~
  - (3) ~~Expansions greater than 50% of existing structures, where the existing structure totals 10,000 gross square feet or more prior to expansion. Signage associated with a structure totaling 10,000 gross square feet or more.~~
  - (4) ~~Expansions greater than 100% of existing structures resulting in a structure totaling 10,000 gross square feet or more. Proposed demolition of any structure totaling 10,000 gross square feet or more, except buildings that the City Council has declared dilapidated and approved for demolition.~~
  - (5) ~~Murals, as outlined in §59-820.16, shall be submitted to the Arts Commission for review and comment prior to consideration by the RDC. For development totaling 10,000 gross square feet or more, including:~~
    - (a) new construction or expansion of any structure and associated sites;

~~(b) alteration, restoration, or remodel of the exterior façade not qualifying as ordinary maintenance and repair; and~~

~~(c) construction or enlargement of a parking area.~~

~~(6) Any alteration, restoration, or remodel of the exterior façade of structures totaling 10,000 gross square feet or more not qualifying as ordinary maintenance and repair.~~

~~(7) Construction or enlargement of a parking area that results in a total paved area of 10,000 square feet or more.~~

~~(8) Proposed demolition of any structure totaling 10,000 gross square feet or more, except buildings that the City Council has declared dilapidated and approved for demolition.~~

~~(9) All City projects, including parks, gateway markers, monuments, public art landmarks, and bridges.~~

\* \* \*

B. Planning Department Staff may approve Ceertificates of Approval for the following:

~~(1) All other building and site development, including signage associated with structures less than 10,000 gross square feet, unless otherwise listed as exempt in the chapter. Upon request any submittals may be referred to the RDC for review.~~

~~(2) All other public and private improvements including, but not limited to:~~

~~(a) Site modifications including, but not limited to, installation of streetscape elements between the back of the curb and the structure, fencing, or dumpster enclosures;~~

~~(b) Exterior modification or expansions to structures totaling less than 10,000 gross square feet;~~

~~(c) Application of paint to a previously unpainted brick or masonry exterior surface; and~~

~~(d) Installation or expansion of surface parking lots not submitted as part of a development project requiring approval from the Riverfront Design Committee.~~

- (3) Demolition of any structure, except single-family detached residential structures or structures that the City Council has declared dilapidated and approved for demolition.
- (4) Plans previously approved by staff or the Riverfront Design Committee which require minor revisions that impact less than 20% of the site or building, provided that the revisions meet the intent of the Guidelines, and maintain conformance with Regulations and Conditions associated with the Approval.

**C. Exception**

- (1) A Certificate of Approval shall not be required for Ordinary Maintenance and Repair that involves no change in materials, dimensions, design, configuration, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.

**13500.4 District Use Regulations**

\* \* \*

<b>TABLE 13500.1: SCENIC RIVER OVERLAY DESIGN DISTRICT USE RESTRICTIONS</b> <b>KEY: C = Conditional // SP = Special Permit // X = Prohibited</b> <b>Reference §59-9350 for standards for specific uses identified as (C) or (SP).</b>						
USE	MG	SR	FM	WG	RG	AICC

\* \* \*

**FOOTNOTES: TABLE 13500.1**

<sup>1</sup> This use requires a special permit and any additional standards found in §59-4520.2 4250.2 for both the I-2 and I-3 underlying zoning districts.

\* \* \*

**13500.5 General Development Regulations and Guidelines**

\* \* \*

**A. General Intent**

\* \* \*

- (4) To preserve and restore the historic resources within the SRODD-monitor long-term redevelopment areas for future opportunities and establish triggers for additional study.

\* \* \*

## **E. Existing Buildings and Historic Resources**

### **(1) Intent**

In order to preserve the legacy of the past, structures and sites within the SRODD that are significant to the history of the nation, state, city, or districts should be rehabilitated so that as much of the original fabric as possible remains intact.

### **(2) Development Guidelines**

(a) Existing buildings and character-defining architectural features such as building mass, roofs, exterior walls, doors, windows, and architectural detailing should be retained, refurbished, and remain in the original locations.

(b) Site elements such as walkways, pedestrian amenities, and hardscape features should be retained and rehabilitated.

