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ZONING ORDINANCES

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City of
Oklahoma City

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Planning Commission
MUNICIPAL BUILDING
OKLAHOMA CITY, OKLAHOMA

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PRICE \$1.50

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OKLAHOMA CITY ZONING ORDINANCE

And Amendments to March, 1959

ORDINANCE NO. 5936

An ordinance dividing the City of Oklahoma City into districts and regulating and restricting within each district the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence, or other purposes; providing regulations for non-conforming uses; providing for a Board of Adjustment; providing for fees for petitions for amendments and variances; repealing sections one (1) through eight (8) inclusive, sections ten (10) through eighteen (18) inclusive; sections twenty-six (26) through thirty-two (32) inclusive, sections forty-three (43) through fifty-seven (57) inclusive of chapter 25, revised ordinances of 1936 and all amendments thereto, and all other ordinances or parts of ordinances in conflict herewith; and declaring an emergency.

Emergency Ordinance

Be it ordained by the Council of the City of Oklahoma City:

SECTION 1. Definitions. For the purpose of this ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural, the singular; the word "building" shall include the word "structure"; the word "lot" shall include the word "plot" and the word "shall" is mandatory and not directory.

(1) Accessory Building: A subordinate building or a portion of the main building, the use of which is incidental to that of the dominant use of the building or premises.

(2) Alley: A public thoroughfare which affords only a secondary means of access to abutting property.

(3) Apartment House: See dwelling multiple.

(4) Basement: A story having part but not more than one-half (1/2) its height below grade. A basement is counted as a story for the purpose of height regulations, if subdivided and used for business or dwelling purposes by others than a janitor employed on the premises.

(5) Boarding House: A building other than a hotel, where, for compensation and by pre-arrangement for definite periods, meals, or lodging and meals, are provided for three (3) or more persons, but not exceeding twenty (20) persons.

(6) Building: Any structure. When separated by dividing walls without openings, each portion of such structure so separated, shall be deemed a separate structure.

(7) Building, Height of: The vertical distance from the grade to the highest point of coping of a flat roof or to the deck line of mansard roof, or to the average height of the highest gable of a pitch or hip roof.

(8) Buildable Width: The width of that part of the lot not included within the open spaces herein required.

(9) Cellar: A story having more than one-half (1/2) of its height below grade.

(10) District: Any section of the City of Oklahoma City for which the regulations governing the use of buildings and premises or the height and area of buildings are uniform.

(11) Dwelling: Any building, or portion thereof, which is designed for use for residential purposes.

(12) Dwelling, Single-family: A building designed for occupancy by one family.

(13) Dwelling, Two-Family: A building designed for occupancy by two families.

(14) Dwelling, Multiple: A building designed for occupancy by three or more families.

(15) Family: One or more persons occupying a dwelling and living as a single housekeeping unit as distinguished from a group occupying a boarding house.

lodging house or hotel as herein defined.

(16) Filling Station: Any building, structure or premises, enclosure or other place used for the dispensing, sale or offering for sale of automobile fuels and oils. When such dispensing, sale or offering for sale of automobile fuel and oils is incidental to the conduct of a public garage, the premises shall be classified as a public garage.

(17) Frontage: Property on one side of a street or place measured along the line of the street or place.

(18) Garage Apartment: A living unit for not more than one family erected above a garage.

(19) Garage, Private: An accessory building designed or used for the storage of not more than three (3) motor-driven vehicles owned and used by the occupants of the building to which it is accessory.

(20) Garage, Public: A building or portion thereof, other than a private or storage garage, designed or used for servicing, repairing, equipping, hiring, selling or storing motor-driven vehicles.

(21) Garage, Storage: A building or portion thereof designed or used exclusively for housing four (4) or more motor-driven vehicles.

(22) Grade: a. For buildings having walls adjoining one street only the elevation of the sidewalk at the center of the wall adjoining the street.

b. For buildings having walls adjoining more than one street, the average of the elevation of the sidewalk at the center of all walls adjoining the streets.

c. For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.

Any wall approximately parallel to and not more than five (5) feet from a street line is to be considered as adjoining the street.

(23) Home Occupation: Any occupation or profession carried on by a member of a family residing on the premises and in connection with which there is used no sign other than one non-illuminated name plate attached to the building entrance which is not more than two (2) square feet in area; provided that no business such as a shop, store or child nursery is conducted upon the premises; provided that no material or equipment be stored outside the confines of the home; provided that no person is employed other than a member of the immediate family residing on the premises; provided that no mechanical equipment is used which creates a disturbance such as noise, dust, odor, or electrical disturbance; and provided that the home shall not be altered to attract business.

(24) Hotel: A building used as the abiding place of more than twenty (20) persons who are for compensation lodged with or without meals.

(25) Institution: A building occupied by a non-profit corporation or non-profit establishment for public use.

(26) Lodging House: A building where lodging only is provided for compensation to three (3) or more, but not exceeding twenty (20) persons, in contradistinction to hotels open to transients.

(27) Lots: A parcel of land occupied or intended for occupancy by one (1) main building, together with its accessory buildings, and uses customarily incidental to it, including the open spaces required by this ordinance and having its principal frontage upon a street or upon a place that has been officially approved by the City Council.

(28) Lot, Corner: A lot abutting upon two (2) or more streets at their intersection.

(29) Lot, Depth Of: The mean horizontal distance between the front and rear lot lines.

(30) Lot, Double Frontage: A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

(31) Lot, Interior: A lot other than a corner lot.

(32) Lot Lines: The lines bounding a lot.

(33) Lot of Record: A lot which is a part of a subdivision, the map of which has been recorded in the office of the County Clerk of Oklahoma County, or a lot described by metes and bounds, the description of which has been recorded in said office of the County Clerk.

(34) Non-Conforming Use: The use of any building or premises contrary to the use regulations of this ordinance for the district in which the premises are located.

(35) Parking Space: A permanently surfaced area, enclosed or un-enclosed, sufficient in size to store one (1) automobile together with a permanently surfaced driveway connecting the parking space with a street or alley and permitting ingress or egress of an automobile.

(36) Place: An open unoccupied space other than a street or alley permanently reserved as the principal means of access to abutting property.

(37) Rooming House: See lodging house.

(38) Stable, Private: A stable with a capacity for not more than two (2) horses or mules.

(39) Stables, Public: A stable, other than a private stable, with a capacity for more than two (2) horses or mules.

(40) Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it.

(41) Story, half: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use. A half-story containing independent apartment or living quarters shall be counted as a full story.

(42) Street: All property dedicated or intended for public or private street purposes or subject to public easements therefor.

(43) Street Line: A dividing line between a lot, tract or parcel of land and a contiguous street.

(44) Structure: Any thing constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground, including, but without limiting the generality of the foregoing, advertising signs, billboards and poster panels.

(45) Structural Alterations: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls.

(46) Tourist or Trailer Camps: An area containing one (1) or more structures designed or intended to be used as temporary living facilities of one or more families and intended primarily for automobile transients or providing spaces where two (2) or more tents or auto trailers can be parked.

(47) Yard: An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in Section 15. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the main building shall be used.

(48) Yard, Front: A yard extending across the front of a lot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof, other than steps, unenclosed balconies and unenclosed porches.

(49) Yard, Rear: A yard extending across the rear of a lot measured between lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projections other than steps, unenclosed balconies or unenclosed porches. On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.

(50) Yard, Side: A yard between the building and the side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the side of the main building or any projections other than steps, unenclosed balconies or unenclosed porches.

SECTION 2. Districts and Boundaries Thereof. In order to classify, regulate and restrict the location of trades and industries, and the location of buildings designed for specified uses; to regulate and limit the height and bulk of buildings hereafter erected or altered: to regulate and limit the intensity of the use of lot areas, and to regulate and determine the area of yards, courts, and other open spaces within and surrounding such buildings, the City of Oklahoma City, Oklahoma, is hereby divided into ten (10) classes of "districts." The use height and area regulations are uniform in each class of district, and said districts shall be known as:

- "A" Single-Family Dwelling District.
- "B" Two-Family Dwelling District.
- "C" Four-Family Dwelling District.
- "D" Multiple Dwelling District.
- "E" Local Commercial District.
- "F" Commercial District.
- "G" Restricted Light Industrial District.
- "H" Business District.
- "I" Light Industrial District.
- "J" Heavy Industrial District.

The boundaries of these districts are indicated upon the District Map of the City of Oklahoma City, which map is attached to and made a part of this ordinance. The said District Map of the City of Oklahoma City and all the notations, references and other matters shown thereon shall be as much a part of this ordinance as if the notations, references and other matters set forth by said map were all fully described herein; which zoning map is on file in the office of the City Clerk at the Municipal Building of the City of Oklahoma City.

All territory which may hereafter be annexed to the City of Oklahoma City shall automatically be classed as lying and being in the "A" Single-Family Dwelling District until such classification shall have been changed by an amendment to this ordinance as provided by law.

Whenever any street or alley is vacated, the particular district applying to property fronting on any such street or alley shall automatically be extended to the center line of any such street or alley.

Except as hereinafter provided in Sections 13, 14, 15 and 16:

1. No building shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used which does not comply with all of the district regulations established by this ordinance for the district in which the building or land is located.

2. The minimum yards and other open spaces, including the intensity of use provisions contained in this ordinance for each and every building existing at the time of passage of this ordinance, or for any building hereafter erected or structurally altered, shall not be encroached upon or considered as yard or open space requirements or intensity of use purposes for any other building.

3. Every building hereafter erected or structurally altered shall be located on a lot as defined in Section 1, and in no case shall there be more than one main building on one lot.

SECTION 3. "A" Single-Family Dwelling District Regulations. The regulations set forth in this section or set forth elsewhere in this ordinance, when referred to in this section, are the "A" Single-Family Dwelling District regulations.

Use Regulations: A building or premises shall be used only for the following purposes:

1. Single-Family dwelling.
2. Church.
3. Public School, elementary or high, or and educational institution having a curriculum the same as ordinarily given in public schools, and having no rooms regularly used for housing and sleeping.
4. Golf course, excepting miniature golf course, putting green, driving

range, or other form of amusement operated as a business.

5. Truck gardening, but not the raising of livestock.

6. Accessory buildings which are not a part of the main building, including a private garage, and including one living unit, which living unit shall not exceed one floor level of living space, nor exceed five hundred square feet (500 sq. ft.) of floor area, or more than fifty per cent (50%) of the area of the ground floor of the main building, whichever is the lesser; nor shall such living unit exceed twenty-one feet (21') in height to the ridge of the roof or the height of the main building, whichever is the lesser; provided, that no permit shall be issued for the construction of such living unit, and no such living unit shall be constructed unless the application for such building permit shall be accompanied by the written consent properly signed by at least sixty per cent (60%) of all persons owning property in the block in which the property covered by the application is located; and, provided further, that the construction of such a structure does not violate any other zoning restriction relating to height, yard space, set backs, or other requirements. These uses shall be permitted only when located not less than sixty feet (60') from the front lot line, and not less than five feet from the side lot line; provided, further, that accessory buildings not over twelve (12') feet in height may be built within three feet (3') of the side property line. Accessory buildings which are a part of the main building, including a private garage or living quarters, are permitted, subject, however, to all other regulations.

As Amended; Ordinance 6597, Effective April 4, 1951.

7. Home occupation or professional office of one who lives in the main building, and where no name-plate is used in connection with the professional use exceeding two (2) square feet in area.

8. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

9. Bulletin board or sign, not exceeding twelve (12) square feet in area appertaining to the lease, hire or sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired or sold.

Height Regulations. Except as hereinafter provided in Section 15 no building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height.

Area Regulations:

1. **Front Yard:** (a) There shall be a front yard having a depth of not less than twenty-five (25) feet, unless twenty-five (25) percent or more of the frontage on one side of the street between two intersecting streets is improved with buildings that have observed an average front yard line with a variation in depth of not more than six (6) feet, in which case no building shall project beyond the average front yard so established, but this regulation shall not be interpreted to require a front yard of more than seventy-five (75) feet.

(b) Where a lot has a double frontage the front yard requirements shall be provided on both streets.

2. **Side Yard:** (a) Except as hereinafter provided in the following paragraph and in Section 15, there shall be a side yard on each side of a building which shall have a width of not less than five (5) feet or ten (10) per cent of the average width of the lot, whichever amount is smaller; provided that the minimum side yard shall be three (3) feet.

(b) On corner lots the side yard regulations shall be the same as for interior lots except in cases where the lot in the rear of the corner lot fronts upon the side street; in which case there shall be a side yard on the side street of not less than fifty (50) per cent of the front yard required on the lot in the rear of such corner lot and no accessory building shall project beyond the front yard line of the lot in the rear; provided, however, that this regulation shall not be so interpreted as to reduce the buildable width, after providing the required interior side yard, of a corner lot facing an intersecting street, and of record at the time of passage of this ordinance, to less than thirty (30) feet.

3. **Rear Yard:** Except as hereinafter provided in Section 15, there shall be a rear yard having a depth of not less than thirty (30) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

4. Intensity of Use: There shall be a lot area of not less than six thousand (6,000) square feet, except that where a lot has less area than herein required and all the boundary lines of that lot touched lands under other ownership on the effective date of this ordinance that lot may be used for any of the uses permitted by this section.

SECTION 4. "B" Two-Family Dwelling District Regulations. The regulations set forth in this section, or set forth elsewhere in this ordinance when referred to in this section are the "B" Two-Family Dwelling District regulations.

Use Regulations: A building or premises shall be used only for the following purposes:

1. Any use permitted in the "A" Single-Family Dwelling District.
2. Two-Family Dwelling.
3. Garage apartment; provided, however, that the building be set back not less than five (5) feet from any side lot line or three (3) feet from the rear lot line.

As Amended; Ordinance 6205A, August 2, 1949.

4. Accessory buildings and uses customarily incident to any of the above uses when located on the same lot, including a private garage when located not less than sixty (60) feet from the front lot line or a private garage constructed as a part of the main building.

Parking Regulations: Where a lot is occupied by a two-family dwelling or a garage apartment, a parking space on the lot shall be provided adequate to accommodate one (1) automobile for each dwelling unit.

Height Regulations: The height regulations shall be the same as those in the "A" Single-Family Dwelling District.

Area Regulations:

1. Front Yard: The front yard regulations shall be the same as those in the "A" Single-Family Dwelling District.
2. Side Yard: The side yard regulations shall be the same as those in the "A" Single-Family Dwelling District.
3. Rear Yard: Except as hereinafter provided in section 15, there shall be a rear yard which shall have a depth of not less than twenty-five (25) feet or twenty (20) per cent of the average depth of the lot, whichever amount is smaller.
4. Intensity of Use: (a) A lot occupied by a single-family dwelling shall contain an area of not less than six thousand (6,000) square feet.

(b) A lot occupied by a two-family dwelling, or a garage apartment shall contain an area of not less than three thousand (3,000) square feet per family.

