Oklahoma County

Zoning Regulations Update

Final Review Draft | 4/27/2021

FREESE AND NICHOLS

[this page intentionally left blank]

Contents

Article I. General Provisions 1

Section 1. Citation and State Statutory Authority 1

Section 2. Purpose and Necessity 1

Section 3. Nature of Zoning Plan; Area of Jurisdiction 1

Section 4. Regulation of Use, Height, Area, Yards, and Open Spaces 2

Section 5. Uses Excluded from Regulations by State Statute 2

Section 6. Interpretation and Application 2

A. Minimum Requirements 2

B. Other Restrictions 2

C. Interpretation 2

D. Ambiguity or Conflict 2

Section 7. Zoning District Classifications 3

A. Effect on Established Zoning District Classifications 3

B. Final Plans and Development Plans Previously Approved 3

C. Completion of Approved and Legally Existing Building 3

Section 8. Zoning District Map 4

A. Zoning Map included in Regulations 4

B. Digital Copy 4

C. Hard Copy 4

Section 9. Interpretation of Zoning District Boundaries 4

A. Center of Roads 4

B. Lot Lines 4

C. Parallel to Roads 4

D. Railroad Line 4

E. Final Boundary Determination 4

Section 10. Vacation of Public Easements 5

Section 11. Zoning for Properties with No Designation Shown 5

Section 12. Changing from Incorporated to Unincorporated 5

Section 13. Fees 5

Article II. Zoning District Regulations 6

Section 1. Purpose 6

Section 2. Zoning Districts Established 7

Section 3. Residential Zoning Districts 8

A. R-5 Agriculture and Rural Residential District 9

B. R-2 Rural Residential District 10

C. R-1 Acreage Residential District 11

D. R-0 Single-Family Residential District 12

E. R-M Multi-Family Residential District 13

Section 4. Nonresidential Zoning Districts 14

A. C-R Commercial - Rural District 15

B. C-H Commercial - Highway District 16

C. C-L Commercial - Limited District 17

D. C-G Commercial - General District 18

E. I Industrial District 19

Section 5. Special Zoning Districts 20

A. PUD Planned Unit Development 20

B. HS Historic Site Overlay District 21

Section 6. Use Regulations 22

A. Uses Permitted by District 22

B. Classification of New and Unlisted Uses 22

C. Land Use Chart 23

D. Conditional Standards for Certain Uses 30

Article III. Zoning Development Standards 45

Section 1. Additional Yard and Area Regulations 45

A. Limitation on Subdivision of Nonconforming Lots 45

B. Two or More Setbacks Applying 45

C. Setbacks on Double Frontage and Corner Lots 45

D. Required Yard 46

Section 2. Signs 47

A. General Requirements 47

B. Dimensional Calculations 47

C. Sign Types and Regulations 49

D. Illumination and Digital Display Regulations 56

E. Common Signage Plan 59

Section 3. Screening and Landscaping 61

A. General Requirements 61

B. Landscaping 63

C. Sight-Proof Screening 66

D. Alternative Compliance for Landscaping 67

Section 4. Residential Adjacency Building Setbacks and Height 68

A. Applicability 68

B. Building Setbacks and Height 68

C. Screening 68

Section 5. Parking and Loading 69

A. General Requirements 69

B. Residential Parking Design 69

C. Nonresidential or Multi-Family Parking Design 69

D. Queuing Spaces 74

E. Loading Spaces 75

F. Accessory Storage of Vehicles or Trailers 76

G. Alternative Compliance for Parking 76

[Contents]

Section 6. Accessory Buildings 78
A. All Accessory Buildings 78
Section 7. Small Wind Energy Systems 79
A. General Provisions 79
B. Permitted Number of SWES 79
C. Design Standards 80
Section 8. Small Solar Energy Systems 82
A. Allowed Accessory Use 82
B. Standards 82
Section 9. Historic Site Regulations 83
A. District Regulations 83
Section 10. Performance Standards 84
A. Applicability 84
B. Noise 84
C. Light 86
Section 11. Conservation Easement or Setback Along Waterways 89
A. Purpose 89
B. Applicability 89
C. Required Buffer Width 89
D. Development Restrictions 89
Section 12. Water and Sewage Facilities 91
A. Approved Water Supply and Sewage Disposal Facilities 91
B. Certificate of Approval Required 91

Article IV. Zoning Procedures 92
Section 1. Applicability 92
Section 2. Building Permits and Certificates of Occupancy 92
A. Subdivision Required Prior to Building Permit or Certificate of Occupancy 92
B. Building Permit or Certificate of Occupancy Required 92
C. Filing Applications 93
D. Soil Analysis in the Garber Wellington Aquifer Recharge Zone 94
Section 3. Site Plan 96
A. Purpose 96
B. Site Plan Processing 96
C. Review Procedure 97
D. Submittal Requirements 97
E. Standards of Approval 98
F. Site Plan Effect 99
G. Revocation of Site Plan Approval 99
H. Additional Development, Site Modifications, or Redevelopment 99
Section 4. Planned Unit Development 100
A. Purpose 100
B. General 100
C. Review Procedures 100
D. Criteria for Approval 103
E. Amendments 106
F. Reversion 107
Section 5. Zoning Text and Map Amendments 108
A. Two Types of Zoning Amendments 108
B. Process Requirements 108
C. Public Hearings Required 108
Section 6. Special Use Permits 111
A. General Description and Authorization 111
B. Status of Special Use Permits 111
C. Application for a Special Use Permit 111
D. Revocation 111
E. General Standards 111
F. Expiration of Special Use Permit Approvals 112
Section 7. Nonconformities 113
A. General Provisions 113
B. Nonconforming Lots 113
C. Nonconforming Buildings or Structures 113
D. Nonconforming Uses of Land 114
E. Nonconforming Uses of Buildings 114
Section 8. Appeals to the Board of Adjustment 115
A. General Provisions 115
B. Powers and Duties to Hear and Decide Appeals 115
C. Findings and Determination: Effect of Rulings 116
Section 9. Alternative Compliance 117
A. Purpose and Applicability 117
B. Criteria and Approval Process 117

Article V. Definitions 119
Section 1. General Provisions for Definitions 119
A. Usage and Interpretation Rules 119
B. Words and Terms not Expressly Defined 119
Section 2. Definitions of Use Classifications 120
A. Residential Uses 120
B. Civic Uses 121
C. Commercial Uses 123
D. Industrial Uses 131
E. Transportation and Vehicle-Related Uses 133
F. Agricultural Uses 135
G. Extractive Uses 136

Section 3. Definitions of Key Terms 137
A. A through F 137
B. G through L 140
C. M through R 142
D. S through Z 145

Article VI. Appendices 149
Appendix A. Map of County Waterways (West) 150
Appendix B. Map of County Waterways (East) 151
Appendix C. List of Regulation Amendments 152

[this page intentionally left blank]

Article I. General Provisions

Article Contents

Section 1. Citation and State Statutory Authority

Section 2. Purpose and Necessity

Section 3. Nature of Zoning Plan; Area of Jurisdiction

Section 4. Regulation of Use, Height, Area, Yards, and Open Spaces

Section 5. Uses Excluded from Regulations by State Statute

Section 6. Interpretation and Application

Section 7. Zoning District Classifications

Section 8. Zoning District Map

Section 9. Interpretation of Zoning District Boundaries

Section 10. Vacation of Public Easements

Section 11. Zoning for Properties with No Designation Shown

Section 12. Changing from Incorporated to Unincorporated

Section 13. Fees

Section 1. Citation and State Statutory Authority

These Regulations shall be known as the Oklahoma County Zoning Regulations, and may be cited as such. These Regulations are adopted under the authority granted to Oklahoma County by Title. 19, Section 868.1 et seq. of the Oklahoma State Statutes.

Section 2. Purpose and Necessity

These Regulations classify and regulate the uses of land, buildings, and structures in the unincorporated areas of Oklahoma County as hereinafter set forth. The regulations contained herein are necessary to ensure orderly and beneficial development of the County; to encourage the most appropriate uses of land; to maintain and stabilize the value of the property; to reduce fire hazards and improve public safety; to safeguard the public health; to prevent undue concentration of population; to decrease traffic congestion and its accompanying hazards; and to create a comprehensive and stable pattern of land uses upon which to plan transportation, water supply, sewerage, school, park, and other facilities and public utilities.

Section 3. Nature of Zoning Plan; Area of Jurisdiction

These Regulations govern the uses of land, the location, use and height, of buildings, structures and improvements, and the area of open spaces around buildings. The regulations contained herein apply to all land in the unincorporated areas of Oklahoma County, Oklahoma, as shown on the official Zoning District Map.

Section 4. Regulation of Use, Height, Area, Yards, and Open Spaces

Except as hereinafter otherwise provided, no land shall be used and no building, structure, or improvement shall be used, erected, constructed, moved, altered, enlarged or rebuilt that is designed, arranged or intended to be used or maintained for any purpose or in any manner except in accordance with the use, height, area, yard, and space regulations established for the district in which such land, building, structures or improvement is located, and in accordance with the provisions of the articles contained herein relating to any or all districts.

Section 5. Uses Excluded from Regulations by State Statute

Nothing contained within these Regulations shall be construed to apply to uses and activities specifically excluded from County zoning regulations by applicable provisions of the State Statutes. Accordingly, none of the provisions of these Regulations shall apply to "the erection, installation, and use of structures and equipment by public utilities subject to the jurisdiction and regulation of the Corporation Commission of the State of Oklahoma or other similar state or federal regulatory bodies; nor to the erection or use of the usual farm buildings for agricultural purposes, the planting of agricultural crops, or the extraction of minerals." (19 O.S. §868.11)

Section 6. Interpretation and Application

A. Minimum Requirements

As concerns interpretation and application, the provisions of these Regulations shall be held to be minimum requirements for the promotion of the public safety, health, and general welfare. Where these Regulations impose a greater restriction than is imposed or required by other provision of law or by other rules or regulations, the provisions of these Regulations shall control, within the extent permitted by law.

B. Other Restrictions

Nothing in these Regulations shall be construed to prevent the enforcement of other laws or regulations that prescribe limitations that are more restrictive. Further, these Regulations shall not be construed to prevent the enforcement of plat restrictions, deed restrictions, or declarations of covenants and restrictions by private parties that may be more restrictive than the provisions of these Regulations.

C. Interpretation

In the interpretation and application of these Regulations, all provisions shall be:

1. Construed as minimum requirements,
2. Liberally construed in favor of the governing body, and
3. Deemed neither to limit nor repeal any other powers granted under Oklahoma State Statutes.

D. Ambiguity or Conflict

If ambiguity arises concerning the content or application of these Regulations, it shall be the duty of the Planning Commission to ascertain all pertinent facts and set forth its findings and interpretation by amendment in the manner set forth in **Article IV. Zoning Procedures**. However, in a matter of disagreement of an applicant or citizen, such citizen may make application to the Board of Adjustment under the provisions of **Article IV.Section 8 Appeals to the Board of Adjustment**.

1. Conflict with State or Federal Regulations

   If the provisions of these Regulations are inconsistent with those of the state or federal government, the more restrictive provision shall control, within the extent permitted by law.

2. Conflict with Other County Regulations

   If the provisions of these Regulations are inconsistent with one another, or if they conflict with provisions found in other adopted regulations of the County, the more restrictive provision shall control.

3. Conflict with Private Restrictions

   It is not the intent of these Regulations to interfere with, abrogate, or annul any easement, covenant, deed restriction, or other agreement between private properties. If the provisions of these Regulations impose a greater restriction than imposed by a private agreement, the provisions of these Regulations shall control. Where the provisions of a private agreement impose a greater restriction than these Regulations, the provisions of the private agreement shall control.

Section 7. Zoning District Classifications

A. Effect on Established Zoning District Classifications

1. Districts Established

   These Regulations establish a classification system for designating Zoning District Classifications. Unincorporated Oklahoma County is hereby divided into zones as shown on the Zoning District Map.

2. Uniform Application of Regulations

   The development regulations of each zoning district and all other articles and regulations shall henceforth apply uniformly to all property within the Unincorporated area of Oklahoma County regardless of date of establishment of that property's zoning district classification.

B. Final Plans and Development Plans Previously Approved

All final applications and site development plans submitted prior to the effective date of these regulations shall remain valid and subject to those provisions in effect at the time of approval.

C. Completion of Approved and Legally Existing Building

Nothing herein shall require any change in the plans, construction, or designated use of a building or structure that, prior to the effective date of these regulations or prior to the effective date of an amendment to these Regulations, provided that the building or structure is either legally existing or a building permit has been issued prior to the applicable date. Notwithstanding these provisions, the actual construction and use of said buildings or structures shall be in accordance with those provisions in effect at the time the permit was issued or the building was constructed. However, such construction and proposed use of said building or structure shall not be in violation of any other regulation or law on the effective date of these regulations.

Section 8. Zoning District Map

A. Zoning Map included in Regulations

The boundaries of these districts are indicated on the Oklahoma County Zoning District Map, said map and all explanatory material thereon are hereby made a part of these Regulations.

B. Digital Copy

A digital Zoning District Map created through the use of geographic information technology is adopted as part of and is used in the administration and enforcement of these Regulations.

C. Hard Copy

A hard copy of the Zoning District Map is maintained in the office of the Planning Department.

Section 9. Interpretation of Zoning District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid zoning districts as shown on the Zoning District Map, the following rules shall apply:

A. Center of Roads

Where zoning district boundaries are indicated as approximately following the centerlines of roads or highways, or road lines or highway right-of-way lines, such centerlines, road lines, or highway right-of-way lines shall be construed to be such boundaries.

B. Lot Lines

Where zoning district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.

C. Parallel to Roads

Where zoning district boundaries are so indicated that they are approximately parallel to the centerlines or road lines of roads, or the centerlines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such scaled distance therefrom as indicated on the Zoning District Map.

D. Railroad Line

Where the boundary of a zoning district line follows a railroad line such boundary shall be deemed to be located on the easement line to which it is closest, which shall completely include or exclude the railroad easement unless otherwise designated.

E. Final Boundary Determination

If the boundaries cannot be determined or if the boundaries are disputed, then the Board of Adjustment shall hold a hearing and shall take evidence, to determine the regulations that apply.

Section 10. Vacation of Public Easements

Whenever, any road, alley or other public easement is vacated, the district classifications of the properties to which the vacated portions of land accrue shall become the classification of the vacated land.

Section 11. Zoning for Properties with No Designation Shown

Any area or tract of land within the zoning authority of Oklahoma County, for which there is no zoning district designation on the Zoning District Map, whether due to the absence of previous official action to rezone said property or for any other reason, shall henceforth be considered to be designated as being within the R-2 Rural Residential District.

Section 12. Changing from Incorporated to Unincorporated

Whenever any area or tract of land that is part of an incorporated city or town is changed to an unincorporated status, proceedings to establish County zoning must occur. Any unincorporated areas that are disannexed must have zoning established before any development or subdivision shall occur.

Section 13. Fees

The Planning Commission shall establish a schedule of fees, charges, expenses, and collection procedures for administration of these Regulations. The schedule of fees shall be maintained in the office of the Planning Commission. Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application. The applicant shall be solely responsible for submittal of the application, all required materials and information, and payment of fees. Fees are nonrefundable.

Article II. Zoning District Regulations

Article Contents

Section 1. Purpose

Section 2. Zoning Districts Established

Section 3. Residential Zoning Districts

Section 4. Nonresidential Zoning Districts

Section 5. Special Zoning Districts

Section 6. Use Regulations

Section 1. Purpose

The purpose of this article is to create zoning districts, to specify the nature and components of the permitted development within them; and to establish regulations regarding the physical character and intensity of development in order to protect the public health, safety, and welfare.

Section 2. Zoning Districts Established

All land within Unincorporated portions of Oklahoma County shall be classified into one of the following zoning districts, unless subject to modification permitted by a special zoning district category established in **Article IV.Section 4 Planned Unit Development** .

Table 1. Zoning Districts Established

Districts Prior to 1991	Districts From 1991-2020	Current District Symbol and Name
		R-5 Agriculture and Rural Residential District
A-2	AA Agricultural & Rural Residential District	R-2 Rural Residential District
A-1, R-7	RA Acreage Residential District	R-1 Acreage Residential District
R-1, R-5, R-6	RS Urban Single-Family Residential District	R-0 Single-Family Residential District
R-2	RD Urban Duplex Residential District	R-M Multi-Family Residential District
R-3, R-4	RM Urban Multi-Family Residential District	
	CR Rural Commercial District	C-R Commercial - Rural District
	CH Highway Commercial District	C-H Commercial - Highway District
C-1, C-3	CL Urban Limited Commercial and Office District	C-L Commercial - Limited District
C-2	CG Urban General Commercial and Office District	C-G Commercial - General District
I-1, I-2, I-3	IU Urban Industrial District	I Industrial District
	PUD Planned Unit Development	PUD Planned Unit Development
	HS Historic Site Overlay District	HS Historic Site Overlay District

Section 3. Residential Zoning Districts

The zoning districts listed in **Table 2** are primarily residential in nature and may be referred to as "Residential Zoning Districts" in these regulations. The following subsections outline the requirements for each district.

Table 2. Residential Zoning Districts

District Symbol and Name
R-5 Agriculture and Rural Residential District
R-2 Rural Residential District
R-1 Acreage Residential District
R-0 Single-Family Residential District
R-M Multi-Family Residential District

Table 3. Summary of Dimensional Standards for Residential Zoning Districts

	R-5	R-2	R-1	R-0	R-M
Lot Size					
Minimum Lot Size	5 acres	2 acres	1 acre	6,000 sq.ft..	2F: 2,500 sq.ft. per unit MF-Low: 2,500 sq.ft. per unit MF-Med: 2,200 sq.ft. per unit MF-High: 2 acres
Minimum Area for Rezoning	5 acres	2 acres	10 acres	10 acres	10 acres
Intensity					
Maximum Lot Coverage	10%	20%	20%	50%	None
Minimum Lot Width	Section Line Road: 300' Collector/Local Street: 150'	Section Line Road: 300' Collector/Local Street: 150'	Section Line Road: 300' Collector/Local Street: 120'	60'	2F: 25' MF-Low: 75' MF-Med: 150' MF-High: 300'
Maximum Building Height	55'	45'	35'	35'	35'
Minimum Setbacks					
Front Yard (Measured from Centerline)	Section Line Road: 100' Collector/Local Street: 80'	Section Line Road: 100' Collector/Local Street: 80'	Section Line Road: 100' Collector/Local Street: 80'	Section Line Road: 100' Collector/Local Street: 60'	Section Line Road: 100' Collector/Local Street: 80'
Side Yard	35'	25'	25'	Interior lot line: 5' Exterior lot line: 15'	2F Interior lot line: 5' 2F Exterior lot line: 15' MF Interior lot line: 25' MF Exterior lot line: 50'
Rear Yard	35'	25'	25'	10'	25'

A. R-5 Agriculture and Rural Residential District

1. General Description

   This low-intensity district is intended to preserve the County's rural character and water quality and quantity. Permitted uses include agricultural uses, low-density residential development, and limited commercial and institutional uses. Regulations are designed to retain the low-intensity, rural character of the County on a permanent basis. Rezoning to the R-5 district is voluntary; as of the effective date of these regulations, no properties are currently zoned as R-5.

2. District Use Regulations

   a. See **Section 6. Use Regulations**.

3. Development Regulations

   a. See **Table 4. Dimensional Standards for R-5 District**.

   b. See **Article III. Zoning Development Standards**.

Table 4. Dimensional Standards for R-5 District

Lot Size	
Minimum Lot Size	5 acres
Minimum Area for Rezoning	5 acres
Intensity	
Maximum Lot Coverage	10%
Minimum Lot Width	Section Line Road: 300' Collector/Local Street: 150'
Maximum Building Height	55'
Minimum Setbacks	
Front Yard (Measured from Centerline)	Section Line Road: 100' Collector/Local Street: 80'
Side Yard	35'
Rear Yard	35'

B. R-2 Rural Residential District

1. General Description

   This district is intended for agricultural purposes, low intensity residential development, and certain essential commercial and institutional uses. Regulations are designed to encourage and protect agricultural uses on a permanent basis or until such time as urbanization takes place and an appropriate change in district classification is made.

2. District Use Regulations

   a. See **Section 6. Use Regulations**.

3. Development Regulations

   a. See **Table 5. Dimensional Standards for R-2 District**.

   b. See **Article III. Zoning Development Standards**.

Table 5. Dimensional Standards for R-2 District

Lot Size	
Minimum Lot Size	2 acres
Minimum Area for Rezoning	2 acres
Intensity	
Maximum Lot Coverage	20%
Minimum Lot Width	Section Line Road: 300' Collector/Local Street: 150’
Maximum Building Height	45’
Minimum Setbacks	
Front Yard (Measured from Centerline)	Section Line Road: 100’ Collector/Local Street: 80’
Side Yard	25’
Rear Yard	25’

C. R-1 Acreage Residential District

1. General Description

   This district provides single-family residential housing with rural amenities in the rural development areas of the County. Special attention should be given to overall design and location of lots within this district to ensure provision of infrastructure and open space and to protect the area from being subject to intensified zoning once the district has been established and developed.

2. District Use Regulations

   a. See **Section 6. Use Regulations**.

3. Development Regulations

   a. See **Table 6. Dimensional Standards for R-1 District**.

   b. See **Article III. Zoning Development Standards**.

Table 6. Dimensional Standards for R-1 District

Lot Size	
Minimum Lot Size	1 acre
Minimum Area for Rezoning	10 acres
Intensity	
Maximum Lot Coverage	20%
Minimum Lot Width	Section Line Road: 300' Collector/Local Street: 120'
Maximum Building Height	35'
Minimum Setbacks	
Front Yard (Measured from Centerline)	Section Line Road: 100' Collector/Local Street: 80'
Side Yard	25'
Rear Yard	25'

D. R-0 Single-Family Residential District

1. General Description

   This is the least restrictive single-family residential district. The principal use of land is single-family residences, with provisions for related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area.

2. District Use Regulations

   a. See **Section 6. Use Regulations**.

3. Development Regulations

   a. See **Table 7. Dimensional Standards for R-0 District**.

   b. See **Article III. Zoning Development Standards**.

Table 7. Dimensional Standards for R-0 District

Lot Size	
Minimum Lot Size	6,000 sq.ft.
Minimum Area for Rezoning	10 acres
Intensity	
Maximum Lot Coverage	50%
Minimum Lot Width	60'
Maximum Building Height	35’
Minimum Setbacks	
Front Yard (Measured from Centerline)	Section Line Road: 100’ Collector/Local Street: 60’
Side Yard	Interior lot line: 5’ Exterior lot line: 15’
Rear Yard	10’

E. R-M Multi-Family Residential District

1. General Description

   This is a medium-to-high density residential district that allows a variety of housing types, including duplexes, townhomes, and multi-family developments.

   .

2. District Use Regulations

   a. See **Section 6. Use Regulations**.

3. Development Regulations

   a. See **Table 8. Dimensional Standards for R-M District**.

   b. See **Article III. Zoning Development Standards.**

Table 8. Dimensional Standards for R-M District

Lot Size	
Minimum Lot Size	2F: 2,500 sq.ft. per unit MF-Low: 2,500 sq.ft. per unit MF-Med: 2,200 sq.ft. per unit MF-High: 2 acres
Minimum Area for Rezoning	10 acres
Intensity	
Maximum Lot Coverage	None
Minimum Lot Width	2F: 25' MF-Low: 75' MF-Med: 150' MF-High: 300'
Maximum Building Height	35'
Minimum Setbacks	
Front Yard (Measured from Centerline)	Section Line Road: 100' Collector/Local Street: 80'
Side Yard	2F Interior lot line: 5' 2F Exterior lot line: 15' MF Interior lot line: 25' MF Exterior lot line: 50'
Rear Yard	25'

Section 4. Nonresidential Zoning Districts

The zoning districts listed in **Table 9** are primarily nonresidential in nature and may be referred to as "Nonresidential Zoning Districts" in these regulations. The following subsections outline the requirements for each district.

Table 9. Nonresidential Zoning Districts

District Symbol and Name
C-R Commercial - Rural District
C-H Commercial - Highway District
C-L Commercial - Limited District
C-G Commercial - General District
I Industrial District

Table 10. Summary of Dimensional Standards for Nonresidential Zoning Districts

	C-R	C-H	C-L	C-G	I
Lot Size					
Minimum Lot Size	None	None	None	None	None
Minimum Area for Rezoning	Minimum: 2 acres Maximum: 5 acres	20,000 sq.ft.	10,890 sq. ft.	40,000 sq.ft., unless contiguous to existing C-G zoning	24,000 sq.ft., unless contiguous to existing I zoning
Intensity					
Maximum Lot Coverage	50%	None	None	None	None
Minimum Lot Width	250'	100'	50'	None	None
Maximum Building Height	35'	None	35'	None	None
Minimum Setbacks					
Front Yard (Measured from Centerline)	Section Line Road: 150' Collector/Local Street: 100'	Section Line Road: 150' Collector/Local Street: 100'	Section Line Road: 150' Collector/Local Street: 100'	Section Line Road: 150' Collector/Local Street: 100'	Section Line Road: 150' Collector/Local Street: 100'
Side Yard	None, unless: Interior lot line abutting residential zoning: 45' Exterior lot line abutting Section Line Road: 150' All other exterior lot lines: 100'	None, unless: Interior lot line abutting residential zoning: 25' Exterior lot line abutting Section Line Road: 150' All other exterior lot lines: 100'	None, unless: Interior lot line abutting residential zoning: 25' Exterior lot line abutting Section Line Road: 150' All other exterior lot lines: 100'	None, unless: Interior lot line abutting residential zoning: 25' Exterior lot line abutting Section Line Road: 150' All other exterior lot lines: 100'	None, unless: Interior lot line abutting residential zoning: 35' Exterior lot line abutting Section Line Road: 150' All other exterior lot lines: 100'
Rear Yard	None / 25' when abutting residential zoning	None / 25' when abutting residential zoning	None / 25' when abutting residential zoning	None / 25' when abutting residential zoning	None / 40' when abutting residential zoning

A. C-R Commercial - Rural District

1. General Description

   This district is intended to provide for a limited number of commercial activities and personal services serving the needs of residents of rural areas. This district is typically located where urban utilities and services are not generally available.

2. District Use Regulations

   a. See **Section 6. Use Regulations**.

3. Development Regulations

   a. See **Table 11. Dimensional Standards for C-R District**.

   b. See **Article III. Zoning Development Standards.**

   c. The property line must be separated by a minimum of two hundred (200) feet from an R-1, R-0, or R-M district or from areas designated for residential development within PUD.

Table 11. Dimensional Standards for C-R District

Lot Size	
Minimum Lot Size	None
Minimum Area for Rezoning	Minimum: 2 acres Maximum: 5 acres
Intensity	
Maximum Lot Coverage	50%
Minimum Lot Width	250’
Maximum Building Height	35’
Minimum Setbacks	
Front Yard (Measured from Centerline)	Section Line Road: 150’ Collector/Local Street: 100’
Side Yard	None, unless: Interior lot line abutting residential zoning: 45' Exterior lot line abutting Section Line Road: 150’ All other exterior lot lines: 100'
Rear Yard	None / 25' when abutting residential zoning

B. C-H Commercial - Highway District

1. General Description

   This district is intended to provide commercial facilities for highway travelers in areas where surrounding urban development does not exist and normal urban services are not available. Commercial uses permitted are limited to those types that directly serve automobile and truck needs and provide basic convenience goods for travelers. Because these areas will be located in low density areas, their location should be limited to freeway or highway intersections, they should be relatively small in size.

2. District Use Regulations

   a. See **Section 6. Use Regulations**.

3. Development Standards

   a. See **Table 12. Dimensional Standards for C-H District**.

   b. See **Article III. Zoning Development Standards.**

Table 12. Dimensional Standards for C-H District

Lot Size	
Minimum Lot Size	None
Minimum Area for Rezoning	20,000 sq.ft.
Intensity	
Maximum Lot Coverage	None
Minimum Lot Width	100’
Maximum Building Height	None
Minimum Setbacks	
Front Yard (Measured from Centerline)	Section Line Road: 150’ Collector/Local Street: 100’
Side Yard	None, unless: Interior lot line abutting residential zoning: 25' Exterior lot line abutting Section Line Road: 150’ All other exterior lot lines: 100'
Rear Yard	None / 25' when abutting residential zoning

C. C-L Commercial - Limited District

1. General Description

   This district provides a location for limited types of retail commercial goods and personal services that serve the day-to-day needs of the residents of surrounding neighborhoods. Because these shops and offices are lower intensity uses, they may be designed to be located at or near Section Line Road intersections in close proximity to housing areas or as limited service facilities in larger planned high-density housing areas. This district is limited to the types of uses that will not create increased traffic, noise, or other incompatible factors caused by uses serving a larger part of the County.

2. District Use Regulations

   a. See **Section 6. Use Regulations**.

3. Development Regulations

   a. See **Table 13. Dimensional Standards for C-L District**.

   b. See **Article III. Zoning Development Standards.**

Table 13. Dimensional Standards for C-L District

Lot Size	
Minimum Lot Size	None
Minimum Area for Rezoning	10,890 sq. ft.
Intensity	
Maximum Lot Coverage	None
Minimum Lot Width	50’
Maximum Building Height	35'
Minimum Setbacks	
Front Yard (Measured from Centerline)	Section Line Road: 150’ Collector/Local Street: 100’
Side Yard	None, unless: Interior lot line abutting residential zoning: 25' Exterior lot line abutting Section Line Road: 150’ All other exterior lot lines: 100'
Rear Yard	None / 25' when abutting residential zoning

D. C-G Commercial - General District

1. General Description

   This commercial district is intended for the conduct of business activity to serve both the local residents and a larger trade area. Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress, and parking. Because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential areas and to limit the effects of increased traffic, noise, and general nonresidential activity that may be generated.

2. District Use Regulations

   a. See **Section 6. Use Regulations**.

3. Development Standards

   a. See **Table 14. Dimensional Standards for C-G District**.

   b. See **Article III. Zoning Development Standards.**

Table 14. Dimensional Standards for C-G District

Lot Size	
Minimum Lot Size	None
Minimum Area for Rezoning	40,000 sq.ft., unless contiguous to existing C-G zoning
Intensity	
Maximum Lot Coverage	None
Minimum Lot Width	None
Maximum Building Height	None
Minimum Setbacks	
Front Yard (Measured from Centerline)	Section Line Road: 150’ Collector/Local Street: 100’
Side Yard	None, unless: Interior lot line abutting residential zoning: 25' Exterior lot line abutting Section Line Road: 150’ All other exterior lot lines: 100'
Rear Yard	None / 25' when abutting residential zoning

E. I Industrial District

1. General Description

   This industrial district is manufacturing, assembling, fabrication, warehousing, wholesale, and service uses that may generate relatively low levels of noise, odor, smoke, dust, or intense light. Industrial uses permitted may require good accessibility to air, rail or road transportation routes, but not depend heavily on frequent personal visits of customers or clients. Uses in this district may include outdoor operations and storage.

2. District Use Regulations

   a. See **Section 6. Use Regulations**.

3. Development Standards

   a. See **Table 15. Dimensional Standards for I District**.

   b. See **Article III. Zoning Development Standards.**

Table 15. Dimensional Standards for I District

Lot Size	
Minimum Lot Size	None
Minimum Area for Rezoning	24,000 sq.ft., unless contiguous to existing I zoning
Intensity	
Maximum Lot Coverage	None
Minimum Lot Width	None
Maximum Building Height	None
Minimum Setbacks	
Front Yard (Measured from Centerline)	Section Line Road: 150’ Collector/Local Street: 100’
Side Yard	None, unless: Interior lot line abutting residential zoning: 35' Exterior lot line abutting Section Line Road: 150’ All other exterior lot lines: 100'
Rear Yard	None / 40' when abutting residential zoning

Section 5. Special Zoning Districts

Table 16. Special Zoning Districts

District Symbol and Name
PUD Planned Unit Development
HS Historic Site Overlay District

A. PUD Planned Unit Development

1. General Description

   The purpose of the PUD Planned Unit Development is to promote development that is more sensitive to the natural environment, create a significantly enhanced natural setting or sense of place, or otherwise enhance the standard pattern of development.

2. District Use Regulations

   a. Development must provide a higher level of amenities to its users or residents than is usually required under the normal standards of this code.

   b. A PUD may be used to permit new or innovative concepts in land use not permitted by other zoning districts in these regulations or to permit development projects that existing districts cannot easily accommodate.

3. Development Standards

   See **Article IV.Section 4 Planned Unit Development** .