\* \* \*

## **E.F. Site Layout and Development Patterns**

\* \* \*

## **F.G. Built Form**

\* \* \*

### **(2) Development Regulations**

#### **(a) Materials**

\* \* \*

5. Building additions less than 20% of the existing structure shall be exempt from the building materials regulations.

**(b) Building Design**

1. ~~Architectural detailing, including the articulation of building facades, use of stone and other masonry materials, and incorporation of awnings, balconies, and other details, shall be required incorporated to provide a high level of interest at the street level, where pedestrian activity is desired, and to establish a high standard of quality for SRODD development. Articulation shall be provided at the pedestrian level of building facades by means of breaking the building face into separate but attached or adjoining pieces by using a variety of building materials, openings, or the stepping in or out of the exterior walls.~~

\* \* \*

**(3) Built Form Guidelines**

**(a) Materials**

The use of sustainable building materials and construction techniques is encouraged. These may include, but are not limited to the use of:

1. ~~LEED (Leadership in Energy Efficiency and Energy and Environmental Design) standards for energy efficiency and guidelines; and~~

\* \* \*

3. Building additions less than 20% of the existing structure should use materials that are compatible with the existing structure, and should strive to meet the standards of the building materials regulations.

\* \* \*

**(c) Building Design**

\* \* \*

3. Architectural detailing, such as the use of stone and other masonry materials, and incorporation of awnings, balconies, and other details, should be incorporated into the design of the building façade to provide a high level of interest at the pedestrian level and to establish a high standard of quality for SRODD development.

## **G.H. Circulation and Access**

\* \* \*

### **(2) Circulation and Access Regulations**

\* \* \*

#### **(b) Pedestrian Circulation and Access**

1. An on-site system of pedestrian walkways shall be provided to establish direct visual and physical access along all street frontages and connections to and between the following:

\* \* \*

2. All sidewalks shall be detached from the curb and separated by a ~~tree-lawn~~ buffer zone not less than five (5) feet in width. Where there is insufficient right-of-way to provide the minimum separation between curb and sidewalk, the buffer may be reduced to accommodate the required five-foot sidewalk.
3. All sidewalks shall be a minimum of ~~six (6)~~ five (5) feet in width; ~~however, where sidewalks access the River trails system, sidewalk widths up to eight (8) feet may be required.~~

\* \* \*

## **H.I Parking**

\* \* \*

**(2) Parking Regulations**

**(a) General**

~~Joint parking may be provided in accordance with Section 59-10300 of this chapter. Parking shall comply with the standards of Article X, Off-street Parking Loading, and Access.~~

**(b) Design**

Surface parking lots exceeding 50 spaces shall be organized as a series of smaller parking lots separated by landscaped islands and pedestrian walkways. Each lot shall be limited to a maximum of 50 spaces unless approved by the RDC or staff.

\* \* \*

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

~~1. The RDC may approve reductions to this standard provided parking is appropriately screened from the River and would otherwise not have an adverse impact on the SRODD or any adjacent uses.~~

\* \* \*

**I.J Landscaping and Screening**

\* \* \*

**(2) Landscaping and Screening Regulations**

**(a) Landscaping**

1. All development shall comply with Article XI, Landscaping and Screening Regulations, with the following exceptions. If a conflict exists, this Article shall control:

- i. Sections 59-11250.G. Sight-proof Screening and Security Fences and 59-11250.H. Residential Buffers and Screening Sightproof screening and landscape buffers between residential and non-residential uses are not required shall not apply within the SRODD.

\* \* \*

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

\* \* \*

- iv. Plant materials twenty-four (24) inches in height at time of maturity may be utilized within the sight triangles of street intersections and drive access points in lieu of the required screening where the Director deems sight obstructions of greater height would be hazardous.

\* \* \*

**J.K. Fencing and Walls**

\* \* \*

**(3) Fencing and Wall Guidelines**

\* \* \*

**(b) Height**

- 1. Fencing and/or walls abutting open space, parks, ~~and~~ or trails are strongly encouraged to be limited to a maximum of four feet in height, and should be no more than 60% opaque except as otherwise provided herein.

2. Where not abutting parks, open space, or trails, fencing and/or walls should be limited to ~~four~~ six feet in height.
3. Where an increased height is necessary to meet screening requirements for loading areas, trash receptacles and other service areas, a wall and/or fencing ~~up to five feet in height may be allowed, but should be no more than 60% opaque as tall as the equipment it screens may be allowed.~~

\* \* \*

## **K.L. Signage**

\* \* \*

### **(2) Signage Regulations**

Unless modified below, in §59-13500.5.K (3) Signage Guidelines, or in each of the individual districts of the SRODD, the sign regulations of Chapter 3 of the municipal zoning code shall apply.

\* \* \*

### **(3) Signage Guidelines**

\* \* \*

#### **(d) Wall Signs**

Display area of wall signs attached to structures abutting the riverfront should not exceed ten percent of the building wall or 200 square feet ~~along the River~~, whichever is less.

## **L.M. Lighting**

\* \* \*

### **(3) Lighting Guidelines**

\* \* \*

#### **(b) Architectural Building-Mounted Lighting**

1. Building-mounted lighting ~~may~~ should only be used to highlight specific architectural features, ~~or~~ primary building entrances, or attached signage.

