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Oklahoma City Zoning District Use Unit Classifications

A use unit classification is a group of related individual uses having similar functions, products, or performances which provide a basis for their systematic assignment to specific zoning districts in accordance with criteria directly relevant to the public health, safety, and welfare of the citizens of Oklahoma City.

§ 59-8150. - Agricultural Use Unit Classifications.

8150.1 Agricultural Processing: General

Packing or processing of crops, and their byproducts, raised on or off the premises, including picking, cutting, sorting and boxing, but not including canning, reduction or similar activities

8150.2 Agricultural Processing: Limited.

Packing or processing of crops grown on the premises or by the processor, including picking, cutting, sorting, and boxing, but not including canning, reduction or similar activities.

8150.2.1 Animal Raising: Chickens and Quail

Premises where chickens (hens) or quail are fed or kept primarily for personal use. This use unit shall be subject to use regulations set forth in Section 59-9350.7.1 (Animal Raising: Chickens/Quail).

8150.3 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, piggeries, chicken farms and dairy farms, but exclude stockyards or commercial feedlots.

8150.4 Animal Raising: Commercial Feedlots.

Premises where animals are fed or kept for commercial use or for animal products, animal increase or value increases.

8150.5 Animal Raising: Personal.

Premises where agricultural animals are fed or kept for personal use and for agriculturally related projects of the owner or occupant of the premises. For this use unit, agricultural animals shall mean livestock and poultry including, but not limited to, the following domesticated animals: cattle, horses, sheep, goats, asses, mules, swine, chickens, turkeys, ducks, geese and guinea fowl. Domesticated chickens, turkeys, ducks, guinea fowl, and geese are the only birds included in this use unit.

Assignment of listed use units, and specific regulations for development, vary by district designation. Specific information on use assignment, and district regulations, can be found in Chapter 59 of the Oklahoma City Municipal Code 2020, as amended, or by navigating the world wide web to

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8150.6 Animal Waste Processing.

Processing of animal waste and byproducts including, but not limited to, animal manure, animal bedding waste, and similar byproducts of an animal raising agricultural operation, for use as a commercial fertilizer or soil conditioner, and including composting operations.

8150.6.1 Community Garden.

Land managed and maintained by a group of individuals used to grow and harvest Agricultural Products for personal or group consumption, sales, or donation, with permission of the property owner, on property with or without a Dwelling Unit. A lot owned by the City, County, or other public entity may be used by a person or a group of individuals for the purpose of creating a community garden with permission of the property owner. A community garden may be divided into separate plots for cultivation by one or more individuals or may be cultivated collectively by members of the group. A community garden may be developed on any lot, as a principal or accessory use.

8150.6.2 Composting.

Creating Compost for agricultural and other growing practices.

8150.6.3 Greenhouse.

A building or structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of Agricultural Products and/or other plants for personal or commercial use.

8150.6.4 Home Garden.

Land where Agricultural Products and/or other plants are grown by the property owner, or with permission of the property owner, on a lot with a Dwelling Unit.

8150.6.5 Hoop House.

An unheated structure whose roof and sides are made largely of transparent or translucent material, typically other than glass, for the purpose of the cultivating Agricultural Products and/or other plants for personal or commercial use.

8150.7 Horticulture.

Such uses are primarily devoted to the cultivation and storage of horticultural and floricultural specialties, such as flowers, shrubs and trees, intended for ornamental or landscaping purposes on a wholesale sales basis.

Typical uses include plant nurseries.

8150.7.1 Rainwater Harvesting.

A method of catching and storing rainwater runoff in a rain barrel, drum, cistern, or similar enclosed container.

8150.7.2 Roof Garden.

A garden on the roof of a building managed and maintained by an individual or a group of individuals used to grow and harvest Agricultural Products for personal or group use, with permission of the property owner.

8150.8 Row and Field Crops.

Premises primarily devoted to the cultivation, primarily for sale rather than home consumption, of agricultural products grown in regular or scattered patterns, such as wheat, field, forage and other plant crops intended to provide food or fibers.

Operation of a single roadside stand for the display and sale of products produced on the premises, or on other property owned or leased by the vendor is permitted, provided the stand does not exceed 200 square feet in area. A roadside stand shall not be located nearer than 15 feet to any street or highway right-of-way.

8150.9 Urban Farm.

A plot of land located in an urban setting used to grow and harvest Agricultural Products primarily for commercial purposes. An Urban Farm may be divided into plots for cultivation by one or more individuals and/or groups or cultivated by individuals and/or groups collectively. An Urban Farm may be operated by the property owner or with permission from the property owner. Property owned by the City, County, or other public entity may be leased for the purpose of operating an Urban Farm. The lot may or may not contain a Dwelling Unit or accessory structures.

§ 59-8200. - Residential use unit classifications

Residential use unit classifications include the occupancy of living accommodations on a non-transient basis and shall specifically exclude those providing 24-hour hospital care and those providing forced residence, including detention and correction facilities.

8200.1 Congregate Care Housing and Convalescent Homes.

Residential facilities that provide residents support services and 24-hour nursing home care. These are not treatment centers for people with emotional or mental disturbances or drug or alcohol problems, or those who exhibit anti-social behavior, nor are these

facilities for criminal offenders. The facilities do not contain retail activities that are open to and marketed towards the general public.

Typical uses include nursing homes and hospices for the elderly or terminally-ill.

8200.2 Dwelling Units and Mixed Use.

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

8200.3 Group Residential.

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, boardinghouses, lodging houses and monasteries.

8200.4 Live/Work Units.

A structure, or part of a structure, combining a residential living space with an integrated work space, principally used by the resident(s) of the structure.

8200.5 Low Impact Institutional: Residential-Oriented.

Public, quasi-public or private residential facilities, which 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 criminal, delinquent or mentally ill.

Typical uses include group homes for the mentally or physically handicapped.

8200.6 Manufactured Home Residential.

Manufactured homes fabricated on or after July 13, 1994 and assembled at the building site with transportation features (tongue and axles) removed and bearing a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards.

Each home shall comply with the wind safety provisions and the minimum energy conservation standards of the HUD Codes which became effective on July 13, 1994 and October 24, 1994, respectively, and any subsequent amendments.