B. HS Historic Site Overlay District

1. General Description

   a. The historical, architectural, cultural, and aesthetic features represent some of the finest and most valuable resources of the County, and such resources are the embodiment of the heritage of the people of Oklahoma County.

   b. The HS Historic Site Overlay District and its regulations may be applied to property located in any other zoning district, whether residential, commercial, industrial, or agricultural, in accordance with the provisions of the Historic Site Regulations. The HS Historic Site Overlay District is intended to be an overlay zoning district.

   c. The purpose of the district is as follows:

      (1) Promote Creation of Historic Districts

      To promote the creation of historic districts and landmarks for the educational, cultural, economic, and general welfare of the public through the preservation protections, structures, and areas of historic interest of importance within Oklahoma County.

      (2) Safeguard the Heritage of the County

      To safeguard the heritage of the County by preserving and regulating historic landmarks and districts that reflect elements of its cultural, social, political, and architectural history.

      (3) Preserve Neighborhoods

      To preserve and enhance the environmental quality of neighborhoods.

      (4) Strengthen Economic Base

      To strengthen the County's economic base by the stimulation of conservation and reuse.

      (5) Ensure Orderly Growth

      To ensure the harmonious, orderly, and efficient growth and development of the County.

      (6) Promote Historic Landmarks

      To promote the use of historical landmarks and districts for the culture, prosperity, education, and welfare of the people of the County and visitors to the County.

      (7) Establish Preservation Plan

      To establish a preservation plan to accomplish the goal of this section.

2. District Regulations

   Property located within the HS Historic Site Overlay District may be used for any purpose, and only those purposes, permitted within the basic zoning district in which such property is located, subject to compliance with all regulations imposed by such basic zoning district and subject to compliance with all provisions of **Article III.Section 9 Historic Site Regulations**.

Section 6. Use Regulations

A. Uses Permitted by District

Land and buildings in each of the zoning districts may be used for any of the specified uses in the Land Use Chart. No land shall be used and no building or structure shall be erected, altered, or converted for any use other than those specified as a permitted use in the district in which the property is located.

Legend for Use Chart	
P	Use is permitted in district indicated
S	Use is permitted in district upon approval of a Specific Use Permit (SUP)
P-# or S-#	Use is permitted by-right or by SUP subject to conditions noted in **D. Conditional Standards for Certain Uses**.
A	Use is permitted only as an Accessory Use
	Use is prohibited in district indicated

B. Classification of New and Unlisted Uses

It is recognized that new types of land use will develop, and forms of land use not anticipated may seek to locate in the Unincorporated County. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted use shall be made as follows:

1. The new or unlisted use will be referred to the County Engineer who will make a determination as to the appropriate classification of the new or unlisted use based on findings of fact in relation to the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, amount of noise, odor, fumes, light, dust, toxic material and vibration likely to be generated and the general requirements for public utilities.
2. The County Engineer shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such uses shall be permitted.
3. In such cases that any party may be aggrieved by the decision of the County Engineer, the matter may be appealed to the Board of Adjustment.

C. Land Use Chart

	R-5 Agriculture and Rural Residential District	R-2 Rural Residential District	R-1 Acreage Residential District	R-0 Single-Family Residential District	R-M Multi-Family Residential District	C-R Commercial - Rural District	C-H Commercial - Highway District	C-L Commercial - Limited District	C-G Commercial - General District	I Industrial District	Parking Ratios
Residential Uses											**# spaces : sqft, unit, occupants, etc.**
Single-Family Residential	P	P	P	P	P						2 : dwelling unit
Two-Family Residential					P						2 : dwelling unit
Multiple-Family Residential: Low Density					P						Studio | 1 : unit 1-2 BR | 2 : unit 3+ BR | 2.5 : unit Guest | 1 : 10 units
Multiple-Family Residential: Medium Density					P						
Multiple-Family Residential: High Density					P						
Manufactured Home Residential: Single Dwelling	P	P	P	P	P						2 : dwelling unit
Manufactured Home Residential: Manufactured Home Parks					P-1						2 : dwelling unit
Mobile Home Residential	S	S									2 : dwelling unit
Accessory Dwelling	P-2					P-3					1 : dwelling unit
Tiny House	S-4	S-4	S-4	S-4	S-4						1 : dwelling unit
Boarding House or Dormitory					P						1 : 2 occupants
Nursing and Personal Care Facility								P	P		1 : 4 occupants
Garage or Yard Sale	P-5	P-5	P-5	P-5	P-5						None
Home Occupation	P-6	P-6	P-6	P-6	P-6						None
Civic Uses											
Banquet/Event Center	S	S				S		S	P		Non-Fixed Seats | 1 : 400 sqft or Fixed Seats | 1 : 4 seats
Community Recreation: Restricted	P	P	P	P	P			P			County Engineer determination
Community Recreation: General	P-7	P-7	S-7	S-7	S-7				P-7		County Engineer determination
Community Recreation: Private	P	P	P	P	P				P		County Engineer determination
Cultural Institutions									P	P	1 : 400 sqft
Detention and Correctional Facility									S	S	1 : employee + 1 : 15 cells

	R-5 Agriculture and Rural Residential District	R-2 Rural Residential District	R-1 Acreage Residential District	R-0 Single-Family Residential District	R-M Multi-Family Residential District	C-R Commercial - Rural District	C-H Commercial - Highway District	C-L Commercial - Limited District	C-G Commercial - General District	I Industrial District	Parking Ratios
Drug and Alcohol Treatment Center											County Engineer determination
Group Home	P	P	P	P	P						2 : SF dwelling plus 1 : 2 beds
Institutional Facility									S	S	County Engineer determination
Landfill										S-8	County Engineer determination
Library Services and Community Centers			P	P	P			P	P		1 : 400 sqft
Place of Worship	P	P	P	P	P	P	P	P	P	P	Non-Fixed Seats | 1 : 400 sqft or Fixed Seats | 1 : 4 seats in main sanctuary
Public Utilities	P	P	P	P	P	P	P	P	P	P	County Engineer determination
Public Safety and Emergency Services	P	P	P	P	P	P	P	P	P	P	County Engineer determination
Residential Care Facility	S	S			S		S	S	S	S	1 : 2 beds
School	S	S	S	S	S	S	S	S	S	S	Elementary/Middle | 1 : 15 classroom seats High School | 1 : 4 classroom seats
Water and Sanitation Utilities						S-9	S-9	S-9	S-9	S-9	County Engineer determination
Commercial Uses											
Administrative and Professional Office, Local								P	P	P	1 : 400 sqft
Administrative and Professional Office, Regional								P	P	P	1 : 500 sqft
Adult Entertainment									P-10		1 : 400 sqft
Agricultural Supplies and Services	P					P			P	P	County Engineer determination
Alcohol Production: Macro										P	Office | 1 : 400 Brewing | 1 : 1,000
Alcohol Production: Micro with Food Sales								S-19	P-19	P-19	Office | 1 : 400 Brewing | 1 : 1,000 Tasting Room | 1 : 200
Alcohol Production: Micro without Food Sales										P-18	
Animal Sales and Services: Auctioning	S-11	S-11				S-11			S-11	P-11	County Engineer determination

	R-5 Agriculture and Rural Residential District	R-2 Rural Residential District	R-1 Acreage Residential District	R-0 Single-Family Residential District	R-M Multi-Family Residential District	C-R Commercial - Rural District	C-H Commercial - Highway District	C-L Commercial - Limited District	C-G Commercial - General District	I Industrial District	Parking Ratios
Animal Sales and Services: Grooming	P	P				P		P	P	P	1 : 300 sqft
Animal Sales and Services: Horse Stables	P	P				P					County Engineer determination
Animal Sales and Services: Kennels and Veterinary, Restricted	P	P				P		P	P	P	1 : 400 sqft
Animal Sales and Services: Kennels and Veterinary, General	S-12	S-12				S-12		P-12	S-12	P-12	1 : 400 sqft
Care Facility: Child Day Care Home (Accessory)	P-13	P-13	P-13	P-13	P-13						None
Care Facility: Child Day Care Center	S-14	S-14	S-14	S-14	S-14	S-14	S-14	S-14	S-14		1 : 5 enrolled children
Care Facility: Adult Day Care Facility	S-15	S-15	S-15	S-15	S-15	S-15	S-15	S-15	S-15		1 : 5 guests
Commercial Amusement: Movie Theater								P	P		1 : 4 seats
Commercial Amusement: Indoor									P	P	1 : 300 sqft
Commercial Amusement: Outdoor							S-16		S-16	S-16	County Engineer determination
Communications Services									P	P	1 : 400 sqft
Communication Towers	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	None
Community Theater									P	P	1 : 4 seats
Contractors Yard or Storage Yard									S	P	Retail/Office | 1 : 300 Outdoor Storage | 1 : 2,000
Drinking Establishments: Sit-Down, Alcohol Permitted								S-18	S-18		1 : 100 sqft
Eating Establishments: Sit-down, Alcohol Not Permitted						P	P	P	P	P	1 : 100 sqft
Eating Establishments: Sit-down, Alcohol Permitted						S-19	S-19	S-19	S-19	S-19	1 : 100 sqft
Eating Establishments: Fast Foods							P		P	P	1 : 100 sqft excluding cold storage
Eating Establishments: Fast Food with Drive-Through Order Windows							P		P	P	1 : 100 sqft excluding cold storage

	R-5 Agriculture and Rural Residential District	R-2 Rural Residential District	R-1 Acreage Residential District	R-0 Single-Family Residential District	R-M Multi-Family Residential District	C-R Commercial - Rural District	C-H Commercial - Highway District	C-L Commercial - Limited District	C-G Commercial - General District	I Industrial District	Parking Ratios
Eating Establishments: Drive-In							P		P		1 : 100 sqft excluding cold storage
Financial Institution							P	P	P		1 : 300 sqft
Fireworks Sales, Retail	P	P-20					P-20				County Engineer determination
Fireworks Sales, Wholesale										S-20	Sales Floor | 1 : 300 Office | 1 : 400 Warehouse | 1 : 1,000
Funeral and Interment Services: Funeral Home								S	S	S	1 : 300 sqft, plus 1 : 2 seats
Funeral and Interment Services: Cremating (Accessory)								S	S	S	County Engineer determination
Funeral and Interment Services: Interring							S-21	S-21	S-21	S-21	County Engineer determination
Grocery: Convenience Store						P	P	P	P		1 : 300 sqft
Grocery: Market						S	P	P	P		1 : 400 sqft
Grocery: Supermarket							S	S	P		1 : 500 sqft
Home Improvement Store, Small						P		P	P	P	1 : 300 sqft
Home Improvement Store, Large									P	P	1 : 300 sqft
Laundry Services: Dry Cleaning								P	P		1 : 200 sqft
Laundry Services: Laundromat								P	P		1 : 200 sqft
Laundry Services: Cleaning Plant										P	1 : 300 sqft
Liquor or Package Store							P	P	P	P	1 : 200 sqft
Lodging Accommodations: Campground	S-22	S-22					P-22		P-22		2 : campsite
Lodging Accommodations: Hotel or Motel							S		P		1.1 : guest room + 1 : 8 seats for meeting room/restaurant
Medical Cannabis Dispensary							P-23		P-23		1 : 200 sqft
Medical Services: Office						S		P	P	P	1 : 300 sqft
Medical Services: Medical Care/Rehabilitation Facility									P		1.5 : bed
Medical Services: Urgent Care								P	P		1 : bed
Outdoor Display						P-24	P-24	P-24	P-24		None

	R-5 Agriculture and Rural Residential District	R-2 Rural Residential District	R-1 Acreage Residential District	R-0 Single-Family Residential District	R-M Multi-Family Residential District	C-R Commercial - Rural District	C-H Commercial - Highway District	C-L Commercial - Limited District	C-G Commercial - General District	I Industrial District	Parking Ratios
Outdoor Storage								S-25	S-25	P-25	1 : 2,000 of storage
Personal Services: Restricted								P	P	P	1 : 300 sqft
Personal Services: Tattoo Studio									S		1 : 400 sqft
Personal Storage: Indoor						P			P	P	1 : 40 units
Personal Storage: Outdoor and Large-Scale Indoor									S-25	P-25	1 : 2,000 of storage
Repair Services: Consumer									P	P	1 : 300 sqft
Research Services: Restricted									P	P	1 : 500 sqft
Retail Sales and Services: Farmers Market	S	S					S				County Engineer determination
Retail Sales and Services: Local Retail								P	P		1 : 300 sqft
Retail Sales and Services: General Retail									P	P	1 : 350 sqft
Retail Sales and Services: Outdoor Swap Meets						S		S	S	S	County Engineer determination
Spectator Sports and Entertainment: General									P	P	County Engineer determination
Spectator Sports and Entertainment: High Impact							S-26		S-26	S-26	County Engineer determination
Vineyard	P	P									County Engineer determination
Wedding Venue	S	S					S	S	S		County Engineer determination
Winery	S-18	S-18									Office | 1 : 400 Winery | 1 : 1,000 Tasting Room | 1 : 200
Industrial Uses											
Above-Ground Flammable Liquid Storage: Accessory	P	P	P			P					None
Above-Ground Flammable Liquid Storage: Restricted	P-27	P-27								P-28	None
Above-Ground Flammable Liquid Storage: General										S-29	County Engineer determination
Concrete/Asphalt Batching Plant, Permanent										S	County Engineer determination

	R-5 Agriculture and Rural Residential District	R-2 Rural Residential District	R-1 Acreage Residential District	R-0 Single-Family Residential District	R-M Multi-Family Residential District	C-R Commercial - Rural District	C-H Commercial - Highway District	C-L Commercial - Limited District	C-G Commercial - General District	I Industrial District	Parking Ratios
Concrete/Asphalt Batching Plant, Temporary	S-30	S-30	S-30	S-30	S-30	S-30	S-30	S-30	S-30	S-30	None
Hazardous Waste Disposal										S-31	None
Industrial: Limited							S		S	P	1 : 1,000 sqft
Industrial: Moderate										P	1 : 1,000 sqft
Industrial: Heavy										S	1 : 1,000 sqft
Industrial: Hazardous										S-32	1 : 1,000 sqft
Scrap Operations										S-33	County Engineer determination
Stockyards										S-34	County Engineer determination
Wholesaling, Storage, and Distribution: Restricted									P	P	Office | 1 : 400 Warehouse | 1 : 1,000
Wholesaling, Storage, and Distribution: General										S	Office | 1 : 400 Warehouse | 1 : 1,000
Transportation and Vehicle-Related Uses											
Automotive Storage									P	P	County Engineer determination
Automotive and Equipment: Minor Repairs							P	P	P	P	1 : 500 sqft, 5 spaces minimum
Automotive and Equipment: Major Repairs									P	P	1 : 500 sqft, 5 spaces minimum
Automotive Sales and Rentals							P		P	P	Showroom – 1 : 200 sqft Lot – 1 : 500 sqft
Automotive Sales and/or Rentals: Light									P	P	1 : 500 sqft, 5 spaces minimum
Automotive Sales and/or Rentals: Farm and Heavy									P	P	1 : 500 sqft, 5 spaces minimum
Car Wash							S	S	S		1 : 100 sqft
Car Wash (Accessory)							S-35	S-35	S-35	S-35	None
Gasoline Sales: Gas Pumps (Accessory)							P-36		P-36	P-36	None
Gasoline Sales: Truck Stops							P		P	P	County Engineer determination
Parking Garage									P	P	None

	R-5 Agriculture and Rural Residential District	R-2 Rural Residential District	R-1 Acreage Residential District	R-0 Single-Family Residential District	R-M Multi-Family Residential District	C-R Commercial - Rural District	C-H Commercial - Highway District	C-L Commercial - Limited District	C-G Commercial - General District	I Industrial District	Parking Ratios
Parking Lot	S	S	S	S	S	S	S	S	S	S	None
Transportation Facilities: Aircraft							S-37		S-37	S-37	County Engineer determination
Transportation Facilities: Surface Passenger							S-38		S-38	S-38	County Engineer determination
Transportation Facilities: Surface, Restricted										P	County Engineer determination
Transportation Facilities: Surface Goods, General										S-39	County Engineer determination
Agricultural Uses											
Agricultural Processing: Limited	P	P								P	County Engineer determination
Agricultural Processing: General	S-40	S-40								P	County Engineer determination
Animal Raising: Commercial	P-41	P-41									County Engineer determination
Animal Raising: Commercial Feed Lots	S-42	S-42								S-42	County Engineer determination
Animal Raising: Personal	P	P	P-43			P-43					County Engineer determination
Animal Waste Processing										S-44	County Engineer determination
Indoor Agriculture	P-45	P-45				P-45	P	P-45	P	P	County Engineer determination
Plant Nursery	P	P				P			P	P	County Engineer determination
Row and Field Crops: Commercial	P	P									County Engineer determination
Extractive Uses											
Mining and Processing: Minerals and Raw Materials	P	P	P	P	P	P	P	P	P	P	County Engineer determination
Mining and Processing: Oil and Gas	P-46	P-46	P-46	P-46	P-46	P-46	P-46	P-46	P-46	P-46	County Engineer determination
Underground Injection Wells	P	P	P	P	P	P	P	P	P	P	County Engineer determination

D. Conditional Standards for Certain Uses

The following use-based conditions shall apply, as indicated by the numbers within the Land Use Chart.

RESIDENTIAL USES

1. Manufactured Home Residential: Manufactured Home Parks

    a. Manufactured Home Parks shall obtain any required licenses and meet any standards set forth in regulations pertaining to license requirements.

2. Accessory Dwelling in the R-5 Agriculture and Rural Residential District

    a. A single-family detached dwelling may provide for an additional dwelling unit as accessory quarters located in the principal building, as part of a detached garage, or as a separate detached structure.

    b. No more than one (1) Accessory Building for the purpose of a living quarters shall be permitted on a lot.

    c. The Accessory Dwelling living area shall not exceed fifty (50) percent of the principal building square footage.

3. Accessory Dwelling in the C-R Commercial - Rural District

    a. One of the following residential dwelling types is permitted: Single-Family Residential or Manufactured Home Residential: Single Dwelling.

    b. No more than one (1) Accessory Building for the purpose of a living quarters shall be permitted on a lot.

    c. The residential unit shall be the primary residence of the owner(s) or primary manager(s) of the commercial use on the property. The only residents of the unit shall be the owner or manager and his/her family.

4. Tiny House

    The following conditions are required for permanent occupancy (i.e., more than 30 days within a 60-day period) of a Tiny House:

    a. Construction in compliance with Appendix Q of the International Residential Code (unless explicitly waived in writing by the County Engineer),

    b. Continuous on-site connections to electric, water, and sewer (or provide such utilities in a manner satisfactory to the County Engineer),

    c. An address and driveway, and

    d. Skirting, removal of wheels and axles, and tie-downs to a permanent foundation.

5. Garage or Yard Sale

    a. Interval between Sales

        No person shall hold, conduct, engage in, or participate in any manner or allow a residential sale to be held or conducted on the same premises under his/her control or ownership more than three (3) consecutive days and two (2) times in any calendar year. A subsequent sale within any calendar year will be permitted only if satisfactory proof of a legal change in ownership of the real property is first presented to Planning/Engineering Department personnel.

b. Signs

Only the following specified signs may be displayed in relation to a Garage or Yard Sale:

(1) On-Site Sign Permitted

One (1) sign of not more than three (3) square feet shall be permitted to be displayed on the property of the residence where the residential sale is being conducted.

(2) Off-Site Signs Permitted

Two (2) signs of not more than three (3) square feet each are permitted, provided that permission to erect such signs is received from the property owners upon whose property such signs are to be placed.

(3) Prohibited Signs

No signs shall be erected, placed, posted, or otherwise displayed on any public property, including road signs and posts, traffic signs and posts, or upon a public utility pole or light pole.

(4) Time Limitation

Such signs shall not be erected sooner than twelve (12) hours prior to the time and date of sale. All signs must be removed at the close of the Garage or Yard Sale activities and disposed of in an appropriate trash receptacle.

(5) Removal of Signs

The person conducting the Garage or Yard Sale shall be responsible for removing any such signs.

c. Display of Goods

The sale area of any Garage or Yard Sale shall be confined to the residential premise, and in no event shall articles or goods be so displayed as to attract attention, or be conspicuously in view from any public road. No personal property offered for sale shall be displayed in any public road right-of-way.

d. Violations

Every day a sale is conducted in violation of this section shall constitute a separate offense.

e. Exceptions

The provisions of this section shall not apply to or affect the following:

(1) Persons acting pursuant to an order of a court of competent jurisdiction.

(2) Persons acting in accordance with their power and duties as public officials.

(3) Duly licensed auctioneers selling at auctions.

f. Parking

All parking of vehicles shall be conducted in strict compliance with all applicable laws and regulations.

6. Home Occupation

a. General

A Home Occupation is that Accessory Use of a dwelling that shall constitute all or some portion of the livelihood of a person or persons living in the dwelling. The home occupation shall be clearly incidental to the residential use of the

dwelling and shall not change the essential residential character of the dwelling or adversely affect the uses permitted in the district of which it is a part.

b. Home Occupation Standards

Home Occupations shall be permitted subject to the occupation meeting the following standards.

(1) The occupation shall be conducted entirely within a dwelling or integral part thereof and have no outside storage of any kind related to the Home Occupation;

(2) The occupation shall be clearly incidental and secondary to the principal use of the dwelling;

(3) The home shall not be altered to attract business, nor shall other improvements that are intended to attract business be made to the residential property

(4) Business shall be conducted only by persons residing on the premises; a Home Occupation shall not include the employment of persons who do not reside on the property;

(5) The occupation shall not affect the residential character of the dwelling nor cause the dwelling to be extended;

(6) Signs advertising the Home Occupation are prohibited;

(7) No deliveries by commercial vehicles shall occur between the hours of nine (9:00) p.m. and seven (7:00) a.m.;

(8) The occupation shall create no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, unhealthy or unsightly condition, traffic, or parking problem; and

(9) The occupation shall not result in the parking of more than two (2) nonresident vehicles at any one time.

c. Restrictions to Home Occupations

(1) No Home Occupation with the following characteristics shall be permitted:

(a) Internal or external alterations inconsistent with the residential use of the building.

(b) Evidence of the occupation is visible from the public right-of-way or adjacent properties.

(c) Any occupation that generates traffic, parking, sewerage, or water use in excess of what is normal in the residential neighborhood.

(d) Any occupation that creates a hazard to persons or property;

(e) Any occupation that results in electrical interference;

(f) Any occupation that is a nuisance; or

(g) Any occupation that results in visible outdoor storage or display.

(2) Beauty or Barber Shop and Nail Salon Restrictions:

A beauty or barber shop or nail salon with more than one (1) chair shall not be permitted as a Home Occupation.

d. Care Facility as Home Occupation

Care Facility: Child Day Care Home (Accessory) is a Home Occupation use.

CIVIC USES

7. Community Recreation: General

    a. The size of the operation, its location, and the hours of operation shall be determined to not have a negative effect on any surrounding residential development.

8. Landfill

    a. The site shall be at least one hundred (100) acres in size.

    b. No activity area shall be permitted within three hundred (300) feet of residential zoning.

    c. A chain-link fence or wall not less than eight (8) feet in height from finished grade shall be provided around the use.

    d. Access shall be through a locked gate.

    e. No landfill shall be located within one hundred fifty (150) feet of any highway, drainage canal, lake, stream, pond, navigable waterway, regulated floodway, or property line.

    f. All buildings and structures accessory to the operation shall comply with all applicable regulations of the County.

    g. The entrance of the facility shall have an all-weather access road.

    h. Access shall be through a gate that can be locked at all times and that carries official notice that only authorized persons are allowed on the site.

    i. No residential road shall be used for access.

    j. Meet all applicable State and Federal requirements.

9. Water and Sanitation Utilities

    a. All maintenance, repair, and mechanical work shall be performed in enclosed buildings unless the zoning district regulations permit otherwise.

    b. No use shall be permitted within five hundred (500) feet of residential zoning.

COMMERCIAL USES

10. Adult Entertainment

    a. No adult entertainment use shall be allowed to locate within a five hundred (500) foot radius of any church, public or private school (type that offers a compulsory educational curriculum), or public or private park. Nor shall any adult entertainment use be allowed to locate within five hundred (500) feet of any R-1, R-0, or R-M district, within five hundred (500) feet of any area within an R-5 or R-2 district that contains platted lots of five (5) acres or smaller, or within five hundred (500) feet of any property within a Planned Unit Development district designated for residential use.

    b. All distances required to be met pursuant to the terms of this chapter shall begin at the property line of the proposed use and be measured to the nearest property line of the public or private school, park, church, or adult entertainment use within the prescribed distance, if any.

c. Nothing contained in this section shall be deemed to permit or condone any activity whatsoever that is otherwise declared to be obscene by the statutes of the State of Oklahoma, or in violation of any prohibition upon nudity, sexual activity or pornography as provided for in the statutes of the State of Oklahoma.

11. Animal Sales and Services: Auctioning

    a. Minimum land area: five (5) acres.

    b. No building or animal containment area shall be located within fifty (50) feet of any property line.

12. Animal Sales and Services: Kennels and Veterinary, General

    a. No outside run shall be located within fifty (50) feet of property zoned R-1, R-0, or R-M, or a Planned Unit Development designated for residential use.

    b. All outside runs shall be fenced.

13. Care Facility: Child Day Care Home (Accessory)

    a. A Family Day Care Home shall be classified as an Accessory Use and Home Occupation.

14. Care Facility: Child Day Care Center

    a. No residential structure in a residential zoning district should be physically altered in such a way that would no longer be in conformity with the surrounding area. Any paving, signs, and structural remodeling should maintain conformity with the surrounding area.

    b. All licensing and other requirements for Day Care operations that may be applied by other government agencies shall be met and verification that these requirements will be complied with shall be submitted with the Special Use Permit application.

15. Care Facility: Adult Day Care Facility

    a. No residential structure in a residential zoning district should be physically altered in such a way that would no longer be in conformity with the surrounding area. Any paving, signs, and structural remodeling should maintain conformity with the surrounding area.

    b. All licensing and other requirements for Day Care operations that may be applied by other government agencies shall be met and verification that these requirements will be complied with shall be submitted with the Special Use Permit application.

16. Commercial Amusement: Outdoor

    a. The Planning Commission and/or Board of County Commissioners may include conditions as it considers necessary, to include but not limited to additional setbacks, landscaping, and installation of utilities.

17. Communication Towers

    a. Please refer to the Oklahoma County Telecommunications Tower and Antenna Regulation.

    b. Standards for Ground-Anchored Towers

(1) Towers and antennas shall be located on a site so as to provide a minimum distance equal to one hundred ten percent (110%) of the height of the tower from all property lines; provided, however, that the Board may modify this requirement where tower design will ensure that a collapsing tower will fall within a smaller area.

(2) All tower supports and peripheral anchors shall be located entirely within the boundaries of the property and shall be not less than five (5) feet from the property line.

(3) A wall or chain-link fence not less than eight (8) feet in height from finished grade shall be provided around any high voltage equipment:

c. Access shall be through a locked gate.

d. Signs shall be located every twenty (20) feet, attached to the fence or wall, and shall display in large bold letters the following: HIGH VOLTAGE DANGER.

e. Equipment, mobile or immobile, that is not necessary for direct support of the use, shall not be stored or parked on the site unless repairs to the facility are being made, or unless the zoning district permits such a use.

18. Drinking Establishments: Sit-Down, Alcohol Permitted

a. Site Plan Requirements

(1) All applications for a Drinking Establishments: Sit-Down, Alcohol Permitted use shall include a site plan. Said site plan shall be a detailed and scaled drawing showing the location and dimensions of the area to be used for the sale and consumption of alcoholic beverages. Such areas will be referred to as areas for alcoholic beverages.

(2) The areas for the sale and consumption of alcoholic beverages shall be limited to and must conform to the submitted site plan included in the approved application. Said site plan will be referred to as the original site plan.

(3) The original site plan shall not be amended to add additional areas for alcoholic beverages without approval of the Board of County Commissioners in accordance with the procedures of a new SUP application.

b. Notification Requirements

Applications for a Drinking Establishments: Sit-Down, Alcohol Permitted SUP shall be accompanied by a list of all owners of property within six hundred (600) feet of the legally subdivided property upon which the site is situated. In addition, the six hundred (600) foot radius shall be extended by increments of one hundred (100) linear feet until the list contains a minimum of fifteen (15) individual property owners of fifteen (15) separate parcels, or until a maximum radius of one thousand (1,000) feet has been reached.

19. Eating Establishments: Sit-down, Alcohol Permitted

a. Site Plan Requirements

(1) All applications for an Eating Establishments: Sit-down, Alcohol Permitted use shall include a site plan. Said site plan shall be a detailed and scaled drawing showing the locations and dimensions of the area to be used for the sale and consumption of alcoholic beverages. Such areas will be referred to as areas for alcoholic beverages.

(2) The areas for the sale and consumption of alcoholic beverages shall be limited to and must conform to the submitted site plan included in the approved application. Said site plan will be referred to as the original site plan.

(3) The original site plan shall not be amended to add additional areas for alcoholic beverages without the approval of the Board of County Commissioners in accordance with the procedures of a new SUP application.

20. Fireworks Sales, Retail and Fireworks Sales, Wholesale

    a. The sale of fireworks in unincorporated Oklahoma County is prohibited unless by an Oklahoma State licensed manufacturer, distributor, wholesaler, or retailer, and only under certain conditions.

    b. The Special Use Permit must be obtained on an annual basis. Compliance with State law, proof of State Fire Marshal inspection and State licensing will be required.

    c. A Building Permit shall be required prior to the construction, erection, or relocation of any structure from which fireworks are to be sold. A Certificate of Occupancy shall be required prior to each and every reopening of any structure from which fireworks are to be sold during periods duly authorized for the legal sale of fireworks. Said Building Permits and Certificates of Occupancy shall be obtained only upon compliance with the applicable provisions of **Article IV.Section 2. Building Permits and Certificates of Occupancy** and with the further provisions listed below.

    d. Any structure or objects associated with the Fireworks Sales, Retail use shall be removed within thirty (30) calendar days following the end of the allowed sale period.

    e. Fireworks Sales, Retail and the structures from which fireworks are to be sold shall comply with all applicable requirements of the State Fire Marshal's Office, the Oklahoma Tax Commission, and other State and Federal agencies having jurisdiction over Fireworks Sales.

    f. The manufacture of fireworks is prohibited in unincorporated Oklahoma County.

    g. See **Title 68 Section 1623 of the Oklahoma State Statutes** for additional regulations regarding fireworks sales.

21. Funeral and Interment Services: Interring

    Structures, permitted as a part of the use, including on-site columbariums and mausoleums, shall meet the following requirements:

    a. Shall be surrounded on two (2) or more sides by the cemetery grounds,

    b. Shall be set back a minimum of seventy-five (75) feet from a road,

    c. Shall met the setbacks as required in the zoning district the structure is located, however, in all cases, the setback shall be a minimum of twenty (20) feet from a residential zoning district or any area within a Planned Unit Development designated for residential development, and

    d. All requirements/provisions included within **Title 8 Section 182 of the Oklahoma State Statutes**.

22. Lodging Accommodations: Campground

    a. The site shall not abut or be within three hundred (300) feet of a residential district, other than the R-2 or R-5 district.

    b. There shall be a landscaped buffer strip, with a depth of at least fifty (50) feet, along the perimeter of the site. The buffer strip shall contain no roads or drives, RV spaces or buildings or other types of structures, except for Sight-Proof Screening.

    c. The maximum density allowed shall be ten (10) recreational vehicle spaces per acre.

    d. Landscaped open space shall be provided in the ratio of at least four hundred (400) square feet per recreational vehicle.

    e. Sight-proof screening shall be provided around all sides of the site except where traversed by driveways. Sight triangles shall be observed.

f. The space for each recreational vehicle shall be provided with a permanent concrete or asphalt pad.

g. Temporary accommodations for a transient unit such as an RV or camper shall be defined as no more than thirty (30) days.

23. Medical Cannabis Dispensary

A Medical Cannabis Dispensary shall not locate within one thousand (1,000) feet of an entrance to a public or private school in accordance with §63-425 of the Oklahoma statutes.

24. Outdoor Display

a. Coverage and Placement

(1) Outdoor Display areas shall not be placed or located more than thirty (30) feet from the main building and shall not exceed fifty (50) percent of the linear frontage of the building.

(2) No required parking spaces shall be used for Outdoor Display.

(3) No public sidewalk or road right-of-way shall be used for Outdoor Display, except for an approved temporary special merchant authorized by County regulations.

(4) Outdoor Display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way. At least sixty (60) inches of pedestrian clear zone shall be provided to allow for circulation.

b. Outdoor Display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.

c. Outdoor Display is permitted only as an accessory use.