\* \* \*

**M. N. Parks and Open Space**

\* \* \*

**(3) Parks and Open Space Guidelines**

**(a) General**

1. Public spaces should be located so as to be ~~overlooked by~~ visible from surrounding development and streets for a greater sense of security.

\* \* \*

**N.O. Gateways**

\* \* \*

**13500.7 Meridian Gateway District**

\* \* \*

**B. Development Regulations**

**(1) General**

All development shall comply with Development Regulations set forth in Table 13500.2, below.

TABLE 13500.2: MERIDIAN GATEWAY DISTRICT STANDARDS					
STANDARDS	Attached Single-Family Residential, Duplexes, Triplexes, and Townhouses	Multi-family Residential	Commercial/ Retail <sup>2</sup>	Office/ Hotel	Mixed-Use
* * *	* * *	* * *	* * *	* * *	* * *

**TABLE 13500.2: MERIDIAN GATEWAY DISTRICT STANDARDS**

<b>Side-Yard Setback</b>	0' for interior lot line of individual structures abutting a party wall separating the units	5' minimum for interior lot lines	<u>None for interior lot lines</u>	<u>None for interior lot lines</u>	15' minimum where side lot line abuts a residential district; otherwise none required
	5' minimum for interior lot lines	15' minimum for lot lines abutting a street	20' maximum for lot lines <u>abutting a street</u>	40-20' maximum for lot lines <u>abutting a street</u>	
***	***	***	***	***	***

**FOOTNOTES: TABLE 13500.2**

<sup>1</sup> No additional front yard setback shall be required for development oriented toward SW 15<sup>th</sup> Street due to the 50' wide landscape buffer required.

<sup>2</sup> For use units 59-8300.55, 59-8300.56, 59-8250.2, 59-8250.4 no setbacks shall be required for waterfront recreation related structures and equipment immediately abutting the riverfront.

\*\*\*

**13500.8 Stockyards River District**

\*\*\*

**B. Development Regulations**

**(1) General**

All development shall comply with the Development Regulations set forth in Table 13500.3, below.

**TABLE 13500.3: STOCKYARDS RIVER DISTRICT STANDARDS**

RESIDENTIAL USES	Single-Family Detached <sup>1</sup>		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
***	***	***	***	***	***	***

**TABLE 13500.3: STOCKYARDS RIVER DISTRICT STANDARDS**

<b>Front-Yard Setback</b>	Average of existing residences along the block face <u>20' minimum</u>	20' minimum	Average of existing residences along the block face <u>20' minimum</u>	20' minimum	<u>20' minimum</u> Average of existing residences along the block face	None
<b>Side-Yard Setback</b>	Average of existing residences along the block face <u>None for interior lot lines.</u> <u>10' maximum for lot lines abutting a street.</u>	None for interior lot lines.  <u>10' maximum for lot lines abutting a street.</u>	<u>None for interior lot lines.</u> <u>10' maximum for lot lines abutting a street.</u>  Average of existing residences along the block face	<u>None for interior lot lines.</u>  <u>10' maximum for lot lines abutting a street.</u>	<u>None for interior lot lines.</u>  <u>10' maximum for lot lines abutting a street.</u>	
<b>Rear-Yard Setback</b>	<u>for lot lines abutting a street.</u>	<u>15' maximum</u> <u>None</u>	Average of existing residences along the block face	<u>15' maximum</u> <u>None</u>	<u>None required</u>	
<b>COMMERCIAL/RETAIL<sup>2</sup></b>	<b>South of Exchange Avenue</b>		<b>North of Exchange Avenue, along Waterfront</b>			
***	***		***			
<b>Front-Yard Setback</b>	A minimum of 80 percent of the front façade of the building shall “build to” the back of the <del>sidewalk</del> <u>right-of-way</u> . The remaining 20 percent of the front façade may be set back from the <del>sidewalk</del> <u>right-of-way</u> to accommodate plazas, pocket parks, or other outdoor gathering spaces.		30' maximum			
<b>Side-Yard Setback</b>	<u>None for interior lot lines.</u> <u>30' maximum for lot lines abutting a street.</u>		<u>No requirement</u> <u>None</u>			
<b>Rear-Yard Setback</b>	<u>15' maximum</u> <u>None</u>					
<b>OFFICE/HOTEL</b>	<b>Fronting Agnew Ave. or Exchange Ave. south of SW 9th Street</b>		<b>North of Exchange Avenue, along Waterfront</b>			
***	***		***			
<b>Front-Yard Setback</b>	A minimum of 80 percent of the front façade of the building shall “build to” the back of the <del>sidewalk</del> <u>right-of-way</u> . The remaining 20 percent of the front façade may be set back from the <del>sidewalk</del> <u>right-of-way</u> to accommodate plazas, pocket parks, or other outdoor gathering spaces.		30' maximum			
<b>Side-Yard Setback</b>	<u>None required</u>					
<b>Rear-Yard Setback</b>						