8200.7 Manufactured (Mobile) Home Residential.

A manufactured, detached, transportable single-family dwelling unit which does not meet the single- and two-family structure requirements of the Building Code, but which 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 which can be attached to approved utility systems. To retain mobility, undercarriage and axles remain attached to the unit.

A typical use is detached manufactured (mobile) home dwelling, including a Medical Hardship Manufactured (Mobile) Home that meets the use definition of Section 59-8200.11 (Manufactured (Mobile) Home Residential: Medical Hardship).

8200.8 Model Home.

A structure that is designed and built as a residence, with at least part of the dwelling in temporary use as a sales office and showcase or prototypical example of the kind of dwelling that it's builder will construct within that subdivision. The dwelling may be used as a sales office for a period of not more than four years.

For purposes of this chapter, a model home does not include a home owned and occupied as a personal residence, but which has been offered for sale and is simply being shown as an "open house."

8200.9 Model Home Accessory Parking Lot.

A parking lot designed to serve model homes on a temporary basis.

8200.10 Manufactured (Mobile) Home Residential: Construction.

A manufactured (mobile) home, as defined herein, for temporary dwelling purposes while a permanent dwelling is being constructed upon the premises. The use of a manufactured (mobile) home for such purpose must meet the use standards of Section 59-9350.42 (Manufactured (Mobile) Home Residential: Construction).

8200.11 Manufactured (Mobile) Home Residential: Medical Hardship.

A manufactured (mobile) home, as defined herein, for temporary dwelling purposes while the occupant of the manufactured (mobile) home cares for the occupant of the permanent dwelling upon the premises. The use of a manufactured (mobile) home for

such purpose must meet the use standards of Section 59-9350.43 (Manufactured (Mobile) Home Residential: Medical Hardship).

8200.12 Multiple-Family Residential.

Buildings containing five (5) or more dwellings where each dwelling unit is provided with an individual entrance to the outdoors or to a common hallway with other dwelling units in any vertical or horizontal arrangement. This use may include apartments, condominiums and townhouses, but does not include Dwelling Units and Mixed Use (8200.2) or Senior Independent Living (8200.13).

8200.13 Senior Independent Living.

Rental housing that provides a living arrangement of self-contained units, which integrates shelter, food service and other services, for independent elderly adults who do not require 24-hour oversight. Services may include meals, laundry, transportation, housekeeping and organized activities that create opportunities for socialization.

8200.14 Single-Family Residential.

One dwelling unit, other than a manufactured (mobile) home, 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.

8200.15 Three- and Four-Family Residential.

Three and four dwelling units which are placed so some structural parts are touching one another, but remain freestanding and structurally separated from any other building or group of dwelling units. The dwelling units are located on a lot or building site that is unoccupied by any other dwelling unit or main building.

A typical use is a triplex or fourplex residence.

8200.16 Two-Family Residential.

A building designed and used expressly for residential purposes providing independent living facilities for occupancy by two households. The two units are placed adjacent to one another, with structural parts touching. This unit is freestanding and structurally separated from any other dwelling or building, and is located on a lot or building site that is unoccupied by any other main dwelling or building unit.

A typical use is a duplex residence.

§ 59-8250. - Civic use unit classifications.

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Civic use unit classifications include utility, educational, recreational, cultural, medical, protective, governmental and other uses that are strongly vested with public or social importance.

8250.1 Artistic Graphics.

Visual depictions that have historical, architectural or cultural significance for the State of Oklahoma, the City, or the specific area or neighborhood in which they are located. Such depictions may include a sponsor's identification area within the depictions, provided such area shall not exceed ten percent of the total size of the depiction. Notwithstanding the sponsor's identification area, artistic graphics shall not be considered non-accessory signs within the meaning of this chapter or Chapter 3 of the City Code.

Typical uses include, but are not limited to, murals, attached paintings, mosaics, bas reliefs, wall paintings, frescoes or other similar visual depictions with historical, architectural or cultural significance for the State of Oklahoma, the City or the specific area or neighborhood in which they are located.

8250.2 Community Recreation: General.

Recreational, social or multi-purpose open or enclosed uses and accessory buildings, which have no fixed seats and where occupancy is limited to 500 persons.

Typical uses include golf courses, clubhouses, swim centers, tennis centers, playgrounds, playfields, marinas, boat docks, country clubs and public parks. Any use which has outdoor lights for illuminating nighttime activities shall be included in this use unit.

8250.3 Community Recreation: Property Owners Association.

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," and rules for their operation and maintenance are included in the declaration of covenants and restrictions of the subdivision and the bylaws of the property owners association.

Typical uses include private clubhouses, tennis courts, playgrounds and swimming pools, both illuminated and non-illuminated.

8250.4 Community Recreation: Restricted.

Recreational, social and multi-purpose uses that operate during daylight hours, generally serve the surrounding neighborhood, and are available for public use.

Typical uses include non-illuminated public swimming pools, basketball courts, tennis courts, playgrounds, ball fields and playfields (non-illuminated), neighborhood recreation centers, and neighborhood public parks and open space.

8250.5 Cultural Exhibits.

Museum-like preservation and exhibition of objects of artistic, cultural and/or scientific interest, and gallery exhibition of works of art for study and pleasure.

Typical uses include aquariums, art galleries, museums, planetariums and observatories.

8250.6 Domestic Violence Shelters.

Residential institutions where domestic violence victims and their families can be physically secure from their abuser. In addition to shelter and meals, the facility may also provide counseling and other types of support services.

8250.7 Emergency Shelters and Feeding Sites.

Charitable institutions providing transient sleeping accommodations on a nightly basis and/or meals directly to the needy.

8250.8 Forced Detention or Correction Facilities.

Facilities in which persons accused or convicted of offenses are held in custody and confined, with electronic surveillance or an equivalent thereto.

Typical uses include prisons, jails, work release facilities, pre-release centers and halfway houses for the correctional system.

8250.9 Heavy Public Protection and Utility.

Public services and utilities that may have a substantial impact due to attendant hazards, nuisance characteristics, traffic generation characteristics, or maintenance and operational characteristics.