(c) Where a lot has less area than herein required and all the boundary lines of that lot touched lands under other ownership on the effective date of this ordinance, that lot may be used only for single-family dwelling purposes.

SECTION 5. "C" Four-Family Dwelling District Regulations. The regulations set forth in this section or set forth elsewhere in this Ordinance, when referred to in this section are the "C" Four-Family Dwelling District regulations.

Use Regulations: A building or premises shall be used only for the following purposes:

1. Any use permitted in the "B" Two-Family Dwelling District.
2. Three or Four-Family Dwellings.
3. Accessory buildings and uses customarily incident to any of the above uses when located on the same lot including a private garage when located not less than sixty (60) feet from the front lot line or a private garage when constructed as a part of the main building.

Parking Regulations: Where a lot is occupied by a two-family dwelling, a garage apartment, or a multiple dwelling, a parking space on that lot shall be

provided adequate to accommodate one (1) automobile for each dwelling unit.

Height Regulations: The height regulations shall be the same as those in the "A" Single-Family Dwelling District.

Area Regulations:

1. Front Yard: The front yard regulations shall be the same as those in the "A" Single-Family Dwelling District.

2. Side Yard: The side yard regulations shall be the same as those in the "A" Single-Family Dwelling District.

3. Rear Yard: The rear yard regulations shall be the same as those in the "B" Two-Family Dwelling District.

4. Intensity of Use: (a) A lot occupied by a single-family dwelling shall contain an area of not less than five thousand (5,000) square feet.

(b) A lot occupied by a two-family dwelling or a garage apartment shall contain an area of not less than twenty-five hundred (2,500) square feet per family.

(c) A lot occupied by a three or four-family dwelling shall contain an area of not less than seventeen hundred-and-fifty (1,750) square feet per family.

(d) Where a lot has less area than herein required and all the boundary lines of that lot touched lands under other ownership on the effective date of this ordinance, that lot may be used only for single-family dwelling purposes.

SECTION 6. "D" Multiple Dwelling District Regulations. The regulations set forth in this section or set forth elsewhere in this Ordinance, when referred to in this section, are the "D" Multiple Dwelling District Regulations.

Use Regulations: A building or premises shall be used only for the following purposes:

1. Any use permitted in the "C" Four-Family Dwelling District.
2. Multiple Dwelling.
3. Boarding or lodging house.
4. Institution of a religious, educational, or philanthropic nature.
5. Hospital, Clinic, excepting an animal hospital.
6. Private club, fraternity, sorority, or lodge excepting those the chief activity of which is a service customarily carried on as a business.
7. Hotel.
8. Accessory buildings and uses customarily incident to any of the above uses including a storage garage where the lot is occupied by a multiple dwelling, hotel, hospital, or institutional building. When a storage garage is not a part of the main building it shall be located not less than sixty (60) feet from the front lot line and not less than ten (10) feet from any side street line.

Parking Regulations: Where a lot is occupied by a two-family dwelling, a garage apartment, or a multiple dwelling a parking space on the lot shall be provided adequate to accommodate one (1) automobile for each dwelling unit provided in the main building.

Where a lot is occupied by a private club, fraternity, sorority, or lodge one (1) parking space shall be required for each two-hundred (200) square feet of floor area.

Where a lot is occupied by a hospital or a hotel one (1) parking space shall be provided for each bed in said hospital or hotel.

Where a lot is occupied by a clinic, one parking space shall be provided for each one hundred (100) square feet of floor space in the said clinic.

Height Regulations: Except as hereinafter provided in Section 15, no building shall exceed forty-five (45) feet in height.

Area Regulations:

1. Front Yard: The front yard regulations shall be the same as those in the "A" Single-Family Dwelling District.
2. Side Yard: The side yard regulations shall be the same as those in the "A" Single-Family Dwelling District.
3. Rear Yard: There shall be a rear yard which shall have a depth of not less than fifteen (15) feet or twenty (20) per cent of the average depth of the lot, whichever amount is smaller.
4. Intensity of Use: (a) the intensity of use regulations for a single-family dwelling, a two-family building, or a garage apartment, are the same as those in the "C" Four-Family Dwelling District.

(b) A lot occupied by a multiple dwelling shall contain an area of not less than eight hundred seventy-five (875) square feet per family, except that this regulation shall not apply to hotels where no cooking facilities are provided in individual rooms or apartments, and shall not apply to apartment houses where the lot area is of sufficient size to meet the parking regulations herein required.

(c) Where a lot has less area than herein required and all the boundary lines of that lot touched lands under other ownership on the effective date of this Ordinance that lot may be used only for Single-Family Dwelling purposes.

Amended by Ordinance No. 8359, January 14, 1959.

SECTION 7. "E" Local Commercial District Regulations. The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section, are the "E" Local Commercial District Regulations.

Use Regulations. A building or premises shall be used only for the following purposes; provided, however, that no article or materials shall be kept, stored, or displayed outside the confines of the building; and provided, further, that no beer taverns or any establishment dispensing beer for consumption on the premises billiard parlors, pool halls, domino parlors, drive-ins for food, drink or confection, catering establishments, and public restaurants or cafes shall be located within 600 feet of a public school ground.

1. Any use permitted in the "D" Multiple Dwelling District.
2. Amusement place or theatre.
3. Bank.
4. Barber shop or beauty parlor.
5. Business or commercial school or dancing or music academy.
6. Catering establishment.
7. Electric Repair Shop.
8. Filling Station.
9. Florist shop.
10. Help-Yourself-Laundry, which is defined as a business providing home type washing, drying and ironing machine for hire to be used by customers on the premises.
11. Lodge Hall.
12. Messenger or telegraph service station.
13. Office.
14. Painting and decorating shop.
15. Parking Lot.
16. Photographers' or Artists' Studio.
17. Plumbing shop.
18. Restaurant.
19. Sales or show room.
20. Store or shop for conduct of a retail business.
21. Shoe repair shop.
22. Tailor shop.
23. Undertaking establishment.
24. Name plate and sign relating only to the name and use of the store or premises or to products sold on the premises; provided, however, that no sign shall exceed thirty (30) square feet in area and that no portion of such sign shall project more than one (1) foot from the front of the structure, and if illuminated, shall not be of the flashing or intermittent type, except that these restrictions shall not apply to any side of any street lying between two intersections of streets where more than seventy-five (75) per cent of the linear front footage is developed for commercial use. Billboards or outdoor advertising signs may be erected where 60% or more of the total linear front footage on both sides of a street between intersections

of streets in zoned for commercial purposes, provided however, no billboard or outdoor advertising sign shall be erected or constructed closer than fifty feet to a building occupied for residential purposes.

Where 75% or more of the linear front footage between two intersections of streets is developed for commercial purposes then set backs as provided by this ordinance shall not be required on pole-type signs when signs meet the minimum height requirements of eight feet and are approved by the Engineering Department and Traffic Department of the City of Oklahoma City.

25. Accessory buildings and uses customarily incident to the above use.
26. Laundries, dyeing and cleaning establishments, where the total floor area of an individual establishment does not exceed four thousand (4,000) square feet measured from outside of the walls.
27. Newspaper and commercial job printing shops, where there is not more than four thousand (4,000) square feet in such establishment.
Any building used primarily for any of the above enumerated purposes may have not more than forty (40) per cent of the floor area devoted to purposes incidental to such primary use.

Parking Regulations.

1. One parking space shall be provided for each dwelling unit in a structure.
2. Except as hereinafter provided in Section 15 where a lot is occupied by any commercial building, one parking space shall be provided for each two hundred (200) square feet of floor space in the building, and any restaurant or establishment that serves meals, lunches, or drinks to patrons either in their cars or in the building, shall provide one parking space for each one hundred (100) square feet of floor space in the building.
3. Where a lot is occupied by any commercial building, adequate off-street facilities shall be provided for the loading and unloading of merchandise and goods within the building or adjacent to a public alley in such a manner as not to obstruct freedom of traffic movement on the public street.

Height Regulations:

The height regulations shall be the same as those in the "A" Single-Family Dwelling District.

Area Regulations:

1. Front Yard: The front yard regulations shall be the same as those in the "A" Single-Family Dwelling District.
2. Side Yard: The side yard regulations for dwellings are the same as those in the "A" Single-Family Dwelling District. For uses other than dwellings no side yard shall be required except on the side of a lot adjoining a dwelling district, in which case there shall be a side yard of not less than five (5) feet.
3. Rear Yard: The rear yard regulations for dwellings shall be the same as in the "B" Two-Family Dwelling District, in all other cases a rear yard shall not be required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than fifteen (15) feet.
4. Intensity of Use: The intensity of use regulations shall be the same as those in the "D" Multiple Dwelling District.

Amended by ordinance No. 7802, May 29, 1956.

SECTION 8. "F" Commercial District Regulations. The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section, are the "F" Commercial District Regulations.

Use Regulations: A building or premises may be used for any purpose except the following: provided, however, that no article or material shall be kept, stored, or displayed outside the confines of the building unless it be so screened by fences, walls, or planting that it cannot be seen from a public street:

1. Bakery employing more than five (5) persons.
2. Blacksmith or horse-shoeing shop.
3. Bottling works.
4. Building material storage yard.
5. Carting, express, hauling or storage yard.
6. Contractor's plant or sprage yard.

7. Coal, coke or wood yard of more than fifty (50) ton capacity.
8. Coopers works.
9. Dyeing and cleaning works employing more than five (5) persons.
10. Ice plant or storage house of ice and food of more than ten (10) ton capacity.
11. Laundry employing more than five (5) persons.
12. Livery stable or riding academy.
13. Lumber yard.
14. Machine shop.
15. Stone monumental works (employing more than five (5) persons.)
16. Storage warehouse.
17. Wholesale warehouse or business.
18. Any use excluded from the 'H' Business District.
19. Any kind of manufacturing or treatment other than manufacture or treatment of products clearly incidental to the conduct of a retail business on the premises.

Parking Regulations:

1. One parking space shall be provided for each dwelling unit in a structure.
2. Except as hereinafter provided in Section 15 where a lot is occupied by any commercial building, one parking space shall be provided for each three hundred (300) square feet of floor space in the building, and any restaurant or establishment that serves meals, lunches, or drinks to patrons either in their cars or in the building shall provide one parking space for each two hundred (200) square feet of floor space in the building.
3. Where a lot is occupied by any commercial building, adequate off-street facilities shall be provided for the loading and unloading of merchandise and goods within the building or adjacent to a public alley in such a manner as not to obstruct freedom of traffic movement upon the public street.

Height Regulations: The height regulations shall be the same as those in the 'D' Multiple Dwelling District.

Area Regulations:

1. Front Yard: The front yard regulations shall be the same as in the 'A' Single-Family Dwelling.
2. Side Yard: The side yard regulations for dwellings shall be the same as those in the 'A' Single-Family District. In all other cases no side yard shall be required except on the side of the lot adjoining a dwelling district, in which case there shall be a side yard of not less than five (5) feet.
3. Rear Yard: The rear yard regulations for dwellings shall be the same as in the 'B' Two-Family Dwelling District. In all other cases a rear yard shall not be required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than fifteen (15) feet.
4. Intensity of Use: The intensity of use regulations shall be the same as those in the 'D' Multiple Dwelling District.

Amended by Ordinance No. 6958, October 16, 1952.

SECTION 9. 'G' Restricted Light Industry District Regulations. The regulations set forth in this section, or set forth elsewhere in this Ordinance, when referred to in this section, are the 'G' Restricted Light Industry District Regulations.

Use Regulations: A building or premises shall be used only for the following purposes; provided, however, that no article or material shall be kept, stored, or displayed outside the confines of the building unless it be so screened by fences, walls, or planting that it cannot be seen from a public street.

1. Any use permitted in the 'F' Commercial District.
2. Automobile accessories, sales and repair.
3. Bakery.
4. Bottling works.
5. Candy manufacture.

6. Engraving plant.
7. Envelope manufacture.
8. Garage.
9. Jewelry and watch manufacture.
10. Laundry or cleaning establishment.
11. Optical goods manufacture.
12. Sporting goods manufacture.
13. Storage or dry goods.
14. Tobacco manufacture.

Parking Regulations:

1. One parking space shall be provided for each dwelling unit in a structure.
2. Any commercial or industrial building that is erected, converted, or structurally altered shall provide one parking space for each three hundred (300) square feet of floor space in the building.
3. Where a lot is occupied by any commercial or industrial building adequate off street facilities shall be provided for the loading and unloading of merchandise and goods within the building or adjacent to a public alley in such a manner as not to obstruct freedom of traffic movement upon the public street.

Height Regulations: Except as provided in Section 15, no building shall exceed fifty (50) ft. in height unless it is set back one (1) ft. from all yard lines for each two (2) ft. exceeding fifty (50) ft.

Area Regulations:

1. Front Yard: The front yard regulations shall be the same as in the 'E' Local Commercial District.
2. Side Yard: The side yard regulations shall be the same as those in the 'E' Local Commercial District.
3. Rear Yard: The rear yard regulations shall be the same as those in the 'E' Local Commercial District.
4. Intensity of Use: The intensity of use regulations shall be the same as those in the 'D' Multiple Dwelling District.

SECTION 10. 'H' Business District Regulations. The regulations set forth in this section, or set forth elsewhere in this Ordinance, when referred to in this section, are the 'H' Business District regulations.

Use Regulations: A building or premises may be used for any purpose except the following; provided, however, that no article or material shall be kept, stored, or displayed outside the confines of the building unless it be so screened by fences, walls, or planting that it cannot be seen from a public street:

1. Acetylene gas manufacture or storage.
2. Acid manufacture.
3. Alcohol manufacture.
4. Ammonia, bleaching powder or chlorine manufacture.
5. Arsenal.
6. Asphalt manufacture or refining.
7. Auto wrecking.
8. Blast furnace.
9. Bag Cleaning.

10. Boiler works.
11. Brick, tile, pottery or terra cotta manufacture other than the manufacture of handcraft products only.
12. Candle manufacture.
13. Celluloid manufacture or treatment.
14. Cement, lime, gypsum, or plaster of paris manufacture.
15. Central mixing plant for cement, mortar, plaster or paving materials.
16. Coke oven.
17. Cotton gin.
18. Cottonseed oil manufacture.
19. Créosote manufacture or treatment.
20. Disinfectants manufacture.
21. Distillation of bones, coal or wood.
22. Dyestuff manufacture.
23. Exterminator and insect poison manufacture.
24. Emery cloth and sandpaper manufacture.
25. Explosives or fireworks manufacture or storage.
26. Fat rendering.
27. Fertilizer manufacture.
28. Fish smoking and curing.
29. Forge plant.
30. Garbage, offal or dead animals reduction or dumping.
31. Glue, size or gelatin manufacture.
32. Gas manufacture or storage.
33. Iron, steel, brass or copper foundry or fabrication plant.
34. Junk, iron or rag storage or baling.
35. Match manufacture.
36. Lampblack manufacture.
37. Oilcloth or linoleum manufacture.
38. Oiled rubber goods manufacture.
39. Ore reduction.
40. Paint, oil, shellac, turpentine or varnish manufacture.
41. Paper, and pulp manufacture.
42. Petroleum or its products, refining or wholesale storage of.
43. Pickle manufacturing.
44. Planing mill.
45. Potash works.
46. Pyroxlin manufacture.