TABLE 13500.3: STOCKYARDS RIVER DISTRICT STANDARDS		
MIXED USE	Fronting Agnew Ave. or Exchange Ave. south of SW 9th Street	Along Waterfront
***	***	
Front-Yard Setback	A minimum of 80 percent of the front façade of the building shall “build to” the back of the <del>sidewalk</del> <u>right-of-way</u> . The remaining 20 percent of the front façade may be set back from the <del>sidewalk</del> <u>right-of-way</u> to accommodate plazas, pocket parks, or other outdoor gathering spaces.	
Side-Yard Setback	None required	
Rear-Yard Setback		

**FOOTNOTES: TABLE 13500.3**

<sup>1</sup> Detached single-family residential development that is part of a subdivision plat or Planned Unit Development submitted after the effective date of this ordinance shall be subject to these standards.

<sup>2</sup> For use units 59-8300.55, 59-8300.56, 59-8250.2, 59-8250.4 no setbacks shall be required for waterfront recreation related structures and equipment immediately abutting the riverfront.

\*\*\*

**13500.9 Farmers Market District**

\*\*\*

**B. Development Regulations**

**(1) General**

All development shall comply with the Development Regulations set forth in Table 13500.4, below.

TABLE 13500.4: FARMERS MARKET DISTRICT STANDARDS					
STANDARDS	Attached Single-Family Residential, Duplexes, Triplexes, and Townhouses.	Multi-family Residential	Commercial/ Retail <sup>1</sup>	Mixed Use	Industrial
Minimum Height	None	2 stories	No requirement <u>None</u>	2 stories	None
***	***	***	***	***	***

**TABLE 13500.4: FARMERS MARKET DISTRICT STANDARDS**

<b>Front-Yard Setback</b>	15' maximum	20' maximum	A minimum of 60 percent of the front façade of the building shall "build to" the back of the <u>sidewalkright-of-way</u> .	A minimum of 80 percent of the front façade of the building shall "build to" the back of the <u>sidewalkright-of-way</u> . The remaining 20 percent of the front façade may be set back from the <u>sidewalkright-of-way</u> to accommodate plazas, pocket parks, or other outdoor gathering spaces	None
<b>Side-Yard Setback</b>	0' for interior lot line of individual structures abutting a party wall separating the units  5' minimum for interior lot lines  15' minimum for lot lines abutting a street	<u>None for interior lot lines.</u>  15' maximum for lot lines <u>abutting a street.</u>	<u>None for interior lot lines.</u>  15' maximum for lot lines <u>abutting a street.</u>	None required	None
<b>Rear-Yard Setback</b>	10' minimum None	10' maximum None	15' maximum None	None required	None

**FOOTNOTES: TABLE 13500.4**

<sup>1</sup> For use units 59-8300.55, 59-8300.56, 59-8250.2, 59-8250.4 no setbacks shall be required for waterfront recreation related structures and equipment immediately abutting the riverfront.

\* \* \*

**13500.10 Western Gateway District**

\* \* \*

**B. Development Regulations**

(1) General

All development shall comply with the Development Regulations set forth in Table 13500.5, below.

<b>TABLE 13500.5: WESTERN GATEWAY DISTRICT STANDARDS</b>						
<b>STANDARDS</b>	<b>Detached Single-Family Residential<sup>1</sup></b>	<b>Attached Single-Family Residential, Duplexes, Triplexes, and Townhouses</b>	<b>Multi-family Residential</b>	<b>Commercial/Retail<sup>2</sup></b>	<b>Office/Hotel</b>	<b>Mixed-Use</b>
***	***	***	***	***	***	***
<b>Front-Yard Setback<sup>1</sup></b>	20' maximum	15' maximum	15' maximum	30' maximum	35' maximum	A minimum of 80 percent of the front façade of the building shall "build to" the back of the <del>sidewalk</del> <u>right-of-way</u> . The remaining 20 percent of the front façade may be set back from the <del>sidewalk</del> <u>right-of-way</u> to accommodate plazas, pocket parks, or other outdoor gathering spaces.
<b>Side-Yard Setback</b>	<u>None for interior lot lines.</u> 10' maximum for lot lines abutting a street.	0' for interior lot line of individual structures abutting a party wall separating the units  15' maximum for interior lot lines abutting a street	<u>None for interior lot lines.</u>  15' maximum for lot lines abutting a street.	<u>None for interior lot lines.</u>  20' maximum for lot lines abutting a street.	<u>None for interior lot lines.</u>  20' maximum for lot lines abutting a street.	None required
<b>Rear-Yard Setback</b>	20' maximum <u>None</u>	15' maximum <u>None</u>	10' maximum <u>None</u>	15' minimum <u>None</u>	15' maximum <u>None</u>	None required

**FOOTNOTES: TABLE 13500.5**

<sup>1</sup> Any detached single-family residential development that is part of a subdivision plat or Planned Unit Development submitted after the effective date of this ordinance shall be subject to these standards.