Typical uses include sewage disposal facilities, water treatment plants, power generation facilities, water storage reservoirs, refuse transfer stations, and solid waste disposal facilities, excluding sanitary landfills.

8250.10 High Impact Institutional.

Public, quasi-public or private activities of a medical or educational nature which, due to their area requirements, traffic generation, light or noise generation, or the nature of intended activities, have the potential for major impact on surrounding land uses.

Typical uses include hospitals, colleges, universities and military installations.

8250.11 Library Services and Community Centers.

Uses that directly serve a residential neighborhood or a cluster of neighborhoods, and provide a gathering and collecting site for residents to meet, read, study and partake of book collections, manuscripts, lessons and other leisure activities or classes.

8250.12 Light Public Protection and Utility: General.

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. Said services may have technical and locational requirements necessitating proximity to the area served, but should have a minor impact on surrounding uses.

Typical uses include ambulance service, fire protection facilities, police substations, public works facilities, and civil defense shelters and facilities.

8250.13 Light Public Protection and Utility: Restricted.

Public services needing locations near the area to be served, but not requiring incidental storage of equipment of vehicles. Those uses have minimal land needs and impact upon surrounding land uses.

Typical uses include directional, warning, safety, historical, and informational signs, elevated water tanks, water or sewage pumping stations, storm water control facilities, bus and transit stops, utility facilities, including electric substation, and garbage collection facilities, excluding refuse transfer stations.

8250.14 Low Impact Institutional: Neighborhood-Related.

Public, quasi-public or private activities of an educational or religious nature, which may have minor impact on surrounding uses and are occupied on an intermittent basis. Such uses are necessary to serve common functions within a residential area, but are not designed to provide lodging.

Typical uses include elementary schools, kindergartens and churches.

8250.15 Moderate Impact Institutional.

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Public and private institutional activities which may have significant impact on surrounding uses.

Typical uses include high schools, middle schools and vocational schools.

8250.16 Murals.

Visual depictions and/or works of art including mosaics, painting or graphic art technique applied, painted, implanted or placed directly onto the exterior of any wall of a building. Such depictions shall not contain words, logos, emblems, trademarks or other similar devices which identify or advertise any product, service or business, however, such depictions may include a signature or sponsor's identification area within the depiction so long as such area does not exceed ten percent of the total size of the depiction or two and one-half percent of the surface area of the wall onto which it is attached or painted whichever is less. "Building" for purposes of this Paragraph only, shall mean any structure built for the support, shelter or enclosure of persons, animals, chattel or movable property of any kind.

8250.17 Residential Facilities for Dependent and Neglected Children.

Supervised residential institutions for children who cannot reside in their natural homes for various reasons, such as the absence of parents or the dysfunctional characteristics of the households.

Typical uses include homes for orphans, abandoned children or runaways.

8250.18 Residential Facilities for Drug or Alcohol Treatment Centers.

Supervised residential facilities for detoxification, as well as treatment and counseling for persons who have undergone detoxification. The residents are undergoing detoxification, or are not at this facility under their own volition and are not free to discharge themselves.

8250.19 Transitional Mental Health Residential Facilities.

Supervised places of residence with treatment and counseling for stabilized mental health clients before reentering the community. Clients are not at the facility under their own volition and are not free to discharge themselves, but are the responsibility of, and under the control of, the State mental health system or a similar authority.

§ 59-8300. - Commercial and office use unit classifications.

Commercial and office use unit classifications include the distribution, sale or rental of goods, and the provision of services other than those classified as civic uses.

8300.1 Administrative and Professional Offices.

Offices of firms or organizations providing professional and executive management or administrative services.

Typical uses include advertising agencies, architectural and engineering offices, corporate offices, data management and computer software consulting, government offices, financial institutions, investment brokers, law offices, non-profit organization offices, real estate offices and other office uses that generate a low proportion of vehicle trips or walk-in traffic attributable to visitors or clients in relationship to employees. This use does not include Personal Services (59-8300.58 and 59-8300.59).

8300.2 Adult Day Care Facilities.

Any place, home or institution, which, for periods of over six hours in a 24-hour calendar day or for more than 20 hours per week, provides supervision and care, but not housing, for six or more individuals for part of the 24-hour day on either a temporary or ongoing basis.

8300.3 Adult Entertainment Uses.

Amusement or entertainment which 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 theaters, adult motels, massage parlors, sexual encounter centers and adult motion picture arcades.

8300.4 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.

8300.5 Alcoholic Beverage Retail Sales.

Establishments or places of business primarily engaged in the retail sale of alcoholic beverages.

Typical uses include liquor stores.

8300.6 Animal Interment Services.

Interring services involving the permanent disposition of animal bodies.

Typical uses include animal cemeteries.

8300.7 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 a 48-hour period.

Typical uses include animal or livestock auctions, or livestock auction yards.

8300.8 Animal Sales and Services: Grooming.

Grooming of dogs, cats and small domestic animals.

Typical uses include dog bathing and clipping salons, or pet grooming shops.

8300.9 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.

8300.10 Animal Sales and Services: Kennels and Veterinary, General.

Kennel and veterinary services for domestic animals, with accessory outdoor storage, exterior animal enclosures and dog runs permitted.

Typical uses include animal and veterinary hospitals, boarding and breeding kennels, pet motels, and animal training centers.

8300.11 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 motels, and animal training centers.

8300.12 Automotive: Parking Garages.

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Transient parking (non-storage) of automobiles or non-commercial vehicles, within an enclosed structure of one or more stories, with or without a fee. A parking garage shall be considered a primary structure and not an accessory use for purposes of applying the development regulations of a district.

8300.13 Automotive: Parking Lots, as a Principal Use.

Transient parking (non-storage) of automobiles or non-commercial vehicles within an off-street parking area, with or without a fee. This use unit does not refer to parking areas contiguous to a residential, commercial, industrial or civic development which have been provided to meet parking requirements for the use and are permitted as a part of the use.

8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment.

Establishments or places of business engaged in the washing, polishing and light repair of automobiles, and the sale, installation and service of automobile equipment and parts, but excluding body repairs and painting.