47. Rock crusher.
48. Rolling mill.
49. Rubber or gutta percha manufacture or treatment.
50. Sauerkraut manufacture.
51. Salt works.
52. Shoe polish manufacture.
53. Smelting of tin, copper, zinc, or iron ores.
54. Soap manufacture other than liquid soap.
55. Soda and compound manufacture.
56. Stock yards or slaughter of animals or fowls.
57. Stone mill or quarry.
58. Stove polish manufacture.
59. Tallow, grease or lard manufacture or refining from, or of animal fat.
60. Tanning, curing or storage of raw hides or skins.
61. Tar distillation or manufacture.
62. Tar roofing or waterproofing manufacture.
63. Tobacco (chewing) manufacture or treatment.
64. Vinegar manufacture.
65. Wool pulling or scouring.
66. Yeast plant.
67. And in general those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise.

Parking Regulations: Where a lot is occupied by any commercial or industrial building, adequate off-street facilities shall be provided for the loading and unloading of merchandise and goods within the building or adjacent to a public alley in such a manner as not to obstruct freedom of traffic movement on the public street.

Height Regulations: No building shall exceed a height at the street line of twelve (12) stories or one hundred and fifty (150) feet, but above the height permitted at the street line three (3) feet may be added to the height of the building for each one (1) foot that the building or portion thereof is set back from all sides of the lot, except that the cubical contents of such building shall not exceed the cubical contents of a prism having a base equal to the area of the lot and a height equal to two-and-one-half (2-1/2) times the width of the street upon which the building has its maximum frontage.

Area Regulations:

1. Front Yard: No front yard shall be required.
2. Side Yard: No side yard shall be required.
3. Rear Yard: No rear yard shall be required.
4. Intensity of Use: The intensity of Use Regulations shall be the same as in the "D" Multiple Dwelling District.

SECTION 11. "I" Light Industrial District Regulations. The regulations set forth in this section, or set forth elsewhere in this Ordinance, when referred to in this section, are the "I" Light Industrial District regulations.

Use Regulations: The use regulations shall be the same as those in the "H" Business District.

Height Regulations: The height regulations shall be the same as those in the "F" Commercial District.

Area Regulations:

1. Front Yard: Where all the frontage on one side of the street between two intersecting streets is located in the "T" Light Industrial District, no front yard shall be required. Where the frontage on one side of the street between two intersecting streets is located partly in the "T" Light Industrial District and partly in a district in which a front yard is required, the front yard requirements of the latter district shall apply to the "T" Light Industrial District.

2. Side Yard: The side yard regulations shall be the same as those in the "F" Commercial District.

3. Rear Yard: The rear yard regulations shall be the same as those in the "F" Commercial District.

4. Intensity of Use: The intensity of use regulations shall be the same as those in the "D" Multiple Dwelling District.

SECTION 12. "J" Heavy Industrial District Regulations. The regulations set forth in this section, or set forth elsewhere in this Ordinance, when referred to in this section, are the "J" Heavy Industrial District regulations.

Use Regulations: (a) A building or premises may be used for any purpose whatsoever not in conflict with any ordinance of the City of Oklahoma City regulating nuisances, except that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the City Council after report by the Fire Department, Health Department and City Planning Commission.

1. Acid manufacture.
2. Cement, lime, gypsum or plaster of paris manufacture.
3. Explosives manufacture or storage.
4. Gas manufacture.
5. Petroleum or its products, refining of.
6. Wholesale storage of gasoline.

(b) No building shall be occupied for dwelling purposes; provided, however, that dwelling quarters may be established in connection with any industrial establishment for watchmen and caretakers employed upon the premises.

7. Asphaltic mixing plants and/or Asphalt Plants.

Height Regulations: Except as hereinafter provided in Section 15, no building shall exceed six (6) stories or seventy-five (75) feet in height provided, however, that where a lot adjoins a dwelling district, the building height shall not exceed three (3) stories or forty-five (45) feet, unless it is set back one (1) foot from all yard lines for each foot of additional height above forty-five (45) feet.

1. Front Yard: (a) Where all the frontage on one side of the street between two intersecting streets is located in the "J" Heavy Industrial District, no front yard shall be required. Where the frontage on one side of the street between two intersecting streets is located partly in the "J" Heavy Industrial District and partly in a dwelling district the front yard requirements of the dwelling district shall apply to the "J" Heavy Industrial District.

2. Side Yard: The side yard regulations shall be the same as those in the "F" Commercial District.

3. Rear Yard: The rear yard regulations shall be the same as those in the "F" Commercial District.

4. Intensity of Use: The intensity of use regulations shall be the same as those in the "D" Multiple Dwelling District.

SECTION 13. Non-Conforming Uses.

(1) The lawful use of land not containing buildings which does not conform to the provisions of this Ordinance shall be discontinued within two years from the effective date of this Ordinance, and the use of land which becomes non-conforming by reason of a subsequent change in this Ordinance shall be discontinued within two years from the date of the change.

(2) The lawful use of a building existing at the time of the effective date of this Ordinance may be continued although such use does not conform to the provisions hereof. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of more restricted classification or to a conforming use; however, such use shall not thereafter be changed to a less restricted use; and this shall apply whenever the use of a building becomes non-conforming through a change in this Ordinance.

(3) In the event that a non-conforming use of any building or premises is discontinued for a period of two years, the use of the same shall thereafter conform to the use regulations of the district.

(4) No non-conforming use, except when required to do so by law or Ordinance, shall be enlarged, extended, reconstructed or structurally altered, unless such use is changed to a use permitted in the district, provided, however that during the ten (10) year period immediately following the passage of this Ordinance non-conforming light industrial uses in the "E", "F" and "G" Districts and non-conforming heavy industries in the "H" and "T" Districts may be extended or enlarged by not to exceed a fifty (50) per cent increase in the cubical contents of the building; and further provided, that all height, and area regulations be observed in any such extension.

(5) When a building, the use of which does not conform to the provisions of this Ordinance, is damaged by fire, explosion, Act of God, or the public enemy, to the extent of more than sixty (60) per cent of its true value, it shall not be restored except in conformity with the district regulations.

(6) Nothing in this section shall be interpreted as authorization for or approval of the continuance of the use of a building or premises in violation of zoning regulations in effect at the time of the effective date of this Ordinance.

(7) An applicant for any of the buildings or uses listed below to be located in a district from which they are prohibited by this Ordinance shall file application with the City Planning Commission, and by paying a filing fee of \$50.00 at the office of the Planning Commission at the time the request is filed for a special permit. The City Planning Commission shall within thirty (30) days transmit such application to the City Council with its report as to the effect of such proposed building or use upon the character of the neighborhood, traffic conditions, public utility facilities, and other matters pertaining to the general welfare. Thereupon, the City Council shall hold a public hearing upon such application and may authorize the issuance of the permit requested. The buildings and uses for which such special permits may be issued are listed as follows:

(a) Any public building erected and used by any department of the City, County, State or Federal Government.

(b) The extraction of raw materials such as rock, gravel, sand, and the like, but not including extraction of oil or natural gas.

(c) Hospitals and clinics, and institutions of any educational, religious, philanthropic or eleemosynary character, provided that the building shall be set back from all yard lines a distance of not less than two (2) feet for each foot of building height.

(d) Cemetery.

(e) Community building or recreation field.

(f) Airport or landing field.

(g) Nurseries or greenhouses.

(h) Miniature golf courses and driving ranges.

(i) Temporary commercial amusement enterprises, including among other things, circuses and carnivals.

(j) Parking lots adjacent to, across a street from, or across an alley

from, an "E" Local Commercial District, and "F" Commercial District, or a "G" Restricted Light Industry District.

- (k) Trailer or tourist camps.
- (l) Drive-in Theatres.
- (m) Race Tracks.
- (n) Open lot where automobiles are sold.
- (o) Automatic car wash.
- (p) Open lot where new and used auto and house trailers are sold or rented.
- (q) Commercial parking lot.

Amended by Ordinance No. 7746, March 28, 1956.

SECTION 14. Community Unit Plan. The owner or owners of any tract of land comprising an area of not less than twenty (20) acres may submit to the City Council of the City of Oklahoma City a plan for the use and development of all of the tract of land for residential purposes. The development plan shall be referred to the City Planning Commission for study and report and for public hearing. If the Commission approves the development plan, the plan, together with the recommendation of the Commission, shall then be submitted to the City Council for consideration and approval. The recommendations of the Commission shall be accompanied by a report stating the reasons for approval of the application and specific evidence and facts showing that the proposed community unit plan meets the following conditions:

1. That the property adjacent to the area included in the plan will not be adversely affected.
2. That the plan is consistent with the intent and purpose of this Ordinance to promote public health, safety, morals or general welfare.
3. That the buildings shall be used only for single-family dwellings, two-family dwellings or multiple dwellings and the usual accessory uses such as garages, storage space and community activities, including churches, provided that an area set aside for "E" Local Commercial uses may be included where approved by the City Planning Commission.
4. That the average lot area per family contained in the site, exclusive of the area occupied by streets, will be not less than the lot area per family required in the district in which the development is located.

If the City Council approves the plan, building permits and certificates of occupancy may be issued even though the use of land and the location of the buildings to be erected in the area and the yards and open spaces contemplated by the plan do not conform in all respects to the district regulations of the district in which it is located.

SECTION 15. Additional Use, Parking, Height and Area Regulations. The regulations hereinafter set forth in this section qualify or supplement as the case may be, the district regulations appearing elsewhere in this Ordinance.

- (1) Public, semi-public or public service buildings, hospitals, sanitariums, or schools, when permitted in a district may be erected to a height not exceeding sixty (60) feet, and churches and temples, when permitted in a district, may be erected to a height not exceeding seventy-five (75) feet if the building is set back from each property line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is built.
- (2) Single-Family Dwellings and two family dwellings in the dwelling districts may be increased in height by not more than ten (10) feet when two (2) side yards of not less than fifteen (15) feet each are provided, but they shall not exceed three (3) stories in height.
- (3) Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers, or scenery lofts, tanks, water towers, ornamental towers, and spires, wireless towers, or necessary mechanical appurtenances, may be

erected to a height in accordance with existing or hereafter adopted ordinances of the City of Oklahoma City.

(4) For buildings on lots extending through from street to street, the rear yard requirements may be waived where an equivalent open space is provided in lieu of such required rear yard.

(5) Accessory buildings which are not a part of the main building may be built in a rear yard within three (3) feet of the rear lot line. An accessory building which is not a part of the main building shall not occupy more than thirty (30) per cent of the rear yard and shall not exceed twelve (12) feet in height; provided, however, that this height limitation shall not apply to garage apartments built more than five (5) feet from any side lot line and three (3) feet from the rear lot line.

(6) No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used unless the main building on the lot is also being used.

(7) Every part of a required yard shall be open to the sky unobstructed except for accessory buildings in a rear yard, and except for the ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed twelve (12) inches.

(8) Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers projecting into a yard not more than five (5) feet, and the ordinary projections of chimneys and flues are permitted.

(9) Places of public assembly including, among other things, churches, theatres, assembly halls and auditoriums, whether in separate buildings or a part of another building, when constructed in any part of The City of Oklahoma City with the exception of the "H" Business District shall provide one off-street parking space for every five (5) seats in the place of public assembly; said parking space shall be provided on the same lot as the place of public assembly or on a permanently reserved space on another lot within three hundred (300) feet of said place of public assembly.

(10) On any corner lot on which a front or side yard is required, no wall, fence, sign or other structure or any plant growth shall be maintained within twelve (12) feet of the intersection.

(11) Two-Family Dwellings may be erected in those locations in the "A" Single Family Dwelling District where at the time of the effective date of this Ordinance, forty (40) per cent or more of the frontage on one side of a street between two (2) intersecting streets is occupied by two-family dwellings or two-family and multiple family dwellings; provided, however, that the area and parking regulations of the "B" Two Family Dwelling District are complied with.

(12) Three and Four Family Dwellings may be erected in those locations in the "B" Two Family Dwelling District, where at the time of the effective date of this Ordinance, forty (40) per cent or more of the frontage on one side of a street between two (2) intersecting streets is occupied by multiple dwellings; provided, however, that the area and parking regulations of the "C" Four Family Dwelling District are complied with.

(13) A two-family dwelling shall be considered as one main building occupying one (1) lot.

(14) Nothing in this Ordinance shall affect or pertain in any way to telephone exchange buildings, electric sub-stations and lines or gas distribution regulator stations.

(15) Where a continuous row of lots is to be developed by the construction of a series of dwellings, not more than thirty-five (35) feet in height, a side yard of two and one-half (2-1/2) feet, may be permitted on one side of the building where a driveway is to be constructed on the other side of the building, provided that an open space not less than ten (10) feet is maintained between all such dwellings.

(16) Where an existing building was legally constructed prior to December 9, 1947, leaving less side yard than is required by Ordinance No. 5936, an addition to such building which constitutes an extension of the side wall thereof shall be permitted, provided that such addition shall not encroach upon the front yard or rear yard as required by Ordinance No. 5936.

(17) Where a dwelling was legally constructed under the authority of a building permit issued between January 1, 1942 and December 9, 1947, and, in connection therewith, there were constructed a concrete driveway, concrete garage floor, and concrete footings for such garage, but the completion of such garage was prevented by certain rules of the War Production Board regulating the use of materials, a permit shall be issued for the completion of such garage upon such existing concrete footings, even though such construction leaves less side yard than is required by Ordinance No. 5936, provided that application for building permit for such construction is made prior to October 1, 1950.

(18) Where a sign was contracted for or ordered and manufacture of the same was begun prior to December 9, 1947, and such sign was intended for erection in the "E" Local Commercial District, the erection of such sign shall be permitted even though it does not conform to the regulations of signs within such district under the provisions of Ordinance No. 5936, provided that the applicant for such permit shall file with the Building Superintendent his duly acknowledged affidavit as to the truth of such facts as would qualify such application under the terms of this section, and provided, further, that the permit for the erection of such sign is applied for and the erection of such sign is completed prior to July 1, 1948.

(19) In all areas within the corporate limits of The City of Oklahoma City a rear yard of ten (10) feet shall be maintained along the rear of the lots as platted except in areas where there is a dedicated alley or utility reserve of at least twenty (20) feet in width; provided, that this provision shall not apply to buildings already in existence at the time of passage of this ordinance.

