

(Published in the Journal Record 11<sup>th</sup> day of June, 2014)

ORDINANCE NO. 24.901

**ORDINANCE AMENDING THE ZONING AND PLANNING CODE, AMENDING CHAPTER 59, OF THE OKLAHOMA CITY MUNICIPAL CODE, 2010, ARTICLE III, SECTIONS 3250.3, 3250.4, 3350.3, 3450.3, 3500.3 AND 3500.4 MODIFYING MEMBERSHIP, COMMITTEE AND COMMISSION MEMBERS AND OFFICERS, TERMS AND TERM LIMITS, CLARIFYING MEETING PROCEDURES, AND CLARIFYING THE APPEAL PROCESS; ARTICLE IV, SECTION 4150.5, 4250.3, 4250.7, 4250.8, AND 4250.10 AMENDING COMMITTEE RECOMMENDATIONS AND REVIEW, CLARIFYING NOTICING, SUBMITTAL REQUIREMENTS, REQUIREMENTS FOR CERTIFICATES OF APPROVAL, THE PROCESS OF ADOPTION OF SUPPLEMENTAL GUIDELINES, AND THE APPEAL PROCESS; ARTICLE VII, SECTIONS 7200.1 AND 7200.2 (TABLE) CLARIFYING REGULATIONS FOR SCREENING, ADDING SPECIFICATIONS FOR FENCING, LIMITING USE OF SPECIFIC EXTERIOR BUILDING MATERIALS, CLARIFYING APPLICATIONS FOR BUILDING DESIGN, AND ADDING REFERENCE TO BULK STANDARDS; AND ARTICLE XIII, SECTIONS 13500.3, 13500.7, 13500.2 (TABLE), 13500.8, 13500.3 (TABLE), 13500.9, 13500.4 (TABLE), 13500.10, 13500.5 (TABLE), 13500.11 AND 13500.6 (TABLE), CLARIFYING CONDITIONS FOR STAFF REVIEW AND APPROVAL, MODIFYING USE TABLES TO EXEMPT SPECIFIC ACCESSORY STRUCTURES, AND MODIFYING REGULATIONS AND GUIDELINES FOR SURFACE PARKING.**

**ORDINANCE**

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

**SECTION 1.** That Chapter 59, Article III, Sections 3250.3, 3250.4, 3350.3, 3450.3, 3500.3, and 3500.4 of the Oklahoma City Municipal Code 2010, are hereby amended to read as follows:

**CHAPTER 59**

**ZONING AND PLANNING CODE**

\* \* \*

ARTICLE III. ADMINISTRATIVE BODIES AND OFFICIALS

\* \* \*

§59-3250 DOWNTOWN DESIGN REVIEW COMMITTEE

\* \* \*

3250.3 Membership, Terms and Organization.

A. Membership.

The Downtown Design Review Committee shall consist of seven members. These members shall be appointed by the Mayor with the consent and approval of the City Council, and shall be composed as follows:

- (1) ~~Three~~ Four members shall be a combination of registered architects, landscape architects, urban planners, or licensed civil engineers, ~~all with demonstrated knowledge of urban design principles.~~
- (2) Two members shall be licensed real estate professionals ~~with demonstrated knowledge of urban design principles.~~
- ~~(3) One member shall be a member of the Urban Design Commission.~~
- ~~(4)~~(3) One member shall be a resident citizen of the City of Oklahoma City.
- ~~(5)~~(4) All members of the Committee shall serve without compensation. All members shall have demonstrated knowledge in the fields of architecture, urban history, city planning, urban design, or real estate development.

B. Terms of Membership.

- (1) The term of each committee member shall be for three years, or until his or her successor takes office. Members may be appointed to fill the remainder of vacant terms. ~~No member shall serve more than three consecutive terms. Members who have served three consecutive terms may be reappointed after having rotated off the Commission for at least one full three year term.~~
- (2) No member shall serve more than three consecutive terms, provided however, the initial appointments at the time of creation of the committee for terms less than three years or the terms served for the purpose of filling vacancies shall not be considered as counting towards the three consecutive term limits set forth in the section.

(3) Members who have served three consecutive terms may be reappointed after having rotated off the Committee for at least one full year.

