

OKC Development Codes Update

Scaling your neighborhood.

**How zoning affects building form and
scale**

Neighborhood Alliance

Sept 20, 2022



Today's discussion

- Setbacks
- Height
- Lot Coverage

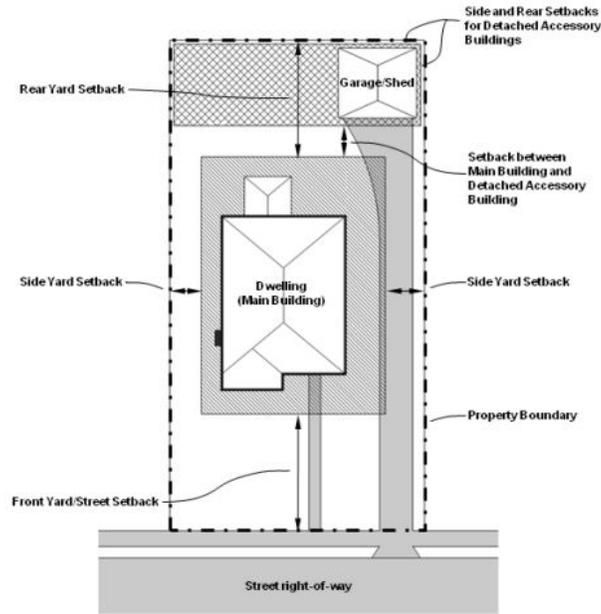
“bulk regulations” aka. “lot layout”

Bulk regulations

TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS			
BULK	R-1ZL ^{1, 10}	R-2 ¹	R-3 ¹
Minimum Lot Width	Single-Family: 40 ft Single-Family Corner Lots: 50 ft Other: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other: 100 ft
Maximum Height ^{3, 6}	2½ stories or 35 ft	2½ stories or 35 ft	2½ stories or 35 ft
YARDS (Additional applicable yard regulations are found in Section 59-12100.3)			
Front Yard	25 ft ⁸	25 ft ⁸	25 ft ⁸
Side Yard	Single-Family: Zero ft from one interior lot line and 10 ft from opposite line Corner Side Yards: 10 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft
Rear Yard	10 ft	10 ft	10 ft

Bulk regulations

Where does building sit?



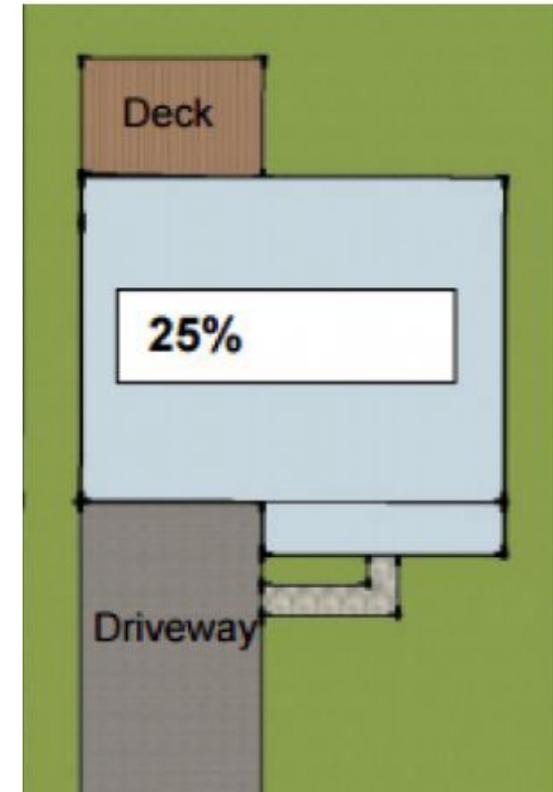
“Setbacks”

How tall is it?



“Building Height”

How much is green vs grey?



“Lot coverage”

Bulk regulations

Where does building sit on the lot?



How tall?



How much front yard?

How much is green vs grey?



Green – 25% Covered



Grey – 100% Covered

Bulk regulations

Where does building sit on the lot?