(20) Special building lines are hereby established along those streets shown in the following tabulation. Irrespective of any other part of this ordinance, including Section 16 hereof, no building shall be erected closer to the centerline of the street than the distance shown in this table. The centerline shall be a line equidistant from the established street right of way lines; provided, however, that land dedicated for, or easements granted for widening of streets in new subdivisions shall not be counted in calculating the location of a street centerline. The owner or owners of forty (40) per cent or more of the frontage along one side of one of these streets between two intersecting streets or for a distance of five hundred (500) feet or more may petition the City Council for the establishment of a different special building line which may then be established by the City Council in accordance with the same procedure as that of Section 13, Paragraph 7, by paying a filing fee of \$50.00.

SPECIAL BUILDING LINES

May Avenue from 10th Street to 23rd Street, 55 feet from Centerline.

May Avenue from 23rd Street to 50th Street, 65 feet from Centerline.

Linwood Boulevard from Klein Avenue to Virginia Avenue, 55 feet from Centerline.

Virginia Avenue from 7th Street to Park Place, 65 feet from Centerline.

Classen Boulevard from Main Street to 25th Street, 65 feet from Centerline.

23rd Street from East City Limits to West City Limits, 60 feet from Centerline.

Portland Avenue from South City Limits to North City Limits, 50 feet from Centerline.

Meridian Avenue from South City limits to North City Limits, 65 feet from Centerline.

Lincoln Boulevard from Northeast 23rd Street to North City Limits, 90 feet from Centerline.

North May Avenue from the South line of Northwest 50th Street to the North City Limits, 65 feet from Centerline.

(21) Wireless towers, including radio and/or television transmitting and/or receiving towers, when permitted in a district, may be erected to a height not exceeding two hundred (200) feet above the ground measured from a point on the ground directly beneath the top of such tower.

Amended by Ordinance No. 8065, July 10, 1957.

SECTION 16. Board of Adjustment.

(1) There is hereby created within and for the City of Oklahoma City a Board of Adjustment with the powers and duties as hereinafter set forth.

(2) The Board of Adjustment shall consist of five residents of the City to be appointed by the Mayor. All members of the Board shall serve as such without compensation and shall hold no other municipal office. The term of each member shall be three years or until his successor takes office. Members may be removed by the Mayor for cause upon the filing of written charges and after a public hearing before the City Council. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.

(3) The Board shall adopt rules in accordance with the provisions of this Ordinance. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. Such Chairman, or in his absence, the acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision or determination of an administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance, or to effect any variation in such ordinance.

(4) Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the City of Oklahoma City affected by any decision of the Building Superintendent. Such appeal shall be taken within thirty (30) days from the date of the decision by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof, and by paying a filing fee of fifty dollars (\$50.00) at the office of the Board at the time the notice is filed. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record on application and notice to the officer from whom the appeal is taken and on the cause shown.

The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, giving public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.

(5) The Board of Adjustment shall have the following powers:

- A. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
- B. Powers Relative to Variations: Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, which condition is not generally prevalent in the neighborhood, the strict application of this ordinance would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property, the Board is hereby empowered to authorize upon an appeal relating to such property, a variation from such strict application so as to relieve such difficulties or hardship.
- C. Powers Relative to Exceptions: Upon appeal the board is hereby empowered to permit the following exceptions.
 - (a) To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record.
 - (b) To permit the reconstruction of a non-conforming building which has been destroyed, or partially destroyed, by fire or Act of God where the Board shall find some compelling public necessity requiring

a continuance of the non-conforming use, but in no case shall such a permit be issued if its primary function is to continue a monopoly. (c) To interpret the provisions of the ordinance where the street layout actually on the ground varies from the street layout as shown on the map fixing the several districts, which map is attached to and made a part of this ordinance.

(6) In exercising the above mentioned powers such board may, in conformance with the provisions of this ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken. In considering all appeals from rulings made under this ordinance, 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, morals and general welfare of The City of Oklahoma City. 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.

(7) An appeal from any action, decision, ruling, judgment or order of the Board of Adjustment may be taken by any person or persons, jointly or severally, or any taxpayer, or any officer, department, board or bureau of the municipality to the District Court by filing a notice of appeals with the City Clerk and with the Board of Adjustment within ten (10) days from the filing of the decision of the Board, which notice shall specify the grounds of such appeal. Upon filing of the notice of appeal as herein provided, the said Board shall forthwith transmit to the court clerk of the county the original or certified copy of all the papers constituting the record in the case, together with the order, decision or ruling of the Board.

An appeal to the District Court from the Board of Adjustment stays all proceedings in furtherance of the action appealed from, unless the Chairman of the Board of Adjustment, from which the appeal is taken, certifies to the Court Clerk, after the notice of appeal shall have been filed that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property. In such case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the district court upon application or notice to the administrative officer in charge of the enforcement of the terms and provisions of the ordinance, and upon notice to the Chairman of the Board of Adjustment from which the appeal is taken, and upon due cause being shown, the court may reverse or affirm, wholly or partly, or modify the decision brought up for review.

SECTION 17. Occupancy Permits.

(1) No land shall be occupied or used and no building hereafter erected or structurally altered shall be occupied or used in whole or in part for any purpose whatsoever, until a certificate is issued by the Building Superintendent stating that the building and use comply with the provisions of this Ordinance, and all building, housing, and health ordinances of the City of Oklahoma City. No change of use shall be made in any building or part thereof now or hereafter erected or structurally altered without a permit being issued therefor by the Building Superintendent. No permit shall be issued to make a change unless the changes are in conformity with the provisions of this Ordinance.

(2) Nothing in this section shall prevent the continuance of a non-conforming use as hereinbefore authorized unless a discontinuance is necessary for the safety of life or property.

(3) Certificates for occupancy and compliance shall be applied for coincidentally with the application for a building permit, and shall be issued within ten (10) days after the lawful erection or alteration of the building is completed. Certificate of Occupancy shall state that the building or proposed use of a building or land complies with all laws and ordinances and with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the Building Superintendent, and copies shall be furnished on request of any person having a proprietary or tenancy interest in the building affected.

(4) No permit for excavation for, or the erection or alteration of, any building shall be issued before the application has been made for certificate of occupancy and compliance, and no building or premises shall be occupied until that certificate and permit is issued.

SECTION 18. Plats. Each application for a building permit shall be accompanied by a plat in duplicate drawn to scale, showing the actual dimensions of the lot to be built upon, the size, shape and location of the building to be erected, and such other information as may be necessary to provide for the enforcement of this Ordinance. A record of applications and plats shall be kept in the office of the Building Superintendent.

SECTION 19. Boundaries of Districts.

Rules where Uncertainty May Arise: Where uncertainty exists with respect to the boundaries of the various districts as shown on the map accompanying and made a part of this Ordinance, the following rules apply:

1. The district boundaries are either streets or alleys unless otherwise shown, and where the districts designated on the map accompanying and made a part of this Ordinance are bounded approximately by street or alley lines, the street or alley shall be construed to be the boundary of the districts.

2. Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, and where the districts designated on the map accompanying and made a part of this Ordinance are bounded approximately by lot lines, the lot lines shall be construed to be the boundary of the districts unless the boundaries are otherwise indicated on the map.

3. In unsubdivided property, the district boundary lines on the map accompanying and made a part of this Ordinance shall be determined by use of the scale appearing on the map.

SECTION 20. Interpretation, Purpose and Conflict. In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any ordinances, rules, regulations, or permits previously adopted or issued, and not in conflict with any of the provisions of this Ordinance, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises, and likewise not in conflict with this Ordinance; nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties, except that, if this Ordinance imposes a greater restriction, this Ordinance shall control.

SECTION 21. Amendments.

(1) No ordinance proposing to amend, supplement or change the regulations or district boundaries herein established shall become effective until after a public hearing in relation thereto. At least fifteen days' notice of the time and place of such hearings shall be published in an official paper or paper of general circulation in the City. Every such proposed amendment shall be referred to by the Council to the City Planning Commission for report.

(2) Any person proposing a change in the district boundaries herein established shall file a petition setting forth such proposed change with the City Planning Commission and pay the following fees to defray the costs of the public notice and investigation:

	Area of Land Involved	Fee
Over	0 sq. ft. but not over 7,500 sq. ft.	35.00
Over	7,500 sq. ft. but not over 10,000 sq. ft.	50.00
Over	10,000 sq. ft. but not over 20,000 sq. ft.	60.00
Over	20,000 sq. ft. but not over 30,000 sq. ft.	70.00
Over	30,000 sq. ft. but not over 40,000 sq. ft.	80.00
Over	40,000 sq. ft. but not over 50,000 sq. ft.	90.00
Over	50,000 sq. ft. but not over 60,000 sq. ft.	100.00
Over	60,000 sq. ft. but not over 70,000 sq. ft.	110.00
Over	70,000 sq. ft. but not over 80,000 sq. ft.	120.00
Over	80,000 sq. ft. but not over 90,000 sq. ft.	130.00
Over	90,000 sq. ft. but not over 100,000 sq. ft.	140.00
Over	100,000 sq. ft. but not over 120,000 sq. ft.	150.00
Over	120,000 sq. ft. but not over 140,000 sq. ft.	160.00
Over	140,000 sq. ft. but not over 160,000 sq. ft.	170.00
Over	160,000 sq. ft. but not over 180,000 sq. ft.	180.00
Over	180,000 sq. ft. but not over 200,000 sq. ft.	190.00
Over	200,000 sq. ft. but not over 220,000 sq. ft.	200.00
Over	220,000 sq. ft. but not over 240,000 sq. ft.	220.00

Over 240,000 sq. ft. but not over 260,000 sq. ft.-----	\$ 240.00
Over 260,000 sq. ft. but not over 280,000 sq. ft.-----	260.00
Over 280,000 sq. ft. but not over 300,000 sq. ft.-----	280.00
Over 300,000 sq. ft. but not over 400,000 sq. ft.-----	300.00
When more than 400,000 sq. ft. of land is involved the fee shall be \$300.00 plus an additional \$50.00 for each 100,000 sq. ft. or fraction thereof in excess of 400,000 sq. ft.	
Application for special permit-----	\$50.00
Notice of appeal to Board of Adjustment-----	\$50.00

(3) At the time of the introduction of any ordinance proposing such notice to be entered at large upon its minutes stating the hour and date of hearing protests, and the City Clerk shall publish a notice of such hearings in the official publication of the City, which shall be published at least three (3) times. The first such publication shall be not less than fifteen (15) days prior to the date fixed for the hearing. In addition to such publication, the City Clerk shall immediately cause such notice to be conspicuously posted along the streets within the territory affected by said ordinance. Such posted notices shall be headed: "Notice of Re-districting" in letters not less than one inch in length and shall, in legible characters, state the fact of the introduction of said ordinance. Its date and the class of district within which said ordinance proposes to include the territory. Said notice shall also contain a statement of the day and place when and where all persons having any objections to the proposed re-districting may appear before the Council, and show cause why the proposed re-districting should not be carried out in accordance with said ordinance.

(4) At any time not later than the hour set for hearing objections to the proposed re-districting any owner of property within the affected area or of the lots immediately abutting upon the affected area may make written protest against the proposed re-districting. Such protest must be in writing and be delivered to the City Clerk prior to the hour set for hearing protests. If a protest against such amendment be presented, signed by the owner of twenty (20) per cent of the land within such area proposed to be altered, or by the owners of twenty (20) per cent or more of the area of the lots immediately abutting either side of the territory included in such proposed change, or separated therefrom only by an alley or street, such amendment shall not be passed except by the favorable vote of three-fourths (3/4) of the legislative body of the City. At the time set for hearing protests the Council shall proceed to hear and pass upon all protests made, either oral or written, and its decision shall be final and conclusive.

SECTION 22. Violation, Penalty and Enforcement.

(1) Any person or corporation who shall violate any of the provisions of this ordinance or fail to comply therewith or with any of the requirements thereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder shall be deemed guilty of an offense and shall be liable to a fine of not more than eighteen dollars (\$18.00) and two dollars (\$2.00) costs, and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof where anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, individual, person or corporation employed in connection therewith and who may have assisted in the commission of any such violation shall be deemed guilty of a separate offense and upon conviction shall be fined as herein provided.

(2) In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building structure of land is used in violation of this Ordinance, the Building Superintendent, in addition to other remedies, may institute any proper action or proceedings in the name of the City of Oklahoma City to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use, to restrain, correct or abate such violation, to prevent the occupancy of said building, structure or land, to prevent any illegal act, conduct, or business or use in or about said premises.

SECTION 23. Repeal. Sections 1 through 8, inclusive, Sections 10 through 18, inclusive, Sections 26 through 32, inclusive, and Sections 43 through 57, inclusive, of Chapter 25, Revised Ordinances of 1936, and all amendments thereto and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 24. Partial Invalidity. Should any section or provision of this Ordinance be declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

SECTION 25. (Emergency) Whereas, it being immediately necessary for the preservation of the peace, health and safety of Oklahoma City and the inhabitants thereof that the provisions of this Ordinance be put in full force and effect an emergency is hereby declared to exist, by reason whereof this Ordinance shall take effect and be in full force from and after its passage, as provided by law.

SECTION 26. Procedure.

(1) Petitions to amend zoning ordinances heard and decided by the City Council of The City of Oklahoma City will not be again set down for hearing within six months of the date of such decision, and then only where the applicant can show material change in the surroundings or where new evidence which might affect the decision can be produced, and then only upon a new application. Motions for re-hearings will not be entertained. A petition that is withdrawn prior to a decision thereon by the City Council shall not be refiled or heard within six months of the date of such withdrawal.

PASSED by the Council of The City of Oklahoma City this 20th day of November, 1956.

APPROVED by the Mayor of The City of Oklahoma City this 20th day of November, 1956.

KEEP

City Clerk's Office Copy
FILE

ZONING
ORDINANCES

City of
OKLAHOMA CITY

Planning Commission
MUNICIPAL BUILDING
OKLAHOMA CITY, OKLAHOMA

Price 1.50

Date of Printing
June, 1960

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OKLAHOMA CITY ZONING ORDINANCE

And Amendments to April 1960

ORDINANCE NO. 5936

25-15

An ordinance dividing the City of Oklahoma City into districts and regulating and restricting within each district the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of building, structures and land for trade, industry, residence, or other purposes; providing regulations for non-conforming uses; providing for a Board of Adjustment; providing for fees for petitions for amendments and variances; repealing sections one (1) through eight (8) inclusive, sections ten (10) through eighteen (18) inclusive; sections twenty-six (26) through thirty-two (32) inclusive, sections forty-three (43) through fifty-seven (57) inclusive of chapter 25, revised ordinances of 1936 and all amendments thereto, and all other ordinances or parts of ordinances in conflict herewith; and declaring an emergency. >

Emergency Ordinance

Be it ordained by the Council of the City of Oklahoma City:

SECTION 1. Definitions. For the purpose of this ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural, the singular; the word "building" shall include the word "structure"; the word "lot" shall include the word "plot" and the word "shall" is mandatory and not directory.