25. Outdoor Storage

a. Coverage and Placement

(1) Outdoor Storage is limited to a maximum of fifty (50) percent of the total lot area, shall not be located in front of or on top of the building, and must be screened.

(2) No required parking spaces shall be used for Outdoor Storage.

(3) No public sidewalk or road right-of-way shall be used for Outdoor Storage, except for an approved temporary special merchant authorized by County regulations.

(4) Outdoor Display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way. At least sixty (60) inches of pedestrian clear zone shall be provided to allow for circulation.

b. Screening

(1) Outdoor Storage screening shall be required only for those areas surrounding Outdoor Storage.

(2) Outdoor Storage of materials, commodities, or equipment shall be screened with a sight-proof minimum six (6) foot screening fence or wall, and shall not be visible from the road or from adjacent property.

(3) In addition to the screening fence or wall surrounding Outdoor Storage (see **(2)** above), a second level of screening is required at the property line unless the screening required by **(2)** above is located along the property line.

(4) A six (6) foot screening fence or wall shall be provided and maintained at the common property line or road adjacent to the area to be screened by one or a combination of the following methods:

(a) Solid masonry consisting of rock, stone, or other material that is equivalent, visually and qualitatively;

(b) Wrought iron in conjunction with solid landscape screening;

(c) Wood or wood vinyl in conjunction with solid landscape screening; and,

(5) An equivalent alternative screening method approved by the County Engineer.

(6) No Outdoor Storage may exceed the height of the screening wall or fence.

(7) Outdoor Storage exceeding eight (8) feet in height shall require a Specific Use Permit.

(8) Unscreened open storage is only permitted within the rear yard of properties within the I Industrial District and is not permitted within side yards or within sixty (60) feet of a residential use.

c. All uses and storage shall take place within an enclosed building, except for the following circumstances:

(1) Outdoor Storage in the I District, in accordance with **Article III.Section 3. Screening and Landscaping**.

(2) Gasoline Sales, where permitted.

d. In the case of a home improvement store that provides goods to the general public (e.g., Home Depot or Lowe's) with Outdoor Storage, such use would be classified as both Home Improvement Store, Large and Outdoor Storage, therefore both use classifications must be permitted in the applicable district for the store to be allowed. Note that this requirement does not apply if Outdoor Storage is specifically stated in the definition of the primary use.

26. Spectator Sports and Entertainment: High Impact

a. The design shall include noise buffering techniques, such as earth berms, vegetation, or other acceptable methods.

b. Outdoor high intensity lighting shall be no closer than one hundred (100) feet from the property line and shall meet applicable County regulations.

c. There shall be at least two (2) access points to a road meeting minimum design standards for a Section Line Road.

INDUSTRIAL USES

27. Above-Ground Flammable Liquid Storage: Restricted (Residential Districts)

a. Minimum Lot Area: Ten (10) Acres

b. Minimum Separation:

(1) One thousand (1,000) feet from property in the R-1, R-0, or R-M districts, and

(2) One thousand (1,000) feet from property in a Planned Unit Development (PUD) district that has been designated for residential use.

c. Minimum Setback: Twenty-five (25) feet from any property line.

d. Material contained in the storage tanks shall be used only for agriculturally related uses carried out on the same property on which the tank is located.

e. All flammable liquid storage must meet applicable County, State, and Federal regulations for fire safety and air and water quality.

28. Above-Ground Flammable Liquid Storage: Restricted (Nonresidential Districts)

a. Minimum Lot Area: Two and one-half (2½) acres

b. Minimum Separation:

(1) One thousand (1,000) feet from property in the R-1, R-0, or R-M districts, and

(2) One thousand (1,000) feet from R-2 or R-5 districts with platted lots of five (5) acres or smaller and any Planned Unit Development designated for residential development.

c. Minimum Setback: Twenty-five (25) feet from any property line.

d. Material contained in the storage tanks shall not be for sale but may only be used for commercial or business vehicles used by the business activity carried out on the property.

e. A chain link fence or non-combustible wall eight (8) feet high shall be provided around the use. Signs no greater than four (4) square feet shall be posted along the fence at two hundred (200) feet intervals warning of the potential hazard.

f. Dikes shall be constructed around the storage area of a sufficient height to contain complete spillage from the largest tank.

g. All flammable liquid storage must meet applicable County, State, and Federal regulations for fire safety, air, and water quality.

29. Above-Ground Flammable Liquid Storage: General

a. Minimum Lot Area: Five (5) acres.

b. Minimum Separation:

(1) One thousand (1,000) feet from property in the R-1, R-0, or R-M districts,

(2) One thousand (1,000) feet from areas in R-2 or R-5 districts with lots of ten (10) acres of smaller; and

(3) One thousand (1,000) feet from property in a Planned Unit Development district that has been designated for residential use.

c. Minimum Setback: One hundred (100) feet from any property line.

d. A chain-link fence or non-combustible wall eight (8) feet high shall be provided around the use. Signs no greater than four square feet shall be posted along the fence at intervals no greater than two hundred (200) feet warning of the potential hazard.

e. Dikes shall be constructed around the storage area of a sufficient height to contain complete spillage from the largest tank.

f. All flammable liquid storage must meet applicable County, State, and Federal regulations for fire safety, air, and water quality.

30. Concrete/Asphalt Batching Plant, Temporary

a. SUPs shall be valid for a period of five (5) years.

31. Hazardous Waste Disposal

a. The site shall be at least twenty (20) acres in size.

b. All maintenance, repair, and mechanical work shall be performed in enclosed buildings unless the zoning district regulations permit otherwise

c. Such uses shall be open in character and essentially free of development and shall not be located closer than one thousand (1,000) feet from any building or structure not a part of the disposal site that is used continuously or intermittently for human occupancy.

d. The setback line for any disposal facility shall not be less than one hundred (100) feet from any lot line.

e. A chain-link fence or wall not less than eight (8) feet in height from finished grade shall be provided around the use. Signs of approximately four (4) square feet in area shall be posted along the fence at two hundred (200) foot intervals warning of the potential hazard.

f. Access shall be through a locked gate.

g. No hazardous waste disposal site shall be located within one hundred fifty (150) feet of any highway, one thousand five hundred (1,500) feet from any drainage canal, lake, stream, pond, navigable waterway, wetland, or regulatory floodway.

h. Meet all applicable State and Federal requirements.

32. Industrial: Hazardous

a. The site shall be at least ten (10) acres in size.

b. No such use shall be permitted within one thousand (1,000) feet of a residential district.

c. The setback line for any Industrial: Hazardous Activity shall be not less than one hundred (100) feet from any lot line, or greater, if determined to be necessary by the Planning Commission and the Board of County Commissioners.

d. A chain-link fence or wall not less than eight (8) feet in height from finished grade shall be provided around the use. Signs of approximately four (4) square feet in area shall be posted along the fence at two hundred (200) foot intervals warning of the potential hazard.

e. The construction and operation of Industrial: Hazardous uses shall comply with all requirements of State, Federal, and other regulatory agencies including, but not limited to, requirements related to the air and water quality, soil protection, storage and disposal of hazardous materials, and control of noxious fumes and flammable materials.

33. Scrap Operations

a. Minimum Lot Area: The site shall be at least two (2) acres in size.

b. A chain-link fence or wall not less than eight (8) feet in height from finished grade shall be provided around the use. No scrap or waste material shall be stored in such a manner that it exceeds the height of the fence.

c. In addition to screening requirements in **Article III.Section 3. Screening and Landscaping**, sight-proof screening shall be erected along all Section Line Road, expressways, and freeways, unless it is determined by the Board of County Commissioners that the nature of adjacent land uses makes this requirement unnecessary.

34. Stockyards

a. Minimum Lot Area: The site shall be at least fifty (50) acres in size.

b. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all County, State, and Federal requirements.

c. No such use shall be permitted within one-half (½) mile of an R-1, R-0, or R-M district or within one-half (½) mile of tracts within a Planned Unit Development district designated for residential use.

TRANSPORTATION AND AUTO USES

35. Car Wash (Accessory)

a. An Accessory Use only permitted in conjunction with one of the following Grocery uses:

(1) Grocery: Convenience Store

(2) Grocery: Market

(3) Grocery: Supermarket

36. Gasoline Sales: Gas Pumps (Accessory)

a. Pump islands shall be a minimum of fifteen (15) feet from all road right-of-way and interior lot lines.

b. The gasoline sales shall be incidental to a Grocery use (includes Grocery: Convenience Store, Grocery: Market, and Grocery: Supermarket).

c. No service or repair garage, towing or wrecking service, equipment rental, or storage facility shall be permitted.

d. Gasoline sales shall be limited to ten (10) service islands and three (3) gasoline pumps per island.

37. Transportation Facilities: Aircraft

a. Prior to filing an application for a Special Use Permit, the applicant must have received qualified approval from the appropriate State and Federal agencies.

b. A site plan showing the following shall be filed by the applicant:

(1) Description of property.

(2) Intended size, layout, and specifications of all improvements.

(3) Surrounding land use.

c. An operation plan shall be submitted that shall include:

(1) Proposed use of facility, types of operation, and hours of operation.

(2) Routes of approach and departure.

(3) Designated emergency landing areas.

(4) Description of the relationship of the facility to establish airports, helistops, and heliports.

(5) Expansion plans.

(6) Methods of mitigating the effects of noise, lighting, and pollution on surrounding properties.

d. Miscellaneous Requirements:

(1) A statement of public need for the facility.

(2) Structure report by a Professional Engineer (rooftop proposed site).

e. Improvement of the site shall be in conformance with the development regulations of the zoning district in which it is located.

f. The site shall conform to all requirements established by County, State, and Federal regulatory agencies for aviation activities.

g. All helicopter landing pads at ground level shall have controlled access to protect people on the ground.

38. Transportation Facilities: Surface Passenger

a. Improvement of the site shall be in conformance with the development regulations of the zoning district in which it is located.

b. In any zoning district other than I Industrial District, all maintenance, repair, mechanical work, and storage shall be performed within enclosed buildings.

c. A Transportation Facility located adjacent to residential zoning district or adjacent to property within a Planned Unit Development district designated for residential use shall be screened in accordance with the provisions of **Article III.Section 3. Screening and Landscaping**.

d. No parking or loading space shall be located closer than twenty (20) feet to any lot line abutting a residential district or any area designated for residential development within a PUD.

39. Transportation Facilities: Surface Goods, General

a. When adjoining property in a residential zoning district or when adjoining property in a Planned Unit Development district designated for residential use, the site shall be screened in accordance with the provisions of **Article III.Section 3. Screening and Landscaping**.

b. Prior to filing an application for a Special Use Permit, the applicant must have received qualified approval, if required, from the appropriate State and Federal agencies.

AGRICULTURAL USES

40. Agricultural Processing: General

    a. These provisions shall not apply in any district where the use is permitted by right.

    b. The site shall be at least five (5) acres in size.

    c. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all County, State, and Federal requirements.

41. Animal Raising: Commercial

    a. The site shall be at least five (5) acres in size.

    b. No such use shall be permitted within one-half (½) mile of an R-1, R-0, or R-M district or a Planned Unit Development district that has been designated for residential use.

    c. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all County, State, and Federal requirements.

42. Animal Raising: Commercial Feed Lots

    a. The site shall be at least twenty (20) acres in size.

    b. No such use shall be permitted within one-half (½) mile of an R-1, R-0, or R-M district or a Planned Unit Development district that has been designated for residential use.

    c. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all County, State, and Federal requirements.

43. Animal Raising: Personal

    a. Minimum lot area: one (1) acre.

    b. No stables, pens, corrals, or other enclosed structure within which animals are confined shall be located in a required front yard area. This provision does not apply to fencing around a property.

    c. No building in which animals are quartered shall be closer than two hundred (200) feet to any dwelling, church, school building, or place of business on adjacent properties.

    d. After the effective date of these regulations, if any dwelling, church, school building, or place of business is constructed adjacent to property on which animal raising activities are taking place and if structures in which animals are quartered are located closer than two hundred (200) feet to said dwelling church, school building, or place of business, then said structures in which animals are quartered shall be considered legally nonconforming as of the date of issuance of a building permit for said dwelling, church, school, or place of business.

44. Animal Waste Processing

    a. The site shall front on or have access to a road meeting the design standards for a Section Line Road.

    b. No such use shall be permitted within one-half (½) mile of an R-1, R-0, or R-M district or a Planned Unit Development district that has been designated for residential use.

c. The applicant shall submit a plan of existing or proposed water and waste disposal facilities to show that the proposed use will meet all County, State, and Federal requirements.

45. Indoor Agriculture

a. A Special Use Permit (in accordance with **Article IV.Section 6. Special Use Permits**) shall be required if any one building exceeds six thousand (6,000) square feet, or if the combined buildings used for Indoor Agriculture exceed ten thousand (10,000) square feet.

EXTRACTIVE USES

46. Mining and Processing: Oil and Gas

A minimum separation of three hundred (300) feet is required between any primary residential structure and all primary and incidental oil and gas drilling operations, including, but not limited to, oil and gas wellheads, oil and gas storage apparatus and tank batteries, and equipment.

Article III. Zoning Development Standards

Article Contents

Section 1. Additional Yard and Area Regulations

Section 2. Signs

Section 3. Screening and Landscaping

Section 4. Residential Adjacency Building Setbacks and Height

Section 5. Parking and Loading

Section 6. Accessory Buildings

Section 7. Small Wind Energy Systems

Section 8. Small Solar Energy Systems

Section 9. Historic Site Regulations

Section 10. Performance Standards

Section 11. Conservation Easement or Setback Along Waterways

Section 12. Water and Sewage Facilities

Section 1. Additional Yard and Area Regulations

A. Limitation on Subdivision of Nonconforming Lots

A lot that does not meet the minimum development regulations of a zoning district shall not be subdivided to create more lots; however, any lot that was legally platted shall be considered conforming.

B. Two or More Setbacks Applying

In any case where two or more differing setbacks would apply in regard to establishing any required yard for a property, whether under these Regulations or as a result of building lines designated on an approved subdivision plat, the greater setback requirement shall apply.

C. Setbacks on Double Frontage and Corner Lots

1. As noted in the Subdivision Regulations, double frontage and reverse frontage lots shall be prohibited except where necessary to provide separation of residential development from Section Line Roads or to overcome specific disadvantages of topography and orientation

2. Where multiple yards abut roads, the minimum front yard requirement of the zoning district shall apply to all road frontages.

D. Required Yard

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 following:

1. Ornamental projections of skylights, sills, cornices, and ornamental features projecting up to twelve (12) inches.

2. 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.

Section 2. Signs

A. General Requirements

The provisions and requirements of this section shall apply to all signs erected or maintained within the unincorporated areas of Oklahoma County.

1. Sign Permit Required

   A sign permit shall be required for the construction, erection, or placement of signs upon a property.

2. Location Within Right-of-Way Prohibited

   No sign may be located within a public right-of-way except as specifically authorized in this Section, nor shall any sign be placed so as to obstruct the view of traffic or otherwise constitute a traffic hazard.

3. Signs at Intersections

   No sign shall be permitted in the Sight Visibility Easement (see Article IV. Section 4. F. Sight Visibility Easement of the Subdivision Regulations).

B. Dimensional Calculations

1. Sign Area

   a. Sign area shall be calculated in square feet, and by means of the smallest square, circle, rectangle, or combination thereof that will encompass the sign face, excluding the surrounding structure.

   b. All riders or attachments to signs or sign structures (whether temporary or permanent) shall be included as part of the total sign area for the sign to which they are attached.

Figure 1. Sign Area Measurement

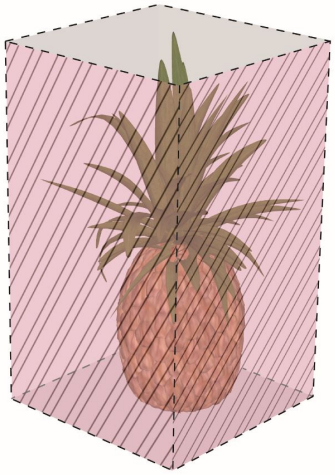
2. Calculation of Area of Multifaceted Signs

   a. The sign area for a sign with more than one face shall be calculated by adding together the area of all sign faces visible from any one point.

   b. When two identical sign faces are placed back-to-back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than forty-two (42) inches apart, the sign area shall be calculated by the measurement of one of the faces.

   c. For three-dimensional objects, the sign area is the sum of the two adjacent faces of a cube encompassing the object (see **Figure 2**).

Figure 2. Measurement of 3D Objects



3. Sign Height

   Sign height shall be measured in linear feet. The overall height of a Monument Sign or Pylon Sign is measured from the lowest grade level within ten (10) feet of the base of the sign to the highest point of the Monument Sign or Pylon Sign.

Figure 3. Sign Height Measurement

C. Sign Types and Regulations

1. Permitted Sign Types by Zoning District

Table 17. Signs Types Permitted by Zoning District identifies zoning districts where each sign type is permitted.

a. Permitted (•) indicates that the sign type is permitted by-right in the zoning district. If a cell is blank, this indicates the sign type is not permitted in the zoning district.

b. Exceptions:

(1) Permitted businesses located within the residential zoning districts shall follow the sign regulations for the C-R Commercial - Rural District.

(2) Neighborhood entry signage shall be permitted in all residential zoning districts as a Monument Sign.

Table 17. Signs Types Permitted by Zoning District

	R-5 Agriculture and Rural Residential District	R-2 Rural Residential District	R-1 Acreage Residential District	R-0 Single-Family Residential District	R-M Multi-Family Residential District	C-R Commercial - Rural District	C-H Commercial - Highway District	C-L Commercial - Limited District	C-G Commercial - General District	I Industrial District
Attached Sign					•	•	•	•	•	•
Monument Sign					•	•	•	•	•	•
Pylon Sign							•		•	•
Pole Sign	See **Article III.Section 2.C.5.c** for locational information									

2. Attached Sign

a. Description

The term “Attached Sign” includes any sign that is attached to the main building. Such signs may be referred to as projecting, roof-mounted, or wall signs.

b. Dimensional Requirements

(1) Signs shall not exceed sixty-four (64) square feet in area per side.

(2) Any projection over fifteen (15) inches from the building or structure to which it is attached shall be at least eight (8) feet above the ground.

(3) No sign shall project more than six (6) feet from the building or structure to which it is attached.

(4) No sign shall project more than three (3) feet and/or exceed the maximum building height in the applicable zoning district, whichever is lower. Its area shall not exceed fifteen (15) percent of the exterior wall elevation over which the sign is oriented.

c. Other Requirements

(1) Internal or external illumination is allowed.

(2) No more than two (2) Attached Signs shall be allowed per business.

(3) No sign shall advertise a business, service, or activity that is conducted off-premise.

Figure 4. Examples of Attached Signs

3. Monument Sign

   a. Description

      The term “Monument Sign” includes any freestanding sign that is attached to a pedestal.

   b. Dimensional Requirements

      (1) Signs shall not exceed fifty (50) square feet in area per side, or seventy-five (75) square feet in area per side for shared multi-tenant signs.

      (2) No sign shall exceed ten (10) feet in height.

   c. Other Requirements

      (1) Internal or external illumination is allowed.

      (2) No more than one (1) Monument Sign shall be allowed per business, unless developed under **E. Common Signage Plan**.

      (3) No sign shall advertise a business, service, or activity that is conducted off-premise.

Figure 5. Examples of Monument Signs

4. Pylon Sign

   a. Description

      The term “Pylon Sign” includes any freestanding sign supported by multiple poles and/or a solid base.

   b. Dimensional Requirements

      (1) Signs shall not exceed seventy-five (75) square feet in area per side, or one hundred (100) square feet in area per side for shared multi-tenant signs.

      (2) Sign height shall not exceed thirty-five (35) feet, or twenty-five (25) feet within four hundred (400) feet of residential zoning.

   c. Other Requirements

      (1) Sign supports may include an exposed pole or concealed support.

      (2) Internal illumination is allowed; external illumination is prohibited.

      (3) No more than one (1) Pylon Sign shall be allowed per business unless developed under **E. Common Signage Plan**.

      (4) No sign shall advertise a business, service, or activity that is conducted off-premise.

Figure 6. Examples of Pylon Signs

5. Pole Sign

a. Description

The term “Pole Sign” includes any freestanding signs supported by a single pole.

b. Dimensional Requirements

(1) Signs shall not exceed seventy-five (75) square feet in area per side, or one hundred (100) square feet in area per side for shared multi-tenant signs.

(2) Sign height shall not exceed thirty-five (35) feet, or twenty-five (25) feet within four hundred (400) feet of residential zoning.

c. Other Requirements

(1) Pole Signs shall be located only on limited access expressways or other roadways that have at least four lanes of traffic but that are NOT designated as a State or Federal highway.

(2) All Pole Signs must comply with the Oklahoma Highway Advertising Control Act of 1968, 69 O.S.§1274.

(3) Sign supports may include an exposed pole or concealed support.

(4) Internal illumination is allowed; external illumination is prohibited.

(5) No more than one (1) Pole Sign shall be allowed per business unless developed under **E. Common Signage Plan**.

(6) No sign shall advertise a business, service, or activity that is conducted off-premise.

Figure 7. Examples of Pole Signs

6. Exempt Sign Types

The following signs are exempt from regulations under this Section:

a. Painted wall signs

b. Sidewalk or sandwich board signs

c. Awning or canopy signs

d. Window signs

e. Temporary signs posted for no more than thirty (30) days within a sixty (60) calendar day period

f. Menu order board signs

g. Public wayfinding signs

h. Address signs

i. Holiday and seasonal decorations

j. Traffic signs

k. Any signs posted by the County or State

l. Signs on Properties for Sale or Lease

When the property on which the signs are located is for sale or lease, and signs do not remain more than seven (7) days after the property is sold or leased:

(1) Residential Districts

Up to two (2) temporary signs not exceeding six (6) square feet in area and three (3) feet in height.

(2) Nonresidential Districts

Up to two (2) temporary signs not exceeding sixty-four (64) square feet in area and twelve (12) feet in height.

m. Signs on Construction Sites

Up to two (2) temporary signs placed on construction sites not exceeding sixty-four (64) square feet in area after approval of a site plan, and that do not remain more than seven (7) days after the completion of the construction project.

Table 18. Examples of Exempt Sign Types

7. Prohibited Signs

The following signs shall not be allowed within the unincorporated areas of Oklahoma County:

a. Off-Premise Signs

Signs advertising a business, service, or activity that is not conducted on the same parcel as the sign. Also referred to as a "billboard".

Figure 8. Example of an Off-Premise Sign

b. Moving Parts

No sign or part of a sign shall move or be permitted to move with the exception of flashing or intermittent lighting as permitted in **D. Illumination and Digital Display Regulations**.

c. Optical Illusion

Signs with optical illusion of movement by means of a design that presents a pattern capable of reversible perspective, giving the illusion of motion or changing of copy.

d. Flares

Flare devices that produce a bright light for signaling, illumination, or identification.

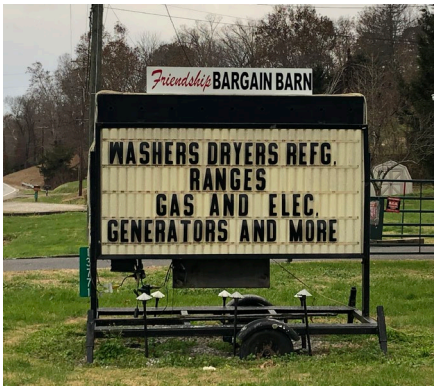
e. Projected Images or Sound

Signs that incorporate projected images or emit any sound that is intended to attract attention.

f. Signs Attached to Trees, Utility Structures, or Fences

g. Portable Signs and/or Portable Trailer Signs

Figure 9. Example of a Portable Sign



h. Vehicular Signs

i. Other

Any sign or sign structure that falls into any category listed below is prohibited:

(1) Structurally unsafe,

(2) Constitutes a hazard to safety or health by reason of inadequate maintenance or dilapidation,

(3) Not kept in good repair,

(4) Illegal nonconforming sign as defined herein,

(5) Creates in any other way an unsafe distraction or obstruction for motor vehicle operators, or

(6) Strings of light bulbs used in connection with commercial premises for commercial purposes, other than traditional holiday decorations,

(7) Wind signs, or

(8) Abandoned/obsolete signs.

D. Illumination and Digital Display Regulations

1. Illumination Standards

Signs may be illuminated, unless otherwise specified herein, consistent with the following standards:

a. Location

(1) Light sources to illuminate signs shall neither be directly visible from any road right-of-way, nor cause glare hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.

(2) No more than 0.2 foot-candle of light shall be detectable at the boundary of any abutting property.

b. Types of Illumination

(1) Externally illuminated signs, where permitted, are subject to the following regulations:

(a) The source of the light must be concealed by translucent covers.

(b) External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color.

(2) Internally illuminated signs, where permitted, are subject to the following regulations:

(a) Internal illumination, including neon lighting, must be static in intensity and color.

(b) Digital Displays are permitted in accordance with the regulations contained in **2** below.

(3) Lighting and glare control shall be in accordance with **Section 10.C Light**.

2. Digital Display

Digital Displays are subject to the following regulations, in addition to other illumination requirements established in this Section.

a. Sign Type

Digital Displays are permitted on a Monument Sign or a Pylon Sign.

b. Area

Digital Displays shall not exceed fifty (50) percent of the sign area for any one sign, and shall not exceed more than thirty (30) percent of the total area for all signs permitted on a property.

c. Message Display

(1) No Digital Display may contain text that flashes, pulsates, moves, or scrolls. Each complete message must fit on one screen.

(2) The content of a Digital Display must transition instantly (i.e., no fade-out or fade-in).

(3) The Digital Display shall contain a default design to freeze the sign message in one position if a malfunction should occur.

d. Approval Process

(1) Digital Displays on Monument Signs shall require approval by the County Engineer.

(2) Digital Displays on Pylon Signs shall require approval by the Board of Adjustment.

(3) The addition of a Digital Display to an existing sign requires the issuance of a Sign Permit in accordance with **A.1** above.

(4) The addition of any Digital Display to a nonconforming sign is prohibited.

Figure 10. Examples of Digital Displays

e. Illumination

The nighttime illumination of a Digital Display shall comply with the following standards.

(1) Illumination shall be measured at the distance specified in **Table 19** based on the area of the Digital Display.

(2) Illumination shall be measured with the Digital Display turned off, then with a solid white screen (or solid message if full-color is not available).

(3) The difference between the off measurement and the white screen measurement shall not exceed 0.3 foot-candles.

Table 19. Distance for Measurement Based on Digital Display Area

Sign Area (sq.ft.)	Measurement Distance (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130
180	134
190	138
200	141
220	148
240	155
260	161
280	167
300	173

E. Common Signage Plan

1. Common Signage Plan Required

   a. A Common Signage Plan is required for any multitenant center or one lot with multiple buildings.

   b. For the purposes of this section, “one lot with multiple buildings” does not include accessory buildings.

   c. Common Signage Plan shall contain the following information:

      (1) An accurate plan of the lot at a minimum 1” = 20’ scale, or as approved by the County;

      (2) The location of buildings, parking lots, driveways, landscaped areas on such lot, and any other information as required by the County;

      (3) Calculation of the maximum total sign area, the maximum area for individual signs, the maximum height of signs and the maximum number of Monument Signs or a Pylon Signs allowed on the lot under this Section;

      (4) An accurate indication on the plan of the proposed location of each existing and future sign of any type, regardless of whether a permit is required; and

      (5) An accurate depiction of the sign structure and materials, specifying standards for consistency among all signs on the lot(s) affected by the plan with regard to color scheme, lettering or graphic style, lighting, location of each sign on the buildings, materials, and sign proportions.

   d. No more than one (1) Monument Sign or a Pylon Sign shall be allowed for each road on which the lot has frontage.

      (1) These signs must provide for shared or common usage of such signs.

      (2) Lots having more than three hundred (300) feet of road frontage on a single road may have one (1) Monument Sign or a Pylon Sign per two hundred (200) feet of frontage beyond three hundred (300) feet.

   e. If the signage in the plan meets all requirements listed above, then a twenty (20) percent increase in the maximum sign area shall be allowed for each Attached Sign.

2. Existing Signs Not Conforming to Common Signage Plan

   If any new or amended Common Signage Plan is filed for a property on which existing signs are located, it shall include a schedule for bringing all signs into compliance with this Section within three (3) years from the date of approval of the plan or amended plan.

3. Procedures

   a. Review

      (1) A Common Signage Plan shall be included in any development plan, site plan, planned unit development plan, or other official plan required by the County for the proposed development and shall be processed simultaneously.

      (2) The County Engineer shall review the Common Signage Plan and approve, approve with conditions, or deny the plan.

b. Amendment

A Common Signage Plan may be amended by filing a new Common Signage Plan that conforms with all requirements of this Section.

c. Binding Effect

After approval of a Common Signage Plan, no sign shall be erected, placed, painted, or maintained, except in compliance with such plan, and such plan may be enforced in the same way as any provision of the Section. In case of any conflict between the provisions of such a plan and any other requirement of this Section, this Section shall control.

Section 3. Screening and Landscaping

A. General Requirements

1. Irrigation

   If an irrigation system is provided, an automatic irrigation system with rain and freeze sensors is required.

2. Landscaping Plan

   a. Required for Building Permit and Certificate of Occupancy

      A Landscaping Plan shall be required as part of the site plan submitted for a building permit. This plan shall show detailed landscape treatment of the area within the road right-of-way between the property line and the curb. If landscaping is to be used for Sight-Proof Screening (see **C. Sight-Proof Screening**) or for the development of one (1) single-family home, the entire plan may be contained in one submission.

   b. A Certificate of Occupancy for any use shall not be issued until the landscaping has been installed in accordance with the Landscaping Plan.

      (1) Replacement of dead landscaping shall occur prior to the issuance of a Certificate of Occupancy.

   c. It shall be illegal for any person, firm, or corporation to occupy or operate a business in any new structure for which landscaping, as shown by the plans, is not provided.

      (1) Exception may be provided if a structure and all site improvements are complete except for these landscaping requirements and the season of the year or some other restraint will not permit the planting and growing of plants, temporary occupancy may be permitted by the County Engineer until a date certain. If the landscaping has not been completed by said date, the property owner shall be in violation of these Regulations and subject to the penalties contained herein.

   d. Private Property and Right-of-Way

      (1) In satisfying the requirements of these Regulations for landscaping on private property, the site plan shall show the area to be landscaped and indicate the number of trees and shrubs that must be planted.

      (2) Any applicant or developer desiring to install and maintain landscaping materials and irrigation facilities within the County right-of-way must first receive written approval from the County Engineer.

3. Property Owner's Maintenance Responsibility

   a. It shall be the responsibility of the property owner to maintain in good condition all of the improvements required by this section. Any required fence that is damaged shall be repaired, and any required vegetation that dies shall be replaced.

   b. Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the landscaping.

   c. Consideration should be given to the location of trees so that when they reach mature height, they do not interfere with utility wires.

   d. Property owners shall keep vegetation trimmed so that is does not obstruct the free, convenient, and safe travel over and along the roads.

e. The property owner shall be responsible for clearing and maintaining the entire area up to the road pavement. The use of gravel shall not satisfy this requirement. This area shall not be hard surfaced other than with a permitted driveway or sidewalk and shall not be used for parking.

4. Landscaping Materials

a. The County Engineer shall be responsible for maintaining a Recommended Plant List. All required plantings are encouraged to be selected from the list.

b. The County Engineer is authorized to limit species and placement to protect aboveground and underground infrastructure.

5. Credit for Existing Trees

Credit for healthy existing or planted trees that are larger than the minimum size required by this Section, shall be given according to the following standards:

a. Three-Inch Caliper

A tree of at least three-inch (3") caliper and less that eight-inch (8") caliper shall count for two (2) Shade Trees.

b. Eight-Inch Caliper

A tree of at least eight-inch (8") caliper shall count for three (3) Shade Trees.

B. Landscaping

1. Nonresidential, Multi-Family, and Mixed-Use Development Landscaping Requirements

   Perimeter Landscaping and Internal Landscaping shall be required for all nonresidential, multi-family, and mixed-use developments in accordance with this Section.

   a. Landscape Plan Required

      A landscape plan shall be submitted to identify the placement of all landscaping required by this Section. The landscape plan shall clearly state that "All landscaping shall be maintained by the property owner."