~~C. Members shall serve staggered three year terms in accordance with their initial appointments. At the on set of the Committee creation, two members shall serve one year, two members shall serve one year, and three members shall serve three years.~~

**D.C. Chair/Vice Chair.**

The Downtown Design Review Committee shall elect a Chair, and Vice Chair and create and fill other offices it deems as necessary. The term of the Chair and Vice Chair shall be one year.

**E.D. Removal of Members.**

Members may be removed by the Mayor with the consent ~~and approval~~ of the City Council, for inefficiency, neglect of duty, or malfeasance in office. The Mayor shall file a written statement of the reason for the removal. Members may resign with the Mayor's acceptance of a letter of resignation.

**F.E. Staff Assistance.**

The Planning Director and Staff shall assist the Committee in discharging its duties. The Planning Director, or designee, shall attend and keep written findings and records of all meetings. Staff shall act in an advisory capacity only and may participate in the Committee's discussion, but shall have no vote.

**3250.4 Meetings and Procedures.**

**A. Organization and Rules.**

The Committee shall hold at least one regular public meeting each month, provided however, meetings may be cancelled with appropriate notification to the City Clerk. Staff shall keep a public record of the Committee's ~~resolutions, transactions, findings and determinations~~ actions and documentation.

\* \* \*

**F. Appeal.**

Any person aggrieved by any decision of the Staff or the Downtown Design Review 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 and conducted in accordance with the provisions and procedures of Section 59-4250.10, Appeals.

No Certificate of Approval granted by the Downtown Design Review Committee or staff shall become effective until the expiration of the appeal period.

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**§59-3350 URBAN DESIGN COMMISSION**

\* \* \*

**3350.3 Membership, Terms and Organization.**

**A. Membership.**

The Urban Design Commission shall consist of nine members, ~~whom the Mayor shall appoint with the consent and approval~~ These members shall be appointed by the Mayor with the consent of the City Council, and ~~The Urban Design Commission~~ shall be composed as follows:

- (1) ~~Five~~ Four citizen members shall be property or business owners, ~~or representatives of such owners~~ in locations subject to Urban Design Commission review. No more than two such members shall be from the same Urban Design District. In lieu of this requirement, one such member may be a member of another City Design Review Committee or Commission.
- (2) Two citizen members shall be employed in the planning, design or land development professions, and ~~who are~~ shall be knowledgeable in the field of historic preservation, and at least one of whom shall be a registered architect.
- (3) Two members shall be resident citizens of The City of Oklahoma City with demonstrated knowledge of the District.
- (4) One member shall be a member of the Downtown Design Review Committee.

\* \* \*

**D. Term of Office.**

- (1) The term of each member of the Urban Design Commission shall be ~~two~~ three years or until his/her successor takes office. Members may be appointed to fill the remainder of vacant terms by the Mayor, with the consent of the City Council.
- (2) No member shall serve more than three consecutive terms. Members who have served three consecutive terms may be reappointed after having rotated off the Commission for at least one full year.

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**F. Vacancies.**

Members may be appointed to fill the remainder of vacant terms by the Mayor, with the consent and approval of the City Council.

**§59-3450.1 STOCKYARDS CITY URBAN DESIGN COMMITTEE**

\* \* \*

**3450.3 Membership, Terms and Organization.**

\* \* \*

**A. Membership.**

The Stockyards City Urban Design Committee shall consist of five members, ~~whom the Mayor shall appoint with the consent and approval~~ These members shall be appointed by the Mayor with the consent of the City Council. ~~The Stockyards City Urban Design Committee, and~~ shall be composed as follows:

- (1) One member shall be ~~the Manager designated by the Board of Stockyards City Main Street, Inc. and may be the Executive Director of Stockyards City Main Street, Inc., or~~ a member of the Main Street Design Committee, or any other board designee. If in the event the Main Street program is dissolved, then this position shall be filled by the President or another officer of any successor property owner or merchant organization.