- (1) Accessory Building: A subordinate building or a portion of the main building, the use of which is incidental to that of the dominant use of the building or premises.
- (2) Alley: A public thoroughfare which affords only a secondary means of access to abutting property.
- (3) Apartment House: See dwelling multiple.
- (4) Basement: A story having part but not more than one-half (1/2) its height below grade. A basement is counted as a story for the purpose of height regulations, if subdivided and used for business or dwelling purposes by others than a janitor employed on the premises.
- (5) Boarding House: A building other than a hotel, where, for compensation and by pre-arrangement for definite periods, meals, or lodging and meals, are provided for three (3) or more persons, but not exceeding twenty (20) persons.
- (6) Building: Any structure. When separated by dividing walls without openings, each portion of such structure so separated, shall be deemed a separate structure.
- (7) Building, Height of: The vertical distance from the grade to the highest point of coping of a flat roof or to the deck line of mansard roof, or to the average height of the highest gable of a pitch or hip roof.
- (8) Buildable Width: The width of that part of the lot not included within the open spaces herein required.
- (9) Cellar: A story having more than one-half (1/2) of its height below grade.
- (10) District: Any section of the City of Oklahoma City for which the regulations governing the use of buildings and premises or the height and area of

- (11) Dwelling: Any building, or portion thereof, which is designed for residential purposes.
- (12) Dwelling, Single-family: A building designed for occupancy by one family.
- (13) Dwelling, Two-Family: A building designed for occupancy by two families.
- (14) Dwelling, Multiple: A building designed for occupancy by three or more families.
- (15) Family: One or more persons occupying a dwelling and living as a single housekeeping unit as distinguished from a group occupying a boarding house, lodging house or hotel as herein defined.
- (16) Filling Station: Any building, structure or premises, enclosure or other place used for the dispensing, sale or offering for sale of automobile fuels and oils. When such dispensing, sale or offering for sale of automobile fuel and oils is incidental to the conduct of a public garage, the premises shall be classified as a public garage.
- (17) Frontage: Property on one side of a street or place measured along the line of the street or place.
- (18) Garage Apartment: A living unit for not more than one family erected above a garage.
- (19) Garage, Private: An accessory building designed or used for the storage of not more than three (3) motor-driven vehicles owned and used by the occupants of the building to which it is accessory.
- (20) Garage, Public: A building or portion thereof, other than a private or storage garage, designed or used for servicing, repairing, equipping, hiring, selling or storing motor-driven vehicles.
- (21) Garage, Storage: A building or portion thereof designed or used exclusively for housing four (4) or more motor-driven vehicles.
- (22) Grade: a. For buildings having walls adjoining one street only the elevation of the sidewalk at the center of the wall adjoining the street.
b. For buildings having walls adjoining more than one street, the average elevation of the sidewalk at the center of all walls adjoining the streets.
c. For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.

Any wall approximately parallel to and not more than five (5) feet from a street line is to be considered as adjoining the street.
- (23) Home Occupation: Any occupation or profession carried on by a member of a family residing on the premises and in connection with which there is used no sign other than one non-illuminated name plate attached to the building entrance which is not more than two (2) square feet in area; provided that no business such as a shop, store or child nursery is conducted upon the premises; provided that no material or equipment be stored outside the confines of the home; provided that no person is employed other than a member of the immediate family residing on the premises; provided that no mechanical equipment is used which creates a disturbance such as noise, dust, odor, or electrical disturbance; and provided that the home shall not be altered to attract business.
- (24) Hotel: A building used as the abiding place of more than twenty (20) persons who are for compensation lodged with or without meals.
- (25) Institution: A building occupied by a non-profit corporation or non-profit establishment for public use.

(26) Lodging House: A building where lodging only is provided for compensation to three (3) or more, but not exceeding twenty (20) persons, in contradistinction to hotels open to transients.

(27) Lots: A parcel of land occupied or intended for occupancy by one (1) main building, together with its accessory buildings, and uses customarily incidental to it, including the open spaces required by this ordinance and having its principal frontage upon a street or upon a place that has been officially approved by the City Council.

(28) Lot, Corner: A lot abutting upon two (2) or more streets at their intersection.

(29) Lot, Depth Of: The mean horizontal distance between the front and rear lot lines.

(30) Lot, Double Frontage: A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

(31) Lot, Interior: A lot other than a corner lot.

(32) Lot Lines: The lines bounding a lot.

(33) Lot of Record: A lot which is a part of a subdivision, the map of which has been recorded in the office of the County Clerk of Oklahoma County, or a lot described by metes and bounds, the description of which has been recorded in said office of the County Clerk.

(34) Non-Conforming Use: The use of any building or premises contrary to the use regulations of this ordinance for the district in which the premises are located.

(35) Parking Space: A permanently surfaced area, enclosed or un-enclosed, sufficient in size to store one (1) automobile together with a permanently surfaced driveway connecting the parking space with a street or alley and permitting ingress or egress of an automobile.

(36) Place: An open unoccupied space other than a street or alley permanently reserved as the principal means of access to abutting property.

(37) Rooming House: See lodging house.

(38) Stable, Private: A stable with a capacity for not more than two (2) horses or mules.

(39) Stables, Public: A stable, other than a private stable, with a capacity for more than two (2) horses or mules.

(40) Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it.

(41) Story, half: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use. A half-story containing independent apartment or living quarters shall be counted as a full story.

(42) Street: All property dedicated or intended for public or private street purposes or subject to public easements therefor.

(43) Street Line: A dividing line between a lot, tract or parcel of land and a

(44) Structure: Any thing constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground, including, but without limiting the generality of the foregoing, advertising signs, billboards and poster panels.

(45) Structural Alterations: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls.

(46) Tourist or Trailer Camps: An area containing one (1) or more structures designed or intended to be used as temporary living facilities of one or more families and intended primarily for automobile transients or providing spaces where two (2) or more tents or auto trailers can be parked.

(47) Yard: An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in Section 15. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the main building shall be used.

(48) Yard, Front: A yard extending across the front of a lot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof, other than steps, unenclosed balconies and unenclosed porches.

(49) Yard, Rear: A yard extending across the rear of a lot measured between lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projections other than steps, unenclosed balconies or unenclosed porches. On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.

(50) Yard, Side: A yard between the building and the side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the side of the main building or any projections other than steps, unenclosed balconies or unenclosed porches.

SECTION 2. Districts and Boundaries Thereof. In order to classify, regulate and restrict the location of trades and industries, and the location of buildings designed for specified uses; to regulate and limit the height and bulk of buildings hereafter erected or altered; to regulate and limit the intensity of the use of lot areas, and to regulate and determine the area of yards, courts, and other open spaces within and surrounding such buildings, The City of Oklahoma City, Oklahoma is hereby divided into eleven (11) classes of districts. The use height and area regulations are uniform in each class of district, and said districts shall be known as:

- "AA" Agricultural District
- "A" Single-Family Dwelling District
- "B" Two-Family Dwelling District
- "C" Four-Family Dwelling District
- "D" Multiple-Dwelling District
- "E" Local Commercial District
- "F" Commercial District
- "G" Restricted Light Industrial District
- "H" Business District
- "I" Light Industrial District
- "J" Heavy Industrial District

The boundaries of these districts are indicated upon the District Map of The City of Oklahoma City, which map is attached to and made a part of this ordinance

The said District Map of The City of Oklahoma City and all the notations, references and other matters shown thereon shall be as much a part of this ordinance as if the notations, references and other matters set forth by said map were all fully described herein; which zoning map is on file in the office of the City Clerk at the Municipal Building of the City of Oklahoma City.

All territory which may hereafter be annexed to The City of Oklahoma City shall automatically be classed as lying and being in "AA" Agricultural District, until such classification shall have been changed by an amendment to this ordinance as provided by law.

Whenever any street or alley is vacated, the particular district applying to property fronting on any such street or alley shall automatically be extended to the center line of any such street or alley, except as hereinafter provided in Sections 13, 14, 15 and 16;

1. No building shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used which does not comply with all of the district regulations established by this ordinance for the district in which the building or land is located.

2. The minimum yards and other open spaces, including the intensity of use provisions contained in this ordinance for each and every building existing at the time of passage of this ordinance, or for any building hereafter erected or structurally altered, shall not be encroached upon or considered as yard or open space requirements or intensity of use purposes for any other building.

3. Every building hereafter erected or structurally altered shall be located on a lot as defined in Section 1, and in no case shall there be more than one main building on one lot."

SECTION 2-A. "AA" Agricultural District Regulations. The regulations set forth in this section or set forth elsewhere in this ordinance, when referred to in this section, are the "AA" Agricultural District regulations.

Use Regulations: A building or premises shall be used only for the following purposes:

1. Farm, dairy, truck farm, or ranch operation with a single family dwelling building occupied by the owner or operator thereof and such additional single family dwellings as are reasonable necessary for occupancy by tenants or employees in the operation and maintenance thereof, together with accessory buildings necessary in the operation thereof.

2. Sale on the premises of agricultural products produced on the premises; provided that where such products are sold from a roadside stand it shall be a temporary structure only; shall be removed during winter months, and, when in use, shall be set back from any road an adequate distance to permit parking and ingress and egress and shall not be constructed in such location as to create an undue traffic hazard, subject to the regulations and recommendations of the Director of Traffic Control.

3. Airports.

4. Community centers.

5. Riding academy.

6. Open or public parks including golf courses but excluding the following: Amusement parks furnishing recreation on the payment of fee or admission charge and miniature golf courses or driving ranges; operated as a business.

7. Railroad right-of-way but not including railway yards, maintenance or

fueling facilities.

8. Water reservoir.

9. Water filtration plant.

10. Churches.

11. Schools, colleges or universities.

Height Regulations: Except as hereinafter provided in Section 15 and in airport zoning regulations, no structure shall exceed forty-five (45) feet in height.

Area Regulations: All area regulations shall be the same as those in "A" Single Family Dwelling District.

SECTION 3. "A" Single-Family Dwelling District Regulations. The regulations set forth in this section or set forth elsewhere in this ordinance, when referred to in this section, are the "A" Single-Family Dwelling District regulations.

Use Regulations: A building or premises shall be used only for the following purposes:

1. Single-Family dwelling.

2. Church.

3. Public School, elementary or high, or and educational institution having a curriculum the same as ordinarily given in public schools, and having no rooms regularly used for housing and sleeping.

4. Golf course, excepting miniature golf course, putting green, driving range, or other form of amusement operated as a business.

5. Truck gardening, but not the raising of livestock.

6. Accessory buildings which are not a part of the main building, including a private garage, and including one living unit, which living unit shall not exceed one floor level of living space, nor exceed five hundred square feet (500 sq. ft.) of floor area, or more than fifty per cent (50%) of the area of the ground floor of the main building, whichever is the lesser; nor shall such living unit exceed twenty-one feet (21') in height to the ridge of the roof or the height of the main building, whichever is the lesser; provided, that no permit shall be issued for the construction of such living unit, and no such living unit shall be constructed unless the application for such building permit shall be accompanied by the written consent properly signed by at least sixty per cent (60%) of all persons owning property in the block in which the property covered by the application is located; and, provided further, that the construction of such a structure does not violate any other zoning restriction relating to height, yard space, set backs, or other requirements. These uses shall be permitted only when located not less than sixty feet (60') from the front lot line, and not less than five feet from the side lot line; provided, further, that accessory buildings not over twelve (12') feet in height may be built within three feet (3') of the side property line. Accessory buildings which are a part of the main building, including a private garage or living quarters, are permitted, subject, however, to all other regulations.

As Amended; Ordinance 6597, Effective April 4, 1951.

7. Home occupation or professional office of one who lives in the main building, and where no name-plate is used in connection with the professional use exceeding two (2) square feet in area.

8. Temporary buildings for uses incidental to construction work, which

buildings shall be removed upon the completion or abandonment of the construction work.

9. Bulletin board or sign, not exceeding twelve (12) square feet in area appertaining to the lease, hire or sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired or sold.

Height Regulations. Except as hereinafter provided in Section 15 no building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height.

Area Regulations:

1. Front Yard: (a) There shall be a front yard having a depth of not less than twenty-five (25) feet, unless twenty-five (25) percent or more of the frontage on one side of the street between two intersecting streets is improved with buildings that have observed an average front yard line with a variation in depth of not more than six (6) feet, in which case no building shall project beyond the average front yard so established, but this regulation shall not be interpreted to require a front yard of more than seventy-five (75) feet.

(b) Where a lot has a double frontage the front yard requirements shall be provided on both streets.

2. Side Yard: (a) Except as hereinafter provided in the following paragraph and in Section 15, there shall be a side yard on each side of a building which shall have a width of not less than five (5) feet or ten (10) per cent of the average width of the lot, whichever amount is smaller; provided that the minimum side yard shall be three (3) feet.

(b) On corner lots the side yard regulations shall be the same as for interior lots except in cases where the lot in the rear of the corner lot fronts upon the side street; in which case there shall be a side yard on the side street of not less than fifty (50) per cent of the front yard required on the lot in the rear of such corner lot and no accessory building shall project beyond the front yard line of the lot in the rear; provided, however, that this regulation shall not be so interpreted as to reduce the buildable width, after providing the required interior side yard, of a corner lot facing an intersecting street, and of record at the time of passage of this ordinance, to less than thirty (30) feet.

3. Rear Yard: Except as hereinafter provided in Section 15, there shall be a rear yard having a depth of not less than thirty (30) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

4. Intensity of Use: There shall be a lot area of not less than six thousand (6,000) square feet, except that where a lot has less area than herein required and all the boundary lines of that lot touched lands under other ownership on the effective date of this ordinance that lot may be used for any of the uses permitted by this section.

SECTION 4. "B" Two-Family Dwelling District Regulations. The regulations set forth in this section, or set forth elsewhere in this ordinance when referred to in this section are the "B" Two-Family Dwelling District regulations.

Use Regulations: A building or premises shall be used only for the following purposes:

1. Any use permitted in the "A" Single-Family Dwelling District.
2. Two-Family Dwelling.
3. Garage apartment; provided, however, that the building be set back not less than five (5) feet from any side lot line or three (3) feet from the rear lot line.

As Amended; Ordinance 6205A, August 2, 1949.

4. Accessory buildings and uses customarily incident to any of the above uses when located on the same lot, including a private garage when located not less than sixty (60) feet from the front lot line or a private garage constructed as a part of the main building.

Parking Regulations: Where a lot is occupied by a two-family dwelling or a garage apartment, a parking space on the lot shall be provided adequate to accommodate one (1) automobile for each dwelling unit.

Height Regulations: The height regulations shall be the same as those in the "A" Single-Family Dwelling District.

Area Regulations:

1. Front Yard: The front yard regulations shall be the same as those in the "A" Single-Family Dwelling District.

2. Side Yard: The side yard regulations shall be the same as those in the "A" Single-Family Dwelling District.

3. Rear Yard: Except as hereinafter provided in section 15, there shall be a rear yard which shall have a depth of not less than twenty-five (25) feet or twenty (20) per cent of the average depth of the lot, whichever amount is smaller.

4. Intensity of Use: (a) A lot occupied by a single-family dwelling shall contain an area of not less than six thousand (6,000) square feet.