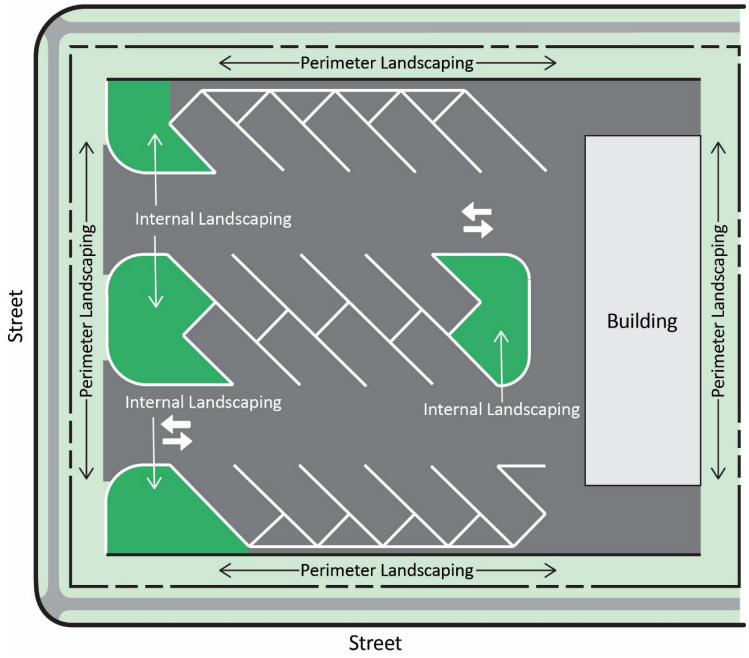
   b. Perimeter Landscaping

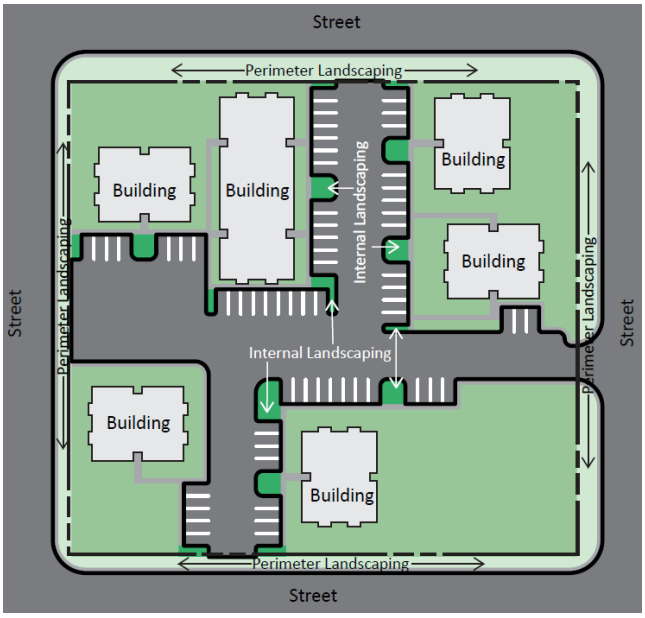
      (1) Perimeter Landscaping shall be adjacent to all roads with the following minimum widths, exclusive of road right-of-way.

         (a) Adjacent to Section Line Road: Ten (10) feet

         (b) Adjacent to Collector or Local Road: Five (5) feet

Figure 11. Examples of Perimeter Landscaping versus Internal Landscaping





c. Plantings within the Perimeter Landscaping shall be determined by the following:

(a) Along all Section Line Roads, at least one (1) Shade Tree for every forty (40) feet of frontage shall be installed.

i. Trees must be planted within five (5) feet of the front lot line along the road and in line with other trees but not in conflict with utilities.

ii. The County Engineer may permit minor setbacks or to accommodate future right-of-way expansions, sidewalks, and utility lines.

(b) Complete coverage of required landscaping areas shall be provided with Shrubs, Groundcover, and Ornamental Grasses with a Rock Landscape Base or a Mulch Base.

i. The use of Turf Grass as a landscape material is prohibited in fulfilling the requirements of this subsection.

(2) Shrub Buffer

Figure 12. Example of a Shrub Buffer

d. Where parking lots, drives, and access easements abut the Perimeter Landscaping, Shrubs (5 gallon minimum) shall be planted to form a contiguous buffer along the common boundary line.

(a) Shrubs shall be planted with a Rock Landscape Base or Mulch Base.

(b) If the parking lot is located fifty (50) feet or more from the road right-of-way line or property line, no Shrubs will be required.

(2) See **Section 4. Residential Adjacency** Building Setbacks and Height for possible additional landscaping requirements.

Figure 13. Example of Internal Landscaping

e. Internal Landscaping

(1) Internal Landscaping refers to all areas within the paved boundaries of the parking lot.

f. Any nonresidential, multi-family, or mixed-use development parking area that contains fifteen (15) or more parking spaces shall provide Internal Landscaping in addition to the required Perimeter Landscaping.

(1) Only landscaped areas within the parking lot shall be used to meet the Internal Landscaping requirement.

(2) All Internal Landscaping shall be protected with concrete curbs.

(3) Plantings within the Internal Landscaping shall be determined by the following:

(a) Ten (10) square feet of Internal Landscaping for each parking space or fraction thereof.

(b) One (1) Shade Tree or two (2) Ornamental Tree for every fifteen (15) parking spaces or fraction thereof.

(c) All parking spaces must be within eighty (80) feet of a Shade Tree.

(d) Complete coverage of required landscaping areas shall be provided with Shrubs, Groundcover, and Ornamental Grasses with a Rock Landscape Base or a Mulch Base.

i. The use of Turf Grass as a landscape material is prohibited in fulfilling the requirements of this subsection.

Figure 14. Example of a Concrete Curb with Drainage Opening

(4) Drainage

All landscaped areas shall be protected by a raised six (6) inch concrete curb with openings to allow for the drainage of stormwater into the landscaped areas.

2. Single-Family, Duplex, Triplex, and Fourplex Landscaping Requirements

Landscaping shall be required for all single-family, duplex, triplex, and fourplex developments located in the R-0 Single-Family Residential District or the R-M Multi-Family Residential District in accordance with this Section.

a. At least two (2) Shade Trees or Ornamental Trees shall be provided in front of the front building line of each lot within residential subdivisions, which may be achieved by existing trees consistent with the Recommended Plant List. No Certificate of Occupancy shall be issued until such requirement is met.

C. Sight-Proof Screening

1. Sight-Proof Screening Required

   a. "Sight-Proof Screening" refers to sight-proof fencing or sight-proof landscaping, which includes solid decorative fencing, evergreen vegetation, or landscaped earthen berms maintained for the purpose of concealing from view the property or structure behind such fence, evergreen vegetation, or berm.

   b. Sight-Proof Screening shall be required in the event that any non-single family use directly abuts a R-1 Acreage Residential District or R-0 Single-Family Residential District.

   c. In the I Industrial District, all outside activity other than permitted sales shall be enclosed by Sight-Proof Screening to be a minimum of six (6) feet in height. Said screening may be located on the property line on all sides provided that property sight triangles are maintained at all road and driveway intersections. .

   d. If there is any outdoor work, or storage areas in the required front yard, Sight-Proof Screening shall be required along the front property line.

   e. The owner of the higher-intensity property shall be responsible for building and maintaining the required screening on the property line dividing the property from the lower intensity district

   f. Where property is required to have sight-proof screening, no use of the property or conversion of use shall be made until the owner or occupant has erected Sight-Proof Screening in conformance with the requirements of this section.

   g. See **Section 4. Residential Adjacency Building Setbacks and Height** for additional requirements.

2. Sight-Proof Fencing

   a. Minimum Standards

      Sight-Proof Fencing is a fence or wall that conforms to the following standards:

      (1) Between six (6) and eight (8) feet in height.

      (2) Attractive and well-maintained.

      (3) Sufficiently stable to withstand wind force at fifteen (15) pounds of pressure per square foot.

      (4) Permanently anchored to the ground by a base situated or located entirely upon its subject property.

      (5) All required Sight-Proof Fencing shall be shown on the site plan accompanying the application for a building permit or remodeling permit.

3. Sight-Proof Landscaping

   a. Minimum Standards

      Sight-Proof Landscaping shall conform to the following standards:

      (1) Consisting of evergreen vegetation or landscaped earthen berms.

      (2) A minimum of six (6) feet in height.

      (3) Sufficient to screen from view the property or structure sought to be screened from the abutting properties.

(4) A landscaping plan shall be required as part of the site plan submitted for a building permit, when the applicant chooses to use landscaping to meet screening requirements.

4. Rooftop Equipment

   a. Any rooftop mechanical or utility equipment shall be screened from view from any right-of-way by a parapet wall.

   b. Such screening must be present on all façades, excluding the rear.

   c. Parapet walls shall be constructed of the same building material as the façades and shall be undistinguishable from the remainder of the façade.

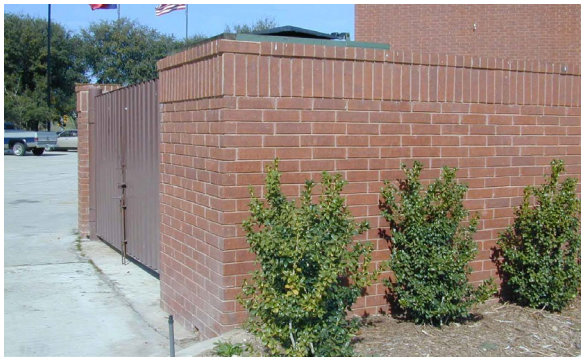
5. Dumpsters

   a. No trash dumpsters or recycling dumpsters shall be located within fifty (50) feet of properties used for single family residences unless there is no other feasible location and the County Engineer determines the placement will not have a significant effect on nearby residential properties.

   b. Trash and recycling dumpsters shall be four-sided with a metal gate and shall be located to the side or rear of the principal building.

   c. Trash and recycling dumpsters shall be screened by Sight-Proof Fencing eight (8) feet in height.

Figure 15. Example of Refuse Receptacle Screening



D. Alternative Compliance for Landscaping

A request for the following may be submitted and acted upon in accordance with **Article IV.Section 9. Alternative Compliance**.

1. Grouping of All Required Landscaping within One or Two Areas

   a. In order to provide flexibility in site design, an applicant may request Alternative Compliance to group all required landscaping (e.g., parking area landscaping) into one or two areas.

   b. To offset the relocation of landscaping, an additional twenty-five (25) percent of the total landscaped area will be required. For example, if 1,000 square feet of total landscaping was required, then 1,250 square feet would be required to meet the grouping option.

   c. In addition to the twenty-five (25) percent increase in total landscape area, the grouped landscaping shall be located either in the front yard or another area visible from the road.

Section 4. Residential Adjacency Building Setbacks and Height

A. Applicability

1. The following residential adjacency standards apply to all non-single-family buildings or uses that lie within two hundred (200) feet of properties used for single-family residences in the R-0 Single-Family Residential District or R-1 Acreage Residential District.

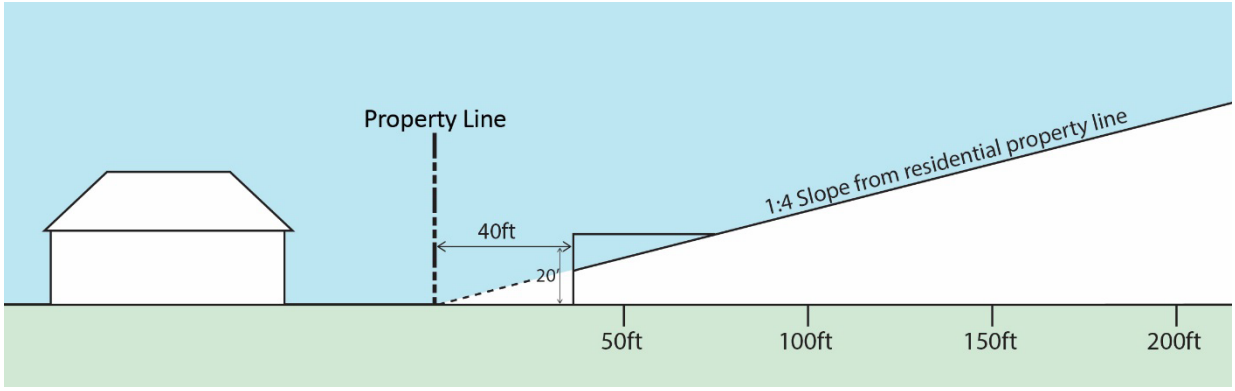
2. For purposes of the section, the two hundred (200) foot distance shall be measured from the non-single-family building or use to the property line of the single-family residence.

B. Building Setbacks and Height

1. A non-single-family structure shall not be built within forty (40) feet of a single-family residential property line.

2. Structures set back at least forty (40) feet from the property line may be up to twenty (20) feet in height, or up to a line having a slope of 1:4 from the single family residential property line, whichever is greater (see **Figure 16**). Building height shall not exceed the maximum established for the district.

Figure 16. Residential Slope Analysis



C. Screening

See **Section 3.C. Sight-Proof Screening**.

Section 5. Parking and Loading

A. General Requirements

1. Number of Spaces

    a. The minimum number of spaces shall be as indicated in **Article II.Section 6.C Land Use Chart**.

    b. The total parking requirement shall be the sum of the specific parking space requirements for each use classification included in the building or development.

    c. Where questions arise concerning the minimum parking requirements for any use not specifically listed, the requirements may be determined by the County Engineer utilizing the requirements for a similar use or by referencing applicable data, studies, or best practices.

    d. The County Engineer shall be authorized to approve shared parking agreements where two (2) or more uses can share parking spaces due to varying peak usage times.

2. All parking, queuing, loading, and maneuvering shall occur on the subject property unless specifically permitted within these regulations.

3. All driveways must be a minimum of 200' from any neighboring drives when accessing a section line road.

B. Residential Parking Design

1. Within the right-of-way, surface area shall be determined by County standards.

2. Parking areas and driveways for residential uses on lots smaller than one (1) acre shall be of a hard-surface pavement.

3. Single-family, duplex, triplex, and fourplex residential structures located on one lot may use a paved driveway to fulfill the minimum parking requirements of this section.

    a. The space for each automobile on the paved area shall be a minimum of nine (9) feet in width and eighteen (18) feet in length and shall not be located within five (5) feet of the road right-of-way or in a manner that could block pedestrian access on a sidewalk.

C. Nonresidential or Multi-Family Parking Design

1. Paving

    a. Within the right-of-way, surface area shall be determined by County standards.

    b. All parking areas and driveways for nonresidential or multi-family uses shall be curbed and paved with asphalt or concrete.

        (1) The requirement of hard-surfaced parking areas and driveways may be waived by the County Engineer in areas not designated for urban development and in other areas if it is determined that the public convenience, health, or safety is not affected.

(2) Permanent hard-surfaced pavement shall mean a surface covering over earth, gravel, or other natural or artificial base or foundation that shall meet or exceed the minimum standards established in Appendix C of the Subdivision Regulations.

c. A permanent hard-surfaced pavement access driveway shall be provided around the building(s) to provide emergency access to all sides of the building.

(1) The County Engineer may authorize the use of an alternative surface, such as a grass porous fire lane.

2. Parking Setbacks from Roadways

a. Adjacent to Section Line Road: No parking shall be located within fifty (50) feet of the adjacent lot line.

b. Adjacent to Collector or Local Road: No parking shall be located within twenty-five (25) feet of the adjacent lot line.

3. Striping

a. Parking areas shall be designed to provide systematic and orderly circulation, traffic separation devices, and parking spaces in accordance with this section and with sound traffic engineering practices.

b. All parking spaces and means of ingress and egress shall be laid out on the parking surface with paint or plastic striping that provides a permanent delineation between spaces, aisles, and surrounding structures and land.

c. No striping shall be required on lots having only single-family, duplex, triplex, or fourplex residential structures.

4. Separation from Public Right-of-Way and Buildings

a. All parking areas, aisles, and access driveways that abut public road rights-of-way shall be separated by a six (6) inch Portland cement concrete header curb or wheel stop and shall be designed so that vehicles do not overhang public rights-of-way or adjacent property.

b. Aisles located immediately adjacent to buildings or structures shall be separated by a planted or landscaped strip or by a sidewalk of not less than three (3) feet in width protected by a six-inch (6") concrete curb or a bumper guard of a height not less than two (2) feet above the finished grade.

c. A drive-in window shall not project more than one (1) foot into an aisle.

5. Clearance

a. There shall be a minimum vertical clearance free of all obstructions to a height of eight (8) feet from all portions of any parking space, except when parking spaces are provided in a parking structure, a residential garage, or carport. No obstruction shall project into this minimum clearance.

b. There shall be no obstruction within or near the bounds of any required parking space that could interfere with the normal availability and use thereof.

6. Handicapped Parking

Parking spaces for vehicles with handicapped drivers shall be provided in accordance with the requirements of the Americans with Disabilities Act (ADA), including number of spaces, layout, and design.

7. Aisles, Parking Spaces, and Circulation Dimensional Standards

   a. The basic parking stall shall be nine (9) feet in width and eighteen (18) feet in length.

   b. Aisles, parking spaces, and circulation shall be provided in accordance with **Figure 17** through **Figure 20** below.

   c. Nothing in these standards shall prohibit an owner/applicant from providing larger aisle widths or stall dimensions in excess of these minimum standards in order to better suit the development requirements.

Figure 17. 90-Degree Layout

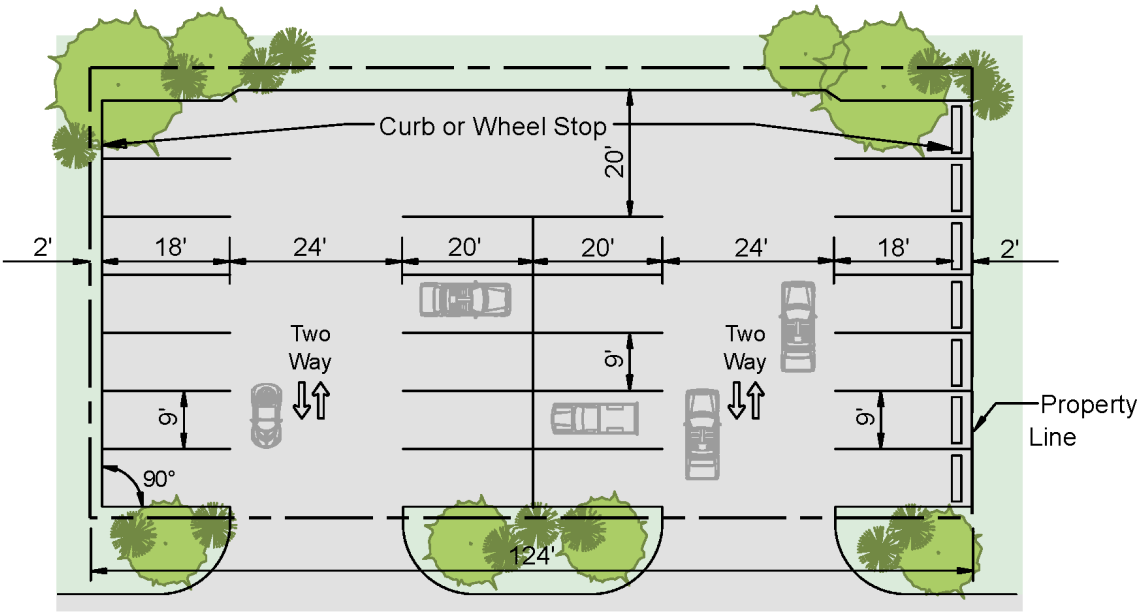


Figure 18. 60-Degree Layout with One-Way Traffic

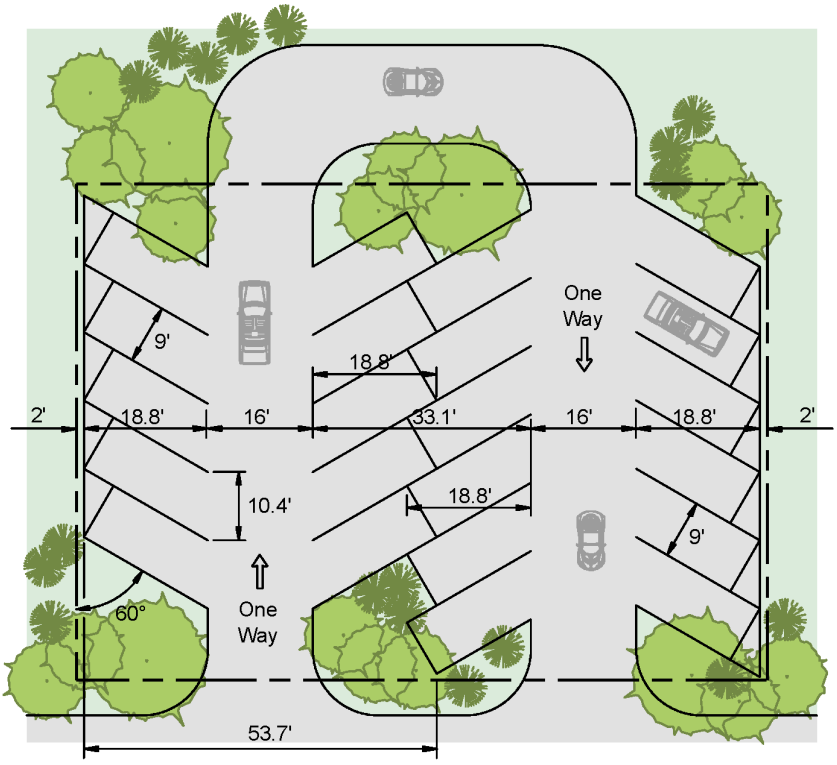


Figure 19. 60-Degree Layout with Two-Way Traffic

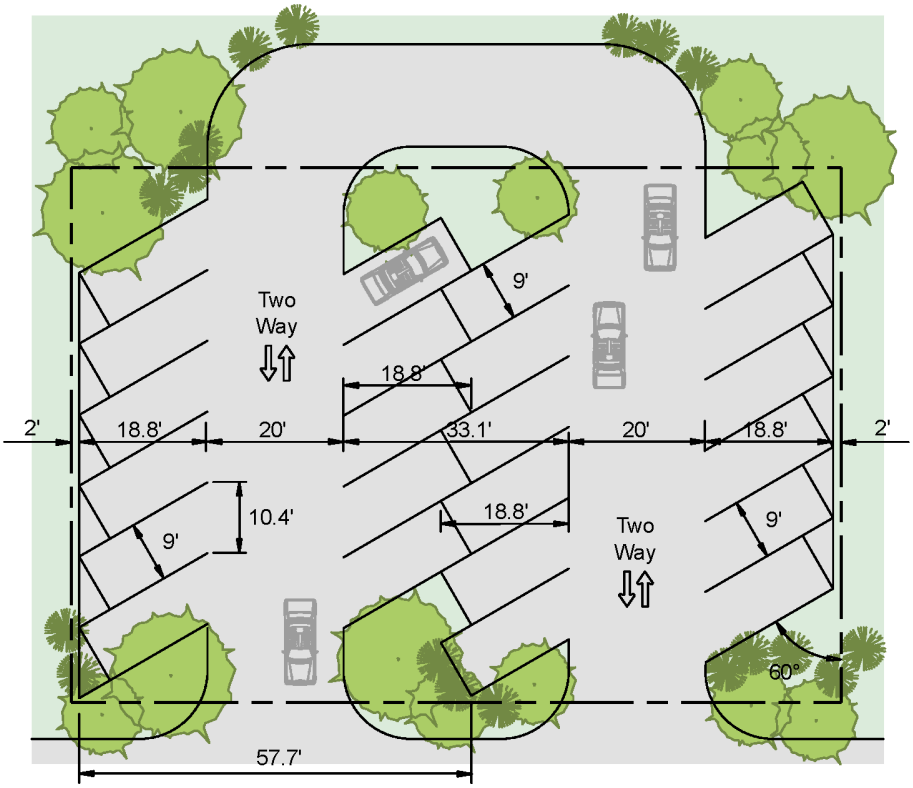


Figure 20. 45-Degree Layout with One-Way Traffic

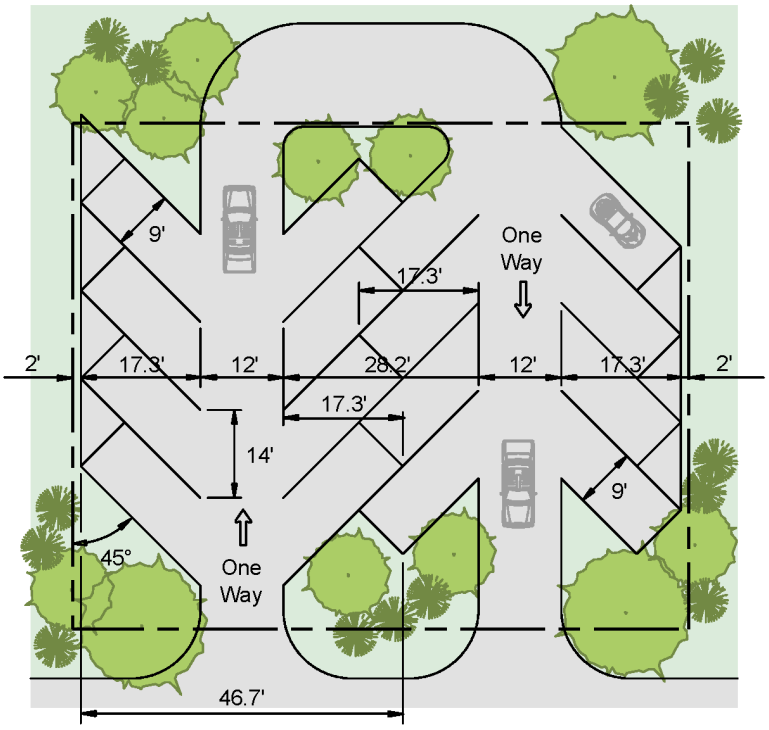
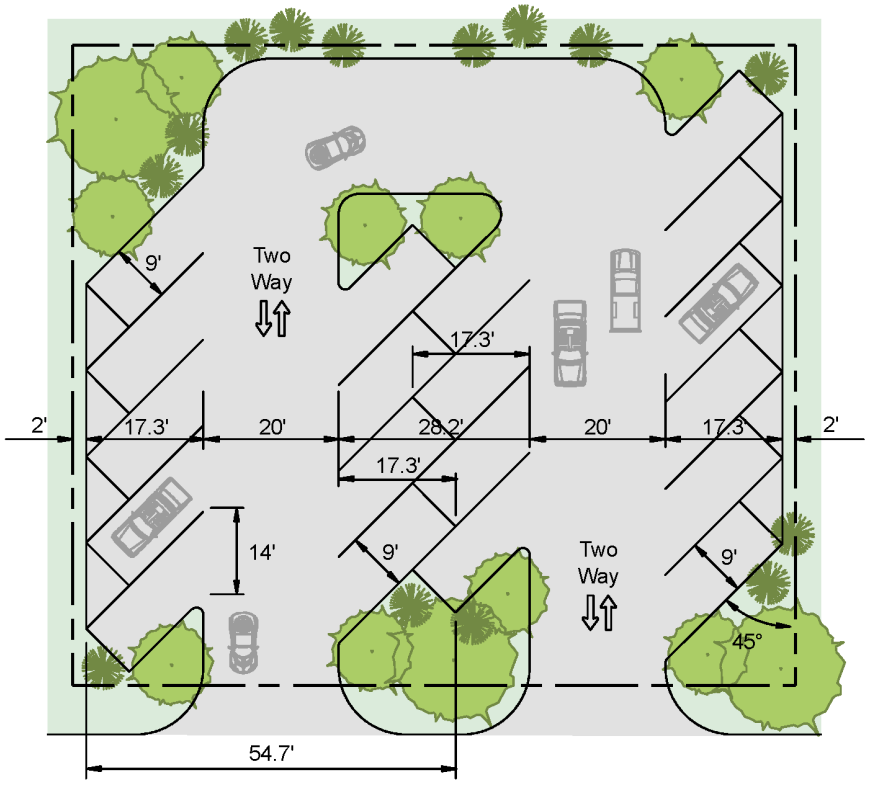


Figure 21. 45-Degree Layout with Two-Way Traffic



D. Queuing Spaces

Queuing spaces as required for certain uses in these Regulations shall conform to the following standards:

1. No queuing space shall occupy any portion of a public right-of-way, circulation driveway, parking space, fire lane, or maneuvering area.
2. Queuing spaces shall be a minimum of ten (10) feet in width and twenty (20) feet in length.
3. Queuing spaces shall not be used to satisfy the parking or loading requirements of this section.
4. Number of Required Queuing Spaces for Certain Uses

   At the time any building or structure used for the purposes listed in **Table 20** is erected or altered, queuing spaces shall be provided in the number and manner set forth in the following list of property uses.

Table 20. Minimum Required Queuing Spaces

Use	Queuing Spaces
Financial Institution (with a Drive-Thru)	4 spaces per window or service lane
Automotive and Equipment: Minor Repairs	3 spaces per bay
Car Wash or Car Wash (Accessory)	2 spaces per bay and 2 spaces per drying area or vacuum island
Care Facility: Child Day Care Center and Similar Child Training and Care Establishments	1 space per twenty (20) students provided on a through circular drive.
Eating Establishments: Fast Food with Drive-Through Order Windows	5 spaces for first window, order board, or other stopping point. 1 additional space shall be provided after the final window, order board, or stopping point to allow vehicles to pull clear of the transaction area prior to entering an intersecting on-site driveway or maneuvering aisle.
Any Other Retail or Service Use with a Drive-Thru Window	3 spaces for first service window. 1 additional space shall be provided after the final window, order board, or stopping point to allow vehicles to pull clear of the transaction area prior to entering an intersecting on-site driveway or maneuvering aisle.
School	The number of spaces shall be determined during Site Plan review.

E. Loading Spaces

1. Loading Space Required

   Every nonresidential building hereafter erected or expanded shall provide space, as indicated herein, for loading and unloading of vehicles. The number of loading spaces required by this Section shall be the minimum, and the owner/applicant shall evaluate the use's needs to determine if additional parking is needed.

2. Size of Loading Spaces

   All loading spaces shall have the minimum dimensions of twelve (12) feet by sixty (60) feet and fifteen (15) feet overhead clearance. In no case shall loading space encroach upon parking space as required by this section.

3. Number of Loading Spaces Required

   a. For all nonresidential buildings and establishments, loading facilities shall be provided in accordance with the following schedule:

Table 21. Minimum Loading Standards for Nonresidential Uses

Square Feet of Gross Floor Area	Minimum Required in Structure Spaces or Berths
0 to 5,000	None
5,000 to 15,000	1
15,000 to 40,000	2
40,000 to 65,000	3
65,000 to 100,000	4
Each additional 50,000	1 Additional

4. Design of Loading Spaces

   Unenclosed loading areas shall be permanently paved with hard surface pavement. A six (6) inch header curb must also be constructed to separate a loading area from public right-of-way.

5. Appeals

   Any applicant may appeal the loading space requirements in this section to the County Engineer if the County Engineer can verify that those requirements are excessive due to other factors such as railroad access, air freight storage next to airports, waterway access, etc.

F. Accessory Storage of Vehicles or Trailers

1. Vehicle or Trailer for Storage Prohibited

   a. Neither vehicles (whether operable or inoperable) nor trailers (whether on or off their axels) may be used as storage buildings. This shall apply to all vehicles and trailers, including commercial vehicles, recreational vehicles, panel vans, tractor-trailer rigs, railroad boxcars, etc.

   b. Tractor-trailer rigs and trailers may be used for temporary storage on property with nonresidential zoning only by businesses operating on the same property.

      (1) Temporary storage means no particular trailer may remain longer than three (3) months.

2. Parking or Storage of Tractor Trailer Rig Prohibited

   a. Road or Right-of-Way

      It is a violation for any 18-wheeler (truck tractor, truck trailer, or truck tractor-trailer rig) to be parked or stored on any public road, public right-of-way, median, parkway, athletic field, or other public property within Unincorporated Oklahoma County, other than for a bona fide pickup or delivery to that location.

   b. Residential Property

      It is a violation for any 18-wheeler tractor/trailer to be parked or stored on any driveway, parking lot, playground, vacant lot, public or private school, church premises, any platted residential property (recorded or unrecorded plat) regardless of lot size, or unplatted property of less than five (5) acres in size within Unincorporated Oklahoma County, other than for a bona fide pickup or delivery to that location or in conjunction with a legally permitted business lawfully conducted at that location or as allowed under **1** above or under an approved Planned Unit Development.

G. Alternative Compliance for Parking

A request for the following may be submitted and acted upon in accordance with **Article IV.Section 9. Alternative Compliance**.