Typical uses include automated car washes and facilities for manual washing, and repairing of light motor vehicles, including quick oil change operations, tire and muffler shops, transmission repair, tune-up shops or auto glass shops.

8300.15 Automotive and Equipment: Heavy Repairs, Heavy Equipment.

Repair of motor vehicles, such as aircraft, boats, recreational vehicles and trucks, as well as the sale, installation and service of automotive equipment and parts, together with body repairs, painting and steam cleaning.

Typical uses include engine replacement or rebuilding operations, truck transmission shops, body shops or motor freight maintenance facilities, and wrecking services, which include temporary storage of damaged vehicles.

8300.16 Automotive Auction.

A facility that auctions passenger automobiles and trucks to automobile dealers or the general public.

8300.17 Automotive Vehicle Impound Yard and Damaged Vehicle Auctions.

Tow-away lots and/or impound lots and lots used for the storage of damaged vehicles offered for sale and/or auction.

8300.18 Automotive and Equipment: Automobile Dealerships and Malls.

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A business that provides display space and centralized services for any number of automobile facilities that rents, sells or leases new or used passenger automobiles and trucks, and may have a vehicle showroom and multiple accessory uses, such as automobile maintenance and service, parts storage, and financial services on the same premises.

8300.19 Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment.

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.

8300.20 Automotive and Equipment: Sales and Rentals, Manufactured (Mobile) Homes and Recreational Vehicles.

Sale or rental from the premises of equipment together with incidental maintenance, including paint and body repair facilities that are a part of the agency.

Typical uses include motor home and travel trailer sales, manufactured (mobile) home sales, boat sales, and moving truck rental agency.

8300.21 Automotive and Equipment: 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 dealer's off-site auto storage lots, taxi fleets, truck storage facilities or yards, and auto storage garages, but excluding junk or salvage yards.

8300.22 Bingo Parlors.

An establishment engaged in the operation of bingo games, as authorized and defined in Title 3A O.S. § 401 et seq.

8300.23 Building Maintenance Services.

Establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments primarily to other firms, rather than to individuals, but excluding automotive, construction and farm equipment.

Typical uses include office equipment and supply firms, janitorial services, disinfecting and exterminating services, and vending machines sales and services.

8300.24 Business Support Services.

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Establishments primarily engaged in the provision of services of a clerical, employment, protective or minor processing nature to firms, rather than individuals, and where the storage of goods or equipment, other than as samples or as necessary for daily operation, is prohibited.

Typical uses include secretarial services, telephone answering services, blueprint services and reproduction services.

8300.25 Child Care Centers.

Any day nursery, nursery school, foster home or preschool, or any place, home or institution which receives eight or more children under the age of 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 which offer before school or after school activities of an educational or recreational nature, and shall not include any non-profit corporation or organization, which receives eight or more children under the age of 18 years, and not of common parentage, for foster care apart from their natural parents, legal guardians or custodians, when received for periods not exceeding six hours in a 24-hour calendar day, and which operates no more than 20 hours per week. This use unit shall include Large Family Child Care Homes as defined in 10 O.S. 1998 Supp., Section 402. This use does not include Family Day Care Homes (8300.40).

8300.26 Commercial Blood Centers.

Establishments engaged in extracting blood or plasma from individuals, and paying said individuals for the blood or plasma. This use unit does not include those facilities where blood or plasma is donated by individuals.

8300.27 Communication Services: Antennas.

Any structure or device used to collect or radiate electromagnetic waves, including antennas and other equipment, such as whips but excluding satellite earth stations, to be used in connection with mobile cellular telephones, mobile radio systems facilities and commercial mobile services which are not located on a tower.

8300.28 Communications Services: Broadcast Towers.

Any tower used for radio and television broadcasting, and/or business dispatching or receiving antennas located on a tower, which are taller than 50 feet above ground level at grade and/or any broadcast tower attached to a building which is proposed to reach

a height over 20 feet above the roof line of the building. Where a broadcast tower is permitted, a broadcast studio is permitted to locate on the same site. This use unit does not include any tower used for wireless and/or cellular telecommunications facilities, or any tower used for amateur uses, such as ham radio operations, if the tower is under a height of 50 feet.

8300.29 Communications Services: Limited.

Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephone mechanisms, but excluding those classified as major impact services and utilities.

Typical uses include television/radio studios and telecommunication service centers.

8300.30 Communications Services: Telecommunication Towers.

Towers used for wireless and/or cellular telecommunications facilities. This facility is inclusive of the placement of the following referenced equipment on a communication tower 35 feet or taller: whip antennas, panel antennas, microwave dishes, cell enhancers, and related equipment for wireless transmission from a sender to one or more receivers, such as for mobile cellular telephones, mobile radio systems facilities and commercial mobile radio service.

8300.31 Construction Sales and Services.

Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites. This includes wholesale or retail sales, from the premises, of materials used in the construction of buildings or other structures, but excluding equipment and uses found in Automotive and Equipment: Automobile Dealerships and Malls (59-8300.18).

Typical uses include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops.

8300.32 Convenience Sales and Personal Services.

Establishments or places primarily engaged in the provision of frequently needed, day-to-day retail commercial goods and services. Such uses are designed and intended to serve a limited local market, and to be generally within a short walking or driving distance of a residential area.

Typical uses include small grocery stores, candy stores, ice cream parlors, dry cleaning establishments, barbershops, shoe repair shops, self-service laundries, newsstands, and body piercing and tattoo parlors, provided they do not exceed 10,000 square feet

in area. Uses that create increased traffic, noise or other such impacts that would be considered incompatible with a residential use shall not be permitted.

8300.33 Drinking Establishments: Sitdown, Alcohol Permitted.

Establishments or places of business where customers are seated and served and which are primarily engaged in the sale, mixing or dispensing of alcoholic beverages as defined by State law 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.

8300.34 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.

8300.35 Eating Establishments: Fast Food.

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 pre-packaged and pre-cooked foods, and a central ordering and serving point within the establishment.

8300.36 Eating Establishments: Fast Food, with Drive-Thru Order Window.

Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on- and off-premise consumption. The fast food restaurants within this use unit classification have drive-thru order windows that allow patrons to pick up food orders from their vehicles and encourage off-premises consumption.