<sup>2</sup> For use units 59-8300.55, 59-8300.56, 59-8250.2, 59-8250.4 no setbacks shall be required for waterfront recreation related structures and equipment immediately abutting the riverfront.

\* \* \*

~~(3)~~ **Signage**

~~Pedestrian-oriented directional signage shall be incorporated to orient district visitors to available services, transportation options, and other points of interest within the SRODD.~~

~~(4)~~**(3) Parks and Open Space**

A minimum of 30% of the Western Gateway District’s total area shall be dedicated to parks and open space. Plazas, parks, pocket parks, and other formal gathering spaces may be included in this calculation.

\* \* \*

**13500.11 Regatta District**

\* \* \*

**B. Development Regulations**

**(1) General**

All development shall comply with the Development Regulations set forth in Table 13500.6, below.

<b>TABLE 13500.6: REGATTA DISTRICT STANDARDS</b>				
<b>STANDARDS</b>	<b>Attached Single-Family Residential, Duplexes, Triplexes, and Townhouses.</b>	<b>Multi-family Residential</b>	<b>Office / Hotel</b>	<b>Mixed Use</b>
<b>Minimum Height</b>	3-stories	4-stories	3-stories	2-stories
<b>Maximum Height</b>	None			
<b>Front-Yard Setback</b>	10' maximum	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		

<b>TABLE 13500.6: REGATTA DISTRICT STANDARDS</b>				
<b>Side-Yard Setback</b>	0' for interior lot line of individual structures abutting a party wall separating the units	15' maximum	15' maximum	None required
	5' minimum for interior lot lines			
	10' minimum for lot lines abutting a street			
<b>Rear-Yard Setback</b>	15' maximum	10' maximum		

<b>TABLE 13500.6: REGATTA DISTRICT STANDARDS</b>					
<b>STANDARDS</b>	<b><u>Attached Single-Family Residential, Duplexes, Triplexes, and Townhouses.</u></b>	<b><u>Multi-family Residential</u></b>	<b><u>Office / Hotel</u></b>	<b><u>Mixed Use</u></b>	<b><u>Commercial/Retail<sup>1</sup></u></b>
<b><u>Minimum Height</u></b>	<u>3 stories</u>	<u>4 stories</u>	<u>3 stories</u>	<u>2 stories</u>	<u>None</u>
<b><u>Maximum Height</u></b>	<u>None</u>				
<b><u>Front-Yard Setback</u></b>	<u>10' maximum</u>	<u>A minimum of 80 percent of the front façade of the building shall "build to" the back 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</u>			
<b><u>Side-Yard Setback</u></b>	<u>0' for interior lot line of individual structures abutting a party wall separating the units</u> <u>5' minimum for interior lot lines</u> <u>10' minimum for lot lines abutting a street</u>	<u>None for interior lot lines.</u> <u>15' maximum for lot lines abutting a street.</u>	<u>None for interior lot lines.</u> <u>15' maximum for lot lines abutting a street.</u>	<u>None</u>	<u>None for interior lot lines.</u> <u>15' maximum for lot lines abutting a street.</u>
<b><u>Rear-Yard Setback</u></b>	<u>None</u>				

**FOOTNOTES: TABLE 13500.6**

<sup>1</sup> For use units 59-8300.55, 59-8300.56, 59-8250.2, 59-8250.4 no setbacks shall be required for waterfront recreation related structures and equipment immediately abutting the riverfront.

\* \* \*

**13500.12 American Indian Cultural Center District**

\* \* \*

**C. Development Regulations**

**(1) Land Use Mix**

- (a)** The AICC and its associated uses ~~will~~shall be the primary uses within the American Indian Cultural Center District.
- (b)** Secondary uses ~~will~~shall include commercial, retail, and other support uses on properties falling under the AICC's ownership, along SE 15th Street and Eastern Avenue.

\* \* \*

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

\* \* \*

**13550.3 Development Regulations and Guidelines**

\* \* \*

**D. Built Form**

\* \* \*

**(3) Built Form Guidelines**

**(a) Materials**

- 1.** The use of sustainable building materials and construction techniques is encouraged. These may include, but are not limited to the use of:
  - i.** LEED (Leadership in Energy Efficiency—~~and Environmental Design~~) standards ~~for—energy efficiency and guidelines~~; and

\* \* \*

**(7) Fencing and Walls**

\* \* \*

**(b) Fencing and Wall Regulations**

**1. Materials and Design**

\* \* \*

- ii. Fences and walls constructed of corrugated metal panel, standard chain link, wire mesh, barbed wire, razor wire, or other similar products shall be prohibited.