1. Off-Site Parking Lots

   a. Off-site parking facilities may not exceed fifty percent (50%) of the total required by this chapter.

   b. Such facilities must be located within three hundred (300) feet of the property of the principal use to which it is accessory.

   c. Said facilities must be in the same ownership as the use and lot to which it is accessory, and necessary written instruments must be executed to ensure the required number of spaces will remain available throughout the life of such use.

d. There must be no way to arrange the required number of spaces on the same lot as the principal use.

e. The facility must not be located to draw vehicular traffic to and through roads having predominantly residential frontage.

f. These parking facilities shall be separated from the principal use by an alley or local road and not by a Collector Road, Section Line Road, or expressway.

g. All side and rear lot lines abutting a residential district shall be screened in accordance with the requirements of **Section 3. Screening and Landscaping** for commercial properties.

2. Increased or Reduced Parking

a. Allow more than ten (10) percent more parking spaces if the additional spaces are of a permeable material as determined by the County Engineer.

b. Reduction in the number of required parking spaces by up to ten (10) percent if the use is served by ten (10) or more bike racks.

Section 6. Accessory Buildings

A. All Accessory Buildings

1. No Accessory Building shall be constructed upon a lot until the construction of the main building has commenced, and no accessory building shall be used unless the main building on the lot is also being used.
2. Accessory Buildings are prohibited within easements.
3. Accessory Buildings may only be used as an Accessory Dwelling as permitted by **Article II.Section 6.C. Land Use Chart** and **Article II.Section 6.D. Conditional Standards for Certain Uses**.
4. The regulations in **Table 22** shall apply to all Accessory Buildings.
    a. Exception: The maximum height requirement shall not apply to barns associated with agricultural purposes.
    b. Accessory Buildings containing livestock (e.g., chickens, hogs, horses, etc.) shall be located at 150' from any existing dwelling on a neighboring property.

Table 22. Accessory Building Requirements

	Lots up to 20,000 sq ft	Lots 20,000 sq ft to 1 acre	Lots over 1 acre	All Nonresidential Lots
Maximum Floor Area of All Accessory Buildings Combined	All Accessory Buildings that are not a part of the main building shall not occupy more than thirty percent (30%) of the rear yard			
Maximum Height	18' or height of the main building, whichever is taller	25' or height of the main building, whichever is taller	N/A	Equal to or less than the main building
Minimum Front Setback	Behind the front façade of the main building			
Minimum Side and Rear Setback	7' if height does not exceed 20'; otherwise same standards as main building			Same standards as the main building

Section 7. Small Wind Energy Systems

A. General Provisions

1. These provisions shall apply to all Small Wind Energy Systems (SWES) located in Unincorporated Oklahoma County.
2. A SWES shall be an Accessory Use in all zoning districts.
3. Tower-mounted or a roof-mounted SWES shall be considered a structure as defined in these Regulations.
4. Except as may be otherwise provided, a building permit shall be required for the construction, erection, or placement of towers or roof-mounted structures for a SWES upon a property; the application for and issuance of said building permit shall be governed by the provisions of **Article IV.Section 2. Building Permits and Certificates of Occupancy**.
5. Any property owner seeking to connect a SWES to the main power grid with the capability of transporting energy back to their main power company shall apply to the appropriate State or other local commission or board for approval and provide documentation of such approval to the County prior to making such a connection.
6. All SWES including wind energy towers and roof-mounted turbines shall comply with all applicable Federal, State, County construction and electrical codes.
7. Meteorological Towers shall be permitted under the same standards, permit requirements, restoration requirements, and permit procedures as a SWES.

B. Permitted Number of SWES

The number of SWES on an individual lot shall not exceed the maximum number established by **Table 23**.

Table 23. Maximum Number of SWES by Lot Size

	Residential Districts		Commercial Districts		Industrial District	
Lot Size	1-5 Acres	Over 5 Acres	1-5 Acres	Over 5 Acres	1-5 Acres	Over 5 Acres
Maximum Number of SWES	1	5	2	3	3	4

C. Design Standards

1. Tower-Mounted SWES Height

   a. Method of Measurement

      A tower-mounted SWES height shall be measured from the surrounding grade to the top of the blade at its highest point.

   b. Maximum Height

      The maximum height of a SWES shall not exceed the height established by **Table 24**.

Table 24. Maximum Height of Tower-Mounted SWES

Lot Size	Maximum Height
Less than 1 Acre	Not Permitted
1-5 Acres	Forty-five (45) feet
Over 5 Acres	Sixty (60) feet

2. Roof-Mounted SWES Height and Vibrations

   a. Method of Measurement

      A roof-mounted SWES height shall be measured from the roof line to the top of the blade at its highest point.

   b. Maximum Height

      In all zoning districts, the maximum height of a roof mounted SWES shall be ten (10) feet above the existing roof line where the SWES is mounted.

   c. Vibrations

      The SWES shall be designed and constructed to limit vibrations. The applicant shall state on the Building Permit application that such design will not cause undue vibrations or otherwise affect the integrity of the roof or structure on which the SWES is mounted.

3. Other Design Standards for All SWES

   All SWES shall be subject to the following requirements:

   a. Location

      (1) A wind energy tower or supporting apparatus shall not be located in any required building setback.

      (2) A wind energy tower or supporting apparatus shall not be located in the front yard area; towers and supporting apparatus may be located in side yards and rear yards only.

b. Setbacks

If a conflict exists between any required setbacks as defined in this Subsection, the greater setback will be required.

(1) For all Zoning Districts: A wind energy tower for a SWES shall be set back a distance equal to its total height plus an additional twenty (20) feet from:

(a) Any Federal, State, or County right-of-way or the nearest edge of a Federal, State, or County roadway, whichever is closer;

(b) Any right of ingress or egress on the owner's property;

(c) Any overhead utility lines;

(d) All property lines; and

(e) Any existing guy wire, anchor, or wind energy tower on the property.

c. Clearance

The minimum distance between the ground and any part of a rotor blade must be at least twenty (20) feet.

d. Access

(1) All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.

(2) The tower shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of ten (10) feet above the ground.

e. Electrical Wires

All electrical wires associated with a SWES (other than wires necessary to connect the wind generator to the wind tower wiring, the wind tower wiring to the disconnect junction box, and grounding wires) shall be located underground.

f. Lighting

A wind energy tower and generator shall not be artificially lighted unless such lighting is required by the Federal Aviation Administration (FAA). Lighting of other parts of the SWES, such as appurtenant structures, shall be limited to that required for safety purposes, and shall be reasonably shielded from abutting properties.

g. Noise

Noise produced by a SWES shall not exceed 55 dBA measured at the property line.

h. Appearance

The wind generator and wind energy tower shall remain painted or finished the color or finish that was originally applied by the manufacturer.

i. Signs Restricted

All signs, other than the manufacturers' or installer's identification, appropriate warning signs, or owner identification on a wind generator, wind energy tower, building, or other structure associated with a SWES visible from any public road shall be prohibited.

Section 8. Small Solar Energy Systems

A. Allowed Accessory Use

A Small Solar Energy System is allowed as an accessory use in all zones in which structures are permitted.

B. Standards

1. Small Solar Energy System devices must be designed and located to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard, and must meet the following applicable requirements:

2. Ground-Mounted

    a. Ground-mounted Small Solar Energy Systems are considered structures and must meet applicable setbacks for the zoning district, and shall be located in the rear yard.

    b. The solar panels and supporting framework shall not extend more than six (6) feet above the existing grade.

3. Roof-Mounted

    a. Roof-mounted Small Solar Energy Systems shall be mounted as flush as possible to the roof but in any case not more than twelve (12) inches above the existing roof surface.

    b. Roof-mounted systems must also be in compliance with the maximum building height for the applicable zoning district.

    c. Roof-mounted systems that are visible from the nearest edge of the road frontage right-of-way shall not have a highest finished pitch more than five (5) percent steeper than the roof pitch on which the system is mounted, and shall be no higher than sixteen (16) inches above the roof.

4. Coverage

    Roof- or building-mounted Small Solar Energy System, excluding building-integrated systems, shall not cover more than eighty (80) percent of the roof upon which the panels are mounted, and shall be set back from the roof edge by a minimum of one (1) foot. The surface area of pole or ground mount systems shall not exceed half the building footprint of the principal structure.

Section 9. Historic Site Regulations

A. District Regulations

These regulations shall apply within the HS Historic Site Overlay District, as established in **Article II.Section 5.B**.

1. Alteration of Structures

   The erection, moving, demolition, reconstruction, restoration, or alteration of any structure is prohibited unless a Certificate of Appropriateness is granted by the Planning Commission.

2. Exterior Maintenance of Structures

   All structures and grounds shall be maintained in good condition in keeping with the historical nature of the site designated.

3. Interior Maintenance of Structures

   All interior portions of structures shall be kept in such good repair at least to the extent necessary to prevent structural deterioration.

4. Ordinary Maintenance and Repair

   Nothing in this section shall be construed to prevent ordinary maintenance or repair of any structure except exterior change.

Section 10. Performance Standards

A. Applicability

The following performance standards shall apply to all uses within the unincorporated County unless specifically stated otherwise.

1. Exception: Uses designated as Industrial: Heavy located in a permitted zoning district shall be exempt from these requirements.

B. Noise

1. Prohibited Generally

   It shall be unlawful for any person to make, continue, or cause to be made or continued any excessive, unnecessary or unusual noise disturbance or any noise that either annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others, within the unincorporated portions of Oklahoma County.

2. Community Sound Level Standards

   a. Limits for Sound Levels by Zoning District

Table 25. Maximum Sound Levels

Zoning District	Time of Day	Percentile Sound Level Limits, dBA	
		L90	L10
R-1, R-0, R-M	7:00am-10:00pm	55	65
	10:00pm-7:00am	50	60
C-R, C-H, C-L, C-G	7:00am-10:00pm	60	70
	10:00pm-7:00am	55	65
R-5, R-2, I	7:00am-10:00pm	70	80
	10:00pm-7:00am	70	80

   b. Application of Sound Level Standards

   It shall be unlawful for any person to operate or permit to be operated any stationary source of sound that, when measured at the boundary of the property or from any point within adjacent property , corresponds to the following conditions or sound levels during any time interval established for the measurement of sound levels:

   (1) The unit percentile sound level (L1) exceeds 15dBA above the limit for ambient sound pressure levels (L90) as indicated in **Table 25** above.

   (2) The 90th percentile (L90) or 10th percentile (L10) sound levels exceed the limits set forth in **Table 25** above.

(3) Sound levels projected from one zoning district into a zoning district that has lower limits for sound levels as indicated in **Table 25** above shall not exceed the limits shown for the district with lower limits.

(4) For any stationary sound source that emits impulsive sound, the limits in sound levels indicated in **Table 25** above shall be reduced by five (5) dBA.

3. Sound Level Measurement

Sound level measurements shall be undertaken with a sound level meter of Type 2 or better as specified in ANSI Publication SI.4-1971 or its successor publication, using the A-weighted network scale, in conformance with standards thus promulgated. A field use acoustical calibrator shall be used to verify calibration of the sound meter before and after noise measurements are taken on any day. All equipment used in sound standards set by the National Bureau of Standards and shall be recalibrated at least once each year, with the intervals for recalibration measured from the date of previous calibration.

4. Exemptions

The following sources of potentially excessive sound shall be exempt from noise control regulations:

a. Safety Signal and Alarm Devices

Safety signals and alarm devices, storm warning sirens or horns, and the authorized testing of such equipment, emergency vehicle sirens or horns used when responding to an emergency, and emergency pressure relief valves.

b. Disaster or Other Emergency

Disaster or other emergency demanding the immediate undertaking by operators and/or mechanical devices.

c. Non-Commercial Public Speaking and Public Assembly

Non-commercial public speaking and public assembly activities conducted on any public space or public right-of-way.

d. Fireworks Displays

Firework shows held in accordance with State law.

C. Light

1. Purpose

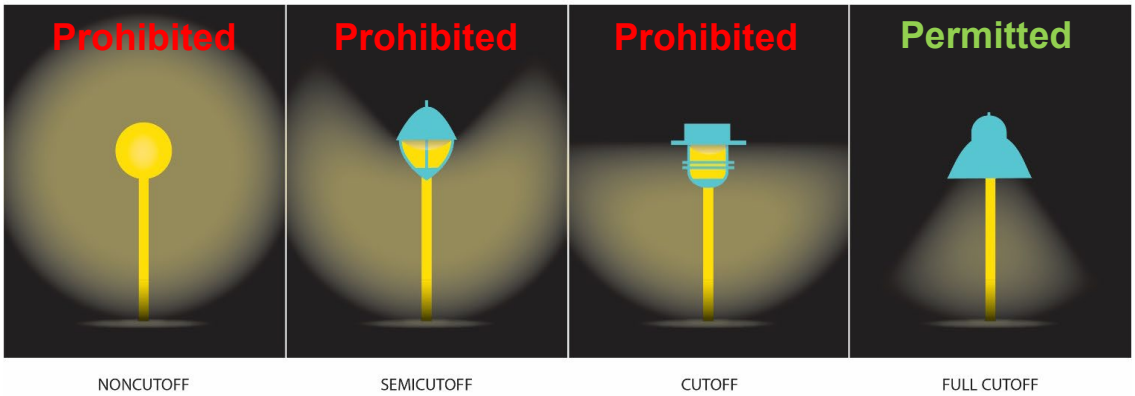
   Standards for controlling lighting and glare are set forth to reduce annoyance and inconvenience to property owners, reduce traffic hazards to motorists, and to promote dark skies and rural feel.

2. Light Regulations for All Developments

   a. Light sources shall be of a down-light, indirect, diffused, or shield type or so installed and maintained as to reduce glare effect and consequent interference with the use of adjacent properties and boundary roads.

   b. All lighting fixtures shall be restricted to full cutoff types (see **Figure 22. Examples of Lighting Fixtures**) so that no light is emitted above the lowest light emitting part of the fixture.

Figure 22. Examples of Lighting Fixtures



3. Light Regulations for Nonresidential, Multi-Family, and Mixed-Use Developments

   a. Site, Parking, and Loading Lighting

      (1) Sufficient Lighting

      Illumination of parking areas shall be sufficient to ensure the visibility of pedestrians and the safe movement of traffic within the site.

      (2) Lighting Only During Hours of Use

      Nonresidential uses that abut Residential Zoning Districts shall be required to cease illumination of parking areas at the termination of hours of use.

      (3) Maximum Intensity

      The allowable maximum intensity measured at the property line of a retail, office, commercial, or multi-family developments use shall be 3.0 foot-candles and 5.0 foot-candles for an industrial use. When located adjacent to single family residential development, the intensity shall be no greater than 0.25 foot-candles at the property line.

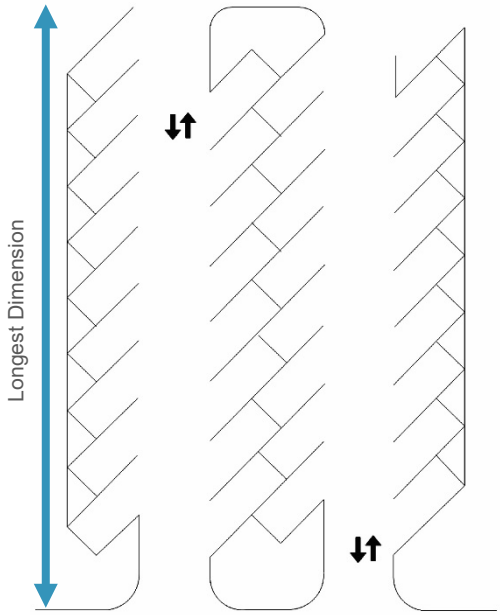
(4) Mounting Height

The mounting height of lighting fixtures shall not exceed the heights specified in **Table 26. Mounting Heights for Lighting in Parking Areas**.

Table 26. Mounting Heights for Lighting in Parking Areas

Longest Dimension of Parking Area	Maximum Lighting Unit Mounting Height
0 – 60 Feet	14 Feet
61 – 100 Feet	20 Feet
101 Feet or Greater	30 Feet

Figure 23. Longest Dimension of Parking Area



b. Accent and Security Lighting

(1) Accent Lighting

(a) Accent lighting shall not exceed 5.0 foot-candles.

(b) Lighting shall be shielded to prevent light pollution or glare beyond the element intended for accent illumination.

(2) Security Lighting

(a) Pole-mounted and wall-mounted fixtures mounted above six (6) feet shall be of a full cutoff type.

(b) If a rear yard security light is mounted higher than ten (10) feet, it shall be directed away from adjacent properties.

c. Lighting Plan Required

All nonresidential, multi-family, and mixed-use developments shall submit a Lighting Plan with a Site Plan. The lighting plan shall show how the proposed development will comply with the regulations within this Section.

(1) Elements of a Lighting Plan

(a) The type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices, and their respective location on the site;

(b) A description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices (such as catalog cuts by manufactures and drawings); and

(c) Photometric data, such as furnished by manufactures, or similar data showing the angle of cut off or light emissions.

(2) The Lighting Plan shall show such information in sufficient detail to enable the County Engineer to readily determine whether the lighting plan complies with the requirements within this section.

(a) If the County Engineer cannot readily make this determination, then the applicant shall be required to submit reports of tests performed and certified by a recognized testing laboratory. Such reports must provide sufficient evidence such that the County Engineer is thereby able to ensure compliance.

d. Maintenance

(1) Piers for light poles taller than eight (8) feet shall be designed by a Professional Engineer competent in structural engineering. Soil condition and wind loading shall be accounted for in the pier design.

(2) All fixtures and supports shall be painted or otherwise treated to resist rust and corrosion and shall be maintained in an attractive condition and in a manner consistent with the surrounding architecture.

(3) All fixtures and lamps shall be maintained in a working, serviceable condition at all times.

4. Light Regulations for Recreational Areas

a. Height

Lighting for recreational uses (including athletic courts and fields) may employ standards, poles, and fixtures in excess of the heights prescribed in **Table 26. Mounting Heights for Lighting in Parking Areas**.

b. Living Screen Required

Where recreational uses are adjacent to residential zoning regardless of separation by roads, and such recreational use is illuminated in such a manner as to produce a light intensity in excess of 0.5 foot-candles at the property line of the residential use, a living screen shall be required in accordance with the following.

(1) A variety of trees that normally grow to or in excess of a height of forty (40) feet shall be provided.

(2) Trees shall be planted at least thirty (30) feet on center along the property line abutting the residential use.

(3) The tree variety shall maintain a crown width sufficient to form a continuous screen at height between ten (10) feet and thirty (30) feet above grade.

(4) Such trees shall be a minimum of one-third (1/3) the required height at the time of planting.

c. Lighting Curfew

Recreational lighting must be shut off by 10:30pm on Sunday through Thursday and 11:30pm on Friday or Saturday nights.

Section 11. Conservation Easement or Setback Along Waterways

A. Purpose

The Conservation Easement or Setback is intended to limit physical disturbance of the land along waterways to prevent erosion and protect water quality.

B. Applicability

1. The Conservation Easement or Setback is required for all development near rivers, major streams, and minor streams.
2. The requirements herein shall be applied to zoning and subdivision applications.

C. Required Buffer Width

a. The following Conservation Easement or Setback shall be provided, measured from the waterway centerline and as designated by the Oklahoma Water Resources Board (see **Figure 24**; larger map included in the **Appendices**):

(1) Rivers: One hundred fifty (150) feet,

(2) Major Streams: One hundred (100) feet, and

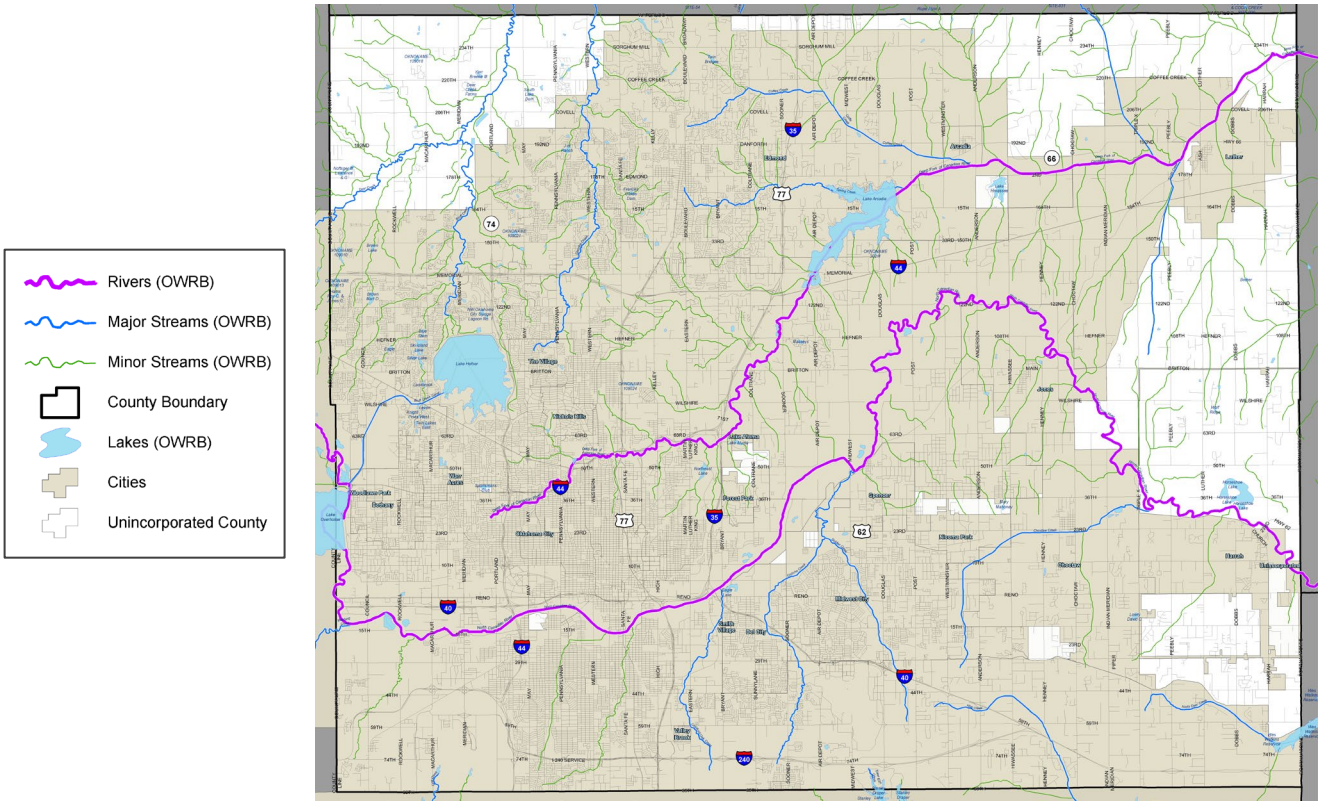
(3) Minor Streams: Fifty (50) feet.

b. The Conservation Easement or Setback shall be recorded on all plats and site plans.

D. Development Restrictions

1. Conservation Easement or Setback may be used for low-impact activities, such as recreation and entertainment purposes, that do not disturb the natural environment.
2. Conservation Easement or Setback shall remain free of construction, development, tree removal, or other alterations except for utility and roadway crossings, parks, and stormwater detention structures. The number of crossings through a Conservation Easement or Setback shall be minimized. Stormwater treatment facilities, agricultural uses, golf courses, septic systems, or wastewater irrigation shall not be located in the Conservation Easement or Setback.

Figure 24. Waterway Designations



Section 12. Water and Sewage Facilities

A. Approved Water Supply and Sewage Disposal Facilities

It shall be unlawful to locate, erect, or construct any building or structure on any lot without provisions for water supply and sewage disposal facilities approved by the County Engineer. Wherever an existing water and/or sewer main are accessible, connections shall be made with such mains. In every other case, individual water supply and sewage disposal facilities shall fully meet the requirements of the State and ODEQ standards and specifications prescribed by it, under its supervision, and to its satisfaction.

B. Certificate of Approval Required

A Certificate of Approval of the proposed method of water supply and disposal of sanitary wastes shall be obtained from ODEQ prior to the filing of the application for a Building Permit or Certificate of Occupancy provided herein, and such Certificate shall accompany each such application.

Article IV. Zoning Procedures

Article Contents

Section 1. Applicability

Section 2. Building Permits and Certificates of Occupancy

Section 3. Site Plan

Section 4. Planned Unit Development

Section 5. Zoning Text and Map Amendments

Section 6. Special Use Permits

Section 7. Nonconformities

Section 8. Appeals to the Board of Adjustment

Section 9. Alternative Compliance

Section 1. Applicability

The following procedures shall apply to any zoning-related plan or application that is required by the County and is submitted in accordance with these Regulations.

Section 2. Building Permits and Certificates of Occupancy

A. Subdivision Required Prior to Building Permit or Certificate of Occupancy

For the purpose of providing a proper arrangement of roads ensuring the proper facilities for traffic circulation, utilities, and access of emergency vehicles, a subdivision requirement is established as follows:

1. For any land that was rezoned upon public initiation or application of a private party, no Building Permit or Certificate of Occupancy shall be issued until that portion of the tract on which the permit is sought has been approved in accordance with the Subdivision Regulations of Oklahoma County.

B. Building Permit or Certificate of Occupancy Required

1. No building hereafter erected or structurally altered, shall be used, occupied or changed in use until a Building Permit or Certificate of Occupancy has been issued by the County Engineer in accordance with the provisions of 19 O.S. §868.17, stating that the building or proposed use of the building or premises complies with the building code, electrical code, plumbing code, and the provisions of these and all other development regulations.

    a. Exception: No such permit shall be required for any building or structure customarily incidental and accessory to normal agricultural uses, where such building or structure is to be located outside the front yard setback lines established herein.

2. Such Building Permit or Certificate of Occupancy shall show that the proposed use of the land or premises conform to the provisions of these Regulations.

3. It shall be the duty of the County Engineer to issue a Building Permit or Certificate of Occupancy, provided that the County Engineer is satisfied that the building and the proposed use thereof, or the proposed use of the land or premises, and the proposed methods of water supply and disposal of sanitary wastes conform with all the requirements herein set forth.

C. Filing Applications

Every application for a Building Permit or Certificate of Occupancy shall be accompanied by the following:

1. Site Plan in accordance with **Section 3. Site Plan**.
2. A Certificate of Approval from ODEQ certifying that the proposed methods of water supply and disposal of sanitary wastes meet applicable health regulations. See **Article III.Section 12. Water and Sewage Facilities**.

D. Soil Analysis in the Garber Wellington Aquifer Recharge Zone

1. Purpose

This Section establishes regulations intended to protect the Garber-Wellington Aquifer. Said aquifer serves as a source of water for numerous individual property owners as well as many central Oklahoma communities.

2. Applicability

These Regulations shall apply in the following cases:

a. All unincorporated portions of Oklahoma County within the quarter sections noted in **Table 27. Garber-Wellington Recharge Zone Locations**; and

b. If the tract involved has an area of five (5) acres or less, or if the permit is for a nonresidential use; and

c. The site is located in an area that has no urban sewer service. A location without urban sewer services shall be defined as any parcel that does not have reasonable access to an existing sanitary sewer main.

Table 27. Garber-Wellington Recharge Zone Locations

Township	Range	Sections/Quarters	
11 North	1 East	Sections 1 thru 19 – All Section 17 – N/2; SE/4 Sections 22 and 23 – N/2	Section 24 – All Section 25 – N/2
11 North	1 West	Section 10 – E/2 Section 11 – S/2; NW/4	Section 14 – N/2 Section 15 – NE/4
12 North	1 East	Sections 1 through 6 – All Section 7 – N/2	Sections 8 through 12 – All Sections 28 through 36 – All
14 North	1 East	Sections 4 through 9 – All	Sections 16 and 17 – All
14 North	1 West	Sections 1 through 4 – All Sections 5 and 6 – N/2 Sections 9 through 15 – All	Section 27 – N/2 Section 33 – All
14 North	2 West	Sections 1 through 5 – N/2	Section 6 – NE/4
14 North	3 West	Sections 4 thru 8 – All Section 9 – N/2; SW/4	Section 18 – All Section 19 – All
14 North	4 West	Sections 1 & 2 – All Section 3 – E/2 Section 10 – NE/4 Sections 11 through 14 – All	Section 15 – SE/4 Section 23 – All Section 24 – N/2; SW/4

3. Soil Test Requirements

   a. Permit applications for on-site construction and structures transported to an applicable site described by **2** above shall be accompanied by soil core tests and soil percolations tests. Said applications shall not be accepted unless this information is submitted in the application.

   b. Said soil core test shall include soil information to a minimum depth of eight (8) feet and be conducted by a person with qualifications approved by ODEQ. The test data shall include a map indicating the date and site location of the actual test.

   c. A minimum of one (1) soil test shall be required for each dwelling unit or other structure with plumbing facilities. Permits for larger and/or more intensive use structures shall be accompanied by one (1) soil test for each one thousand (1,000) square foot area of sewage absorption area that would have been required by soil percolation tests alone.

   d. The percolation and core test results shall be reviewed by ODEQ concerning suitability for septic tank or alternate sewage disposal systems.

Section 3. Site Plan

A. Purpose

The purpose of the Site Plan process is to:

1. Ensure compliance with County development regulations and other applicable regulations that apply to the property for which the County has enforcement responsibility;
2. Promote safe, efficient and harmonious use of land through application of County-adopted design standards and guidelines;
3. Promote the vision established by the County's Master Plan;
4. Ensure adequate public facilities to serve development;
5. Coordinate and document the design of public and private improvements to be constructed;
6. Prevent or mitigate adverse development impacts, including overcrowding and congestion;
7. Aid evaluation and coordination of land subdivision, including the granting of easements, right-of-way, development agreements and provision of surety;
8. Identify and address environmental concerns (floodplain, drainage, trees, topography, etc.); and
9. Promote the public health, safety and welfare.

B. Site Plan Processing

Two different types of Site Plans exist:

1. Site Plan in Association with a Special Use Permit Application
    a. An approved Site Plan is required as part of the application for a Special Use Permit.
    b. The Site Plan becomes part of the approved Special Use Permit.
2. Site Plan in Association with a Building Permit Application

    An approved Site Plan is required as part of or prior to the application for a Building Permit for the following development types:

    a. All nonresidential development
    b. All residential development
    c. Parking lot development, reconstruction, or reconfiguration of more than twenty (20) spaces.
    d. All PUD Planned Unit Development Building Permit applications.

C. Review Procedure

1. Site Plan Pre-Application Meeting

   a. Before preparing a Site Plan, the applicant may meet with the County Engineer to allow the applicant to learn the general procedures for approval and to review the concept of the proposed development, if desired by applicant.

   b. No application for a permit may be submitted to or accepted for filing with the County Engineer during the meeting.

2. Site Plan General Application

   The property owner or authorized agent shall file an application for the approval of a Site Plan. This application shall include the information listed on the Site Plan application form and checklist, which shall be created and maintained by the County Engineer.

3. Site Plan Decision-Makers

   a. Site Plan in association with a Special Use Permit

      (1) Review by the County Engineer,

      (2) A recommended action by Planning Commission, and

      (3) Approval by the Board of County Commissioners.

   b. Site Plan in association with a Building Permit

      (1) Approval by the County Engineer.

D. Submittal Requirements

1. Site Plan

   A Site Plan shall be drawn to scale and clearly show the following information:

   a. The actual shape and dimensions of the lot to be built upon,

   b. The exact size and location on the lot of existing buildings and structures and the lines within which the proposed building or structure shall be erected or altered,

   c. The existing and intended use of each building or part of a building,

   d. The number of families or housekeeping units the building is designed to accommodate,

   e. The proposed location and type of water supply and sewage disposal facilities, and

   f. Such other information with regard to the lot and neighborhood lots and their use as may be necessary to determine and provide for the enforcement of these Zoning Regulations.

2. Additional Plan Submittal Requirements

   The following plans shall be submitted with a Site Plan application and approval is necessary prior to final authorization for development:

   a. Final plat or replat,

   b. Construction plans,

   c. Traffic Impact Analysis, if applicable,

   d. Landscape plans,

   e. Grading and Drainage Plan, if required by the Subdivision Regulations,

   f. Flood Study, if required by the Subdivision Regulations, or

   g. Other approvals as required by County, State, or Federal codes or laws.

E. Standards of Approval

The County Engineer, using the review and approval process outlined in subsection **C** above, may approve, conditionally approve, table, or deny a Site Plan based upon the criteria listed below.

1. Compliance with the Zoning Regulations and other applicable regulations and previously approved, valid plans for the property.

2. The design and location of parking and loading facilities to ensure that all such spaces are usable and are safely arranged.

3. The width, grade and location of roads designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

4. The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary, and to complement the design and location of buildings and be integrated into the overall site design.

5. The location, size and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

6. Protection and conservation of soils from erosion by wind or water or from excavation or grading.

7. Protection and conservation of water courses and areas subject to flooding as stated in the Oklahoma County Floodplain Regulations.