\* \* \*

**§59-3500 RIVERFRONT DESIGN COMMITTEE**

\* \* \*

**3500.3 Membership, Terms and Organization.**

\* \* \*

**A. Membership.**

~~The members of the RDC shall be nominated by the Chairman and Trustees of the River Trust, appointed by the Mayor, and confirmed by the City Council. The RDC shall be comprised of three members of the Riverfront Redevelopment Authority and one additional member for each of the six Design Districts, totaling nine members. Of those nine members,~~

~~five members shall be persons with knowledge or experience in the profession or practice of architecture, landscape architecture, planning, urban design, land development, or construction services. The Riverfront Design Committee (RDC) shall consist of nine members appointed by the Mayor with the consent of City Council. The nine members shall include:~~

- ~~1. Two members appointed from the Riverfront Redevelopment Authority.~~
- ~~2. Seven members knowledgeable and/or experienced in the profession or practice of architecture, landscape architecture, planning, urban design, land development, or construction services. Of these members, at least two shall be licensed or certified in their design field.~~

\* \* \*

**D. Term of Office.**

~~The term of each RDC member shall be for three years or until his or her successor takes office. Members may be appointed to fill the remainder of vacant terms. Members who have served three consecutive terms may be reappointed after having rotated off the RDC for at least one full year.~~

- ~~(1) The term of each RDC member shall be for three years or until his or her successor takes office. No member shall serve more than three consecutive terms without having rotated off the Committee for at least one year.~~
- ~~(2) Members may be appointed to fill the remainder of vacant terms. Appointment for the purpose of filling vacancies shall not be considered as counting towards the three consecutive term limits set forth in the section.~~

**E. Removal or Resignation of Members.**

~~Members of the RDC may be removed by the Mayor upon the recommendation of the OKC Riverfront Redevelopment Authority Trustees with the consent of the City Council, for inefficiency, neglect of duty, or malfeasance in office. The Mayor shall file a written statement of the reason for the removal. Members may resign with the Mayor's acceptance of a letter of resignation.~~

**3500.4 Meetings and Procedure.**

\* \* \*

**B. Quorum.**

~~A quorum shall consist of five members of the RDC~~ Five members of the Committee shall constitute a quorum for the transaction of business, unless there is a vacancy in the membership, in which case it shall be a majority of the active members, and action taken at any meeting shall require the affirmative vote of a majority of the voting members of the RDC. Action taken by the Committee at any meeting shall require the affirmative vote of a majority of the votes cast.

\* \* \*

**SECTION 2.** That Chapter 59, Article IV, Sections 4150.5, 4250.3, 4250.7, 4250.8, and 4250.10 of the Oklahoma City Municipal Code 2010, are hereby amended to read as follows:

#### **ARTICLE IV. ADMINSTRATIVE PROCEDURES**

\* \* \*

#### **§59-4150 PUBLIC HEARINGS AND NOTICES**

\* \* \*

#### **4150.5 Public Hearing and Notice Requirements for Riverfront Design Committee Meetings.**

In order to encourage citizen participation and assure that all interested parties shall be heard, notice of public hearings regarding action to be taken by the Riverfront Design Committee shall be given as specified by the following:

#### **A. Notice by mail.**

Hearing notices of the Riverfront Design Committee meetings shall be sent at least six ~~calendar~~ business days prior to such hearing by mailing written notice to all owners of property within a 150-foot radius of the exterior boundary of the subject property. Such notice by regular mail shall be the responsibility of the Staff.

\* \* \*

#### **§59-4250 DISCRETIONARY REVIEW PROCEDURES.**

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**4250.3 Downtown Design Review.**

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**C. Committee Recommendations and Review.**

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(8) Submissions for Murals and any subsequent modifications to Murals must be approved by the Arts Commission prior to review by the Downtown Design Review Committee or staff.

\* \* \*

**4250.7 Stockyards City Urban Design Review.**

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

A Stockyards City Certificate of Approval shall expire two years after the date of its approval by the ~~Briektown~~ Stockyards City Urban Design Committee. 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. A maximum of four extensions may be granted before a new review process is required, including application, attachments, and fee. 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 the conditions beyond the control of the applicant, said work was unable to be completed within the prescribed time period.

\* \* \*

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

\* \* \*

**C. Applications.**

Applications for Certificate of Approval shall be submitted to the Oklahoma City Planning Department. Sufficient information and detail shall be submitted to allow full evaluation of relevant design issues. Minimum required drawings and documentation are listed on submittal forms available from the Oklahoma City Planning Department. On projects of smaller scale or complexity, Staff may waive the submission of some of the required drawings and/or details.