\* \* \*

**13550.5 Certificate of Approval Required**

~~A.~~ A Stockyards City Certificate of Approval (SCCA) ~~from the Stockyards City Urban Design Committee~~ shall be required prior to the commencement of work any development, redevelopment or expansion within the Stockyards City Transitional Development Overlay District as follows on the following:

A. The Stockyards City Urban Design Committee shall review and issue Certificates of Approval for the following, unless administrative approval is permitted, as referenced in this Section:

~~(1) The modification of a building's exterior, including but not limited to the following:~~ New construction, expansion, or modification to the exterior of existing structures and associated sites.

~~(a) Work on the exterior of a structure requiring a building permit.~~

~~(b) The painting of unpainted brick, stone, or cast stone.~~

~~(c) The expansion of a building; the addition of a roof to a building; the installation of exterior building lighting; or the installation of building awnings.~~

- ~~(d) The enclosure of a window, doorway, archway, or other similar openings of a building.~~
- ~~(e) The addition or removal of building materials from the building facades, not including basic maintenance of such elements as signs, lighting, gutters, and downspouts.~~
- ~~(f) The addition or removal of siding.~~
- ~~(g) The installation of aerial antennae, satellite dishes, or other structures on the roof of a building within sight lines of the street right of way.~~

- ~~(2) The total or partial demolition of a structure. Signage.~~
- ~~(3) Proposed plans for the installation of public capital improvements and streetscape improvements, including but not limited to sidewalks, kiosks, landscaping, bus stop shelters, benches, ornamental lighting, and gateway signs. This review shall not be construed to apply to minor public improvements including but not limited to the installation of parking signs, bus signs, and the replacement of streetlights, nor to the installation of underground utilities, such as water and wastewater mains. Demolition of a structure, except structures declared dilapidated and approved for demolition by City Council.~~
- ~~(4) Capital improvements and public or private streetscape improvements.~~
- ~~(5) Installation (application) of murals, as outlined in 59-8250.16.~~

~~B. In considering an application for a Stockyards City Certificate of Approval the Committee shall base its decision upon the design guidelines listed in § 4700.1, and in § 4700.2 parts A, B, D, I, and J. Staff may review and issue Certificates of Approval for the following:~~

- ~~(1) Exterior modifications or expansions impacting less than 20% of a site or structure.~~
- ~~(2) Revisions to submittals previously approved by the Stockyards City Urban Design Committee of which the changes impact less than 20% of the project.~~

- (3) Minor public and private improvements including but not limited to sidewalks, kiosks, landscaping, bus stop shelters, benches, and ornamental lighting.
- (4) Parking and expansions to existing parking lots not exceeding a total of 50 spaces.
- (5) Signage associated with a structure less than five thousand (5,000) gross square feet.
- (6) Accessory structures such as garages, storage buildings and mechanical equipment.
- (7) Awnings, canopies, and lighting.
- (8) Fencing.
- (9) Screening of mechanical equipment and waste receptacle enclosures.

C. ~~All applications for Certificates of Approval that meet the design guidelines set forth in this section shall be approved by the Committee, unless the reason for denial is stated in writing. Staff may forward administrative cases to the Committee for consideration as deemed necessary.~~

**D. Exemptions**

A Certificate of Approval shall not be required for:

- (1) Single-family detached residential within the District including:
  - (a) New construction of a single-family detached residence.
  - (b) Existing single-family detached residences.
  - (c) Expansion to an existing single-family detached residence.
- (2) Ordinary Maintenance and Repair that involves no change in materials, dimensions, design, configuration, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.

\* \* \*

§ 59-13700 Urban Design Overlay District

\* \* \*

13700.4 Certificate of Approval Required

\* \* \*

A. ~~New construction, reconstruction or remodeling of the exterior structures for which a building permit is required. A Certificate of Approval shall not be required where such work is to repair or replace structures with the exact same size and quality of materials, and where such work will not noticeably change the exterior of the structure. The Urban Design Commission shall review and issue Certificates of Approval for the following, unless administrative approval is permitted, as referenced in this Section:~~

(1) New construction, expansion, or modification to the exterior of existing structures and associated sites.

(2) Signage.

(3) Demolition of a structure, except structures declared dilapidated and approved for demolition by City Council, and

(4) Capital improvements and public or private streetscape improvements.

B. ~~The modification of a building's exterior including, but not limited to, the following situations or modifications Staff may review and issue Certificates of Approval for the following:~~

(1) Work on the exterior of a structure requiring a building permit Exterior modifications or expansions impacting less than 20% of a site or structure.