8. The adequacy of roads, water, drainage, wastewater, storm water facilities, garbage disposal and other utilities necessary for essential services to residents and occupants.

9. The design of adjacent public road improvements and right-of-way including existing or proposed deceleration lanes, median openings and left turn bays, location of driveways, drive aisles, cross access between internal developments, and access to properties adjacent to the subject site.

F. Site Plan Effect

1. During the time the Site Plan remains valid, the County shall not apply any additional requirements concerning building placement, roads, drives, parking, landscaping or screening.
2. Site Plan approval is separate and distinct from other permits and approvals that may be required by the County and other regulatory agencies.
3. Approval of a Site Plan shall not affect other applicable regulations concerning development and land use.
4. Except where authorized by County regulations, a Site Plan shall not be used to approve a Zoning Variance to development regulations.
5. No Certificate of Occupancy shall be issued unless all construction and development conform to the Site Plan as approved by the County.

G. Revocation of Site Plan Approval

The County Engineer may revoke approval of a Site Plan if it determines that the conditions of the approval have not been met or if the plan contains, or is based upon, incorrect information or if it is determined that it was obtained using fraud or deceit.

H. Additional Development, Site Modifications, or Redevelopment

Following the completion of improvements shown on an approved Site Plan, additional development, site modifications, or redevelopment of the site shall be permitted subject to the approval of a revised Site Plan, which shall be considered a new project and shall require submittal of a revised Site Plan and the approval of the Board of County Commissioners under the regulations, requirements and procedures then in effect.

Section 4. Planned Unit Development

A. Purpose

The purpose of the Planned Unit Development provisions are to:

1. Encourage Innovation

   Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

2. Permit Flexibility

   Permit flexibility within the development to maximize unique features of the particular site.

3. Encourage Efficient Use of Land

   Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems, and encourage diversified living environments and land uses.

4. Achieve Continuity

   Achieve a continuity of function and design within the development and to encourage living environments and land uses.

5. Vehicle for Modifications

   Provide a vehicle for negotiating modifications to standard development requirements in order to both encourage innovative development and protect the health, safety, and welfare of the community.

B. General

1. Planned Unit Development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls.
2. The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a PUD Master Plan.
3. The PUD is subject to special review procedures, and once approved by the Board of County Commissioners it becomes a special zoning classification for the property it represents.
4. A PUD shall be considered a special zoning district and it may be authorized for any use or combination of uses permitted in these Regulations.

C. Review Procedures

1. Six-Step Process

   a. Applicants shall follow the following six-step review process:

      (1) Step 1. Pre-Application Review

      (2) Step 2. Rezoning and PUD Master Plan

(3) Step 3. General Plat (if applicable)

(4) Step 4. Preliminary Plat (if applicable)

(5) Step 5. Final Plat (if applicable)

(6) Step 6. Site Plan

b. Each required step shall be completed and approved before the following step is reviewed. Where appropriate, other methods authorized in the County Subdivision Regulations may be substituted in Steps 3, 4, and 5 above. The Planning Commission may, however, review more than one step at the same public hearing.

2. Step 1. Pre-Application Review

Prior to submission of an application for rezoning to a PUD, the applicant should discuss with the County Engineer the procedure for adopting a PUD and the requirements for the general layout of major roadways and utilities, access to Section Line Roads, or general design and narrative, the availability of existing services and similar matters. The intent of the pre-application review is to expedite the mandatory design review process and to facilitate the approval of a PUD Master Plan.

3. Step 2. Rezoning and PUD Master Plan

a. Rezoning

The application for rezoning shall be filed in accordance with regular procedures (including public hearings) and on application forms of Oklahoma County, as provided by **Section 5. Zoning Text and Map Amendments**.

b. PUD Master Plan

The PUD Master Plan, which is submitted with the application for rezoning, shall consist of a PUD Design Statement and a PUD Development Plan Map.

(1) PUD Design Statement

The PUD Design Statement shall be a written report submitted as a part of the PUD Master Plan and contain a minimum of the following:

(a) PUD title;

(b) List of owners and/or developers;

(c) Statement of the general location and relationship to adjoining land uses, both existing and proposed;

(d) Description of the PUD concept, including an acreage or square foot breakdown of land use areas and densities proposed, a general description proposed, a general description of building use types, proposed restrictions, and typical site layouts;

(e) Existing PUD zoning districts in the vicinity of the proposed development;

(f) A list of all special development regulations of the conventional zoning district regulations that will be applicable;

(g) A list of requested Subdivision Waivers or other applicable development regulations;

(h) A statement on the existing and proposed roads, including right-of-way standards and road design concepts;

(i) The following physical characteristics: elevation, slope analysis, soil characteristics, tree cover, and drainage information;

(j) A topographic map with minimum five (5) foot contour intervals;

(k) Drainage information, including number of acres in the drainage area and delineation of applicable flood levels;

(l) A statement of utilities and services to be installed, including which lines will be dedicated to the County and which will remain private;

(m) The proposed densities, use types, and sizes of structures;

(n) A description of the proposed sequence of development; and

(o) Other supporting maps or information deemed necessary by the County to meet the submission requirements of this section.

c. PUD Development Plan Map

(1) The PUD Development Plan Map shall be a graphic representation of the development plan for the area.

(2) The PUD Development Plan Map shall show the following:

(a) Location of proposed land uses, and residential densities;

(b) Location of Collector Roads within the PUD and adjacent Section Line Roads;

(c) Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed;

(d) Location and approximate size of proposed open space and recreation area;

(e) Areas where access to roads will be limited, and location of driveways where appropriate;

(f) Any other pertinent information deemed necessary by the County for review, approval, and administration of the PUD.

d. Approval of the PUD Master Plan

(1) Upon final approval by the Board of County Commissioners of the PUD Master Plan and the appropriated resolution of rezoning, these elements shall become a part of the Zoning Districts Map.

(2) The resolution of rezoning shall adopt the PUD Master Plan by reference, and it shall be attached to said regulation and become a part of the official records of Oklahoma County.

(3) The PUD Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with said plan.

4. Step 3. General Plat

Where subdivision of property is anticipated, the developer shall prepare a General Plat for review and approval according to procedures established by the Planning Commission and Board of County Commissioners. Such procedures are outlined in the Oklahoma County Subdivision Regulations.

5. Step 4. Preliminary Plat

   Upon approval of the PUD Master Plan and regulation of rezoning, the developer shall prepare a preliminary plat for the entire development area. Where a recorded plat exists and where there will be no extensive easements, no property owners' association, no plat restrictions, and no sale of lots that do not conform to the platted lot lines, the Planning Commission may waive the platting requirement.

6. Step 5. Final Plat

   a. When Final Plat Required

      Where a subdivision plat has been required, the developer shall prepare a final plat for review, approval, and filing of record according to procedures established by the Planning Commission and Board of County Commissioners. In addition to these procedures the final plat shall include:

      (1) Provisions for the ownership and maintenance of common open space. Said open space may be dedicated to a private association or to the public provided that a dedication to the public shall not be accepted without the approval of the Board of County Commissioners.

      (2) A homeowners' or property owners' association shall be created if other satisfactory arrangements have not been made for improving, operating, and maintaining common facilities including private road drives, service and parking areas, and recreation areas.

      (3) Covenants shall be submitted to reasonably ensure the continued compliance with the approved PUD Master Plan.

   b. When Final Plat Not Required

      If there is no final plat required, then the items required in **3** and **4** above shall be submitted and approved as a part of the PUD Master Plan at the time of rezoning.

7. Step 6. Site Plan

   A Site Plan shall be submitted upon the application for a building permit and reviewed in accordance with procedures established in **Section 3 Site Plan**.

D. Criteria for Approval

1. Design Standards

   a. Unified Development

      The proposed PUD shall be designed to provide for the unified development of the area in accordance with the spirit and purpose of the PUD Master Plan and the land uses and zoning districts adjacent to it.

   b. Provide for Modification of Zoning Regulations

      Design of the PUD may provide for modification of conventional zoning regulation requirements for such elements as yard areas, densities, setbacks, and heights on individual lots in accordance with the PUD Master Plan.

   c. PUD Density, Land Use, and Intensity

      Density, land use, and intensity of use requirements shall be based on the PUD Master Plan and shall be reviewed carefully for conformance to the PUD Master Plan.

d. Building Codes

Building code requirements shall not be reduced in the design of a PUD.

e. Minimum Area

The minimum acreage for rezoning to a PUD shall be two (2) acres.

f. Density and Maximum Number of Dwelling Units

The maximum number of dwelling units within a PUD shall be based on calculation of gross density. Gross density shall be established in the PUD Master Plan and shall be calculated by dividing the total land area to be developed for residential uses (exclusive of Section Line Roads) by the number of dwelling units.

g. Housing Type and Location

Location and type of housing shall be established in a general pattern and shown on the PUD Development Plan Map.

2. Standards for Roads and Alleys

Minimum design and construction standards for roads and alleys shall be in accordance with the County standards and specifications for right-of-way width and paving cross sections. Provided that modifications may be requested and approved as a part of the PUD Master Plan if the following criteria are met:

a. Public Roads and Alleys

Proposed public road and alley modifications shall satisfy the following criteria:

(1) Road right-of-way and paving widths shall be adequate to provide a traffic carrying and utility installation capacity related to the design of the overall road system, the function of the individual road, and the land uses served.

(2) Paving cross section shall be designed to be adequate to provide acceptable drainage in conformity with the drainage plan for the PUD; to receive loading commensurate with anticipated traffic based on the design of the overall road system; and to have a maintenance level commensurate with that of facilities constructed to regular standards.

b. Private Roads and Alleys

Proposed private road and alley modifications shall satisfy the criteria for public facility modifications listed above and the following:

(1) Private roads shall not be connected to an adjacent parcel that is not a part of the PUD in a manner that will circulate traffic into and through the private road system.

(2) The owner/applicant shall clearly demonstrate the existence and capabilities of a property owners' association to provide the ongoing and long-term maintenance of the private road and alley facilities that will not be provided by the County.

3. General Design and Development Guidelines

a. Density

Proposed residential densities should conform to density guidelines outlined in the PUD Master Plan and should be allocated in a manner and at a scale that will be compatible with adjacent developed neighborhoods.

b. Amenities

Amenities should be considered as an important justification for development and County approval of a PUD. Where gross or net densities are to be increased to promote economy of development, or where other methods of land use intensification are proposed, usable open space should be furnished along with provision for its permanent retention and continued maintenance. Sidewalks and pedestrian ways should be planned where it is necessary to provide for amenity and public safety.

c. Open Space

(1) Minimum Percentage

At least fifteen (15) percent of a residential PUD must be set aside for public open space use.

(a) No more than twenty-five (25) percent of floodplain, as shown on the current FEMA FIRMs may be used as open or public use space. Any development in the floodplain area, as defined in the Oklahoma County Floodplain Regulations, will be in compliance with said regulations.

(b) Existing ponds shall not be used when computing open space requirements.

(2) Access to Open Space

Access to open spaces must be designed to serve the entire PUD community. Adequate access from all parts of the PUD must be provided through the incorporation of pedestrian ways or trails.

d. Drainage, Floodplain Management, Road Construction, and Building Codes

County drainage standards, floodplain regulations and road construction requirements shall not be altered or reduced in the design of a PUD. All roads, public or private in a PUD shall be built to meet County applicable roadway standards.

e. Roads

(1) Road design should minimize through traffic in residential areas as much as possible.

(2) Encouragement should be given to design of short local roads serving limited areas, such as the residential cul-de-sac. Reduction of conventional minor road design widths should be considered appropriate on such roads, when they are designed with limited length and only one access point.

(3) Reduction of design widths on roads designed in a conventional pattern should not be approved.

(4) Development of a private road system should be considered appropriate under certain conditions where there is no through traffic. However, a private road system should not serve as a reason for reduction of minimum design and paving standards.

(5) On-road parking bays or other similar areas where vehicles must be backed into the traffic flow should not be approved on Section Line Roads or Collector Roads or any local road. Provided, however, that certain cul-de-sac or small loop road designs may be considered as appropriate.

f. Relationship to Abutting Uses

(1) The PUD Development Plan Map should show graphically the treatments that will be employed to separate the PUD from abutting properties, including commitments to landscaping, screening, earth berms, or similar techniques.

(2) It is appropriate to specifically establish areas with height limitations where a transition to more intense uses is proposed or where a higher intensity development is proposed to abut a lower intensity area.

g. Mixed Use Developments

Where a PUD proposes a mix of uses that would generally be incompatible with a conventional development, the PUD Master Plan should specifically establish appropriate guidelines to ensure a harmonious development.

h. Common Access

In commercial or industrial developments, the PUD Master Plan should establish specific standards and locations for common access driveways both within the development and abutting Section Line Roads. Approval of the bonus provisions in these Regulations for shared parking facilities should only be authorized in a PUD where this access commitment is provided in the PUD Master Plan.

E. Amendments

1. Minor Amendments Approved by Staff

a. The County Engineer shall be permitted to approve minor amendments and adjustments to the PUD Master Plan provided that the following conditions are satisfied.

(1) The project boundaries are not altered.

(2) Uses other than those specifically approved in the PUD Master Plan are not added.

(3) The allocation of land to particular uses or the relationship of uses within the project is not substantially altered.

(4) The density of housing is not increased over the maximum allowable density established at the time the PUD was approved, or is not lower than seventy percent (70%) of the approved maximum density, or is not decreased below a previously approved minimum density.

(5) The land area allocated to nonresidential uses is not increased or decreased by more than ten percent (10%).

(6) Floor area, if prescribed, is not increased or decreased by more than ten percent (10%).

(7) Floor area ratios, if prescribed, are not increased.

(8) Open space ratios, if prescribed, are not decreased.

(9) Height restrictions, yard requirements, lot coverage restrictions and other area, height and bulk requirements prescribed in the PUD Master Plan are not altered more than ten (10) percent.

(10) The circulation system is not substantially altered in design, configuration, or location.

(11) The design and location of access points to the project are not substantially altered either in design or capacity.

2. Amended PUD Required for Additional Modifications

The County Engineer shall determine if proposed amendments to an approved PUD Master Plan satisfy the above criteria. If the County Engineer finds that these criteria are not satisfied, an amended PUD Master Plan shall be submitted for full review and approval according to the procedures set forth in these Regulations.

F. Reversion

1. Property Owner Request

   a. If the property owner determines to abandon the PUD concept and nullify the PUD Master Plan, he/she shall make application for rezoning either to the original status or to a new classification.

   b. Said application shall be heard according to regular procedures by the Planning Commission and Board of County Commissioners.

2. Continuing Review by County

   If development of the PUD has not been started within three (3) years of the date of approval of the PUD Master Plan, the County Engineer shall request a report from the applicant/owner to determine the status of the project and shall schedule a formal hearing before the Planning Commission to discuss the status of the property. Upon full consideration of the materials presented at the hearing, including any comments received from interested citizens and property owners, the Board of County Commissioners may take one of the following actions:

   a. Public Hearing Required

      Direct the County Engineer to schedule a subsequent public hearing to consider the zoning of the property and to provide public notice of said hearing as required in **Section 5.C Public Hearings Required**.

   b. Continue Current PUD

      Allow the current PUD to continue subject to a subsequent report at a future date to be set by the Board of County Commissioners.

   c. Other Action

      Some other action as the Board of County Commissioners may deem appropriate and that is supported by these Regulations and by State Statute.

Section 5. Zoning Text and Map Amendments

A. Two Types of Zoning Amendments

1. Zoning Map Amendment

   A Zoning Map Amendment (also referred to as a rezoning) is a change or modification to the boundaries of any zoning district within the Zoning Districts Map.

2. Zoning Text Amendment

   A Zoning Text Amendment is the change of the text within these zoning regulations and does not include change or modification to the boundaries of any zoning districts.

B. Process Requirements

1. Zoning Amendments Require Board of County Commissioners Approval

   The Board of County Commissioners may, from time to time, amend, supplement or change the boundaries of the districts (i.e., Zoning Map Amendment) or the regulations herein established (i.e., Zoning Text Amendment).

2. Planning Commission Recommendation Required for all Amendments

   Before taking action on any proposed amendment, the Board of County Commissioners shall submit the same to the Planning Commission for its recommendation and report.

3. Petitions Submitted to the Board of County Commissioners

   a. Only the record landowner or their designated legal representative may petition the Board of County Commissioners for a change or amendment to the zoning provisions of these regulations; or

   b. The Planning Commission may, on its own motion or on request from the Board of County Commissioners, study and propose zoning changes and amendments for the Board of County Commissioners' consideration.

C. Public Hearings Required

The provisions of these Regulations and the district boundaries herein established may be amended from time to time by the Board of County Commissioners, but no amendment shall be made unless a public hearing has been held in accordance with the provisions of 19 O.S. §868.16.

1. Notice Required

   Before holding any hearing, the Planning Commission shall give notice stating the nature of the hearing and the time and place where it shall be held.

   a. Notice by Publication

      Per 19 OS §868.5, such notice shall be given by at least once each week for three (3) successive weeks prior to the date of such hearing in a newspaper of general circulation in the County.

b. Notice by Mail

Notice of the hearing before the Planning Commission shall be given at least twenty (20) days prior to such hearing by mailing written notice to all owners of property within a three hundred (300) foot radius of the exterior boundary of the subject property, said radius to be extended by increments of one hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one thousand (1,000) feet has been reached. The applicant shall provide the list of property owners to the County Engineer. Such notice shall be mailed by the County Engineer with costs to be borne by the applicant.

2. Protest and Effect

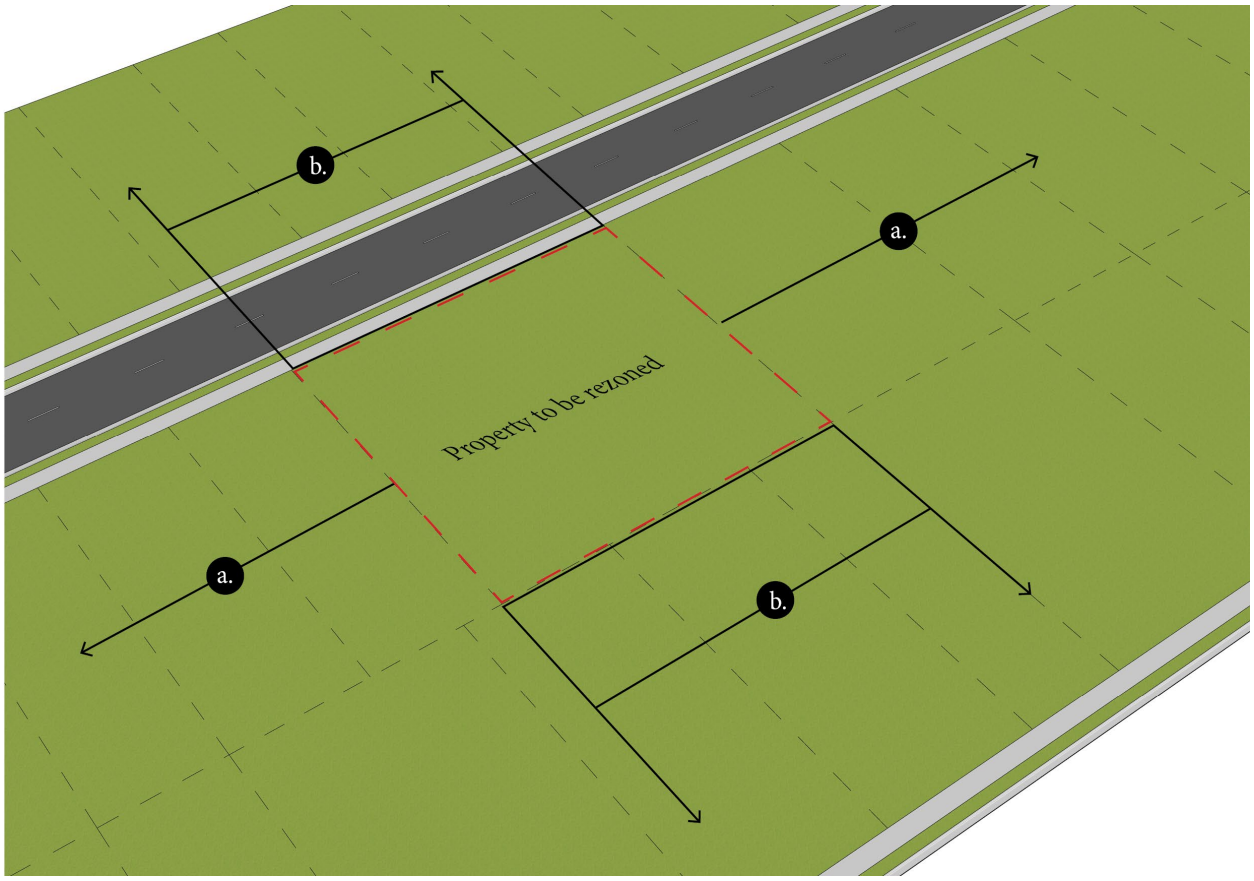
A proposed amendment may not be passed except by favorable vote of all members of the Board of County Commissioners if a written protest against any proposed amendment is filed with the Planning Commission that is signed and acknowledged by:

a. The owners of twenty percent (20%) of the frontage within one thousand (1,000) feet to the right or left of the frontage proposed to be changed (indicated by letter "a" in **Figure 25**), or

b. By the owners of twenty percent (20%) of the frontage directly opposite, or directly in the rear of the frontage proposed to be altered (indicated by letter "b" in **Figure 25**), or

c. In cases where the land affected lies within one and one-half (1½) miles of the limits of a municipality by the governing body of the zoned municipality.

Figure 25. Rezoning Notification and Protest Requirements



a. Owners of 20% of adjacent frontage within 1,000'

b. Owners of 20% of frontage directly opposite or behind

Section 6. Special Use Permits

A. General Description and Authorization

There are certain uses that, by their nature, do not fit into the normal pattern of zoning district use regulations. The size, area of land required, or the effects of these uses cause them to be potentially incompatible with other uses of land within a given zoning district. Therefore, this regulation allows the Planning Commission and Board of County Commissioners to authorize these uses to locate within given designated districts under the controls, limitations, and regulations of a Special Use Permit. It shall be the duty of the Planning Commission and Board of County Commissioners, under the provisions of this section, to evaluate the impact of such uses, to stipulate necessary conditions and restrictions, including those specifically contained herein, and to assure that the use is compatible with the proposed area. In considering an application, the Planning Commission may recommend and Board of County Commissioners may authorize those uses that are expressly listed herein. However, no Special Use Permit shall be authorized unless said use complies with all of the applicable standards of this subsection and all other applicable requirements of these Regulations.

B. Status of Special Use Permits

Once a Special Use Permit has been granted, the use shall not be enlarged, extended, increased in intensity, or relocated without an application for a new Special Use Permit. However, the Planning Commission may recommend waiving and Board of County Commissioners may waive or modify this requirement in specific cases.

C. Application for a Special Use Permit

Application and public hearing procedures for a Special Use Permit shall be completed in the same manner as an application for rezoning, provided by **Section 5. Zoning Text and Map Amendments**.

D. Revocation

A Special Use Permit may be revoked by subsequent recommendation by the Planning Commission and action of the Board of County Commissioners after thirty (30) days' notice to the owner of the subject property and public hearings before said Planning Commission and Board of County Commissioners, upon a finding that the conditions imposed on the issuance of the permit or the standards for a Special Use Permit set out in this section, as amended, have not been satisfied.

E. General Standards

All Special Use Permits shall satisfy the following general standards:

1. Conform to the County's Master Plan

   The proposed use shall conform to the policies of the County's Master Plan.

2. Not Adversely Affect Property

   The proposed use shall not adversely affect the use of neighboring properties.

3. Not Generate Hazardous Pedestrian Conditions

   Pedestrian and vehicle traffic generated will not be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.

4. Provide Adequate Public Facilities

   Adequate utility, drainage, parking, loading, signs, access, and other necessary public facilities to serve the proposed use shall meet the adopted codes and regulations of the County.

5. Have Access to Proper Road

   The site shall front or have direct access to a road having adequate right-of-way and improvements to support the traffic generated by the proposed use.

6. Planning Commission and Board of County Commissioners May Impose Restrictions

   The Planning Commission may recommend and Board of County Commissioners may impose specific conditions regarding location, design, and operation to ensure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust or similar conditions. Such conditions may include:

   a. All machinery and facilities be located within an enclosed building; or

   b. Certain areas be screened from view of surrounding neighborhoods; or

   c. A limitation on intensity of lights or hours of operation; or

   d. Similar measures designed to protect the public interest.

F. Expiration of Special Use Permit Approvals

1. Approval of any Site Plan or Special Use Permit shall expire and become null and void twenty-four (24) months from the date of approval if a Building Permit has not been issued.

2. A Special Use Permit shall expire regardless of the issuance of a Building Permit under the following conditions:

   a. The use is not established within twenty-four (24) months;

   b. An authorized use has been discontinued or abandoned for twelve (12) months; or

   c. The County Engineer finds that any proposed construction or occupancy will not substantially comply with the Special Use Permit.

3. The Planning Commission may recommend and Board of County Commissioners may extend the expiration date subject to the following provisions.

   a. The applicant files a letter of formal request for extension to the County Engineer, which includes any PUD or Special Use Permit designations applicable to the property.

   b. The County Engineer shall provide a report with recommendations.

   c. The Planning Commission and Board of County Commissioners hold public hearings with notice provided as required for the permit type. The Planning Commission shall act to recommend, recommend with conditions, or deny the request. The Board of County Commissioners shall act to approve, approve with conditions, or deny the request.

4. Reinstatement of a lapsed approval shall require the same submittal and approval as an original application.

Section 7. Nonconformities

A. General Provisions

1. Within the districts established by these Regulations, there are uses, structures, and lots that were lawful before these Regulations were adopted. Such uses, structures, and lots are regulated by this section.
2. Nonconformities occur in three (3) categories, or combinations thereof:
    a. Nonconforming lots,
    b. Nonconforming buildings or structures, and/or
    c. Nonconforming use of land or buildings.

B. Nonconforming Lots

1. Existing Platted Lots are Conforming Lots

    Any existing lot platted prior to the adoption of these Regulations, which was legally conforming, shall be deemed a conforming lot.

2. Residential Lot Exemption

    The minimum residential lot areas for the various zoning districts shall be in accordance with their respective districts, except that a lot having less area than herein required that was an official "lot of record" prior to the adoption of these Regulations may be used for a single-family dwelling.

C. Nonconforming Buildings or Structures

Although a structure or building does not conform to the district regulations of these Regulations for minimum lot size, lot width, yard requirements, height, lot coverage, parking, other characteristics of the structure, or its location on the lot, the lawful existence of a structure or building on the effective date of these regulations may continue, subject to the following provisions:

1. Expansion of Nonconforming Building Prohibited

    No nonconforming building shall be enlarged, extended, reconstructed, or structurally altered.

2. Restoration of Destroyed Building

    When a nonconforming portion of a building is destroyed by fire, explosion, natural causes, or a public enemy, by more than sixty (60) percent, said portion shall be restored only in a manner that conforms to the current regulations.

3. Relocation

    No such building shall be moved unless it hereafter conforms to all provisions of the zoning district in its new location.

4. Modernization Permitted

    Improvements or remodeling that do not increase the size or intensity of use shall be permitted.

D. Nonconforming Uses of Land

The lawful use of land existing as of the effective date of these regulations even though such use does not conform to the provisions hereof, may continue subject to the following provisions:

1. No Structures

   If there are no buildings or structures on the property, said use shall be discontinued within two (2) years from the effective date of these regulations, unless the Board of Adjustment declares the use legally nonconforming.

2. Cannot be Expanded

   A nonconforming use shall not be expanded or moved in whole or in part to any other portion of the lot or parcel on which it is located.

3. Structure Cannot be Erected

   No structure shall be erected in connection with said nonconforming use of land.

E. Nonconforming Uses of Buildings

If a lawful use, involving individual buildings existing on the effective date of these regulations becomes nonconforming under the terms of these Regulations, said use may continue, subject to the following provisions:

1. Change of Nonconforming Uses

   A use may be changed to another nonconforming use of an equal or a more restrictive classification or to a conforming use. However, the use shall not thereafter be changed to a less restricted use.

2. Effect of Discontinuance

   In the event that a nonconforming use of any building or premises is discontinued for a period of two (2) years, the use of the building or premises shall thereafter conform to the use regulations of the zoning district in which it is located.

3. Expansion of Nonconforming Use

   No nonconforming use shall be enlarged, extended, or reconstructed, unless such change is to a use permitted in the district.

4. Restoration of Destroyed Use

   When a structure occupied by a nonconforming use is destroyed by fire, explosion, natural cause, or public enemy, by more than sixty (60) percent said building, upon its repair, reconstruction, or replacement, shall be occupied only in conformance with the use regulations of the district in which it is located.

5. Modernization Permitted

   Improvements or remodeling that do not increase the size or intensity of use shall be permitted.

Section 8. Appeals to the Board of Adjustment

Appeals to the Board of Adjustment may be taken in accordance with provisions set forth in 19 O.S. §868.3, §868.10, and §868.18.

A. General Provisions

1. Appeals to the Board of Adjustment may be taken by any person aggrieved or by a public officer, department, board or bureau affected be any decision of the County Engineer in administering the Zoning Regulations.

2. Such appeals shall be taken within a period of not more than ten (10) days, by filing written notice with the Board of Adjustment stating the grounds therefore.

3. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken shall certify to the Board of Adjustment that by reason of facts stated in the certificate a stay would, in his/her opinion, cause imminent peril to life or property.

B. Powers and Duties to Hear and Decide Appeals

Per §868.18, the Board of Adjustment shall have the following powers and duties to:

1. Hear and Decide Appeals from Administrative Decisions

   Hear and decide appeals where it is alleged there is error of law in any order, requirement, decision, or determination made by the County Engineer in the enforcement of Zoning Regulations.

2. Hear and Decide Map Interpretations or Other Special Questions

   Hear and decide requests for map interpretations or for decisions on other special questions upon which it is authorized to pass by these or other regulations adopted by the Board of County Commissioners. Such decisions may include, but are not limited to, the following:

   a. Nonconformities

      (1) The Board of Adjustment shall have the authority to declare a use legally nonconforming in accordance with **Section 7.D.1**.

      (2) The Board of Adjustment shall have the authority to determine whether a proposed nonconforming use is "less intensive" than the current nonconforming use in accordance with **Section 7.E.1**.

   b. Medical Hardship Special Exception for Manufactured Homes

      The Board of Adjustment shall have the authority to grant a Medical Hardship Special Exception to allow placement of a manufactured home on a lot with an existing Single-Family Dwelling or Manufactured Home, subject to the following conditions:

      (1) The Special Exception may be granted for a period of up to three (3) years. When the time period expires, the applicant shall file a new application for a Special Exception and have the case reviewed. At that time, the Board shall determine if the need that led to the granting of the original Special Exception is still present and if there has been any material change of conditions relevant to the granting of the Special Exception.

(2) Conditions for Approval:

(a) The occupant of the proposed hardship unit shall be a relative by blood or marriage of the occupants of the primary (existing) unit, and the extenuating conditions shall not be caused by the applicant for the Special Exception.

(b) The Special Exception shall not be granted unless medical hardship exists caused by a physical condition, such as age or infirmity, or by mental condition of the principal.

(3) Only one hardship unit and one existing unit shall be allowed on the property for which the Special Exception is being sought.

(4) The location of such hardship unit shall conform to the setback, height, and parking requirements of the district in which located. The property shall conform to the lot area requirements for a single-family unit and the mobile home shall be located only in the rear yard.

(5) Written approval of all landowners abutting on a side or rear property line or across an alley shall be required.

(6) The proposed manufactured home installation shall meet all County and Oklahoma State standards and regulations.

(7) The Board of Adjustment may include additional conditions as it considers necessary to include, but not be limited to, minimum lot area per dwelling unit, extraordinary setbacks, landscaping, and installation of utilities.

(8) The use of the manufactured home shall terminate at any time when the hardship that led to the granting of the original Special Exception ceases.

3. Hear and Decide Granting of a Zoning Variance

a. Where, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted (pursuant to 19 O.S. §868.18) would result in peculiar and exceptional difficulties, to or exceptional and demonstrable undue hardship upon the owner of such property, to authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such demonstrable difficulties or hardships, provided such relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zoning plan as embodied in the zoning regulations and map.

b. For every variance granted, the Board of Adjustment shall state in detail as a matter of record the exceptional and demonstrable undue hardship upon the owner of such property.

C. Findings and Determination: Effect of Rulings

In exercising the above powers such Board may, in conformity with the provisions of these Regulations, 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.