- ~~(1) Each application for a Certificate of Approval shall be accompanied by the following:
  - ~~(a) Sufficient information and detail shall be submitted to fully evaluate relevant design issues. The following is required at the time of submission for design review. Depending on the scope of the project, some required drawings or details may not be required.~~
  - ~~(b) The applicant shall submit one reproducible set of plans on paper no less than 18 inches by 24 inches as well as one set reduced to eight and one half inches by 11 inches sized paper (minimum 11 inches by 17 inches may be accepted for site plans of large projects). Plan sets with multiple sheets shall include sheets of uniform size, including match lines clearly indicating where several sheets join, if appropriate.~~
  - ~~(c) A full site plan drawn to an appropriate Engineer's or Architectural scale with the north arrow and drawing scale noted on plans showing:
    - ~~1. Clearly defined property lines, street rights-of-way, and centerline of frontage street(s).~~
    - ~~2. Front yard set back/build to lines of proposed project.~~
    - ~~3. Building elevations including dimensions and materials of awnings, balconies, or other architectural details.~~
    - ~~4. A separate Landscape Plan, as defined in Article XI, Section 59-11100~~
    - ~~5. Sign proposals shall include complete site plan to scale showing location of proposed sign(s). Sign submittals shall also include dimensioned elevations, and renderings or graphics depicting colors and materials. Special features shall be detailed on plans.~~
    - ~~6. Submittals for fences shall provide a complete site plan to scale showing the location of the proposed~~~~~~

fence(s), and dimensioned elevations and/or sections, noting colors, materials, and heights.

7. Murals shall be submitted in conformance with Section 59-8250.16.

\* \* \*

**E. Expiration and Extension of Certificates of Approval.**

~~Any Certificate of Approval granted by the Riverfront Design committee or administratively granted shall expire two years from date of issuance. If construction has commenced, the Riverfront Design Committee or staff may grant a two-year extension prior to the expiration date of the Certificate of Approval. An Extension may be granted as long as there are no additions, revisions, or deletions of any element of the project. A maximum of four extensions may be granted before a new review process is required, including application, attachments, and fee.~~

**(1) Exceptions: Expirations:**

Any Certificate of Approval granted by the Riverfront Design Committee or staff shall expire two years from date of issuance.

~~(a) Any Certificate of Approval for Temporary Construction Staging Areas, Off Site shall expire six week from the date of issuance.~~

~~(b) Extensions shall not be granted for Temporary Construction Staging Areas, Off Site.~~

**(a) Exceptions:**

1. Site preparation for a Temporary Construction Staging Areas, Off-Site which has been issued a Certificate of Approval must be completed within six weeks of the issuance of the Certificate of Approval.

2. A Certificate of Approval for a Temporary Construction Staging Area, Off-Site shall expire one week after completion or abandonment of the construction project related to the Certificate of Approval

**(2) Extensions:**

If construction has commenced, the Riverfront Design Committee or staff may grant a two-year extension prior to the expiration date of the Certificate of Approval. An Extension may be granted as long as there are no additions, revisions, or deletions of any

element of the project as reflected in the original Certificate of Approval and any subsequent Revisions approved prior to the expiration date.

**(a) Exceptions:**

- 1. Extensions shall not be granted for Temporary Construction Staging Areas, Off-Site.**

**F. Appeals**

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 who may affirm, reverse or modify the decision of the Committee or staff. The appeal shall be filed and conducted in accordance with the provisions and procedures of as provided in Section 59-4250.10.

\* \* \*

**H. Supplemental Guidelines and Plans.**

**(1) Supplemental Guidelines.**

In addition to the Design Guidelines found in Section 59-13500 of this chapter, ~~said design guidelines may be supplemented by more detailed guidelines expanding on the basic design principles contained herein.~~ the Committee may choose to adopt design guidelines, policies, and procedures to aid in their design review responsibilities. However, those policies and procedures are supplemental to this code, and may not contradict it. Such supplemental guidelines may be adopted by the Riverfront Design Committee in accordance with the regulation of this chapter, and shall be made available to the public upon request ~~and shall be provided to applicants for Certificates of Approval at the time of application.~~ Supplemental guidelines previously adopted by the Riverfront Design Committee include the Building Conservation and Rehabilitation Guidelines.