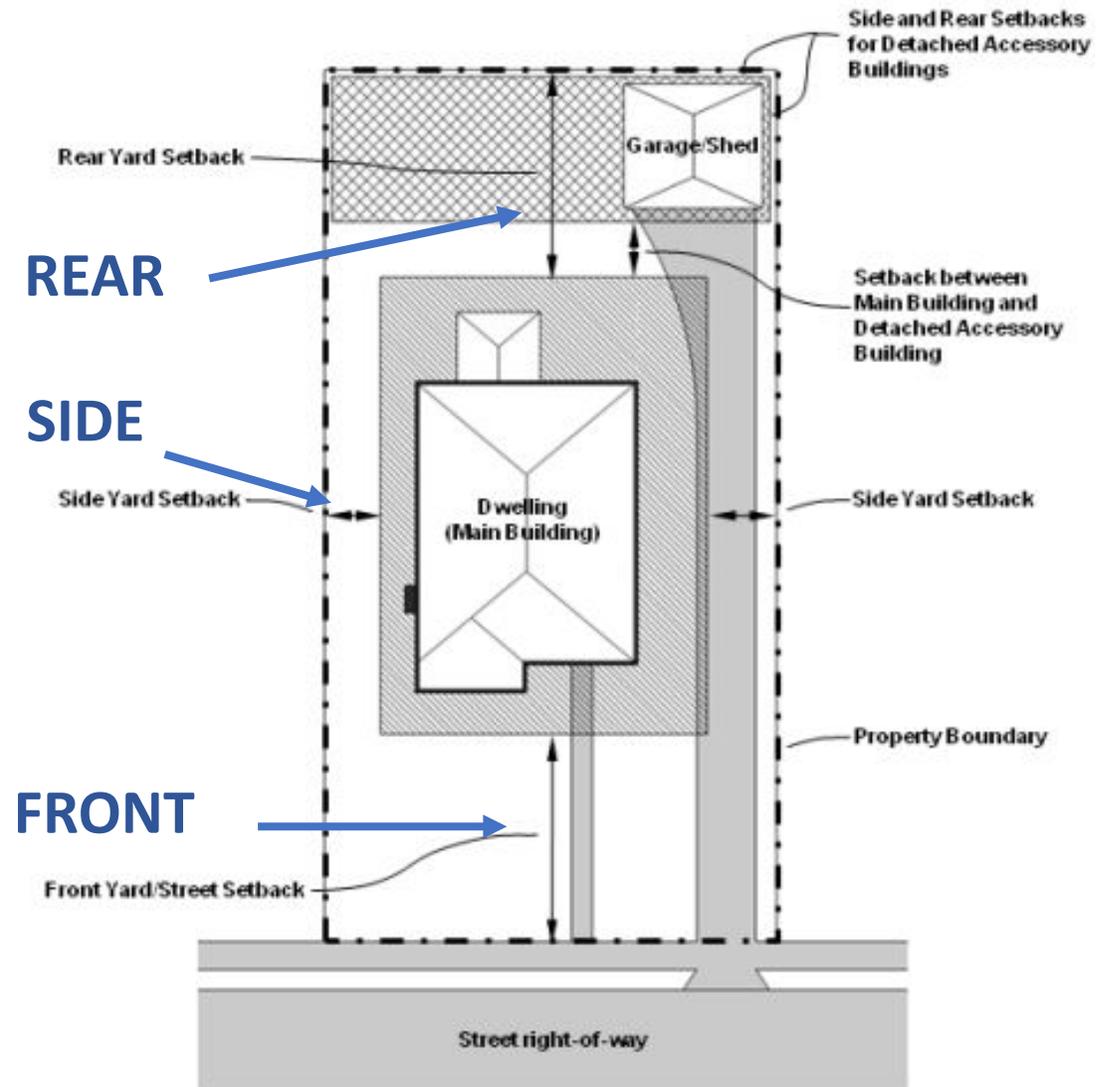
Most OKC zones, except downtown:

Front: 25 feet back from property line

Side: 5 feet from property line, usually that means 10 feet between neighbors

Rear: 10 feet from property line

Rural areas: setbacks are larger



“Setbacks”