Section 9. Alternative Compliance

A. Purpose and Applicability

1. Purpose

   The purpose of the Alternative Compliance process is to allow for different standards that are consistent with the County's Master Plan and will produce a substantially equivalent effect or enhanced level of results as intended by the original development standards.

2. Applicability

   a. The applicable zoning district standards for a project shall not be reduced or varied using the Alternative Compliance process unless such standard(s) is specifically cited as qualifying for Alternative Compliance consideration in its respective section of these Regulations.

   b. Alternative Compliance shall be granted only as indicated for each regulation.

   c. The County is not obligated to grant Alternative Compliance for any application.

B. Criteria and Approval Process

1. Approval Process

   a. A request for Alternative Compliance from certain provisions, as specifically cited within these Regulations, may be submitted for review and approval along with the Site Plan for a project, or along with the project's initial development application (as applicable for the project).

   b. All Alternative Compliance requests shall be clearly delineated graphically or in narrative format, as appropriate, on the Site Plan (or on the project's initial development application), including a reference to the specific section within these Regulations that allows consideration of such alternative standard(s).

   c. The decision-maker for approval of Alternative Compliance shall be as follows:

      (1) For a Site Plan in Association with a Building Permit Application, the County Engineer shall be the decision-maker; or

      (2) For a Site Plan in Association with a Special Use Permit Application, the Planning Commission shall provide a recommendation and the Board of County Commissioners shall be the decision-maker.

   d. Alternative Compliance may be requested only for the regulations listed in **Table 28**.

Table 28. Regulations Eligible for Alternative Compliance

Section	Application
Article III.Section 3.D	Alternative Compliance for Landscaping
Article III.Section 5.G	Alternative Compliance for Parking

2. Alternative Compliance Evaluation Criteria

   The proposed standard(s) shall meet all of the following criteria:

   a. Be consistent with and promote the recommendations and policies within the County's Master Plan;

   b. Does not reduce a standard unless it is, to the greatest extent practical, equally mitigated or improved by increasing standards of other requirements; and

   c. Does not modify the land uses allowed in the zoning district in which the subject property is located.

Article V. Definitions

Article Contents

Section 1. General Provisions for Definitions

Section 2. Definitions of Use Classifications

Section 3. Definitions of Key Terms

Section 1. General Provisions for Definitions

A. Usage and Interpretation Rules

For the purpose of these regulations, certain terms or words herein shall be interpreted or defined as follows:

1. Words used in the present tense include the future tense;
2. The singular includes the plural;
3. The word "person" includes a corporation, trust, individual, and/or group of individuals;
4. The term "shall" is always mandatory; and
5. The term "may" is discretionary.

B. Words and Terms not Expressly Defined

Words and terms not expressly defined herein are to be construed according to the normally accepted meaning of such words or terms or, where no definition appears, then according to their customary usage in the practice of planning and engineering, as determined by the County Engineer.

Section 2. Definitions of Use Classifications

A. Residential Uses

1. Single-Family Residential

One dwelling unit that is a freestanding and structurally separated building used exclusively for residential purposes. It is located on a lot or building site that is unoccupied by any other dwelling unit or main building. A typical use is a single, detached dwelling.

2. Two-Family Residential

A residential building containing two (2) attached dwelling units either on one (1) platted lot or two (2) individual platted lots, each with direct access to the outside, and each designed to be occupied by one (1) family (i.e., the building is occupied by not more than two families). A typical use is a duplex residence.

3. Multiple-Family Residential: Low Density

A multi-family building designed as a single structure containing three (3) or four (4) separate living units on one lot, each of which is designed to be occupied as a separate residence for one family. A typical use is a triplex or fourplex residence.

4. Multiple-Family Residential: Medium Density

A development with between five (5) and eight (8) dwelling units attached in a single structure in any vertical or horizontal arrangement. Typical uses include townhouses and low-rise apartments.

5. Multiple-Family Residential: High Density

A development with at least nine (9) dwelling units attached in a single structure in any vertical or horizontal arrangement. Typical uses include high density and high-rise apartments.

6. Manufactured Home Residential: Single Dwelling

A manufactured, detached, single-family dwelling unit that is designed for long-term occupancy and arrives at the site where it is to be occupied as a complete dwelling unit. It contains all conveniences and facilities, including plumbing and electrical connections that can be attached to approved utility systems. The undercarriage and axles must be removed from the unit. As contrasted with Manufactured Home Residential: Manufactured Home Parks, Manufactured Home Residential: Single Dwellings are separate land uses and development and adjacent structures need not be manufactured homes.

7. Manufactured Home Residential: Manufactured Home Parks

Residential developments under single ownership that provide leased or rented spaces for multiple manufactured homes. Occupancy of these spaces will be on a long-term basis. These parks contain all conveniences and facilities, including plumbing and electrical connections that can be attached to an approved utility system.

8. Mobile Home Residential

A manufactured home constructed prior to 1976, before the HUD National Building Code for manufactured housing.

9. Accessory Dwelling

A dwelling unit that is attached or detached from the primary on-site structure, is used as a residence, and is incidental to the main structure.

10. Tiny House

A tiny house (sometimes called a tiny house on wheels or a "THOW") is a structure with up to four hundred (400) square feet in floor area excluding lofts constructed on a trailer chassis that is towable by a hitch (i.e., cannot move under its own power).

11. Boarding House or Dormitory

The residential occupancy of living units by a number of occupants not constituting a family or otherwise related but occupying the structure on a non-transient basis. Typical uses include occupancy of fraternity or sorority houses, dormitories, boarding houses, lodging houses and monasteries.

12. Nursing and Personal Care Facility

A facility providing primarily in-patient health care, personal care, or rehabilitative services over a long period of time to persons who are chronically ill, mentally ill, aged, or disabled and who need ongoing health supervision but not hospitalization.

13. Garage or Yard Sale

Any sale known as a garage, yard, porch, room, backyard, tag, or patio sale or any other type of general sale conducted from or on any premises located in a residential zoning district. Such use includes the sale of personal property, which is property that is owned, utilized, and maintained by any individual or member of the residence acquired in the normal course of living in or maintaining a residence, but not including motor vehicles. It does not include merchandize that was purchased for resale or food items not grown on the premises.

14. Home Occupation

Shall mean any occupation or profession carried on by a member of a family residing on the premises and in connection with which there is no other person employed; is clearly incidental and secondary to the use of the dwelling for dwelling purposes; does not change the character thereof; and is conducted entirely within a main or accessory building; provided that no trading in merchandise is carried on; in connection with which there is no display of merchandise; and no mechanical equipment is used or activity is conducted that creates any noise, dust, odor or electrical disturbance beyond the confines of the lot on which said occupation is conducted. A tea room or restaurant, rest home, clinic, a doctor or dentist office, real estate office, or cabinet, metal or auto repair shop shall not be deemed a home occupation. A Home Occupation is an Accessory Use and shall meet the requirements of **Article II.Section 6.D.6. Home Occupation**. Care Facility: Child Day Care Home (Accessory) is a home occupation use.

B. Civic Uses

15. Banquet/Event Center

A building, facility, room, or portion thereof that is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, regardless of whether a fee is charged. This use also includes meeting halls for civic organizations or social groups.

16. Community Recreation: Restricted

Recreational, social, and multi-purpose uses that operate during daylight hours and generally are available for public use. Typical uses include golf course with accessory clubhouses and buildings, unlighted swim centers, tennis courts, playgrounds, play fields, and public parks.

17. Community Recreation: General

Recreational, social, or multi-purpose open or enclosed uses and accessory buildings that have no fixed seats. Occupancy is limited to 500 persons. Typical uses include golf courses, clubhouses, swim centers, tennis centers, playgrounds, play fields, marina, boat docks, country clubs, and public parks. Any use that has outdoor lights for illuminating nighttime activities shall be included in this use classification.

18. Community Recreation: Private

Private recreational, social, and multi-purpose uses within a subdivision that are operated and maintained by a property owners' association for the benefit and enjoyment of its members. These uses are planned as an integral part of the development. The areas are designated on the subdivision plat as common areas. The rules for their operation and maintenance are included in the declaration of covenants and restrictions of the subdivision, and the by-laws of the property owners' association. Typical uses include clubhouses, tennis courts, playgrounds, and swimming pools either lighted or unlighted.

19. Cultural Institutions

Museum-like preservation and exhibitions of objects or artistic, cultural, or scientific interest, and gallery exhibitions of works of art for study and pleasure. Typical uses include aquariums, art galleries, museums, planetariums, and observatories.

20. Detention and Correctional Facility

Public, quasi-public, or private care facilities that because their operation have the potential for affecting property values, compatibility, and enjoyment of surrounding land uses. Typical uses include forced detention or correctional facilities or work release facilities.

21. Drug and Alcohol Treatment Center

Care facilities that because of the nature and scale of their operation have the potential for impacting surrounding land uses. Typical uses include residential facilities for drug and alcohol treatment centers.

22. Group Home

Public, quasi-public, or private residential facilities that because of the nature and scale of their program are compatible in a residential setting. Individual residents may occupy the facility on a permanent or temporary basis. Residents may be in need of special care, supervision, or treatment and may be handicapped, aged, disabled, or undergoing rehabilitation. Residents may be assigned to facilities by a court, but not as a result of being adjudicated criminals, delinquent, or mentally ill. Typical uses include group homes for mentally or physically handicapped.

23. Institutional Facility

Public, quasi-public, or private activities of a medical or educational nature that, due to their area requirements, traffic generation, light or noise generation, or the nature of intended activities, have the potential to affect surrounding land uses. Typical uses include hospitals, colleges, universities, and military installations.

24. Landfill

The use of land for the permanent disposal of nonhazardous solid waste, in accordance with applicable state and municipal standards governing solid waste disposal.

25. Library Services and Community Centers

Uses that directly serve a residential neighborhood or a cluster of neighborhoods, and provides a gathering and collection site for residents to meet, read, study, and partake of book collections, manuscripts, and lessons.

26. Place of Worship

A building for regular assembly for religious public worship that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as a place of residence for ministers, priests, nuns or rabbis on the premises, and that is tax exempt. Banquet/Event Center may be an accessory use to Place of Worship in residential districts.

27. Public Utilities

Public services needing locations near the area to be served but not requiring incidental storage of equipment or vehicles. These uses have minimal land needs and no negative impact upon surrounding land uses. Typical uses include elevated water tanks, water or sewage pumping stations; stormwater control facilities; utility distribution/transmission line, electrical power substation, utility facilities; pressure control station for gas or liquid pipelines, excluding storage or service garages, garbage collection facilities, excluding refuse transfer stations.

28. Public Safety and Emergency Services

Public services involving direct citizen contact as well as incidental storage and maintenance of necessary equipment or vehicles including public protection or essential utility services. . Typical uses include ambulance service; fire protection facilities; police substations; public safety shelters and facilities.

29. Residential Care Facility

Transitional residential facilities for residents who have been released from a mental institution, community shelter, feeding sites, battered spouse shelters, and homes for dependent and neglected children.

30. School

A public or private school that provides elementary, middle, and/ or secondary school curricula.

31. Water and Sanitation Utilities

Public services and utilities that may have associated hazards, nuisance characteristics, traffic generation characteristics, or maintenance and operational characteristics. Typical uses include sewage disposal facilities; water treatment plan, water storage reservoirs; and refuse transfer stations.

C. Commercial Uses

32. Administrative and Professional Office, Local

An establishment for the conduct of a variety of businesses providing professional and executive management or administrative services in an office setting completely enclosed within a structure less than or equal to 5,000 square feet. Typical uses include advertising agencies, law offices, real estate offices, architectural and engineering offices, financial institutions, and corporate offices.

33. Administrative and Professional Office, Regional

An establishment for the conduct of a variety of businesses providing professional and executive management or administrative services in an office setting completely enclosed within a structure greater than 5,000 square feet. Typical uses include advertising agencies, law offices, real estate offices, architectural and engineering offices, financial institutions, and corporate offices.

34. Adult Entertainment

Amusement or entertainment that is distinguished or characterized by an emphasis on acts or material depicting, describing, or relating to sexual conduct or specified anatomical areas, including but not limited to topless or bottomless dancers, exotic dancers, strippers, male or female impersonators, or similar entertainment. Such uses also include but are not limited to adult bookstores, adult motion picture theatres, adult motels, massage parlors, sexual encounter centers, and adult motion picture arcades.

35. Agricultural Supplies and Services

Establishments or places of business primarily engaged in the retail or wholesale sales from the premises of feed, grain, fertilizer, pesticides, and similar goods, as well as the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include feed and grain stores, crop dusting supply stores, and tree service firms.

36. Alcohol Production: Macro

A facility, over 15,000 square feet, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and that possess the appropriate licenses from the State of Oklahoma.

37. Alcohol Production: Micro with Food Sales

A facility, 15,000 square feet or smaller, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and that possess the appropriate license from the State of Oklahoma. This facility also prepares and sells for immediate consumption on-site and is typically independently owned.

38. Alcohol Production: Micro without Food Sales

A facility, 15,000 square feet or smaller, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and that possess the appropriate license from the State of Oklahoma and is typically independently owned.

39. Animal Sales and Services: Auctioning

Auctioning of livestock on a wholesale or retail basis with incidental on-site storage of animals on a temporary basis not to exceed forty-eight (48) hour periods. Typical uses include animal auctions, livestock auctions, or livestock auction yards.

40. Animal Sales and Services: Grooming

Grooming of dogs, cats, and other animals. Typical uses include dog bathing and clipping salons, or pet grooming shops.

41. Animal Sales and Services: Horse Stables

Boarding, breeding, or raising of horses not owned by the occupants of the premises, or riding of horses by other than the occupants of the premises. Typical uses include boarding stables or public stables.

42. Animal Sales and Services: Kennels and Veterinary, Restricted

Kennel and veterinary services for small domestic animals, such as dogs, cats, or other household pets with all operations and storage conducted within an enclosed building. Typical uses include animal or veterinary hospitals, boarding and breeding kennels, pet hotels, and animal training centers.

43. Animal Sales and Services: Kennels and Veterinary, General

Kennel and veterinary services for domestic animals, with incidental outdoor storage permitted. Typical uses include animal and veterinary hospitals, boarding and breeding kennels, pet motels, and animal training centers.

44. Care Facility: Child Day Care Home (Accessory)

A family home that provides supervision, care and/or protection for five (5) or fewer children for part of the twenty-four (24) hour day. This definition shall not include informal arrangements that parents make independently with neighbors, friends (an informal arrangement is a situation, not on a regular basis, where the care giver is not compensated and no advertising is done in any way) nor shall it include the child's home. A family day care home shall be classified as a Home Occupation and subject to the applicable provisions thereof.

45. Care Facility: Child Day Care Center

Any day nursery, nursery school, foster home, or preschool, or any place, home or institution that receives, for periods of over four (4) hours, six (6) or more children under the age of eighteen (18) years and not of common parentage for foster care apart from their natural parents, legal guardians, or custodians, whether for compensation or not. This use shall not include public or private schools that offer after school activities of an educational or recreational nature.

46. Care Facility: Adult Day Care Facility

Any place, home or institution that for periods of over six hours in any one twenty-four (24) hour day or for more than twenty (20) hours per week provides supervision and care, but no housing for six (6) or more individuals for part of the twenty-four (24) hour day on either a temporary or on-going basis.

47. Commercial Amusement: Movie Theater

A building or portion of a building devoted primarily to the showing of movies or motion pictures and including the sale of concessions to theater patrons.

48. Commercial Amusement: Indoor

An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to, a bowling alley, billiard/pool facility, miniature golf course, gun range/archery range, roller/ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, video arcade, and indoor trampoline park/bounce park.

49. Commercial Amusement: Outdoor

An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park a golf driving range, archery range, batting cages, go-cart tracks, and outdoor swimming pool.

50. Communications Services

Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephone mechanisms. Typical uses include television/radio studios, and telecommunication service centers.

51. Communication Towers

Radio and television broadcast towers, satellite communication facilities, microwave antennas, or business dispatching or receiving antennas, and all antennas that are taller than seventy-five (75) feet above-ground level at grade or tower attached to a building that reaches a height over twenty (20) feet above the roof of the building. Where a broadcast tower is permitted, a broadcast studio is permitted to locate on the same site.

52. Community Theater

An establishment devoted to the showing of musical or live performances open to spectators. These uses are conducted within an enclosed building with a capacity of five hundred (500) or fewer people and include retail sales and storage facilities that are incidental to the operation of such uses. Typical uses include small theatres.

53. Contractors Yard or Storage Yard

An establishment for the sale of materials customarily used in the construction of buildings and other structures, including Outdoor Storage or Outdoor Display of materials or merchandise. Note that this definition does not include home improvement stores that provide goods to the general public (e.g., Home Depot or Lowe's).

54. Drinking Establishments: Sit-Down, Alcohol Permitted

Establishments or places of business where customers are seated and served and that are primarily engaged in the sale, mixing or dispensing of beverages containing more than one-half percent (0.5%) alcohol by volume for consumption on the premises. Typical uses include a tavern or private club with minimal or no kitchen facilities and little or no food items served.

55. Eating Establishments: Sit-down, Alcohol Not Permitted

Establishments or places of business where customers are seated and served, and that are primarily engaged in the sale of prepared foods and beverages for on premise consumption. They are located at high capacity/high volume sites that are easily accessed by vehicles and pedestrians. Typical uses include restaurants, short-order eating places, cafeterias, and coffee shops where liquor, beer, wine, or spirits are not served or sold.

56. Eating Establishments: Sit-down, Alcohol Permitted

Establishments or places of business where customers are seated and served, and are in the sale, mixing or dispensing of beverages for on-premise consumption containing more than one-half percent (0.5%) alcohol by volume as accessory to a restaurant operation. Typical uses include restaurants and bottle clubs for such establishments. Annual receipts from the sale of permitted beverages containing alcohol may not exceed fifty percent (50%) of the combined total receipts from food and beverages.

57. Eating Establishments: Fast Foods

Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on and off-premise consumption. These uses are normally adjacent to high volume pedestrian and/or vehicular movement areas, and are characterized by prepackaged and pre-cooked foods and by a central ordering and serving point within the establishment. Typical uses include delicatessens and chain restaurants.

58. Eating Establishments: Fast Food with Drive-Through Order Windows

Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on and off-premise consumption. The facilities have drive-through windows that allow patrons to pick up food orders from their vehicles and encourage off-premises consumption.

59. Eating Establishments: Drive-In

Establishments or places of business with little or no inside seating where prepared food and beverages are consumed within a motor vehicle on the premises or are carried outside by the purchaser to tables. These uses are normally adjacent to high volume vehicular movement areas and are characterized by either remote order of food from within the vehicle and delivery by attendants, or by carry-out packages for consumption on or off the premises.

60. Financial Institution

A financial institution that is open to the public and engaged in deposit banking, and that performs closely related functions such as making loans, investments, and fiduciary activities.

61. Fireworks Sales, Retail

A temporary building or structure that has a floor area not greater than eight hundred (800) square feet, other than tents, canopies, or membrane structures, that is used primarily for the temporary retail display and sale of consumer fireworks to the public.

62. Fireworks Sales, Wholesale

A commercial operation engaged in the wholesale, distribution, and/or manufacturing or fireworks.

63. Funeral and Interment Services: Funeral Home

A place for the storage of human bodies prior to their burial or cremation, which may also be used for the preparation of the deceased for burial and the display of the deceased, and associated ceremonies/services.

64. Funeral and Interment Services: Cremating (Accessory)

Crematory services in conjunction with a Funeral Home involving the purification and reduction of deceased human or animal bodies by fire. Typical use includes crematoriums.

65. Funeral and Interment Services: Interring

Interring services involving the permanent disposition of human or animal bodies. Typical use is a cemetery, which may include on-site structures for columbariums and mausoleums.

66. Grocery: Convenience Store

A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption that is 3,000 square feet or less. See Gasoline Sales: Gas Pumps (Accessory) and Car Wash (Accessory) for these uses in conjunction with a Grocery.

67. Grocery: Market

A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is 15,000 square feet or less. See Gasoline Sales: Gas Pumps (Accessory) and Car Wash (Accessory) for these uses in conjunction with a Grocery.

68. Grocery: Supermarket

A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is greater than 15,000 square feet See Gasoline Sales: Gas Pumps (Accessory) and Car Wash (Accessory) for these uses in conjunction with a Grocery.

69. Home Improvement Store, Small

A retail establishment, under 5,000 square feet, in which the primary items offered for sale are wares such as fittings, hardware, tools, machinery, lawn and garden equipment, paint, utensils and other similar objects. Establishments may also be a stand-alone hardware store.

70. Home Improvement Store, Large

A retail establishment, 5,000 square feet or greater, in which the primary items offered for sale are wares such as fittings, hardware, tools, machinery, lawn and garden equipment, paint, utensils and other similar objects. Establishments may

also be a standalone hardware store. Examples of establishments may include retail stores such as Home Depot or Lowe's.

71. Laundry Services: Dry Cleaning

An establishment that accepts clothing to be laundered, dry cleaned, dyed, or pressed at an off-site location. Laundering and pressing is permitted on site. Dry cleaning, dyeing, and other processes involving the use of solvents are prohibited on-site.

72. Laundry Services: Laundromat

A facility where patrons wash and dry clothing and other fabrics in machines operated by the patron.

73. Laundry Services: Cleaning Plant

A facility for the cleaning of clothing, linen, and other textiles through a special process involving the use of solvents. Typical uses include laundry agencies, diaper services, or linen supply services.

74. Liquor or Package Store

Establishments or places of business primarily engaged in the retail sale of alcoholic beverages..

75. Lodging Accommodations: Campground

Campground services involving temporary accommodation areas for travelers, recreational vehicles, or tents; including food, drink, and other sales and services intended for the convenience of guests. Typical uses include recreational vehicle parks and campgrounds. Developments classified as Manufactured Home Residential: Manufactured Home Parks are not included. Temporary accommodations for this unit shall be defined as no more than thirty (30) days.

76. Lodging Accommodations: Hotel or Motel

Lodging services involving room accommodations for travelers, including food, drink, and other sales and services intended for the convenience of guests.

77. Medical Cannabis Dispensary

A commercial operation that dispenses medical cannabis and/or cannabidiol (CBD) oil in accordance with State Question 788, Oklahoma State Law and Oklahoma State Department of Health. Such operations hold a medical marijuana dispensary license issued by the Oklahoma State Department of Health.

78. Medical Services: Office

Establishments primarily engaged in the provision of personal health services including prevention, diagnosis, and treatment or rehabilitation services provided physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis of services. Typical uses include medical offices, dental offices, dental laboratories, clinics, or health maintenance organizations, but not including any sales facilities, hospitals, convalescent centers or nursing homes.

79. Medical Services: Medical Care/Rehabilitation Facility

An in- or out-patient facility that is licensed by the State of Oklahoma and devoted to patients with various neurological, musculo-skeletal, orthopedic and other medical conditions following stabilization of their acute medical conditions. Care may include physical therapy, occupational therapy, speech therapy, and such and is designed to improve the patient's independence so they may return to their home.

80. Medical Services: Urgent Care

A stand-alone facility, outside of a hospital setting, that provides immediate or emergent medical treatment on a strictly outpatient basis. Patients are generally treated on a walk-in basis and services are not intended for long-term or overnight care.

81. Outdoor Display

The temporary outside display of finished goods for retail purposes. Finished goods are specifically intended for immediate retail sales and are not intended nor used as an area for the continuous keeping or storage (i.e., Outdoor Storage) of such finished goods. Examples of outside display include the display of grills, deer feeders, patio furniture, lawn mowers, flowers, pumpkins, Christmas trees, and clothing.

82. Outdoor Storage

The continuous keeping or storage of any finished or unfinished goods, materials, merchandise, or equipment outside of a building for more than twenty-four (24) hours.

83. Personal Services: Restricted

Establishments primarily engaged in the provision of informational, instructional, and personal improvements and similar services that are able to be located in an office-type building. Typical uses include photography studios, automobile driving schools, beauty salons/barber shops, dancing and music academies, and classrooms for business schools.

84. Personal Services: Tattoo Studio

A commercial use involving the marking of skin of persons with a design by a process of pricking or ingraining an indelible pigment or by raising scars, or similar method. This use does not include the application of permanent makeup in conjunction with a beauty salon.

85. Personal Storage: Indoor

Buildings containing enclosed individual rental storage facilities not exceeding eight hundred (800) square feet per unit. These facilities are not used for sales purposes or storage of highly combustible materials. Typical uses include mini-warehouses.

86. Personal Storage: Outdoor and Large-Scale Indoor

Outdoor and/or indoor storage facilities for individual rental. These facilities are not used for sales purposes or storage of highly combustible materials. Typical uses include storage of boats, recreational vehicles, and trailers.

87. Repair Services: Consumer

Establishments primarily engaged in the provision of repair services to individuals and households rather than to firms. Typical uses include appliance repair, apparel repair, musical instrument repair, electrical repair, shoe repair, and jewelry repair shops.

88. Research Services: Restricted

Administrative offices plus research facilities of a technical or scientific nature that are located within a completely enclosed building. There is no product manufacturing and no outside storage or display activity. Typical uses include electronics or medical research facilities, product testing laboratory, or a pharmaceutical laboratory.

89. Retail Sales and Services: Farmers Market

An occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.

90. Retail Sales and Services: Local Retail

Retail establishments under 5,000 square feet not otherwise classified that are engaged in the sale of a variety of products.

91. Retail Sales and Services: General Retail

Retail establishments over 5,000 square feet not otherwise classified that are engaged in the sale or rental of goods and services, both retail and wholesale, of commonly used goods, merchandise, and services.

92. Retail Sales and Services: Outdoor Swap Meets

The display, exchange, barter or sale of new or used common household items or office equipment and furnishings, carried out on any open lot. Typical uses include flea markets where clothing, personal effects, household furnishings, and household appliances are sold or otherwise exchanged.

93. Spectator Sports and Entertainment: General

Establishments or places engaged in the provision of cultural, entertainment, athletic, and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity up to one thousand (1,000) people and include retail sales, storage facilities and other activities incidental to the operation. Typical uses include large theatres or amusement places.

94. Spectator Sports and Entertainment: High Impact

Establishments or places engaged in the provision of cultural, entertainment, athletic, and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity of more than one thousand (1,000) people that may generate significant noise, odor, traffic, or light and include retail sales, storage facilities, and other activities incidental to the operation. Typical uses include drag strips, racetracks, fair grounds, rodeo grounds, large exhibition halls, sports stadiums, and trade expositions.

95. Vineyard

An agricultural operation including production facilities, a portion of which may be open to the public for tours and may include educational events, retail facilities and sales of products produced on the premises including food and drink products and on-premises restaurants.

96. Wedding Venue

An establishment that primarily provides the facilities and services for weddings on a commercial basis. This definition does not include churches and similar congregations where weddings are an ancillary use.

97. Winery

An agricultural processing plant used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items may be permitted as part of the winery operations. Does not include the agricultural growing of grapes for processing (see Vineyard).

D. Industrial Uses

98. Above-Ground Flammable Liquid Storage: Accessory

Storage in portable or permanent above-ground tanks of flammable or combustible liquids. The maximum capacity of all storage tank(s) in this use classification on an individual site shall not exceed one thousand two hundred (1,200) gallons and must be used in association with an accessory to agricultural or residential uses carried out on the site. In addition, the use and storage of propane or other similar fuels for heating, cooking, hot water, and related purposes for non-residential uses in rural areas is included. Typical uses include tanks for storing fuel used in farm equipment and the storage of propane used for home heating in rural residences.

99. Above-Ground Flammable Liquid Storage: Restricted

Storage in portable or permanent above-ground tanks of flammable or combustible liquids. The maximum capacity of all storage tank(s) in this use classification on an individual site shall not exceed six thousand (6,000) gallons and must be used in association with the dispensing of fuel and/or hazardous chemicals used on site or by a fleet of vehicles owned by the property owner where the tanks(s) is (are) located. Typical uses include fuel storage tanks for private business fleets or storage tanks for agricultural chemicals and fuel for farm equipment.

100. Above-Ground Flammable Liquid Storage: General

Storage in portable or permanent above-ground tanks of flammable or combustible liquids. The maximum capacity of all storage tanks(s) in this use classification on an individual site may exceed six thousand (6,000) gallons and must be used for the bulk storage of fuel or hazardous chemicals. Typical uses include propane or other fuel dealerships using above-ground storage tanks, tank farms not associated with a petroleum refinery on the site, or fuel or hazardous chemical storage associated with industrial or commercial facilities.

101. Concrete/Asphalt Batching Plant, Permanent

A permanent manufacturing facility for the production of concrete or asphalt.

102. Concrete/Asphalt Batching Plant, Temporary

A temporary manufacturing facility for the on-site production of concrete or asphalt during construction of a project, and to be removed when the project is completed.

103. Hazardous Waste Disposal

In accordance with the Oklahoma Hazardous Waste Management Act, hazardous waste disposal means the final disposition of hazardous waste. Hazardous waste means waste materials and by products, either solid or liquid or containerized gas, which are:

(1) To be discarded by the generator or recycled,

(2) Toxic to human, animal, aquatic or plant life, and

(3) Generated in such quantity that they cannot be safely disposed of in properly operated, state-approved solid waste landfills or waste, sewage or wastewater treatment facilities.

The term "hazardous waste" may include but is not limited to explosives, flammable liquids, spent acids, caustic solutions, poisons, containerized gases, sludges, tank bottoms containing heavy metallic ions, toxic organic chemicals, and materials such as paper, metal, cloth or wood which are contaminated with hazardous waste. The term "hazardous waste" shall not include domestic sewage.

The disposal of any waste or refuse that by its nature or volume poses a direct threat to public health and safety or to property. Explosives, acids, caustics, poisons, drugs, radioactive materials and other substances that may pose a hazard as determined by the County Engineer shall be classified in this use classification.

104. Industrial: Limited

Establishments engaged in the manufacture, assembly, research, or processing of products and goods with all operations and processes entirely within an enclosed structure, requiring no outdoor industrial wastewater treatment system, producing no airborne emissions, noise, glare, odor, vibrations, smoke, or dust associated with the industrial operation. There is no outdoor storage of raw materials and products. Such use may include operations that hold a medical marijuana processor license issued by the Oklahoma State Department of Health.

105. Industrial: Moderate

Establishments engaged in the manufacture, assembly, research, processing, storage, operations, and processing meeting the performance standards of these Regulations for noise, vibrations, smoke, dust, and odor, and meeting applicable Federal, State, and County standards for wastewater and airborne industrial emissions. Outdoor storage of raw material and products is permitted with proper screening.

106. Industrial: Heavy

Establishments engaged in the manufacture, assembly, research, or processing of products and goods with outside storage, operations and processes meeting applicable Federal, State, and County standards for wastewater and airborne industrial emissions but not necessarily meeting the performance standards located in **Article III.Section 10. Performance Standards**. Outdoor storage of raw materials and products is permitted.

107. Industrial: Hazardous

Establishments engaged in operations, research, or processes involving explosives, radioactive material, caustic or toxic substances, or other material posing a potential threat to public safety and health or safety. Outdoor storage of raw materials and products is permitted as long as applicable Federal, State, and County standards are met.

108. Scrap Operations

Places of business primarily engaged in the storage, sale, dismantling, or processing of used or waste materials that are not intended for use in their original form. Typical uses include automotive wrecking operations, junk yards, or paper salvage yards.

109. Stockyards

Stockyard services involving the temporary keeping of transient livestock for slaughter, market, or shipping. Typical uses include stockyards or animal sale yards. The term ‘temporary’ is defined for this use as no more than twenty-one (21) days.

110. Wholesaling, Storage, and Distribution: Restricted

Wholesaling, storage, and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.

111. Wholesaling, Storage, and Distribution: General

Open air storage, distribution, and handling of materials and equipment. Typical uses include monument or stone yards, grain elevators, or open storage yards where activity may generate noise and dust.

E. Transportation and Vehicle-Related Uses

112. Automotive Storage

Storage of vehicles used regularly in business operations and not available for sale or long-term storage, and facilities or structures for the storage of non-operating motor vehicles. Typical uses include new car dealers off-site auto storage lots, taxi fleets, truck storage facilities or yards, auto storage garages, and tow away or impound yards, but excluding junk or salvage yards.

113. Automotive and Equipment: Minor Repairs

Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; muffler repair, emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; window tinting; inspection services, diagnostics; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under Automotive and Equipment: Major Repairs, wrecker/towing services, or any other similar use. May include the retail sale of auto parts.