\* \* \*

**4250.10 Appeals.**

\* \* \*

**D. Procedure.**

\* \* \*

**(4) Action by the Board of Adjustment**

- (a) The Board of Adjustment shall fix a reasonable time for hearing appeals and direct applications, giving public notice thereof, and due notice to interested parties and shall decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or attorney.
- (b) The appeal shall be heard and tried de novo by the Board, provided such appeal shall be limited to the grounds specified in the Notice of Appeal. Upon review, the Board may affirm, reverse or modify the decision of the City Official, Design Review Committee or Commission. Any person aggrieved by the ruling of the Board on said appeal shall have such further rights of appeal as provided by law.
- (b)(c) Every ruling made upon any appeal to the Board shall be accompanied by a written finding of fact based upon the testimony received at the hearing afforded by the Board, and shall specify the reason for granting or denying the appeal. In considering all appeals from rulings made under this chapter, the Board shall, in making its finding on any specific case, determine the effect of the proposed change upon the supply of light and air to adjacent property, upon the congestion in the public streets, upon the public safety from fire and other hazards, upon the established property values within the surrounding area, and upon other factors relating to the public health, safety, comfort, convenience, order and general welfare of the people of the city.

**SECTION 3.** That Chapter 59, Article VII, Section 7200.1 and 7200.2 (Table) of the Oklahoma City Municipal Code 2010, are hereby amended to read as follows:

**ARTICLE VII. SPECIAL PURPOSE DISTRICTS**

\* \* \*

**§59-7200 DOWNTOWN DESIGN DISTRICTS.**

\* \* \*

7200.1

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

\* \* \*

**F. Development Regulations.**

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

\* \* \*

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

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

- (a) Chain link, with or without slats shall not be used to satisfy this screening requirement.
- (b) Service areas and loading docks accessed from and located within an alleyway shall be exempt.
- (c) Dumpsters shall be screened in accordance with §59-12200.4C.(5)
  - 1. Where landscaping is used as screening, a landscaped buffer shall be installed no less than six feet in width, planted with a series of evergreen plantings at least six feet in height and spaced in a manner to provide an impervious visual barrier.

\* \* \*

**(8) Fencing.**

Fences shall comply with the requirements listed below:

\* \* \*

**(c) Side and Rear Yard Fences.**

A side and rear yard fence shall be a fence located within the side and rear yard as defined in §59-2150, Yard, Rear; Yard, Side; and illustrated in figure 2000.7.

1. No such fence shall exceed eight feet in height.
2. Fencing materials shall consist of open ornamental metal pickets, slatted wood panels, wood pickets, or masonry.
3. Ornamental metal fences shall be allowed to include masonry columns as referenced for Front Yard Fences.
4. Sizes and spacing for pickets on ornamental metal and wood picket fencing shall comply with regulations for Front Yard Fences.

**G. Development Guidelines.**

These guidelines are intended to promote the development and redevelopment of the downtown area in a manner consistent and compatible with existing unique and diverse design elements of downtown Oklahoma City. These guidelines are also intended to promote downtown as a vibrant, active destination with a variety of land uses, designed in context with the area in which they are located. The Downtown Design Review Committee and staff shall apply these guidelines as appropriate to the specific site and district, preserving the character and context of the urban environment, and providing flexibility to incorporate new technology and techniques.

\* \* \*

**(2) Building Materials.**

\* \* \*

**(d)** For non-residential uses, composite materials such as fiber cement panels, boards, planks, and shingles may be allowed but should be limited to 30 percent of the total of exterior building materials of any facade, not including windows and doors. Exceptions

- ~~1. 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. Ribbed or corrugated metal panel roofing systems may be approved through the design review process, providing specific review of finish specifications indicated high quality of the finished surface.~~

- ~~3. 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. Additions to an existing building totaling less than 40 percent of that existing building may be clad with materials consistent with existing materials and exterior finishes of the original structure.~~
- ~~5. Additional cladding and accent materials may be allowed on a case by case basis provided that product warranties and specifications submitted guarantee that the proposed material is equivalent to any of the materials noted in this section.~~

**(e) Exceptions.**

1. 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. Ribbed or corrugated metal panel roofing systems may be approved through the design review process, provided specific review of finish specifications indicates high quality of the finished surface.
3. In single and two-family residential uses, the use of wood siding or cementitious planked siding may be approved through the design review process, provided the finished surface of the product is durable and of high quality.
4. Additions to an existing building totaling less than 40 percent of that existing building may be clad with materials consistent with existing materials and exterior finishes of the original structure.
5. Additional cladding and accent materials may be allowed on a case-by-case basis provided that product warranties and specifications submitted guarantee that the proposed material is equivalent to any of the materials noted in this section.