Bulk Regulations – Front Setbacks



Setback – 0 feet



Setback – 5 feet



Setback – 10 feet





Bulk Regulations – Front Setbacks



25 feet – front yards, current standard for most single-family residential



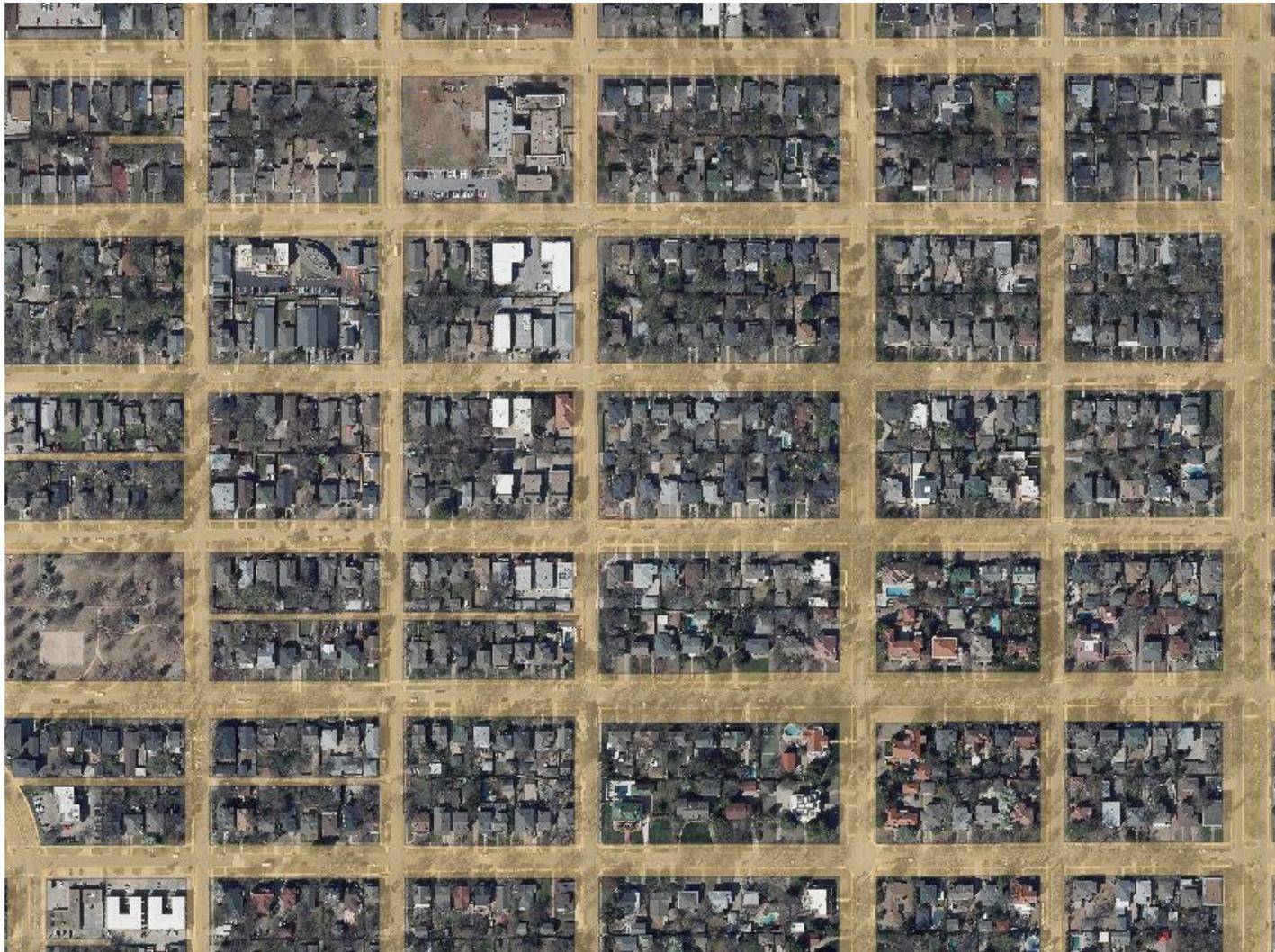
Bulk Regulations – Front Setbacks



**Commercial building setbacks: all 25 feet, except downtown; and special districts like the Plaza district
Apartments adjacent to Braums are 0 feet setback from the property line (SPUD) , Braums building is 90 feet back**



Bulk Regulations – Front Setbacks, ROW varies



Tan = City ROW



Bulk Regulations – Front Setbacks, ROW varies



Right of Way

- car travel lanes
- utility lines
- grass
- sidewalk



Blackwelder – 5-foot building setback but 75 feet of ROW looks like a little more “front yard”

Bulk Regulations – Front Setbacks, ROW varies



15-foot setback + large ROW



5-foot setback + on 75-foot ROW





Bulk Regulations – Front Setbacks, changes over time



Setback – 25 feet next to 5 feet



Setback – all 5 feet



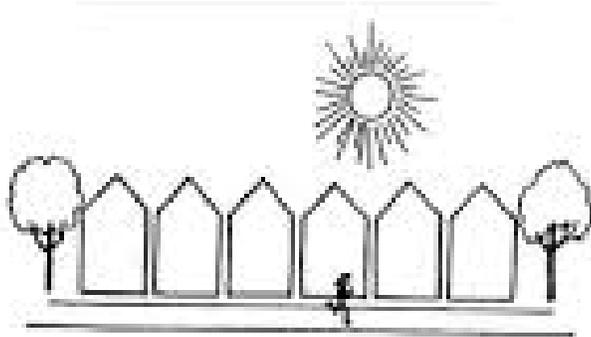


Questions (Setbacks)