8300.37 Eating Establishments: Sitdown.

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-premises 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.

8300.38. Eating Establishments: Sitdown, Alcohol Permitted.

Establishments or places of business where customers are seated and served and are engaged in the sale, mixing or dispensing of alcoholic beverages as defined by State law for on-premises consumption as accessory to the primary purpose of a restaurant operation.

Typical uses include restaurants and short order eating places.

8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted.

Establishments or places of business where customers are seated and served, and are engaged in the sale or dispensing of beer and wine as defined by State law for on-premises consumption as accessory to the primary purpose of a restaurant operation.

Typical uses include restaurants and short order eating places, serving beer and wine.

8300.40 Family Day Care Homes.

A family home that provides supervision, care and/or protection for seven or fewer children for part of the 24-hour day. This definition shall not include informal arrangements that parents make independently with neighbors or friends, nor shall it include the child's home. (An informal arrangement is a situation, not on a regular basis, where the caregiver is not compensated and no advertising is done in any way.) A Family Day Care Home shall be classified as a home occupation and subject to the applicable provisions thereof.

8300.41 Food and Beverage Retail Sales.

Establishments or places of business primarily engaged in the retail sale of food and beverages for home consumption.

Typical uses include grocery stores and delicatessens.

8300.42 Funeral and Interment Services: Cremating.

Crematory services within a funeral home or within a special structure on the grounds of a cemetery involving the purification and reduction of the human dead by fire.

A typical use includes crematoriums.

8300.43 Funeral and Interment Services: Interring.

Assignment of listed use units, and specific regulations for development, vary by district designation. Specific information on use assignment, and district regulations, can be found in Chapter 59 of the Oklahoma City Municipal Code 2020, as amended, or by navigating the world wide web to

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Interring services involving the permanent disposition of human bodies.

Typical use is a cemetery, which may include on-site structures for such accessory uses as columbarium, crematoriums, funeral homes and mausoleums.

8300.44 Funeral and Interment Services: Undertaking.

Undertaking services, such as preparing the dead for burial and arranging and managing funerals.

Typical uses include funeral homes or mortuaries.

8300.45 Gasoline Sales, Large.

Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental retailing.

Typical uses include automobile filling stations. Road service tow trucks are permitted, but not temporary or permanent parking or storage of damaged, wrecked or inoperable vehicles. This use does not include facilities for semi-trucks and trailers.

8300.46 Gasoline Sales, Small: Restricted.

Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental retailing.

Typical uses include automobile filling stations. Road service tow trucks are permitted, but not temporary or permanent parking or storage of damaged, wrecked or inoperable vehicles. This use does not include facilities for semi-trucks and trailers. Small gasoline sales establishments shall be limited to two service islands and three gasoline pumps per island.

8300.47 Gasoline Sales: Truck Stops.

Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental sale of tires and 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-premises consumption, along with sleeping and showering facilities.

Typical uses include truck stops.

8300.48 Laundry Services.

Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as Convenience Sales and Personal Services (59-8300.32).

Typical uses include laundry agencies, diaper services or linen supply services.

8300.49 Lodging Accommodations: Bed and Breakfast.

Lodging services that provide rooms for rent for short periods of time and meals only to those persons renting rooms in the establishment, and are the operator's personal residence and occupied by the operator at the time of room rental.

8300.50 Lodging Accommodations: Campgrounds.

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.

8300.51 Lodging Accommodations: Commercial Lodging.

Lodging services that provide room accommodations for travelers and may include food, drink, and other sales and services intended for the convenience of guests and the broader public.

Typical uses include hotels, motels and transient boardinghouses. Size and location of all retail facilities shall be subject to all the zoning district regulations in which the use unit is located.

8300.51.1 Lodging Accommodations: Home Sharing.

Lodging accommodations that are provided in a dwelling or room(s) in a dwelling for rent for a temporary period of time not to exceed more than 30 consecutive days per renter/guest, and the dwelling is the host's primary residence; provided if the dwelling is located within a Historic Preservation District or said dwelling is not the primary residence of the host, a special exception must be obtained from the Board of Adjustment.

8300.52 Medical Services: General.

Establishments primarily engaged in the provision of personal health services, including related retail sales activities.

Typical uses include medical offices, dental offices, dental laboratories, clinics and health maintenance facilities with related sales facilities, such as opticians or apothecaries in the same structure, but not including hospitals, convalescent centers or nursing homes.

8300.53 Medical Services: Restricted.

Establishments primarily engaged in the provision of personal health services, including the prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel, as well as the provision of medical testing and analysis services.

Typical uses include medical offices, dental offices, dental laboratories, clinics and health maintenance organizations, but not including any sales facilities, hospitals, convalescent centers or nursing homes.

8300.54 Outdoor Sales and Display, and Outdoor Storage.

Part of a lot permanently used for outdoor sales and display, and/or outdoor storage of goods in conjunction with or accessory to the principal use.

8300.55 Participant Recreation and Entertainment: Indoor.

Those participant recreation and entertainment uses conducted within an enclosed building.

Typical uses include bowling alleys, billiard parlors, dance halls, gymnasiums, health clubs, skating rinks and arcades. Any spectators would be incidental to the participant recreation activity.

8300.56 Participant Recreation and Entertainment: Outdoor.

Those participant recreation and entertainment uses conducted in open facilities. Typical uses include driving ranges, miniature golf courses, batting cages, go-cart tracks, drive-in theaters and amusement parks.

8300.57 Payday or Title Loan Agencies.

An establishment providing loans to individuals in exchange for receiving personal checks or titles to the borrowers' motor vehicles as collateral.

8300.58 Personal Services: General.

Establishments primarily engaged in the provision of services to customers or clients which have one or more of the following characteristics: high customer volume, hand-

carried parcel delivery or mailing facilities, overnight parking for small service or delivery vehicles, or sale of non-mercantile items such as postage stamps or public event tickets, and all activity takes place within a completely enclosed building.

Typical uses include theater ticket offices, post offices, employment offices, motor vehicle licensing facilities, spas operated by licensed massage therapist and certified personal trainers and utility company business offices.