**(3) Building Design.**

Building design within DBD, DTD-1, and DTD-2 Districts should promote architectural diversity while encouraging design that relates to and reinforces the overall character of the

immediate surroundings, creating a strong building-to-pedestrian relationship and supporting a strong urban environment. Building design should be applied as follows:

\* \* \*

**(b) Horizontal Character.**

For non-residential uses, Aa clear visual division between the second floor line and upper level floors should be established using cornice lines, windows, or similar architectural elements. The horizontal line established through the use of such architectural elements should not vary in elevation by more than 24 inches from one building to the next.

\* \* \*

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

BULK STANDARDS	DBD	DTD-1	DTD-2
Minimum Lot Size	None	None	None
Minimum Lot Width	None	None	None
Maximum Height	None	None <sup>1,6</sup> 3 stories or 50 ft <sup>2</sup>	None <sup>1</sup>
Minimum Height <sup>4</sup>	3 stories or 50 ft on all street frontages	2 stories or 30 ft on all street frontages	2 stories or 30 ft on all street frontages
<b>YARDS (Additional applicable yard regulations are found in Section 59-12100.3)</b>			
Front Yard and Side Yard <sup>3,5</sup>	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>		
Rear Yard	None	None	None

**FOOTNOTES: TABLE 7200.2**

1. There are specific locations within the DTD-1 District, found in 59-7200.3.C (1) (a), and within the DTD-2 District, found in 59-7200.4.C (1) (a), where exceptions to the maximum height apply.

2. Applies within the specific area of the DTD-1, known as the "Cottage District", as defined in 59-7200.3.B (1) (a).
3. Exceptions to setback / build-to lines within the Downtown Design Districts are found in 59-7200.1.F (1) (b) and in 59-7200.3.C. (2) for the area known as the "Cottage District".
4. Exceptions to minimum height within the Downtown Design Districts are found in 59-7200.1.F (1) (a).
5. Where a platted building line exists that requires a greater setback than the DBD, DTD-1 or DTD-2 Districts, the setback/build-to regulations of the zoning district shall be enforced. *Enforcement of this regulation does not remove the platted setback from the plat, but allows for the issuance of a building permit with an encroachment on the platted setback.*
6. 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.

\* \* \*

**SECTION 4.** That Chapter 59, Article XIII, Sections 13500.3, 13500.7, 13500.2 (Table), 13500.8, 13500.3 (Table), 13500.9, 13500.4 (Table), 13500.10, 13500.5 (Table), 13500.11 and 13500.6 (Table) of the Oklahoma City Municipal Code, 2010, 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.

\* \* \*

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

\* \* \*

- (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 structured, fencing, or dumpster enclosures;
  - (b) Exterior modification of a structure of 10,000 square feet or less or expansions to a structures resulting in a structure totaling less than 10,000 gross square feet or less;

\* \* \*

**13500.7 Meridian Gateway District.**

\* \* \*

**B. Development Regulations.**

**(1) General.**

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

<b>TABLE 13500.2: MERIDIAN GATEWAY DISTRICT STANDARDS</b>						
<b>STANDARDS<sup>3</sup></b>	<b>Attached Single-Family Residential, Duplexes, Triplexes, and Townhouses</b>	<b>Multi-family Residential</b>	<b>Commercial<sup>2</sup></b>	<b>Hotel</b>	<b>Mixed-Use</b>	<b>Industrial</b>
<b>Minimum Height</b>	2 stories	3 stories	None	3 stories	2 stories	None
<b>Maximum Height</b>	None	None	None	None	None	30'
<b>Front-Yard Setback<sup>1,2</sup></b>	15' maximum	20' maximum	30' maximum	30' 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.	30' maximum

<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	5' minimum for interior lot lines  15' minimum for lot lines abutting a street	None for interior lot lines  20' maximum for lot lines abutting a street	None for interior lot lines  20' maximum for lot lines abutting a street	15' minimum where side lot line abuts a residential district; otherwise none required	None
<b>Rear-Yard Setback</b>	10' minimum	15' minimum	10' minimum	15' minimum where rear lot line abuts a residential district; otherwise none required	None required	None

**FOOTNOTES: TABLE 13500.2**

<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.