114. Automotive and Equipment: Major Repairs

Repair of motor vehicles such as aircraft, boats, recreational vehicles, automobiles and trucks, as well as the sale, installation and servicing of automotive equipment and parts, together with body repairs, painting and steam cleaning. Typical uses include engine replacement or rebuilding operations, transmission shops, body shops or motor freight maintenance facilities, and wrecking services, which include temporary storage of damaged vehicles; also includes those uses listed under Automotive and Equipment: Minor Repairs.

115. Automotive Sales and Rentals

Sale or rental from the premises of automobiles and light panel trailers, or delivery vehicles together with incidental maintenance, including paint and body repair facilities. Typical uses are a new and used automobile dealership with showroom, sales lots, and service facility, or a small trailer rental facility included in a service station operation. Use includes the sale or rental of vehicles such as personal automobiles, motorcycles, scooters, golf carts, non-motorized utility trailers, and other similar products.

116. Automotive Sales and/or Rentals: Light

Sale or rental from the premises of light automotive equipment together with incidental maintenance, including paint and body repair facilities. Typical uses include light truck sales, motor home and travel trailer sales, manufactured home sales, boat sales, and automobile or light truck rental agency.

117. Automotive Sales and/or Rentals: Farm and Heavy

Sales or rental from the premises of heavy farm or construction equipment, trucks, buses, trailers, aircraft or similar heavy mobile equipment, together with incidental maintenance.

118. Car Wash

Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle does not actually wash the vehicle. The owner either leaves the vehicle or comes back to retrieve it later, or the owner waits in a designated area while employees of the car wash facility vacuum, wash, dry, wax and/or detail the vehicle for a fee.

119. Car Wash (Accessory)

Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle causes the vehicle to become washed. Typically, an unattended car wash facility utilizing automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed.

120. Gasoline Sales: Gas Pumps (Accessory)

Any facility, equipment, or fixture, including a canopy, used for retail dispensing of motor vehicle fuels primarily to passenger vehicles. Only permitted in conjunction with a Grocery use.

121. Gasoline Sales: Truck Stops

Establishments or places of business primarily engaged in the on-site sale of petroleum products with incidental sale of tires, batteries, and replacement items, lubricating services and minor repair services for both vehicles and trucks. Other incidental uses may include the sale of prepared foods and beverages for on-premise consumption, along with sleeping and showering facilities. Typical uses include truck stops.

122. Parking Garage

Temporary parking (non-storage) of motor vehicles with or without a fee within an enclosed structure of one (1) or more stories. A parking garage shall be considered a primary structure and not an Accessory Use for purposes of applying the development regulations of a district.

123. Parking Lot

Temporary parking (non-storage) of automobiles or non-commercial vehicles within an off-road parking area with or without a fee. This use classification does not refer to parking areas contiguous to a residential, commercial, industrial, or civic development that has been provided to meet parking requirements for the use and is permitted as a part of the use.

124. Transportation Facilities: Surface Passenger

Surface facilities that contribute to the movement of people on a local or cross-country basis. Typical uses include inner-city bus or railroad passenger terminals and local mass transportation passenger stations.

125. Transportation Facilities: Surface, Restricted

Facilities that contribute to the surface movement of inner-city freight, including processing, loading, and transferring. All freight goods are stored within enclosed buildings and outside activity is restricted to loading of these goods. Typical uses include cross-country truck lines and their distribution warehouses, with supplementary parking of tractors and trailers.

126. Transportation Facilities: Surface Goods, General

Facilities that contribute to the surface movement of inter-city freight and heavy equipment, including processing, loading, and transferring. Freight goods and materials may be stored outside. Typical use is a railroad classification or marshalling yard with supplementary containerized or raw material loading facilities and storage of rolling stock.

127. Transportation Facilities: Aircraft

Permanent and temporary facilities that provide access to airborne transport for people and goods. Typical uses include airport landing strips, heliport, and helicopter landing pad.

F. Agricultural Uses

128. Agricultural Processing: Limited
Packing or processing of crops grown on the premises, including picking, cutting, sorting, and boxing, but not including canning, reduction, or similar activity.

129. Agricultural Processing: General
Packing or processing of crops and their by-products raised on or off the premises, including picking, cutting, sorting, and boxing, but not including canning, reduction, or similar activity.

130. Animal Raising: Commercial
Premises where animals are fed or kept for commercial purposes or projects by the owner or occupant of the premises. Typical uses include beef ranches, sheep ranches, pig farms, or chicken farms, and dairy farms but exclude stockyards or commercial feed lots.

131. Animal Raising: Commercial Feed Lots
Premises where animals are fed or kept for commercial use or for animal products, animal increase, or value increases.

132. Animal Raising: Personal
Premises where animals are fed or kept for personal agricultural purposes by the owner or occupant of the premises and not for commercial sale.

133. Animal Waste Processing
Processing of animal waste and by-products, including but not limited to, animal manure, animal bedding waste, and similar by-products of an animal raising agricultural operation, for use as a commercial fertilizer or soil conditioner and including composting operations.

134. Indoor Agriculture
The growing and harvesting of plants for commercial purposes that occurs entirely or primarily within an enclosed structure. Such uses may include operations that hold a medical marijuana grower license issued by the Oklahoma State Department of Health.

135. Plant Nursery
Such uses are primarily devoted to the cultivation and storage of horticultural and flora cultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purposes on a wholesale basis. This use does not include Medical Cannabis activities.

136. Row and Field Crops: Commercial
Premises primarily devoted to the cultivation, primarily for sale rather than home consumption, of agriculture products grown in regular or scattered patterns such as wheat, field, forage, and other plant crops intended to provide food or fibers.

G. Extractive Uses

137. Mining and Processing: Minerals and Raw Materials

Places primarily devoted to surface or sub-surface mining, excavation, or extraction of metallic and non-metallic materials with essential on-site processing of such products. Typical uses are barrow pit, sand pit, quarry, or mine.

138. Mining and Processing: Oil and Gas

Places primarily devoted to subsurface mining of oil and gas. Typical uses are oil and gas drilling operations.

139. Underground Injection Wells

Places primarily devoted to sub-surface injection of fluids brought to the surface in connection with oil or natural gas production. Typical uses include enhanced recovery injection wells that inject fluids to increase the recovery of hydrocarbons and disposal well that inject for purposes other than enhanced recovery those fluids brought to the surface in connection with oil or natural gas production.

Section 3. Definitions of Key Terms

A. A through F

140. Abandoned Sign
A sign structure that is no longer being used for the display of sign copy, or is advertising a business or establishment that is no longer in operation.

141. Abut
To be separated by common property lines or an alley. This term implies a closer proximity than the term "adjacent."

142. Access
A place or means of entering and exiting from public right-of-way to private property. (See Ingress/Egress.)

143. Accessory Building
A subordinate building or portion of the main building, the use of which is located on the same lot and is incidental to the dominant use of the main building or premises.

144. Accessory Use
A use that is clearly and customarily incidental and secondary to the primary use of land or building(s), and that is located upon the same lot, and that does not change the character thereof. The land/building area that is used for the accessory use is significantly less than that used for the primary use.

145. Adjacent
Lying near or close to. (See Abutting)

146. Alley
A public thoroughfare that affords only a secondary means of access to an abutting property.

147. Alternative Compliance
A relief process whereby the decision-maker on the application can provide pre-determined alternatives to the requirements that result in an equal or improved development meeting the intent of the regulations. See **Article IV.Section 9. Alternative Compliance**.

148. Amenity
Aesthetic or other characteristic of a development that increases its desirability to a community or its marketability to the public.

149. Applicant
The person or entity responsible for the submission of an application. The applicant must be the actual owner of the property for which an application is submitted, or shall be a duly authorized representative of the property owner. Also see developer.

150. Attached Signs
Sign attached to a building or the structural elements of a building, including canopy signs, combination signs, fascia signs, marquee signs, module signs, parapet wall signs, projecting signs, roof signs, and wall signs.

151. Board of Adjustment
The Oklahoma County Board of Adjustment.

152. Building
Any structure built for the support, shelter, or enclosure for persons, animals, or movable property of any kind, and includes any structure.

153. Building Coverage
The proportion of a lot or site covered or permitted to be covered by a building or structure.

154. Building Height
The vertical distance from the grade to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof. When a building faces on more than one (1) road, the height shall be measured from the average of the grades at the center of each road front.

Measured building height excludes cooling towers, ornamental spires or towers, elevator bulkheads, fire towers, radio towers, or necessary mechanical appurtenances.

155. Building Line
A line, usually fixed parallel to the lot limit, beyond which a building cannot extend. (See Yard.)

156. Building Permit
A permit issued by the County before a building or structure is constructed, improved, enlarged, or altered as proof that such action is in compliance with the County regulations.

157. Carport
A permanent, roofed structure open on at least two sides, designed for or occupied by private passenger vehicles.

158. Certificate of Appropriateness
The official document issued by the Planning Commission approving any application for permission to construct, erect, demolish, reconstruct, restore, or alter any structure designated by the authority of this section.

159. Certificate of Approval
Documentation issued by ODEQ to indicate adequate water and wastewater provisions.

160. Certificate of Occupancy
Official certification that permits the use of a building in accordance with the approved plans and specifications and that certifies compliance with the provisions of law for the use and occupancy of the building in its several parts together with any special stipulations or conditions of the building permit.

161. Compatibility
The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

162. Conservation Easement or Setback
A required easement or setback along waterways to prevent erosion of waterways and protect water quality. See **Article III.Section 11. Conservation Easement or Setback Along Waterways**.

163. Construction Plans
A set of drawings or specifications, including paving, water, wastewater, drainage, or other required plans, submitted to the County for review in conjunction with a subdivision or a development.

164. Conversion
Changing the original purpose of a building to a different use.

165. County
The unincorporated portions of Oklahoma County, Oklahoma.

166. County Board of Adjustment
See Board of Adjustment.

167. County Engineer
The County Engineer is employed by Oklahoma County.

168. County Planner
The County Planner of Oklahoma County, as designated by the Board of County Commissioners.

169. County Planning Commission
See Planning Commission.

170. Covenant
A restriction on the use of land, normally among private participants, contained in the deed to the property or otherwise formally recorded.

171. Cul-de-Sac
A local road with only one outlet and having a terminal of sufficient width for the reversal of traffic movement.

172. Deed
A legal document that conveys real property.

173. Deed Restriction
A form of covenant contained in a deed of conveyance.

174. Density
Density is defined as the amount or intensity of residential development permitted on a given parcel of land. It is measured in dwelling units per gross acre - the larger the number of units permitted per acre, the higher the density (typically smaller lot sizes); the fewer units permitted, the lower the density (typically larger lot sizes). The average number of housing units per parcel of land is generally expressed as “dwelling units per acre” (du/ac).

175. District
See Zoning District.

176. Dwelling
Any building, or portion thereof that is designed for use for residential purposes, but not including recreation vehicles or travel trailers.

177. Dwelling Unit
A single unit providing complete, independent living facilities for a family including permanent provisions for living, sleeping, eating, cooking, and sanitation.

178. Egress
A place or means of exit. (See Access.)

179. Expressway
A divided facility that augments the freeway system by giving preference to through traffic with partial access control ranging from limited median and at-grade crossing to grade separations at major intersections.

180. Family
One (1) or more persons related by blood or marriage, including adopted children, or a group of not to exceed five (5) unrelated persons, not all related by blood or marriage, occupying premises and living as a single, nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house or a hotel.

181. Floodway
The channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of a given magnitude.

182. Floor Area Ratio
The ratio of floor area permitted on a zoned lot to the size of the lot according to the formula: Floor Area ÷ Lot Area = Floor Area Ratio.

183. Frontage
Property on one side of a road or place measured along the line of the road or place.

B. G through L

184. Grade
A reference plane representing the average of finished ground level adjoining the building at all exterior walls.

185. Gross Acreage
The full acreage of an entire development site, tract, or parcel before dedication for roads, open spaces, and other public uses has been subtracted.

186. Gross Floor Area
The total area of all floors of a building as measured to the outside surfaces of exterior walls or the center line of walls separating buildings, and including halls, stairways, elevator shafts, attached garages, porches, and balconies; measured in square feet.

187. Groundcover
Grasses and other living plant materials that are designed to grow low to the ground, generally less than one (1) foot in height. See the Recommended Plant List.

188. Health Department
The Oklahoma City-County Health Department, which is a separate entity from Oklahoma County.

189. Historic Site
An individual structure, building, parcel, or monument that contributes to the historical, architectural, or archeological heritage of Oklahoma County.

190. Individual Sewage Disposal System
A septic tank, seepage tile sewage disposal system, or any other sewage treatment device approved by ODEQ.

191. Ingress
A place or means of entrance or access. (See Access.)

192. Intensity
The degree to which land is used, referring to levels of concentration or activity in uses, expressed in lot coverage, dwelling units per acre or floor area ratio.

193. Lot
A measured parcel of land having fixed boundaries and designated on a plat or by a metes and bounds description and of at least sufficient size to meet minimum use regulations and development standards, as are required in this chapter. Private or public road right-of-way may not be used in the calculation of minimum lot size as required by these Regulations.

194. Lot, Corner
A lot abutting upon two (2) or more roads at their intersection.

195. Lot Coverage
The proportion of lot or site covered or permitted to be covered by a building or structure.

196. Lot Depth
The average horizontal distance between the front and rear lot lines.

197. Lot, Double Frontage
A lot having a frontage on two (2) non-intersection roads, as distinguished from a corner lot.

198. Lot, Interior
A lot bounded on a road on only one side; any lot other than a corner lot.

199. Lot Lines
A line dividing one lot from another, or from a road or place.

200. Lot of Record
A lot that is created by an approved deed or that is a part of a subdivision, the map of which has been recorded in the office of the County Clerk.

201. Lot Width
The mean horizontal distance between the side lot lines of a lot measured at right angles to the depth or the same distance measured at the front building line.

C. M through R

202. Mulch Base
Organic or inorganic material used for landscaping.

203. Meteorological Tower
Defined to include the tower, base plate, anchors, guy wires and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment, anemometers and vanes, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.

204. Nonconforming
Lots, structures, uses of land and structures, and characteristics of uses that are prohibited under the terms of these zoning regulations but were lawful at the date these Regulations were enacted and not otherwise classified as nonconforming. See **Article IV.Section 7. Nonconformities**.

205. ODEQ
See Oklahoma Department of Environmental Quality.

206. Off-Site
Any premises not located within the area of the property to be subdivided or developed, whether or not in the same ownership of the applicant for subdivision approval or a Building Permit.

207. Oklahoma Department of Environmental Quality
The agency responsible for environmental protections in Oklahoma, or its successor agency.

208. Open Space, Usable
Area intended for common use by occupants or residents of a development, either privately owned and maintained or dedicated to a public agency, normally including swimming pools, recreation courts, patios, open landscaped areas, and green belts with pedestrian walkways and equestrian and bicycle trails.

209. Ordinary Maintenance and Repair
Any work for which a building permit or any other County permit or certificate is not required and where the purpose of such work will not noticeably change the exterior appearance of the resource. Any work not satisfying all of the above requirements shall not be considered ordinary maintenance and repair. The application of paint to previously unpainted brick or masonry shall not be considered ordinary maintenance and repair nor shall the construction or enlargement of a driveway or parking area be considered ordinary maintenance and repair.

210. Ornamental Grasses
Decorative grasses used in landscaping. See the Recommended Plant List.

211. Ornamental Tree
A smaller tree intended to provide aesthetic benefit rather than significant shade. See the Recommended Plant List.

212. Parcel
A lot or contiguous group of lots, in single ownership or under single control, and usually considered a unit for purposes of development or rezoning.

213. Parking Space
A permanently hard-surfaced area, enclosed or unenclosed, sufficient in size to store one automobile together with a driveway connecting the parking space with a road or alley and permitting ingress and egress of an automobile.

214. Person
Includes a corporation, partnership, and an incorporated association of persons, such as a club.

215. Planned Unit Development
A form of development characterized by a unified site design for a number of housing units and/or cluster buildings, and providing common open space, net density increases, and/or a mix of building types and land uses.

216. Planning Commission
The Oklahoma County Planning Commission.

217. Professional Engineer
An engineer properly licensed and registered in the State of Oklahoma.

218. Property Owners' Association
An incorporated organization operating under recorded land agreements that represents each homeowner or unit of ownership in a Planned Unit Development or other described land area and charges each lot and/or property owner for a proportionate share of the organization's activities.

219. Public Improvement
Any drainage ditch, roadway, parkway, sidewalk, pedestrian-way, tree, lawn, or parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or that may affect an improvement for which local government responsibility is established.

220. Public Utility
A business or service having an appropriate franchise from the State and engaged in regularly supplying the public with some commodity or service that is of public consequence and need such as electricity, gas, water, transportation, or communications.

221. PUD
See Planned Unit Development.

222. PUD Design Statement
A statement describing the intent of a Planned Unit Development.

223. PUD Master Plan
A PUD Design Statement and a PUD Development Plan Map comprises a PUD Master Plan. See **Article IV.Section 4. Planned Unit Development**.

224. PUD Development Plan Map
A map depicting the development plan for the area of a Planned Unit Development.

225. Reclassification
See Rezoning.

226. Recommended Plant List
The list of plant types that are recommended for use in the County, which is maintained by the County Engineer.

227. Recreational Vehicle
A vehicular unit that may be stored on a residentially zoned lot under certain conditions contained in these Regulations. Said unit is primarily designed as a temporary living quarters for recreational, camping, or travel use. It either has its own mode of power or is designed to be mounted on or drawn by an automotive vehicle. The terms fifth wheeler, motor home, truck camper, travel trailer, and camping trailer shall be considered to be the same as a recreational vehicle.

228. Rezoning
The process of changing the designation of a parcel to a different zoning district category.

229. Road
All property dedicated or intended for public or private road purposes or subject to public easements.

230. Road, Collector
Per the County's Master Plan, Collector Roads provide access and service to land, circulate traffic between land uses, and collects and distributes traffic between Section Line Roads and Local Roads. Parking and traffic controls are usually necessary to ensure safe and efficient through movement of moderate to low traffic volumes. Typically, because of large lot sizes and minimum average daily traffic counts, rural residential developments do not utilize Collector Roads except at entryways.

231. Road, Local
Per the County's Master Plan, the purpose of Local Roads is to provide direct access to properties within a developed area. Local Roads penetrate neighborhoods to provide the highest level of access to residents, businesses, or other abutting property. Through traffic should be discouraged by using appropriate geometric designs and traffic control devices.

232. Road, Section Line
The County Highway System, as defined by §69-213 of the Oklahoma Statutes, for which the County is responsible for maintaining.

233. Roadway
That portion of a road that has been designed and improved for the accommodation of vehicular traffic.

234. Rock Landscape Base
Stone or crushed stone material used for landscaping.

D. S through Z

235. Section Line Road
See Road, Section Line.

236. Setback
The required distance between every structure and the lot line on the lot on which it is located. (See Yard, Yard-Front, Yard-Rear.)

237. Shade Tree
A plant having at least one well-defined stem or trunk at least three (3) inches in caliper and has a canopy that screens and filters the sun. See the Recommended Plant List.

238. Shrub
A woody plant that usually remains low and produces shoots or trunks from the base; it is not usually tree-like or single-stemmed. See the Recommended Plant List.

239. Sight-Proof
An open opaque screen of earth, fencing vegetation, and in some cases, a building that conceals a required part of a parcel from view of an adjoining parcel or a public way.

240. Sight Visibility Easement
The area that must remain clear of any visual blockages at road, alley, or driveway intersections, as established by the Subdivision Regulations.

241. Site Plan
A site plan is a detailed, scaled drawing of all surface improvements, structures, and utilities proposed for development.

242. Small Solar Energy System
Any device that relies upon direct sunlight as an energy source, including but not limited to any device that collects sunlight for generating energy for use on-site; used to produce power for the same property/building on which the system is located.

243. Small Wind Energy System
Any device, such as a wind charger, windmill, or wind turbine, that converts wind energy to a form of usable energy. A single-towered or roof mounted wind energy system intended to provide electrical or mechanical power to an individual residence, operating farm, or single commercial enterprise (on the same property) and can be either the primary or a secondary source of energy.

244. Special Use Permit
A use eligible to be permitted in a zoning district upon approval by the Board of County Commissioners.

245. State
State of Oklahoma.

246. Story
That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor directly above it, or if there is not a floor above it, then the space between the floor and the ceiling directly above it.

247. Story, Half
A space under a sloping roof that 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.

248. Structure
Anything constructed or erected, the use of which requires permanent location on the ground or that is attached to something having a permanent location on the ground. This includes, but is not limited to, main and accessory buildings, advertising signs, billboards, poster panels, and fences.

249. Structural Alteration
Any change in the supporting members of a building, such as bearing walls, partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls.

250. Subdivision Regulations
The adopted Subdivision Regulations of Oklahoma County.

251. SWES
See Small Wind Energy System.

252. Temporary Use
A use of property permitted on a temporary basis within a zoning district as long as the required conditions are met.

253. Trailer
A vehicle without motive power, designed so that it can be drawn by a motor vehicle to be used for the carrying of persons or property, or as a human habitation. This shall include cargo trailers, stock trailers, and boat trailers not having a boat mounted upon it.

254. Turf Grass
Grassy groundcover used for landscaping. See the Recommended Plant List.

255. Watercourse (body of water)
Any spring, pond, stream, ditch, water bearing sand, or other channel or course of any kind.

256. Yard
An open space at grade, other than a court or plaza, between a structure and the adjacent lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward except where others are specifically provided in the chapter. In measuring a yard for the purpose of determining the depth of the side yard, front yard, or rear yard, the least horizontal distance between the lot line and a building or structure shall be used.

257. Yard, Front
An open area facing and abutting a road and extending across the front of the lot between the side lot lines and having a minimum horizontal depth measured from the road equal to the depth of the minimum front yard specified for the district in

which the lot is located. The required front yard line represents the line in front of which no building or structure may be erected, other than steps, unenclosed porches, canopies, marquees, and carports as permitted in these Regulations.

In commercial or industrial uses, the front yard shall always be adjacent to an expressway or Section Line Road if the lot abuts such a facility.

258. Yard, Rear

An open area that extends across the rear of the lot between side lots lines and that has a minimum depth measured from the rear lot line as specified for the zoning district in which the lot is located. Steps, unenclosed porches, and unenclosed balconies may extend into the rear yard. 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.

259. Yard, Side

An open area that extends from the required front yard to the required rear yard and that has a minimum width measured from the side lot line as specified for the zoning district in which the lot is located. Steps may extend into a side yard.

260. Zoning Board of Adjustment

See Board of Adjustment.

261. Zoning District

A section the County designated in these regulations and delineated on the Zoning Districts Map, for which land use requirements and building and development standards are prescribed. The following zoning districts and abbreviations are used within these Zoning Regulations:

(1) R-5

Refers to the R-5 Agriculture and Rural Residential District.

(2) R-2

Refers to the R-2 Rural Residential District.

(3) R-1

Refers to the R-1 Acreage Residential District.

(4) R-0

Refers to the R-0 Single-Family Residential District.

(5) R-M

Refers to the R-M Multi-Family Residential District.

(6) C-R

Refers to the C-R Commercial - Rural District.

(7) C-H

Refers to the C-H Commercial - Highway District.

(8) C-L

Refers to the C-L Commercial - Limited District.

(9) C-G

Refers to the C-G Commercial - General District.

(10) I

Refers to the I Industrial District.

(11) PUD

Refers to a Planned Unit Development.

262. Zoning Districts Map

The official map, adopted as a part of this chapter, that graphically identifies the zoning district classification of all property within the corporate boundaries.

263. Zoning Regulations

These adopted Zoning Regulations of Oklahoma County.

264. Zoning Variance

A procedure for the Board of Adjustment to grant relief to these Zoning Regulations due to a unique hardship. See **Article IV.Section 8.B.3**.

Article VI. Appendices

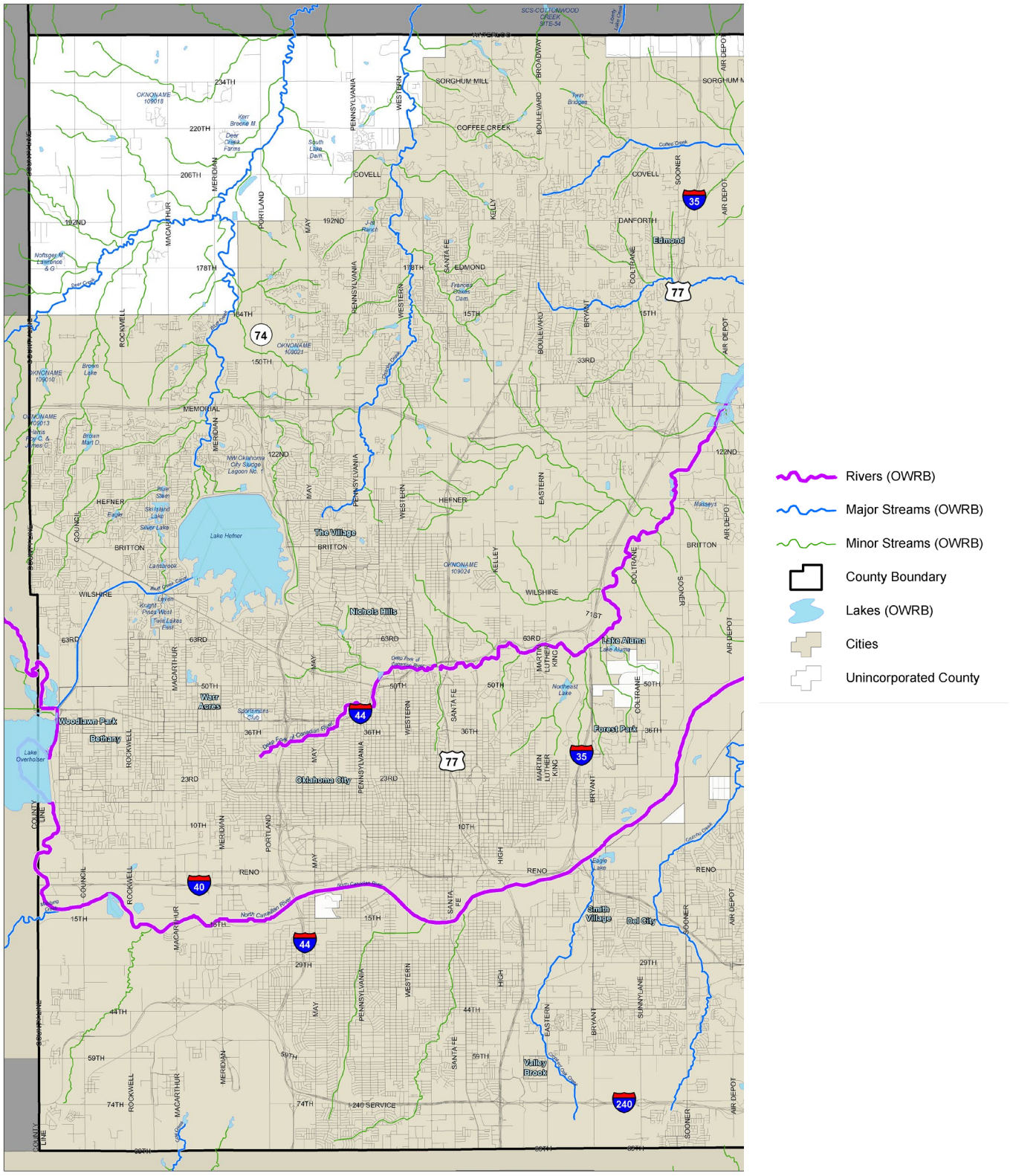
Article Contents

Appendix A. Map of County Waterways (West)

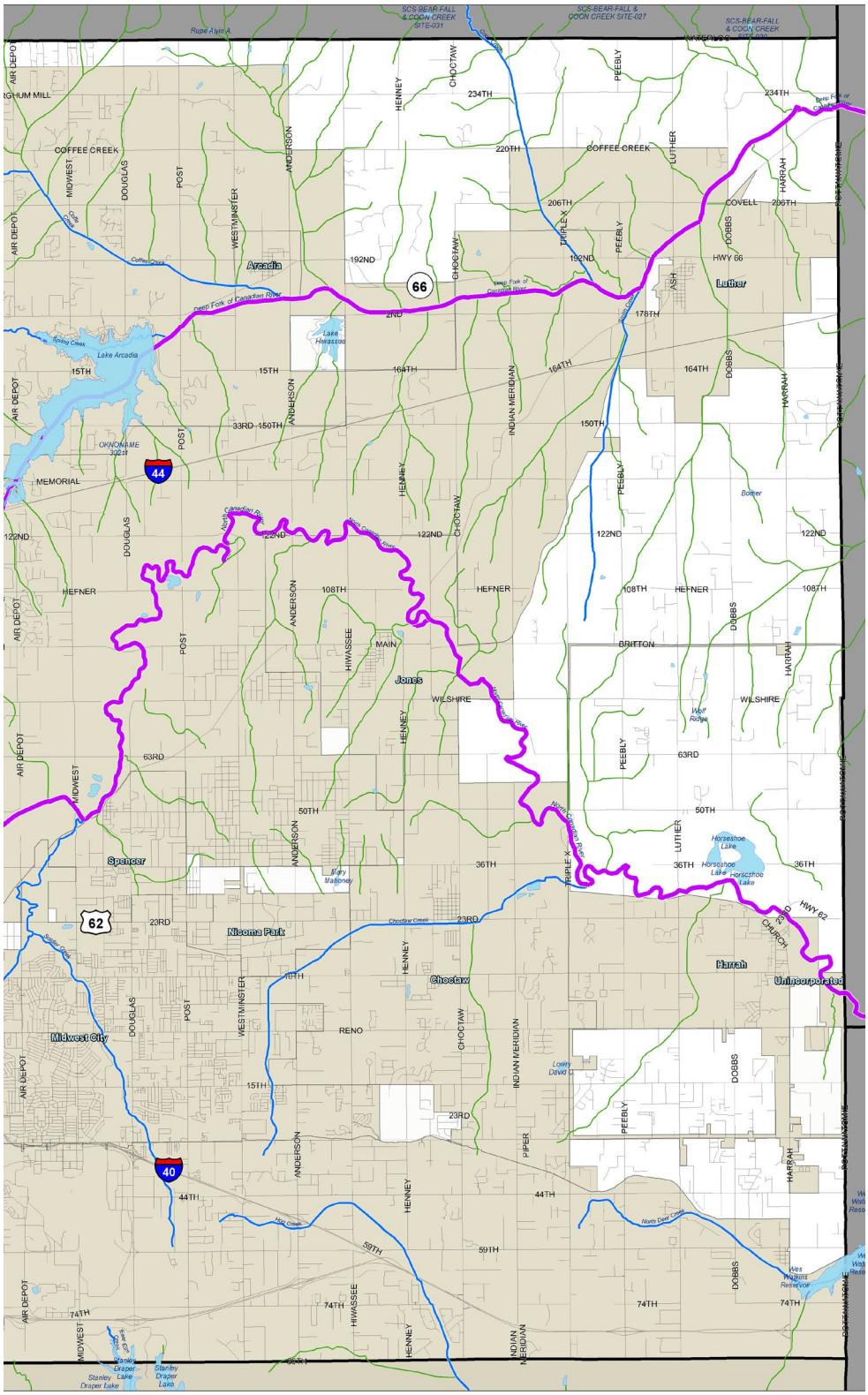
Appendix B. Map of County Waterways (East)

Appendix C. List of Regulation Amendments

Appendix A. Map of County Waterways (West)



Appendix B. Map of County Waterways (East)



Appendix C. List of Regulation Amendments

Description	Resolution #	Date
1. Addition for Commercial and Industrial Zones for roads, screening, toilets and pavement.	216-84	October 15, 1984
2. Addition for Commercial and Industrial Zones for roads, screening and toilets.	109-86	May 15, 1986
3. Addition of Adult Entertainment Use Regulation	33-88	February 10, 1988
4. Adoption of Zoning Regulations. These Regulations supersede the regulations adopted March 10, 1952.	48-92	March 30, 1992
5. Waive all building permit fees for construction of school facilities.	176-96	August 5, 1996
6. Amending the PUD Regulation that was established in 1992.	59-99	March 8, 1999
7. Adding the Cellular Communications Tower provision.	179-02	June 3, 2002
8. Adoption of Zoning Regulations.. These Regulations supersede the regulations adopted March 20, 1992.	270-08	December 24, 2008
9. Addition of Year Round Fireworks to CH — Highway Commercial District.	295-10	November 24, 2010
10. Addition of Garage/Yard Sale Regulations	296-10	November 24, 2010
11. Addition of clarifying language for Urban Industrial, Commercial, and Communication Towers.	76-11	April 27, 2011
12. Addition of additional turn lane for properties being zoned CR, CL, CG, CH and IU.	35-12	February 22, 2012