(b) A lot occupied by a two-family dwelling, or a garage apartment shall contain an area of not less than three thousand (3,000) square feet per family.

(c) Where a lot has less area than herein required and all the boundary lines of that lot touched lands under other ownership on the effective date of this ordinance, that lot may be used only for single-family dwelling purposes.

SECTION 5. "C" Four-Family Dwelling District Regulations. The regulations set forth in this section or set forth elsewhere in this Ordinance, when referred to in this section are the "C" Four-Family Dwelling District regulations.

Use Regulations: A building or premises shall be used only for the following purposes:

1. Any use permitted in the "B" Two-Family Dwelling District.
2. Three or Four-Family Dwellings.
3. Accessory buildings and uses customarily incident to any of the above uses when located on the same lot including a private garage when located not less than sixty (60) feet from the front lot line or a private garage when constructed as a part of the main building.

Parking Regulations: Where a lot is occupied by a two-family dwelling, a garage apartment, or a multiple dwelling, a parking space on that lot shall be provided adequate to accommodate one (1) automobile for each dwelling unit.

Height Regulations: The height regulations shall be the same as those in the "A" Single-Family Dwelling District.

Area Regulations:

1. Front Yard: The front yard regulations shall be the same as those in the "A" Single-Family Dwelling District.

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"A" Single-Family Dwelling District.

3. Rear Yard: The rear yard regulations shall be the same as those in the "B" Two-Family Dwelling District.

4. Intensity of Use: (a) A lot occupied by a single-family dwelling shall contain an area of not less than five thousand (5,000) square feet.

(b) A lot occupied by a two-family dwelling or a garage apartment shall contain an area of not less than twenty-five hundred (2,500) square feet per family.

(c) A lot occupied by a three or four-family dwelling shall contain an area of not less than seventeen hundred-and-fifty (1,750) square feet per family.

(d) Where a lot has less area than herein required and all the boundary lines of that lot touched lands under other ownership on the effective date of this ordinance, that lot may be used only for single-family dwelling purposes.

SECTION 6. "D" Multiple Dwelling District Regulations. The regulations set forth in this section or set forth elsewhere in this Ordinance, when referred to in this section, are the "D" Multiple Dwelling District Regulations.

Use Regulations: A building or premises shall be used only for the following purposes:

1. Any use permitted in the "C" Four-Family Dwelling District.
2. Multiple Dwelling.
3. Boarding or lodging house.
4. Institution of a religious, educational, or philanthropic nature.
5. Hospital, Clinic, excepting an animal hospital.
6. Private club, fraternity, sorority, or lodge excepting those the chief activity of which is a service customarily carried on as a business.
7. Hotel.
8. Accessory buildings and uses customarily incident to any of the above uses including a storage garage where the lot is occupied by a multiple dwelling, hotel, hospital, or institutional building. When a storage garage is not a part of the main building it shall be located not less than sixty (60) feet from the front lot line and not less than ten (10) feet from any side street line.

Parking Regulations: Where a lot is occupied by a two-family dwelling, a garage apartment, or a multiple dwelling a parking space on the lot shall be provided adequate to accommodate one (1) automobile for each dwelling unit provided in the main building.

Where a lot is occupied by a private club, fraternity, sorority, or lodge one (1) parking space shall be required for each two-hundred (200) square feet of floor area.

Where a lot is occupied by a hospital or a hotel one (1) parking space shall be provided for each bed in said hospital or hotel.

Where a lot is occupied by a clinic, one parking space shall be provided for each one hundred (100) square feet of floor space in the said clinic.

Height Regulations: Except as hereinafter provided in Section 15, no building shall exceed forty-five (45) feet in height.

1. Front Yard: The front yard regulations shall be the same as those in the "A" Single-Family Dwelling District.

2. Side Yard: The side yard regulations shall be the same as those in the "A" Single-Family Dwelling District.

3. Rear Yard: There shall be a rear yard which shall have a depth of not less than fifteen (15) feet or twenty (20) per cent of the average depth of the lot, whichever amount is smaller.

4. Intensity of Use: (a) the intensity of use regulations for a single-family dwelling, a two-family building, or a garage apartment, are the same as those in the "C" Four-Family Dwelling District.

(b) A lot occupied by a multiple dwelling shall contain an area of not less than eight-hundred seventy-five (875) square feet per family, except that this regulation shall not apply to hotels where no cooking facilities are provided in individual rooms or apartments, and shall not apply to apartment houses where the lot area is of sufficient size to meet the parking regulations herein required.

(c) Where a lot has less area than herein required and all the boundary lines of that lot touched lands under other ownership on the effective date of this Ordinance that lot may be used only for Single-Family Dwelling purposes.

Amended by Ordinance No. 8359, January 14, 1959.

SECTION 7. "E" Local Commercial District Regulations. The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section, are the "E" Local Commercial District Regulations.

Use Regulations. A building or premises shall be used only for the following purposes; provided, however, that no article or materials shall be kept, stored, or displayed outside the confines of the building; and provided, further, that no beer taverns or any establishment dispensing beer for consumption on the premises billiard parlors, pool halls, domino parlors, drive-ins for food, drink or confection, catering establishments, and public restaurants or cafes shall be located within 600 feet of a public school ground.

1. Any use permitted in the "D" Multiple Dwelling District.
2. Amusement place or theatre.
3. Bank.
4. Barber shop or beauty parlor.
5. Business or commercial school or dancing or music academy.
6. Catering establishment.
7. Electric Repair Shop.
8. Filling Station.
9. Florist shop.
10. Help-Yourself-Laundry, which is defined as a business providing home type washing, drying and ironing machine for hire to be used by customers on the premises.
11. Lodge Hall.
12. Messenger or telegraph service station.
13. Office.
14. Painting and decorating shop.
15. Parking Lot.
16. Photographers' or Artists' Studio.
17. Plumbing shop.
18. Restaurant.
19. Sales or show room.
20. Store or shop for conduct of a retail business.
21. Shoe repair shop.

23. Undertaking establishment.
24. Name plate and sign relating only to the name and use of the store or premises or to products sold on the premises; provided, however, that no sign shall exceed thirty (30) square feet in area and that no portion of such sign shall project more than one (1) foot from the front of the structure, and if illuminated, shall not be of the flashing or intermittent type, except that these restrictions shall not apply to any side of any street lying between two intersections of streets where more than seventy-five (75) per cent of the linear front footage is developed for commercial use. Billboards or outdoor advertising signs may be erected where 60% or more of the total linear front footage on both sides of a street between intersections of streets in zoned for commercial purposes, provided however, no billboard or outdoor advertising sign shall be erected or constructed closer than fifty feet to a building occupied for residential purposes.

Where 75% or more of the linear front footage between two intersections of streets is developed for commercial purposes then set backs as provided by this ordinance shall not be required on pole-type signs when signs meet the minimum height requirements of eight feet and are approved by the Engineering Department and Traffic Department of the City of Oklahoma City.

25. Accessory buildings and uses customarily incident to the above use.
26. Laundries, dyeing and cleaning establishments, where the total floor area of an individual establishment does not exceed four thousand (4,000) square feet measured from outside of the walls.
27. Newspaper and commercial job printing shops, where there is not more than four thousand (4,000) square feet in such establishment.

Any building used primarily for any of the above enumerated purposes may have not more than forty (40) per cent of the floor area devoted to purposes incidental to such primary use.

Parking Regulations.

1. One parking space shall be provided for each dwelling unit in a structure.
2. Except as hereinafter provided in Section 15 where a lot is occupied by any commercial building, one parking space shall be provided for each two hundred (200) square feet of floor space in the building, and any restaurant or establishment that serves meals, lunches, or drinks to patrons either in their cars or in the building, shall provide one parking space for each one hundred (100) square feet of floor space in the building.
3. Where a lot is occupied by any commercial building, adequate off-street facilities shall be provided for the loading and unloading of merchandise and goods within the building or adjacent to a public alley in such a manner as not to obstruct freedom of traffic movement on the public street.

Height Regulations:

The height regulations shall be the same as those in the "A" Single-Family Dwelling District.

Area Regulations:

1. Front Yard: The front yard regulations shall be the same as those in the "A" Single-Family Dwelling District.
2. Side Yard: The side yard regulations for dwellings are the same as those in the "A" Single-Family Dwelling District. For uses other than dwellings no side yard shall be required except on the side of a lot adjoining a dwelling district, in which case there shall be a side yard of not less than five (5) feet.
3. Rear Yard: The rear yard regulations for dwellings shall be the same as

be required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than fifteen (15) feet.

4. Intensity of Use: The intensity of use regulations shall be the same as those in the "D" Multiple Dwelling District.

Amended by ordinance No. 7802, May 29, 1956.

SECTION 8. "F" Commercial District Regulations. The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section, are the "F" Commercial District Regulations.

Use Regulations: A building or premises may be used for any purpose except the following: provided, however, that no article or material shall be kept, stored or displayed outside the confines of the building unless it be so screened by fence walls, or planting that it cannot be seen from a public street:

1. Bakery employing more than five (5) persons.
2. Blacksmith or horse-shoeing shop.
3. Bottling works.
4. Building material storage yard.
5. Carting, express, hauling or storage yard.
6. Contractor's plant or storage yard.
7. Coal, coke or wood yard of more than fifty (50) ton capacity.
8. Cooperage works.
9. Dyeing and cleaning works employing more than five (5) persons.
10. Ice plant or storage house of ice and food of more than ten (10) ton capacity.
11. Laundry employing more than five (5) persons.
12. Livery stable or riding academy.
13. Lumber yard.
14. Machine shop.
15. Stone monumental works (employing more than five (5) persons.)
16. Storage warehouse.
17. Wholesale warehouse or business.
18. Any use excluded from the "H" Business District.
19. Any kind of manufacturing or treatment other than manufacture or treatment of products clearly incidental to the conduct of a retail business on the premises.

Parking Regulations:

1. One parking space shall be provided for each dwelling unit in a structure.
2. Except as hereinafter provided in Section 15 where a lot is occupied by any commercial building, one parking space shall be provided for each three hundred (300) square feet of floor space in the building, and any restaurant or establishment that serves meals, lunches, or drinks to patrons either in their cars or in the building shall provide one parking space for each two hundred (200) square feet of floor space in the building.
3. Where a lot is occupied by any commercial building, adequate off-street facilities shall be provided for the loading and unloading of merchandise and goods within the building or adjacent to a public alley in such a manner as not to obstruct freedom of traffic movement upon the public street.

Height Regulations: The height regulations shall be the same as those in the "D" Multiple Dwelling District.

Area Regulations:

1. Front Yard: The front yard regulations shall be the same as those in the "A" Single-Family Dwelling

2. Side Yard: The side yard regulations for dwellings shall be the same as those in the "A" Single-Family District. In all other cases no side yard shall be required except on the side of the lot adjoining a dwelling district, in which case there shall be a side yard of not less than five (5) feet.

3. Rear Yard: The rear yard regulations for dwellings shall be the same as in the "B" Two-Family Dwelling District. In all other cases a rear yard shall not be required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than fifteen (15) feet.

4. Intensity of Use: The intensity of use regulations shall be the same as those in the "D" Multiple Dwelling District.

Amended by Ordinance No. 6958, October 16, 1952.

SECTION 9. "G" Restricted Light Industry District Regulations. The regulations set forth in this section, or set forth elsewhere in this Ordinance, when referred to in this section, are the "G" Restricted Light Industry District Regulations.

Use Regulations: A building or premises shall be used only for the following purposes; provided, however, that no article or material shall be kept, stored, or displayed outside the confines of the building unless it be so screened by fences, walls, or planting that it cannot be seen from a public street.

1. Any use permitted in the "F" Commercial District.
2. Automobile accessories, sales and repair.
3. Bakery.
4. Bottling works.
5. Candy manufacture.
6. Engraving plant.
7. Envelope manufacture.
8. Garage.
9. Jewelry and watch manufacture.
10. Laundry or cleaning establishment.
11. Optical goods manufacture.
12. Sporting goods manufacture.
13. Storage or dry goods.
14. Tobacco manufacture.

Parking Regulations:

1. One parking space shall be provided for each dwelling unit in a structure.
2. Any commercial or industrial building that is erected, converted, or structurally altered shall provide one parking space for each three hundred (300) square feet of floor space in the building.

3. Where a lot is occupied by any commercial or industrial building adequate off street facilities shall be provided for the loading and unloading of merchandise and goods within the building or adjacent to a public alley in such a manner as not

to obstruct freedom of traffic movement upon the public street.

Height Regulations: Except as provided in Section 15, no building shall exceed fifty (50) ft. in height unless it is set back one (1) ft. from all yard lines for each two (2) ft. exceeding fifty (50) ft.

Area Regulations:

1. Front Yard: The front yard regulations shall be the same as in the "E" Local Commercial District.

2. Side Yard: The side yard regulations shall be the same as those in the "E" Local Commercial District.

3. Rear Yard: The rear yard regulations shall be the same as those in the "E" Local Commercial District.

4. Intensity of Use: The intensity of use regulations shall be the same as those in the "D" Multiple Dwelling District.

SECTION 10. "H" Business District Regulations. The regulations set forth in this section, or set forth elsewhere in this Ordinance, when referred to in this section, are the "H" Business District regulations.

Use Regulations: A building or premises may be used for any purpose except the following; provided, however, that no article or material shall be kept, stored, or displayed outside the confines of the building unless it be so screened by fences, walls, or planting that it cannot be seen from a public street:

1. Acetylene gas manufacture or storage.
2. Acid manufacture.
3. Alcohol manufacture.
4. Ammonia, bleaching powder or chlorine manufacture.
5. Arsenal.
6. Asphalt manufacture or refining.
7. Auto wrecking.
8. Blast furnace.
9. Bag Cleaning.
10. Boiler works.
11. Brick, tile, pottery or terra cotta manufacture other than the manufacture of handcraft products only.
12. Candle manufacture.
13. Celluloid manufacture or treatment.
14. Cement, lime, gypsum, or plaster of paris manufacture.
15. Central mixing plant for cement, mortar, plaster or paving materials.
16. Coke oven.
17. Cotton gin.

19. Creosote manufacture or treatment.
20. Disinfectants manufacture.
21. Distillation of bones, coal or wood.
22. Dye stuff manufacture.
23. Exterminator and insect poison manufacture.
24. Emery cloth and sandpaper manufacture.
25. Explosives or fireworks manufacture or storage.
26. Fat rendering.
27. Fertilizer manufacture.
28. Fish smoking and curing.
29. Forge plant.
30. Garbage, offal or dead animals reduction of dumping.
31. Glue, size or gelatin manufacture.
32. Gas manufacture or storage.
33. Iron, steel, brass or copper foundry or fabrication plant.
34. Junk, iron or rag storage or baling.
35. Match manufacture.
36. Lampblack manufacture.
37. Oilcloth or linoleum manufacture.
38. Oiled rubber goods manufacture.
39. Ore reduction.
40. Paint, oil, shellac, turpentine or varnish manufacture.
41. Paper, and pulp manufacture.
42. Petroleum or its products, refining or wholesale storage of.
43. Pickle manufacturing.
44. Planing mill.
45. Potash works.
46. Pyroxlin manufacture.
47. Rock crusher.
48. Rolling mill.
49. Rubber or gutta percha manufacture or treatment.