<sup>2</sup> Commercial uses to include retail, office, and other uses as defined in Section 59-8300 of the Municipal Code, but excluding uses 59-8300.49, 59-8300.50, and 59-8300.51, Lodging Accommodations in this instance.

<sup>3</sup> Canopies, kiosks, accessory structures located behind the front plane of the primary building, and additions and expansions to existing structures shall be exempt from height and setback regulations.

\* \* \*

**(3) Parking Requirements.**

\* \* \*

- (b) No parking shall be permitted between buildings and the River north of SW 15<sup>th</sup> Street. Where structures are proposed within a lot that extends from the primary street frontage to the River, parking must be placed within the side yard(s) but may extend beyond the front plane of the primary structure to the street frontage with screening in compliance with §59-13500.5.J. (2)2.

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**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.

<b>TABLE 13500.3: STOCKYARDS RIVER DISTRICT STANDARDS</b>					
<b>STANDARDS</b> <sup>2,4</sup>	<b>Residential Uses</b> <sup>1</sup>	<b>Commercial Uses</b> <sup>3</sup>	<b>Mixed Use</b>	<b>Hotel</b>	<b>Industrial</b>
<b>Minimum Height</b>	None	None	2 Stories	2 Stories	None
<b>Maximum Height</b>	None along the waterfront, otherwise, 2 stories	None along the waterfront, otherwise 3 stories		30'	
<b>Front-Yard Setback</b>	20' minimum	30' maximum along waterfront; otherwise 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.		30' maximum	30' maximum
<b>Side-Yard Setback</b>	None for interior lot lines. 10' maximum for lot lines abutting a street				None
<b>Rear-yard Setback</b>	None				

**FOOTNOTES: TABLE 13500.3**

<sup>1</sup> Residential uses to include Single-Family attached, Duplexes, Triplexes, Townhomes, and Multi-family Structures

<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.

<sup>3</sup> Commercial uses to include retail, office, and other uses as defined in Section 59-8300 of the Municipal Code., but excluding uses 59-8300.4959-8300.50, and 59-8300-51.

<sup>4</sup> Canopies, kiosks, accessory structures located behind the front plane of the primary building, and additions and expansions to existing structures shall be exempt from height and setback regulations.

\* \* \*

**C. Development Guidelines.**

\* \* \*

**(5) Parking.**

Parking for uses located along Exchange Ave. should be placed to the side or rear of the structure to the maximum extent feasible. For sites abutting the River, parking should not be located adjacent to the River.

**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**

<b>STANDARDS<sup>1,4</sup></b>	<b>Residential<sup>2</sup></b>	<b>Multi-family Residential</b>	<b>Commercial<sup>3</sup></b>	<b>Mixed Use</b>	<b>Industrial</b>
<b>Minimum Height</b>	None	2 stories	None	2 stories	None
<b>Maximum Height</b>	2 stories	3 stories	3 stories	3 stories	30 feet
<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 right-of-way.	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	30' maximum

**TABLE 13500.4: FARMERS MARKET DISTRICT STANDARDS**

	0' for interior lot line of individual structures abutting a party wall separating the units	None for interior lot lines.	None for interior lot lines.		
<b>Side-Yard Setback</b>	5' minimum for interior lot lines			None	None
	15' minimum for lot lines abutting a street	15' maximum for lot lines abutting a street.	15' maximum for lot lines abutting a street.		
<b>Rear-Yard Setback</b>	None	None	None	None	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.

<sup>2</sup> Residential uses to included Single-Family attached, duplexes, Triplexes, Townhomes; but excluding Multi-Family Structures.