8300.59 Personal Services: Restricted.

Establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services, which are able to be located in an office-type building.

Typical uses include photography studios, travel agencies, reducing salons, dancing and music academies, automobile driving schools, and classrooms for business schools. Lodge and meeting halls including, but not limited to, a Masonic Lodge, V.F.W. Post and Shrine Temple, shall also be included in this use unit. Excluded are services which would be classified as Payday or Title Loan Agency (59-8300.57), Spectator Sports and Entertainment (59-8300.67, 59-8300.68 and 59-8300.69), Participant Recreation and Entertainment (59-8300.58 and 59-8300.59), or Lodging Accommodation (59-8300.49, 59-8300.50 and 59-8300.51).

8300.60 Personal Storage.

Buildings containing enclosed individual rental storage facilities not exceeding 800 square feet per unit. These facilities are not used for sales purposes or storage of highly combustible materials.

Typical uses include mini-warehouses and storage for recreational vehicles, boats or trailers. A single living quarters for caretakers and/or security personnel is permitted.

8300.61 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.

8300.62 Research Services: Restricted.

Assignment of listed use units, and specific regulations for development, vary by district designation. Specific information on use assignment, and district regulations, can be found in Chapter 59 of the Oklahoma City Municipal Code 2020, as amended, or by navigating the world wide web to

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Administrative offices plus research facilities of a technical or scientific nature which are located within a completely enclosed building. There is no product manufacturing and no outside storage, display or activity.

Typical uses include electronics or medical research facilities, product testing laboratory or a pharmaceutical laboratory.

8300.63 Retail Sales and Services: General.

Establishments engaged in the sale or rental of goods and services, both retail and wholesale, of commonly used goods, merchandise and services. Excluded are retail sales establishments that would be classified as Retail Sales and Services: Pawn Shops (59-8300.65).

8300.64 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.

8300.65 Retail Sales and Services: Pawn Shops.

An establishment where used merchandise is sold at retail. This term includes pawn shops, but does not include antique or collectibles stores or other retail sales establishments that would be classified as Retail Sales and Service (59-8300.63, 59-8300.64 and 59-8300.65).

8300.66 Signs: Non-Accessory.

A sign or advertising device which directs attention to an activity, service or product sold or offered elsewhere than on the premises in which the sign is located; a principal use of the land on which it is located.

8300.67 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 of more than 500 people, and include retail sales, storage facilities and other activities incidental to the operation.

Typical uses include large theaters and amusement places.

8300.68 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 500 people, which may generate significant noise, odor, traffic or other impacts, and include retail sales, storage facilities and other activities incidental to the operation.

Typical uses include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions.

8300.69 Spectator Sports and Entertainment: Restricted.

Establishments or places engaged in provision of cultural, entertainment, athletic and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted within an enclosed building with a capacity of 500 or less people, and include retail sales and storage facilities that are incidental to the operation of such uses.

Typical uses include small theaters and amusement places.

§ 59-8350. - Industrial use unit classifications.

Industrial use unit classifications include the on-site storage, manufacture, assembly or processing of products and goods not otherwise classified as Agricultural or Extractive.

8350.1 Aboveground Flammable Liquid Storage: General.

Storage in portable or permanent aboveground tanks of Class I and II flammable or combustible liquids to be used for motor fuels as defined in the adopted Fire Code, Chapter 20, Oklahoma City Municipal Code, 2010, as amended. The maximum capacity of all storage tank(s) in this use unit on the site may exceed 10,000 gallons and must be used for the bulk storage of the fuel.

Typical uses include tank farms not associated with a petroleum refinery on the site.

8350.2 Aboveground Flammable Liquid Storage: Restricted.

Storage in portable or permanent aboveground tanks of Class I and II flammable or combustible liquids to be used for motor fuels as defined in the adopted Fire Code, Chapter 20, Oklahoma City Municipal Code, 2010, as amended. The maximum capacity of all storage tank(s) in this use unit on the site may not exceed 10,000 gallons,

except as approved as a special exception, and must be used in association with the dispensing of fuel into a fleet of vehicles owned by the property owner where the tank(s) is located.

Typical uses include fuel storage tanks for private business fleets.

8350.3 Custom Manufacturing.

Establishments primarily engaged in the on-site production of goods by hand manufacturing, which involves only the use of hand tools or small mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts, and the incidental direct sale to consumers of only those goods produced on-site.

Typical uses include ceramic studios, candle-making shops or custom jewelry manufacturers.

8350.4 Hazardous Industrial.

Establishments engaged in the operations, research or processing of explosives, radioactive material, caustic or toxic substances, or other material posing a potential threat to public safety and health or to property. Outdoor storage of raw materials and products is permitted as long as appropriate State and Federal health and safety standards are met.

Typical uses include, but are not limited to:

- *Acetylene gas manufacture or storage.*
- *Acid manufacture.*
- *Alcohol manufacture.*
- *Ammonia, bleaching powder or chlorine manufacture.*
- *Cement, lime, gypsum or plaster of Paris manufacture.*
- *Gas manufacture.*
- *Refining of petroleum or its products.*
- *Asphaltic mixing plants and/or asphalt plants.*
- *Disinfectant manufacture.*
- *Pesticides, herbicides or poison manufacture and/or storage.*
- *Explosives manufacture or storage.*
- *Refining, recycling or processing of radioactive materials.*

The aboveground storage of flammable liquids shall not be considered a typical use within this classification unless it is accessory to the manufacturing, processing or refinement of any typical use listed above.

8350.5 Hazardous Waste Disposal.

Assignment of listed use units, and specific regulations for development, vary by district designation. Specific information on use assignment, and district regulations, can be found in Chapter 59 of the Oklahoma City Municipal Code 2020, as amended, or by navigating the world wide web to

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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 Director shall be classified in this use unit.

8350.6 Industrial, Heavy.

Establishment engaged in the manufacturing, assembly, fabrication, packaging or other industrial processing of products, primarily from extracted or raw materials, and the bulk storage and handling of such products and materials, or an industrial establishment having potential to produce noise, dust, glare, odors or vibration beyond its property line(s).