51. Salt works.
52. Shoe polish manufacture.
53. Smelting of tin, copper, zinc, or iron ores.
54. Soap manufacture other than liquid soap.
55. Soda and compound manufacture.
56. Stock yards or slaughter of animals or fowls.
57. Stone mill or quarry.
58. Stove polish manufacture.
59. Tallow, grease or lard manufacture or refining from, or of animal
60. Tanning, curing or storage of raw hides or skins.
61. Tar distillation or manufacture.
62. Tar roofing or waterproofing manufacture.
63. Tobacco (chewing) manufacture or treatment.
64. Vinegar manufacture.
65. Wool pulling or scouring.
66. Yeast plant.
67. And in general those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise.

Parking Regulations: Where a lot is occupied by any commercial or industrial building, adequate off-street facilities shall be provided for the loading and unloading of merchandise and goods within the building or adjacent to a public alley in such a manner as not to obstruct freedom of traffic movement on the public street.

Height Regulations: No building shall exceed a height at the street line of twelve (12) stories or one hundred and fifty (150) feet, but above the height permitted at the street line three (3) feet may be added to the height of the building for each one (1) foot that the building or portion thereof is set back from all sides of the lot, except that the cubical contents of such building shall not exceed the cubical contents of a prism having a base equal to the area of the lot and a height equal to two-and-one-half (2-1/2) times the width of the street upon which the building has its maximum frontage.

Area Regulations:

1. Front Yard: No front yard shall be required.
2. Side Yard: No side yard shall be required.
3. Rear Yard: No rear yard shall be required.
4. Intensity of Use: The intensity of Use Regulations shall be the same as in the "D" Multiple Dwelling District.

forth in this section, or set forth elsewhere in this Ordinance, when referred to in this section, are the "I" Light Industrial District regulations.

Use Regulations: The use regulations shall be the same as those in the "H" Business District.

Height Regulations: The height regulations shall be the same as those in the "F" Commercial District.

Area Regulations:

1. Front Yard: Where all the frontage on one side of the street between two intersecting streets is located in the "I" Light Industrial District, no front yard shall be required. Where the frontage on one side of the street between two intersecting streets is located partly in the "I" Light Industrial District and partly in a district in which a front yard is required, the front yard requirements of the latter district shall apply to the "I" Light Industrial District.

2. Side Yard: The side yard regulations shall be the same as those in the "F" Commercial District.

3. Rear Yard: The rear yard regulations shall be the same as those in the "F" Commercial District.

4. Intensity of Use: The intensity of use regulations shall be the same as those in the "D" Multiple Dwelling District.

SECTION 12. "J" Heavy Industrial District Regulations. The regulations set forth in this section, or set forth elsewhere in this Ordinance, when referred to in this section, are the "J" Heavy Industrial District regulations.

Use Regulations: (a) A building or premises may be used for any purpose whatsoever not in conflict with any ordinance of the City of Oklahoma City regulating nuisances, except that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the City Council after report by the Fire Department, Health Department and City Planning Commission:

1. Acid manufacture
2. Cement, lime, gypsum or plaster of paris manufacture.
3. Explosives manufacture or storage.
4. Gas manufacture.
5. Petroleum or its products, refining of.
6. Wholesale storage of gasoline.

(b) No building shall be occupied for dwelling purposes; provided, however, that dwelling quarters may be established in connection with any industrial establishment for watchmen and caretakers employed upon the premises.

7. Asphaltic mixing plants and/or Asphalt Plants.

Height Regulations: Except as hereinafter provided in Section 15, no building shall exceed six (6) stories or seven-five (75) feet in height provided, however, that where a lot adjoins a dwelling district, the building height shall not exceed three (3) stories or forty-five (45) feet, unless it is set back one (1) foot from all yard lines for each foot of additional height above forty-five (45) feet.

two intersecting streets is located in the "J" Heavy Industrial District, no front yard shall be required. Where the frontage on one side of the street between two intersecting streets is located partly in the "J" Heavy Industrial District and partly in a dwelling district the front yard requirements of the dwelling district shall apply to the "J" Heavy Industrial District.

2. Side Yard: The side yard regulations shall be the same as those in the "F" Commercial District.

3. Rear Yard: The rear yard regulations shall be the same as those in the "F" Commercial District.

4. Intensity of Use: The intensity of use regulations shall be the same as those in the "D" Multiple Dwelling District.

SECTION 13. Non-Conforming Uses.

(1) The lawful use of land not containing buildings which does not conform to the provisions of this Ordinance shall be discontinued within two years from the effective date of this Ordinance, and the use of land which becomes non-conforming by reason of a subsequent change in this Ordinance shall be discontinued within two years from the date of the change.

(2) The Lawful use of a building existing at the time of the effective date of this Ordinance may be continued although such use does not conform to the provisions hereof. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of more restricted classification or to a conforming use; however, such use shall not thereafter be changed to a less restricted use; and this shall apply whenever the use of a building becomes non-conforming through a change in this Ordinance.

(3) In the event that a non-conforming use of any building or premises is discontinued for a period of two years, the use of the same shall thereafter conform to the use regulations of the district.

(4) No non-conforming use, except when required to do so by law or Ordinance, shall be enlarged, extended, reconstructed or structurally altered, unless such use is changed to a use permitted in the district, provided, however that during the ten (10) year period immediately following the passage of this Ordinance non-conforming light industrial uses in the "E" "F" and "G" Districts and non-conforming heavy industries in the "H" and "I" Districts may be extended or enlarged by not to exceed a fifty (50) per cent increase in the cubical contents of the building; and further provided, that all height, and area regulations be observed in any such extension.

(5) When a building, the use of which does not conform to the provisions of this Ordinance, is damaged by fire, explosion, Act of God, or the public enemy, to the extent of more than sixty (60) per cent of its true value, it shall not be restored except in conformity with the district regulations.

(6) Nothing in this section shall be interpreted as authorization for or approval of the continuance of the use of a building or premises in violation of zoning regulations in effect at the time of the effective date of this Ordinance.

(7) An applicant for any of the buildings or uses listed below to be located in a district from which they are prohibited by this ordinance shall file application with the City Planning Commission, and by paying a filing fee of \$50.00 at the office of the Planning Commission at the time the request is filed for a special permit. The City Planning Commission shall within thirty (30) days transmit such application to the City Council with its report as to the effect of such proposed building or use upon the character of the neighborhood, traffic conditions, public utility facilities, and other matters pertaining to the general welfare.

Thereupon, the City Council shall hold a public hearing upon such application and may authorize the issuance of the permit requested. The buildings and uses for which such special permits may be issued are listed as follows:

- (a) Any public building erected and used by any department of the City, County, State or Federal Government.
- (b) The extraction of raw materials such as rock, gravel, sand, and the like, but not including extraction of oil or natural gas.
- (c) Hospitals and clinics, and institutions of any educational, religious, philanthropic or eleemosynary character, provided that the building shall be set back from all yard lines a distance of not less than two (2) feet for each foot of building height.
- (d) Cemetery.
- (e) Community building or recreation field.
- (f) Airport or landing field.
- (g) Nurseries or greenhouses.
- (h) Miniature golf courses and driving ranges.
- (i) Temporary commercial amusement enterprises, including among other things, circuses and carnivals.
- (j) Parking lots adjacent to, across a street from, or across an alley from an "E" Local Commercial District, and "F" Commercial District, or a "G" Restricted Light Industry District.
- (k) Trailer or tourist camps.
- (l) Drive-in Theatres.
- (m) Race Tracks.
- (n) Open lot where automobiles are sold.
- (o) Automatic car wash.
- (p) Open lot where new and used auto and house trailers are sold or rented.
- (q) Commercial parking lot.

Amended by Ordinance No. 7746, March 28, 1956.

SECTION 14. Community Unit Plan. The owner or owners of any tract of land comprising an area of not less than twenty (20) acres may submit to the City Council of the City of Oklahoma City a plan for the use and development of all of the tract of land for residential purposes. The development plan shall be referred to the City Planning Commission for study and report and for public hearing. If the Commission approves the development plan, the plan, together with the recommendation of the Commission, shall then be submitted to the City Council for consideration and approval. The recommendations of the Commission shall be accompanied by a report stating the reasons for approval of the application and specific evidence and facts showing that the proposed community unit plan meets the following conditions:

1. That the property adjacent to the area included in the plan will not be adversely affected.

2. That the plan is consistent with the intent and purpose of this Ordinance to promote public health, safety, morals or general welfare.

3. That the buildings shall be used only for single-family dwellings, two-family dwellings or multiple dwellings and the usual accessory uses such as garages, storage space and community activities, including churches, provided that an area set aside for "E" Local Commercial uses may be included where approved by the City Planning Commission.

4. That the average lot area per family contained in the site, exclusive of the area occupied by streets, will be not less than the lot area per family required in the district in which the development is located.

If the City Council approves the plan, building permits and certificates of occupancy may be issued even though the use of land and the location of the buildings to be erected in the area and the yards and open spaces contemplated by the plan do not conform in all respects to the district regulations of the district in which it is located.

SECTION 15. Additional Use, Parking, Height and Area Regulations. The regulations hereinafter set forth in this section qualify or supplement as the case may be, the district regulations appearing elsewhere in this Ordinance.

(1) Public, semi public or public service buildings, hospitals, sanitariums, or schools, when permitted in a district may be erected to a height not exceeding sixty (60) feet, and churches and temples, when permitted in a district, may be erected to a height not exceeding seventy-five (75) feet if the building is set back from each property line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is built.

(2) Single-Family Dwellings and two family dwellings in the dwelling districts may be increased in height by not more than ten (10) feet when two (2) side yards of not less than fifteen (15) feet each are provided, but they shall not exceed three (3) stories in height.

(3) Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers, or scenery lofts, tanks, water towers, ornamental towers, and spires, wireless towers, or necessary mechanical appurtenances, may be erected to a height in accordance with existing or hereafter adopted ordinances of the City of Oklahoma City.

(4) For buildings on lots extending through from street to street, the rear yard requirements may be waived where an equivalent open space is provided in lieu of such required rear yard.

(5) Accessory buildings which are not a part of the main building may be built in a rear yard within three (3) feet of the rear lot line. An accessory building which is not a part of the main building shall not occupy more than thirty (30) per cent of the rear yard and shall not exceed twelve (12) feet in height; provided, however, that this height limitation shall not apply to garage apartments built more than five (5) feet from any side lot line and three feet from the rear lot line.

(6) No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used unless the main building on the lot is also being used.

(7) Every part of a required yard shall be open to the sky unobstructed except for accessory buildings in a rear yard, and except for the ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed twelve (12) inches.

(8) Open or lattice-enclosed fire escapes, fireproof outside stairways, and

balconies opening upon fire towers projecting into a yard not more than five (5) feet, and the ordinary projections of chimneys and flues are permitted.

(9) Places of public assembly including, among other things, churches, theatres, assembly halls and auditoriums, whether in separate buildings or a part of another building, when constructed in any part of The City of Oklahoma City with the exception of the "H" Business District shall provide one off-street parking space for every five (5) seats in the place of public assembly; said parking space shall be provided on the same lot as the place of public assembly or on a permanently reserved space on another lot within three hundred (300) feet of said place of public assembly.

(10) On any corner lot on which a front or side yard is required, no wall, fence, sign or other structure or any plant growth shall be maintained within twelve (12) feet of the intersection.

(11) Two-Family Dwellings may be erected in those locations in the "A" Single Family Dwelling District where at the time of the effective date of this Ordinance, forty (40) per cent or more of the frontage on one side of a street between two (2) intersecting streets is occupied by two-family dwellings or two-family and multiple family dwellings; provided, however, that the area and parking regulations of the "B" Two Family Dwelling District are complied with.

(12) Three and Four Family Dwellings may be erected in those locations in the "B" Two Family Dwelling District, where at the time of the effective date of this Ordinance, forty (40) per cent or more of the frontage on one side of a street between two (2) intersecting streets is occupied by multiple dwellings; provided, however, that the area and parking regulations of the "C" Four Family Dwelling District are complied with.

(13) A two-family dwelling shall be considered as one main building occupying one (1) lot.

(14) Nothing in this Ordinance shall affect or pertain in any way to telephone exchange buildings, electric sub-stations and lines or gas distribution regulator stations.

(15) Where a continuous row of lots is to be developed by the construction of a series of dwellings, not more than thirty-five (35) feet in height, a side yard of two and one-half (2-1/2) feet, may be permitted on one side of the building where a driveway is to be constructed on the other side of the building, provided that an open space not less than ten (10) feet is maintained between all such dwellings.

(16) Where an existing building was legally constructed prior to December 9, 1947, leaving less side yard than is required by Ordinance No. 5936, an addition to such building which constitutes an extension of the side wall thereof shall be permitted, provided that such addition shall not encroach upon the front yard or rear yard as required by Ordinance No. 5936.

(17) Where a dwelling was legally constructed under the authority of a building permit issued between January 1, 1942 and December 9, 1947, and, in connection therewith, there were constructed a concrete driveway, concrete garage floor, and concrete footings for such garage, but the completion of such garage was prevented by certain rules of the War Production Board regulating the use of materials, a permit shall be issued for the completion of such garage upon such existing concrete footings, even though such construction leaves less side yard than is required by Ordinance No. 5936, provided that application for building permit for such construction is made prior to October 1, 1950.

(18) Where a sign was contracted for or ordered and manufacture of the same was begun prior to December 9, 1947, and such sign was intended for erection in the "E" Local Commercial District, the erection of such sign shall be permitted even though it does not conform to the regulations of signs within such district under the provisions of Ordinance No. 5936 provided that the applicant for such

permit shall file with the building Superintendent his duly acknowledged affidavit as to the truth of such facts as would qualify such application under the terms of this section, and provided, further, that the permit for the erection of such sign is applied for and the erection of such sign is completed prior to July 1, 1948.

(19) In all areas within the corporate limits of The City of Oklahoma City a rear yard of ten (10) feet shall be maintained along the rear of the lots as platted except in areas where there is a dedicated alley or utility reserve of at least twenty (20) feet in width; provided, that this provision shall not apply to buildings already in existence at the time of passage of this ordinance.

(20) Special building lines are hereby established along those streets shown in the following tabulation. Irrespective of any other part of this ordinance, including Section 16 hereof, no building shall be erected closer to the centerline of the street than the distance shown in this table. The centerline shall be a line equidistant from the established street right of way lines; provided, however, that land dedicated for, or easements granted for widening of streets in new subdivisions shall not be counted in calculating the location of a street centerline. The owner or owners of forty (40) per cent or more of the frontage along one side of one of these streets between two intersecting streets or for a distance of one hundred (100) feet or more may petition the City Council for the establishment of a different special building line which may then be established by the City Council in accordance with the same procedure as that of Section 13, Paragraph 7, by paying a filing fee of \$50.00.