(2) The painting of unpainted brick, stone or cast stone Revisions to submittals previously approved by the Urban Design Commission of which the changes impact less than 20% of the project.

(3) The removal of paint from previously painted brick, stone or cast stone, including historic painted signs Minor public

and private improvements including but not limited to sidewalks, kiosks, landscaping, bus stop shelters, benches, and ornamental lighting.

- (4) ~~The expansion of a building, the addition of a roof to a building, the addition of a sign to the roof of a building, the installation of building awnings, or the installation of exterior building lighting~~ Parking and expansions to existing parking lots not exceeding a total of 20 spaces.
  - (5) ~~The enclosure of a window, doorway, archway or other similar openings of a building~~ Signage associated with a structure less than five thousand (5,000) gross square feet.
  - (6) ~~The addition or removal of building materials from the building facades, not including basic maintenance of such elements as signs, lighting, gutters and downspouts~~ Accessory structures such as garages, storage buildings and mechanical equipment.
  - (7) ~~The addition or removal of siding~~ Awnings, canopies, and lighting.
  - (8) ~~The addition of sight proof screening, except for screening designed to meet the requirement that waste collection receptacles and other similar external units be screened~~ Fencing.
  - (9) ~~The installation of aerial antennae, satellite dishes or other structures on the roof of a building within sight lines of the street right-of-way~~ Screening of mechanical equipment and waste receptacle enclosures.
- C. ~~The total or partial demolition of a structure. Provided however, the City Council of Oklahoma City has declared a structure a public nuisance then no Certificate of Approval is required~~ Staff may forward administrative cases to the Urban Design Commission for consideration as deemed necessary.
- D. ~~Proposed plans for the installation of streetscape improvements and public capital improvements. These include, but are not limited to, sidewalks, kiosks, landscaping, bus stop shelters, benches, ornamental lighting and gateway signs. This review shall not be construed to apply to minor public improvements including, but not limited to, the installation of parking signs, bus signs and the replacement of streetlights, nor to the installation of underground utilities, such as water and wastewater mains.~~ A

Certificate of Approval shall not be required for Ordinary Maintenance and Repair that involves no change in materials, dimensions, design, configuration, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.

\* \* \*

## **13700.5 District Regulations**

\* \* \*

### **A. Site Design Requirements**

#### **(1) Maximum Building Height**

~~As specified by an approved Certificate of Approval, but shall not exceed the maximum building height allowed in the underlying zoning district.~~

As permitted in the underlying zoning district unless conflicting with the intent of the chapter or specific guidelines of section 59-13700.6.B.

#### **(2) Front Building Line**

~~As specified by an approved Certificate of Approval. 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 10’ 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:**

**i. Gasoline Sales, Small: Restricted: (59-8300.46)**

**ii. Expansions to existing buildings.**

**iii. Accessory buildings.**

**iv. Canopies and awnings.**

**(3) Side-yard setbacks**

- (a)** For Commercial and Office uses as defined in Article VIII, Section 59-8300, ten (10) foot maximum setback from right-of-way abutting a street.
- (b)** For Commercial and Office uses as defined in Article VIII, Section 59-8300, no setback required for interior lots.
- (c)** For all other uses, setbacks shall be as defined in the underlying zoning unless conflicting with the intent of the Urban Design Overlay guidelines and regulations of Section 59-13700.6.B.

**(4) Rear-yard setbacks**

As defined for all uses in the underlying zoning districts unless conflicting with the intent of the Urban Design Overlay guidelines and regulations of Section 59-13700.6.B.

\* \* \*

**C. Landscaping Requirement**

- (1)** Parking lots shall be landscaped, at a minimum, in accordance with the provisions of §59-11250.E (Automotive Parking Lot Landscape Requirements) and §59-11350 (Landscape Irrigation Requirements) of this chapter with the following provision.

  - (+)(a)** In base zoning districts that do not have off street parking requirements, parking lots provided as a part of a development (not a Stand-Alone parking lot) shall be required to comply with 59-11250.E and 59-11350 except that two (2) points of landscaping shall be required for each proposed parking space.
- (2)** In Commercial and Office uses, as defined in Article VIII Section 59-8300, where the setback from the build-to line is not a hardscaped plaza or entryway, a landscaped area shall be installed.