Typical uses include, but are not limited to:

- *Processing and packaging of alcohol beverages.*
- *A brewery as defined by State Law, including taprooms.*
- *Chemical manufacturing.*
- *Stonework or concrete product manufacturing.*
- *Manufacturing of agricultural, construction or mining machinery.*
- *Motor vehicle manufacturing.*
- *Ship or boat construction.*
- *Permanent concrete/batch plant.*

8350.7 Industrial, Moderate.

Establishments engaged in the manufacturing, assembly, fabrication, packaging or other industrial processing of products, primarily from extracted or raw materials,.

Typical uses include, but are not limited to:

- *Sawmill.*
- *Steel mill.*
- *Lumber milling.*
- *Fabrication of metal products.*
- *Glass manufacture.*
- *Rock or stone sales.*
- *Truck wash.*

8350.8 Industrial, Light.

Establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other industrial processing of finished parts or products, primarily from previously prepared materials, or the indoor provision of industrial services, where there are few external effects on adjacent properties.

Assignment of listed use units, and specific regulations for development, vary by district designation. Specific information on use assignment, and district regulations, can be found in Chapter 59 of the Oklahoma City Municipal Code 2020, as amended, or by navigating the world wide web to

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This use includes, but is not limited to, a business engaged in the processing, fabrication, assembly, treatment or packaging of food, textile, leather, wood, paper, chemical, plastic or metal products, but does not include basic industrial processing from raw materials. A small brewery as defined by State law, including taprooms, and a micro-distillery a.k.a. craft or designer distillery producing no more than 1,700 cases (4,041 gallons) per year shall be included in this use unit.

8350.10 Research and Development.

Establishment that conducts research, development or controlled production of high-technology electronic, industrial or scientific products or commodities for sale, or laboratories conducting educational or medical research or testing.

This use unit includes, but is not limited to, a biotechnology firm or a manufacturer of computer components.

8350.11 Recycling Collection and Processing Facilities.

A facility engaged in the collection and processing of reusable materials including metals, glass, plastic and paper, which are intended for reuse, remanufacture or reconstruction for the purpose of using the altered form. All materials are stored within an enclosed structure. The materials are not displayed for sale outside the structure, regardless of the particular regulations of the applicable zoning district. Recyclable materials do not include refuse or hazardous materials. Processing means the preparation of material for efficient shipment or to an end-user's specifications by such means as baling, compacting, flattening, crushing, mechanical sorting, shredding or cleaning.

Typical uses include paper salvage or aluminum can recycling operations. This use unit does not include the collection and sale of used clothing.

8350.12 Sanitary Landfills.

The use of land for the permanent disposal of non-hazardous solid waste, in accordance with applicable state and municipal standards governing solid waste disposal.

8350.13 Scrap Operations.

Places of business primarily engaged in the storage, sale, dismantling or processing of used or waste materials that are not intended for reuse in their original form.

Typical uses include automotive wrecking operations and junkyards.

Assignment of listed use units, and specific regulations for development, vary by district designation. Specific information on use assignment, and district regulations, can be found in Chapter 59 of the Oklahoma City Municipal Code 2020, as amended, or by navigating the world wide web to

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8350.14 Stockyards.

Stockyard services involving the temporary keeping of transient livestock for slaughter, market or shipping.

Typical uses include stockyards or animal sale yards.

8350.15 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.

8350.16 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.

§ 59-8400. - Transportation use unit classifications.

Transportation use types include facilities for the movement of people or goods by either public or private organizations.

8400.1 Railroad Facilities: Refuse, Biomedical Waste and Hazardous Waste.

Railroad facilities, which process, repackage, load, unload and/or transfer refuse, biomedical waste and/or hazardous waste. The cleaning up of an emergency spill is not to be considered loading or unloading of material. Any waste material containing substances defined as hazardous by any chapter of the Oklahoma City Municipal Code, 2010, as amended, or any material defined as hazardous by the United States Department of Transportation, the Environmental Protection Agency, the State Health Department or the State Water Resources Board shall be included in this use unit. Hazardous waste shall include incinerator ash. Storage is permitted in enclosed buildings or outdoors as long as appropriate state, federal and municipal health and safety standards are met.

Typical uses include railroad yards and their distribution warehouses, and incidental uses dealing in on-site processing, repackaging, loading, unloading and/or transferring of refuse, biomedical waste materials or hazardous waste materials.

Assignment of listed use units, and specific regulations for development, vary by district designation. Specific information on use assignment, and district regulations, can be found in Chapter 59 of the Oklahoma City Municipal Code 2020, as amended, or by navigating the world wide web to

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Sanitary Landfills (8350.12) and Hazardous Waste Disposal (8350.5) sites are not allowed under this use unit.

8400.2 Transportation Facilities: Aircraft.

Permanent and temporary facilities which provide access to airborne transport for people and goods.

Typical uses include airport, landing strip, heliport and helicopter landing pad.

8400.3 Transportation Facilities: Surface Passenger.

Surface facilities which contribute to the movement of people on a local or cross-country basis.

Typical uses include inter-city bus or railroad passenger terminals and local mass transportation passenger stations.

8400.4 Transportation Facilities: Surface, Restricted.

Facilities which contribute to the surface movement of inter-city freight, including processing, loading, and transferring. All freight goods are stored within enclosed buildings and outside activity is restricted to the loading of these goods.

Typical uses include cross country truck lines and their distribution warehouses, with supplementary parking of tractors and trailers.

8400.5 Transportation Facilities: Surface Goods, General.

Facilities which 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. The processing, repackaging, loading, unloading and/or transferring of refuse, biomedical waste materials or hazardous waste materials at railroad facilities shall not be classified under this use unit but shall be classified as Railroad Facilities: Refuse, Biomedical Waste and Hazardous Waste (8400.1).

§ 59-8450. - Extractive use unit classifications.

Extractive use unit classifications include the on-site production of mineral products by extractive methods.

8450.1 Mining and Processing: Minerals and Raw Materials.

Places primarily devoted to surface or subsurface mining, excavation, or extraction of metallic and nonmetallic materials with essential on-site processing of such products.

Typical uses are a barrow pit, sand pit, quarry or mine.

8450.2 Mining and Processing: Oil and Gas.

Places primarily devoted to subsurface mining, storage and transmission of oil and gas.