<sup>3</sup> Commercial uses to include retail, office, and other uses as defined in Section 59-8300 of the Municipal Code, but excluding uses 59-8300.49, 59-8300.50, and 59-8300.51, Lodging Accommodation

<sup>4</sup> Canopies kiosks, accessory structures located behind the front plane of the primary building, and additions and expansions to existing structures shall be exempt from height and setback regulations.

\* \* \*

**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.

**TABLE 13500.5: WESTERN GATEWAY DISTRICT STANDARDS**

<b>STANDARDS<sup>1,4</sup></b>	<b>Residential<sup>2</sup></b>	<b>Commercial<sup>3</sup></b>	<b>Hotel</b>	<b>Mixed-Use</b>	<b>Industrial</b>
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**TABLE 13500.5: WESTERN GATEWAY DISTRICT STANDARDS**

<b>Minimum Height</b>	2 stories	None	2 stories	2 Stories	None
<b>Maximum Height</b>	None	None	None	None	30'
<b>Front-Yard Setback<sup>1</sup></b>	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 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.	30' maximum
<b>Side-Yard Setback</b>	None for interior lot lines or interior lot line of individual structures abutting a party wall separating the units.  15' maximum for lot lines abutting a street.	None for interior lot lines.  20' maximum for interior lot lines abutting a street	None for interior lot lines.  20' maximum for lot lines abutting a street.	None	None.
<b>Rear-Yard Setback</b>	None	None	None	None	None

**FOOTNOTES: TABLE 13500.5**

<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.

<sup>2</sup> Residential uses to include Single-Family attached, Duplexes, Triplexes, Townhomes, and Multi-Family Structures.

<sup>3</sup> Commercial uses to include retail, office, and other uses as defined in Section 59-8300 of the Municipal Code, but excluding uses 59-8300.49, 59-8300.50, and 59-8300.51, Lodging Accommodations, and 59-8300.2 Dwelling Units and Mixed Use.

<sup>4</sup> Canopies, kiosks, accessory structures located behind the front plane of the primary building, and additional and expansions to existing structures shall be exempt from height and setback regulations.

\* \* \*

\* \* \*

**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<sup>1,4</sup></b>	<b>Residential<sup>2</sup></b>	<b>Multi-family Residential</b>	<b>Commercial<sup>3</sup></b>	<b>Mixed Use</b>	<b>Hotel</b>	<b>Industrial</b>
<b>Minimum Height</b>	3 stories	4 stories	None	2 stories	3 Stories	None
<b>Maximum Height</b>	None					30'
<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 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			30' maximum	30' maximum
<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  10' minimum for lot lines abutting a street	None for interior lot lines.  15' maximum for lot lines abutting a street.	None for interior lot lines.  15' maximum for lot lines abutting a street.	None	None for interior lot lines.  15' maximum for lot lines abutting a street.	None
<b>Rear-Yard Setback</b>	None					None

**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.

<sup>2</sup> Residential uses to include Single-Family attached, Duplexes, Triplexes, Townhomes, but excluding Multi-Family Structures.

<sup>3</sup> Commercial uses to include retail, office, and other uses as defined in Section 59-8300 of the Municipal Code, but excluding uses

59-8300.49, 59-8300.50, and 59-8300.51, Lodging Accommodations, and 59-8200.2 Dwelling Units and Mixed Use.

<sup>4</sup> Canopies, kiosks, accessory structures located behind the front plane of the primary building, and additions and expansions to existing structures shall be exempt from height and setback regulations.

**INTRODUCED AND READ** in the open meeting of the Council of The City of Oklahoma City, Oklahoma, this 13<sup>th</sup> day of May, 2014.

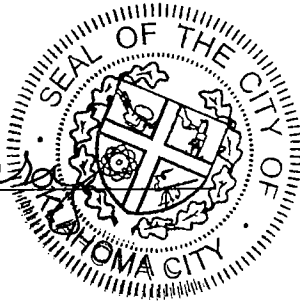
**PASSED** by the Council of The City of Oklahoma City, Oklahoma on this 10<sup>th</sup> day of June, 2014.

**SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma on this 10<sup>th</sup> day of June, 2014.

**ATTEST:**

Anaue Lewis

City Clerk



Mark Curtis

MAYOR

**REVIEWED** for form and legality.

David B. ...

Assistant Municipal Counselor