SPECIAL BUILDING LINES

May Avenue from 10th Street to 23rd Street, 55 feet from Centerline.

May Avenue from 23rd Street to 50th Street, 65 feet from Centerline.

Linwood Boulevard from Klein Avenue to Virginia Avenue, 55 feet from Centerline.

Virginia Avenue from 7th Street to Park Place, 65 feet from Centerline.

Classen Boulevard from Main Street to 25th Street, 65 feet from Centerline.

23rd Street from East City Limits to West City Limits, 60 feet from Centerline.

Portland Avenue from South City Limits to North City Limits, 50 feet from Centerline.

Meridian Avenue from South City limits to North City Limits, 65 feet from Centerline.

Lincoln Boulevard from Northeast 23rd Street to North City Limits, 90 feet from Centerline.

North May Avenue from the South line of Northwest 50th Street to the North City Limits, 65 feet from Centerline.

(21) Wireless towers, including radio and/or television transmitting and/or receiving towers, when permitted in a district, may be erected to a height not exceeding two hundred (200) feet above the ground measured from a point on the ground directly beneath the top of such tower.

Amended by Ordinance No. 8065, July 10, 1957.

SECTION 16. Board of Adjustment.

(1) There is hereby created within and for the City of Oklahoma City a Board of Adjustment with the powers and duties as hereinafter set forth.

(2) The Board of Adjustment shall consist of five residents of the City to be appointed by the Mayor. All members of the Board shall serve as such without compensation and shall hold no other municipal office. The term of each member shall be three years or until his successor takes office. Members may be removed by the Mayor for cause upon the filing of written charges and after a public hearing before the City Council. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.

(3) The Board shall adopt rules in accordance with the provisions of this Ordinance. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. Such Chairman, or in his absence, the acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision or determination of an administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance, or to effect any variation in such ordinance.

(4) Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the City of Oklahoma City affected by any decision of the Building Superintendent. Such appeal shall be taken within thirty (30) days from the date of the decision by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof, and by paying a filing fee of fifty dollars (\$50.00) at the office of the Board at the time the notice is filed. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the records upon which the action appealed from was taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record on application and notice to the officer from whom the appeal is taken and on the cause shown.

The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, giving public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.

(5) The Board of Adjustment shall have the following powers:

- A. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
- B. Powers Relative to Variations: Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, which condition is not generally prevalent in the neighborhood, the strict application of this ordinance would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property, the Board is hereby empowered to authorize upon an appeal relating to such property, a variation from such strict application so as to relieve such difficulties or hardship.

powered to permit the following exceptions.

- (a) To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record.
- (b) To permit the reconstruction of a non-conforming building which has been destroyed, or partially destroyed, by fire or Act of God where the Board shall find some compelling public necessity requiring a continuance of the non-conforming use, but in no case shall such a permit be issued if its primary function is to continue a monopoly.
- (c) To interpret the provisions of the ordinance where the street layout actually on the ground varies from the street layout as shown on the map fixing the several districts, which map is attached to and made a part of this ordinance.

(6) In exercising the above mentioned powers such board may, in conformance with the provisions of this ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken. In considering all appeals from rulings made under this ordinance, 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, morals and general welfare of The City of Oklahoma City. 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.

(7) An appeal from any action, decision, ruling, judgment or order of the Board of Adjustment may be taken by any person or persons, jointly or severally, or any taxpayer, or any officer, department, board or bureau of the municipality to the District Court by filing a notice of appeals with the City Clerk and with the Board of Adjustment within ten (10) days from the filing of the decision of the Board, which notice shall specify the grounds of such appeal. Upon filing of the notice of appeal as herein provided, the said Board shall forthwith transmit to the court clerk of the county the original or certified copy of all the papers constituting the record in the case, together with the order, decision or ruling of the Board.

An appeal to the District Court from the Board of Adjustment stays all proceedings in furtherance of the action appealed from, unless the Chairman of the Board of Adjustment, from which the appeal is taken, certifies to the Court Clerk, after the notice of appeal shall have been filed that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property. In such case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the district court upon application or notice to the administrative officer in charge of the enforcement of the terms and provisions of the ordinance, and upon notice to the Chairman of the Board of Adjustment from whom the appeal is taken, and upon due cause being shown, the court may reverse or affirm, wholly or partly, or modify the decision brought up for review.

SECTION 17. Occupancy Permits.

(1) No land shall be occupied or used and no building hereafter erected or structurally altered shall be occupied or used in whole or in part for any purpose whatsoever, until a certificate is issued by the Building Superintendent stating that the building and use comply with the provisions of this Ordinance, and all building, housing, and health ordinances of the City of Oklahoma City. No change of use shall be made in any building or part thereof now or hereafter erected or structurally altered without a permit being issued therefor by the Building Superintendent. No permit shall be issued to make a change unless the changes are in conformity with the provisions of this Ordinance.

use as hereinbefore authorized unless a discontinuance is necessary for the safety of life or property.

(3) Certificates for occupancy and compliance shall be applied for coincidentally with the application for a building permit, and shall be issued within ten (10) days after the lawful erection or alteration of the building is completed. Certificate of Occupancy shall state that the building or proposed use of a building or land complies with all laws and ordinances and with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the Building Superintendent, and copies shall be furnished on request of any person having a proprietary or tenancy interest in the building affected.

(4) No permit for excavation for, or the erection or alteration of, any building shall be issued before the application has been made for certificate of occupancy and compliance, and no building or premises shall be occupied until that certificate and permit is issued.

SECTION 18. Plats. Each application for a building permit shall be accompanied by a plat in duplicate drawn to scale, showing the actual dimensions of the lot to be built upon, the size, shape and location of the building to be erected, and such other information as may be necessary to provide for the enforcement of this Ordinance. A record of applications and plats shall be kept in the office of the Building Superintendent.

SECTION 19. Boundaries of Districts.

Rules where Uncertainty May Arise: Where uncertainty exists with respect to the boundaries of the various districts as shown on the map accompanying and made a part of this Ordinance, the following rules apply.

1. The district boundaries are either streets or alleys unless otherwise shown, and where the districts designated on the map accompanying and made a part of this Ordinance are bounded approximately by street or alley lines, the street or alley shall be construed to be the boundary of the districts.
2. Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, and where the districts designated on the map accompanying and made a part of this Ordinance are bounded approximately by lot lines, the lot lines shall be construed to be the boundary of the districts unless the boundaries are otherwise indicated on the map.
3. In unsubdivided property, the district boundary lines on the map accompanying and made a part of this Ordinance shall be determined by use of the scale appearing on the map.

SECTION 20. Interpretation, Purpose and Conflict. In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any ordinances, rules, regulations, or permits previously adopted or issued, and not in conflict with any of the provisions of this Ordinance, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises, and likewise not in conflict with this Ordinance; nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties, except that, if this Ordinance imposes a greater restriction, this Ordinance shall control.

SECTION 21. Amendments.

(1) No ordinance proposing to amend, supplement or change the regulations or district boundaries herein established shall become effective until after a public hearing in relation thereto. At least fifteen days' notice of the time and place

in the City. Every such proposed amendment shall be referred to by the Council to the City Planning Commission for report.

(2) Any person proposing a change in the district boundaries herein established shall file a petition setting forth such proposed change with the City Planning Commission and pay the following fees to defray the costs of the public notices and investigation:

<u>Area of Land Involved</u>		<u>Fee</u>
Over 0 sq. ft. but not over 7,500 sq. ft.	-----	\$ 35.00
Over 7,500 sq. ft. but not over 10,000 sq. ft.	-----	50.00
Over 10,000 sq. ft. but not over 20,000 sq. ft.	-----	60.00
Over 20,000 sq. ft. but not over 30,000 sq. ft.	-----	70.00
Over 30,000 sq. ft. but not over 40,000 sq. ft.	-----	80.00
Over 40,000 sq. ft. but not over 50,000 sq. ft.	-----	90.00
Over 50,000 sq. ft. but not over 60,000 sq. ft.	-----	100.00
Over 60,000 sq. ft. but not over 70,000 sq. ft.	-----	110.00
Over 70,000 sq. ft. but not over 80,000 sq. ft.	-----	120.00
Over 80,000 sq. ft. but not over 90,000 sq. ft.	-----	130.00
Over 90,000 sq. ft. but not over 100,000 sq. ft.	-----	140.00
Over 100,000 sq. ft. but not over 120,000 sq. ft.	-----	150.00
Over 120,000 sq. ft. but not over 140,000 sq. ft.	-----	160.00
Over 140,000 sq. ft. but not over 160,000 sq. ft.	-----	170.00
Over 160,000 sq. ft. but not over 180,000 sq. ft.	-----	180.00
Over 180,000 sq. ft. but not over 200,000 sq. ft.	-----	190.00
Over 200,000 sq. ft. but not over 220,000 sq. ft.	-----	200.00
Over 220,000 sq. ft. but not over 240,000 sq. ft.	-----	220.00
Over 240,000 sq. ft. but not over 260,000 sq. ft.	-----	240.00
Over 260,000 sq. ft. but not over 280,000 sq. ft.	-----	260.00
Over 280,000 sq. ft. but not over 300,000 sq. ft.	-----	280.00
Over 300,000 sq. ft. but not over 400,000 sq. ft.	-----	300.00
When more than 400,000 sq. ft. of land is involved the fee shall be \$300.00 plus an additional \$50.00 for each 100,000 sq. ft. or fraction thereof in excess of 400,000 sq. ft.		
Application for special permit	-----	\$ 50.00
Notice of appeal to Board of Adjustment	-----	50.00

(3) At the time of the introduction of any ordinance proposing such notice to be entered at large upon its minutes stating the hour and date of hearing protest and the City Clerk shall publish a notice of such hearings in the official publication of the City, which shall be published at least three (3) times. The first such publication shall be not less than fifteen (15) days prior to the date fixed for the hearing. In addition to such publication, the City Clerk shall immediately cause such notice to be conspicuously posted along the streets within the territory affected by said ordinance. Such posted notices shall be headed: "Notice of Re-districting" in letters not less than one inch in length and shall, in legible characters, state the fact of the introduction of said ordinance. Its date and the class of district within which said ordinance proposes to include the territory. Said notice shall also contain a statement of the day and place when and where all persons having any objections to the proposed re-districting may appear before the Council, and show cause why the proposed re-districting should not be carried out in accordance with said ordinance.

(4) At any time not later than the hour set for hearing objections to the proposed re-districting any owner of property within the affected area or of the lots immediately abutting upon the affected area may make written protest against the proposed re-districting. Such protest must be in writing and be delivered to the City Clerk prior to the hour set for hearing protests. If a protest against such amendment be presented, signed by the owner of twenty (20) per cent of the land within such area proposed to be altered, or by the owners of twenty (20) per cent or more of the area of the lots immediately abutting either side of the territory included in such proposed change, or separated therefrom only by an alley or

street, such amendment shall not be passed except by the favorable vote of three-fourths (3/4) of the legislative body of the City. At the time set for hearing protests the Council shall proceed to hear and pass upon all protests made, either oral or written, and its decision shall be final and conclusive.

SECTION 22. Violation, Penalty and Enforcement.

(1) Any person or corporation who shall violate any of the provisions of this ordinance or fail to comply therewith or with any of the requirements thereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder shall be deemed guilty of an offense and shall be liable to a fine of not more than eighteen dollars (\$18.00) and two dollars (\$2.00) costs, and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof where anything in violation of this chapter shall be placed or shall exist, and any architect, builder, contractor, individual, person or corporation employed in connection therewith and who may have assisted in the commission of any such violation shall be deemed guilty of a separate offense and upon conviction shall be fined as herein provided.

(2) In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building structure of land is used in violation of this Ordinance, the Building Superintendent, in addition to other remedies, may institute any proper action or proceedings in the name of the City of Oklahoma City to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use, to restrain, correct or abate such violation, to prevent the occupancy of said building, structure or land, to prevent any illegal act, conduct, or business or use in or about said premises.

SECTION 23. Repeal. Sections 1 through 8, inclusive, Sections 10 through 18, inclusive, Sections 26 through 32, inclusive, and Sections 43 through 57, inclusive, of Chapter 25, Revised Ordinances of 1936, and all amendments thereto and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 24. Partial Invalidity. Should any section or provision of this Ordinance be declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

SECTION 25. (Emergency) Whereas, it being immediately necessary for the preservation of the peace, health and safety of Oklahoma City and the inhabitants thereof that the provisions of this Ordinance be put in full force and effect an emergency is hereby declared to exist, by reason whereof this Ordinance shall take effect and be in full force from and after its passage, as provided by law.

SECTION 26. Procedure.

(1) Petitions to amend zoning ordinances heard and decided by the City Council of The City of Oklahoma City will not be again set down for hearing within six months of the date of such decision, and then only where the applicant can show material change in the surroundings or where new evidence which might affect the decision can be produced, and then only upon a new application. Motions for rehearings will not be entertained. A petition that is withdrawn prior to a decision thereon by the City Council shall not be refiled or heard within six months of the date of such withdrawal.

PASSED by the Council of The City of Oklahoma City this 20th day of November, 1956.

APPROVED by the Mayor of The City of Oklahoma City this 20th day of November, 1956.

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11-27
In Office File

City Clerk's

**ZONING ORDINANCE
No. 5936**



**CITY OF
OKLAHOMA CITY
OKLAHOMA**



**DATE OF PRINTING
December 20, 1947**



City Planning Commission
Municipal Building
Oklahoma City, Oklahoma

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(36119)

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ORDINANCE NO. 5936

AN ORDINANCE DIVIDING THE CITY OF OKLAHOMA CITY INTO DISTRICTS AND REGULATING AND RESTRICTING WITHIN EACH DISTRICT THE HEIGHT, NUMBER OF STORIES, AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, AND THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY RESIDENCE, OR OTHER PURPOSES; PROVIDING REGULATIONS FOR NON-CONFORMING USES; PROVIDING FOR A BOARD OF ADJUSTMENT; PROVIDING FOR FEES FOR PETITIONS FOR AMENDMENTS AND VARIANCES; REPEALING SECTIONS ONE (1) THROUGH EIGHT (8) INCLUSIVE, SECTIONS TEN (10) THROUGH EIGHTEEN (18) INCLUSIVE; SECTIONS TWENTY-SIX (26) THROUGH THIRTY-TWO (32) INCLUSIVE, SECTIONS FORTY-THREE (43) THROUGH FIFTY-SEVEN (57) INCLUSIVE OF CHAPTER 25, REVISED ORDINANCES OF 1936 AND ALL AMENDMENTS THERETO, AND ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND DECLARING AN EMERGENCY.

Emergency Ordinance

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

SECTION 1. DEFINITIONS. For the purpose of this ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the