Typical uses include oil and gas drilling and production operations, storage tank batteries, and pressure control station for gas or liquid pipelines.

8450.3 Underground Injection Wells: Disposal Wells.

Places primarily devoted to subsurface injection of fluids in connection with oil or natural gas production.

Typical uses include disposal wells which inject, for purposes other than enhanced recovery, those fluids brought to the surface in connection with oil or natural gas production.

8450.4 Underground Injection Wells: Enhanced Recovery Injection Wells.

Places primarily devoted to subsurface injection of fluids in connection with oil or natural gas production.

Typical uses include enhanced recovery injection wells which inject fluids to increase the recovery of hydrocarbons.

§ 59-8500. - Temporary uses.

8500.1 General Provisions.

Every permitted temporary use shall comply with the limitations of this article. Except as expressly provided for in this chapter, every temporary use shall comply with the bulk, space and yard regulations applicable in the zoning district in which the temporary use is located.

Every temporary use shall comply with such other conditions as may reasonably be necessary to achieve the purposes of this chapter or to protect the public health, safety,

comfort, convenience, order and general welfare. No temporary use shall be permitted in any zoning district if it would have a significant negative impact on any adjacent property or on the area as a whole in which it is located.

Temporary uses not specifically listed here may be allowed in any zoning district, provided that such temporary use is consistent with the purpose and intent of this chapter and of the zoning district in which it is located.

Every temporary use shall comply with all the requirements listed below.

- A. No temporary use shall be permitted that causes, or threatens to cause, an on-site or off-site threat to the public health, safety, comfort, convenience, order and general welfare.
- B. No temporary use shall be operated except in accordance with such restrictions and conditions as the Fire Department may require.
- C. No temporary use shall be permitted if the additional vehicular traffic reasonably expected to be generated by such temporary use would have undue detrimental effects on surrounding streets and uses.
- D. No temporary use shall be authorized that would unreasonably reduce the amount of parking spaces available for use in connection with permanent uses located on the lot in question.
- E. No temporary use shall be permitted if such use would conflict with another previously authorized temporary use.
- F. Signs shall be permitted only in accordance with sign regulations.

8500.2 Permitted Temporary Uses.

A. *Manufactured (Mobile) Home: Temporary Use.*

No manufactured (mobile) home shall be occupied for dwelling purposes unless it meets all the regulations applying thereto. The following exceptions shall be permitted:

- (1) If it is an approved conditional use or special exception use in individual zoning districts.
- (2) On railroad rights-of-way, a reasonable number of manufactured (mobile) homes may be used for the purpose of supplying temporary housing for

personnel engaged in emergency repair work, subject to the approval of Staff, for a period not to exceed 45 days.

- (3) Staff may permit a manufactured (mobile) home to be used as a temporary dwelling for a household unit for a term of not more than nine months under the following conditions:
 - (a) Shall be located only in the AA District or residential districts.
 - (b) Shall be allowed only where a single-family dwelling has been so destroyed or damaged by fire, or other disaster, rendering it uninhabitable. The manufactured (mobile) home will be used as an on-site temporary residence only if, and while, such dwelling is being rebuilt or repaired.
 - (c) Shall be allowed only if appropriate sanitary facilities are provided as approved by the City-County Health Department. Such occupancy shall terminate immediately upon completion of the dwelling on the same lot.
- (4) On a construction yard accessory to a construction project, Staff may permit a reasonable number of manufactured (mobile) homes to be used as temporary offices for a term not to exceed the period of construction, under the following conditions:
 - (a) Shall be located on the same parcel where the construction project is located or on the recorded subdivision which it serves.
 - (b) Shall be located no closer than 25 feet to any right-of-way line of any public street existing prior to the recording of the subdivision served by such yard or existing prior to the commencement of the construction project.
 - (c) Shall be located no closer than 50 feet to any pre-existing dwelling not owned or leased by the owner of the subdivision.

B. Temporary Construction Sites.

(1) Temporary Buildings, On-Site.

In all districts, temporary buildings for uses incidental to construction work shall be permitted provided they shall be removed upon the completion or abandonment of the construction work.

(2) Temporary Construction Staging Areas, Off-Site.

In the BC, DBD, DTD-1, DTD-2, and SRODD Districts, off-site staging areas may be allowed on a temporary basis in order to facilitate construction projects. Temporary Construction Staging Areas, Off-Site shall:

- (a) Accommodate only temporary storage of equipment and materials during the period of construction;
- (b) Provide screening of materials and equipment from street frontages;
- (c) Be allowed to provide screening by installation of manufacturer coated chain-link fencing with mesh screening along street frontages;
- (d) Be allowed to install gravel surface where the existing surface is not paved to City's standards, as long as appropriate materials to prevent gravel from infiltrating the soil and erosion controls in accordance with Chapter 16 and Chapter 48 are installed; and
- (e) Be returned to original or better condition, including removal of fencing materials and gravel, within two weeks of completion of construction or abandonment of the construction work.

C. Travel Trailers.

Temporary use of freestanding travel trailers shall be permitted in association with public amusements, circuses, carnivals, exhibitions, public sales, sporting events or other events, provided that such event is licensed or authorized by the City and is lawfully conducted within or upon public or private facilities or property. This permission shall be granted on the condition that the required permit or license for said event has been paid for and obtained. If no permit or license is required, said event shall have received such authorization as is required from the City. Such permission shall cease to be in effect upon the revocation or expiration of the license or authorization granted by the City, or upon the final closing of the event, not considering day-to-day closings.

D. Dumpsters, Enclosed Storage Containers and Shipping Containers.

Commercial dumpsters, enclosed storage containers (such as MODs and PODs) and shipping containers may be temporarily located in residential zoning districts in the front and side yard provided:

- (1) The unit shall not be located on the property longer than 180 days.
- (2) The unit shall be located on a hard surfaced area.

- (3) The unit may encroach required building setbacks, but shall not encroach the right-of-way, sidewalk or sight-triangle.
- (4) Units located behind the rear wall of the primary structure shall be subject to the Standards for Accessory Buildings, Chapter 59, Section 59-12200.2.