**F. ~~Revocable Permit Applications~~**

- ~~(1) Within thirty (30) working days following the City's official receipt of an application for a Revocable Permit for the construction or location of a private structure within the street right of way, the Commission shall have an opportunity to review and comment on the application.~~
- ~~(2) Official receipt shall be the administrative procedure wherein the applicant is given a receipt or other written verification from the City that the application has been received for formal processing.~~
- ~~(3) Final municipal action on the application may be taken after the Commission's recommendation has been made, or the 30-working-day period has elapsed.~~
- ~~(4) The design review process shall not be construed as applying to the siting of waste collection receptacles.~~
- ~~(5) Private structures shall include, but not be limited to, handicap access ramps, patio dining areas, or vending machines. Examples of public structures not subject to this Commission review include utility meters and streetlights.~~

**G. ~~Other Applications in the UD District~~**

- ~~(1) The Director shall notify the members of the Urban Design Commission of all applications for demolition, rezoning, variances, special exceptions, special permits, or subdivision of land requiring a public hearing involving land parcels located within the Urban Design District.~~
- ~~(2) The Commission shall have the opportunity for non-binding review and comment on such applications. Final municipal action on an application may be taken after the Commission's recommendation has been made or thirty (30) working days have elapsed following the City's official receipt of said application, whichever is earlier.~~
- ~~(3) The Commission's review shall primarily be concerned about how the proposal would affect the character of the Urban Design zone, as stated in the Design Guidelines, and the overall character, as stated in the General Description of this section.~~

## 13700.6 Design Guidelines for Certificates of Approval

The Urban Design Commission shall be ~~guided~~ directed by these guidelines in reviewing applications for Certificates of Approval. In applying these guidelines to specific proposals, the Urban Design Commission shall recognize the physical and environmental characteristics unique to the proposed site and its surroundings. All applications for Certificates of Approval that meet the following design guidelines shall be approved by the Urban Design Commission or staff as authorized in Section 59-13700.4:

\* \* \*

- D. Promote and enhance the character of streets and sidewalks within particular locales by building on unique elements such as narrower or wider sidewalks, particular types of trees, and lighting fixtures incorporating specific historic or architectural styles. Streetscape design and elements should be in conformance with the Downtown Streetscape Master Plan where applicable.

\* \* \*

- G. The use of mechanical equipment; high-pressure abrasive cleaning methods, including, but not limited to, blasting with soda, peanut or walnut shells, sand, or water; or acidic chemical cleaners for the removal of paint from masonry is discouraged. Paint removal from masonry should use alkaline or organic based chemical strippers. Low-pressure abrasive cleaning methods may be appropriate. Test patches of paint removal techniques are encouraged to determine the least damaging method.

## 13700.7 Classification of Streets

The Urban Design Commission may approve policies designating streets within the Urban Design Overlay District according to pedestrian and vehicular function as described below. Upon such designation, the Commission may apply design guidelines to proposed development projects within or adjoining such designated streets. Designation of streets and design guidelines should be in conformance with the Downtown Streetscape Master Plan where applicable.

\* \* \*

- B. **Primary Vehicular Streets**

Primary vehicular streets are ~~streets which serve~~ designed to move vehicular traffic through the district and connect the area with other areas of the City.

\* \* \*

**SECTION 12.** That Chapter 60, Title 59, Article VII, Section 60-59-26, of the Oklahoma City Municipal Code 2007 is hereby amended to read as follows:

**Chapter 60 GENERAL SCHEDULE OF FEES**

\* \* \*

**TITLE 59. ZONING**

\* \* \*

**Article VII. Administration**

\* \* \*

**§ 60-59-26. Fees for Certificates of Approval.**

- (a) Bricktown certificate of approval ~~... \$63.00~~
  - 1. Administrative. . . \$100.00
  - 2. Committee required. . . 500.00
- (b) Urban Design certificate of approval ~~... 63.00~~
  - 1. Administrative. . . 100.00
  - 2. Commission required. . . 500.00
- (c) Stockyards City certificate of approval ~~... 63.00~~
  - 1. Administrative. . . 100.00
  - 2. Committee required. . . 500.00
- (d) Downtown Design certificate of approval ~~review:~~
  - 1. Aadministrative certificate of approval . . . 100.00
  - 2. Ceommittee required certificate of approval . . . 500.00

(e) Scenic River Overlay Design ~~review~~ certificate of approval

1. Administrative ~~certificate of approval~~ . . . 100.00

2. Committee required ~~certificate of approval~~ . . . 500.00

\* \* \*

**INTRODUCED AND READ** in the open meeting of the Council of The City of Oklahoma City, Oklahoma, this 5th day of January, 2010.

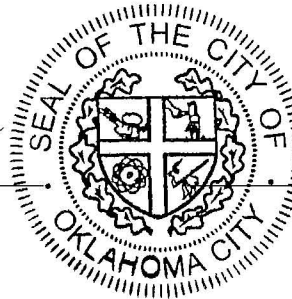
**PASSED** by the Council of The City of Oklahoma City, Oklahoma on this **2nd** day of February, 2010.

**SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma on this 2nd day of February, 2010.

ATTEST:



CITY CLERK





MAYOR

**REVIEWED** for form and legality.



ASSISTANT MUNICIPAL COUNSELOR