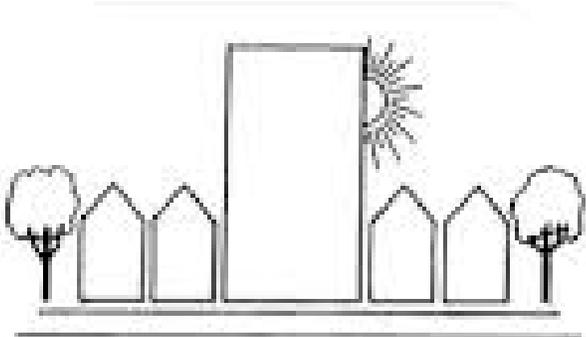


Bulk regulations

How tall is it?



Construct buildings to a height of existing buildings from the historic period on and across the street.



Avoid construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

“Building Height”





Bulk Regulations - Height

- How tall?



Bulk Regulations - Height

- How tall?



Bulk Regulations - Height

- How tall?



Bulk regulations - Height

- Blending heights. Different heights not adjacent but nearby



Union Plaza, looking northeast from closest neighborhood



Founders Tower, looking south from nearest neighborhood



Embassy Suites, looking southwest from nearest neighborhood

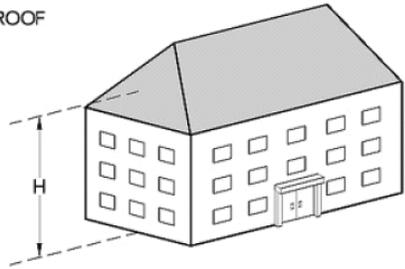
Google images



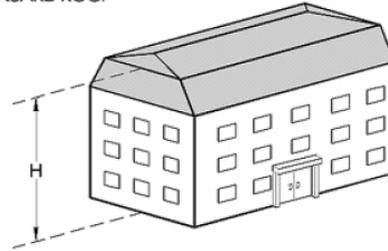
Base Districts - Height

How is height measured?

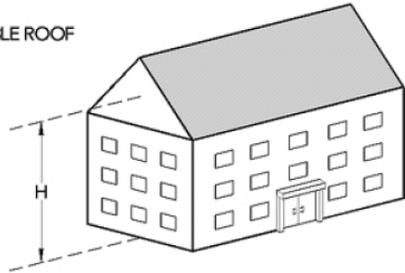
HIP ROOF



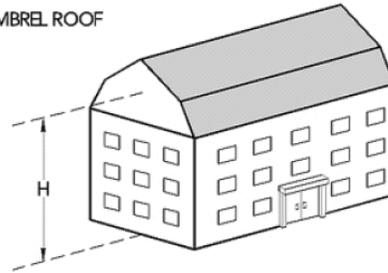
MANSARD ROOF



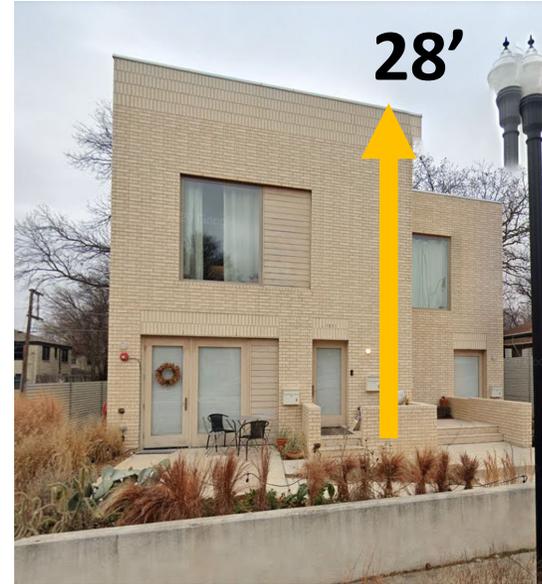
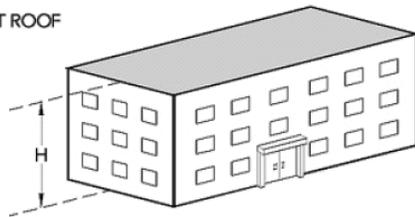
GABLE ROOF



GAMBREL ROOF



FLAT ROOF



Building Height: The vertical distance from grade to the highest point of a 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 pitched or hip roof

Base Districts - Height

Solutions when heights are different?

Stepbacks: one tool

Current code: Buildings of higher intensity can be only 20 feet high within 60 feet of residential up to a triplex



My Edmonds News, Edmonds, WA



Base Districts - Height

Solutions when heights are different?

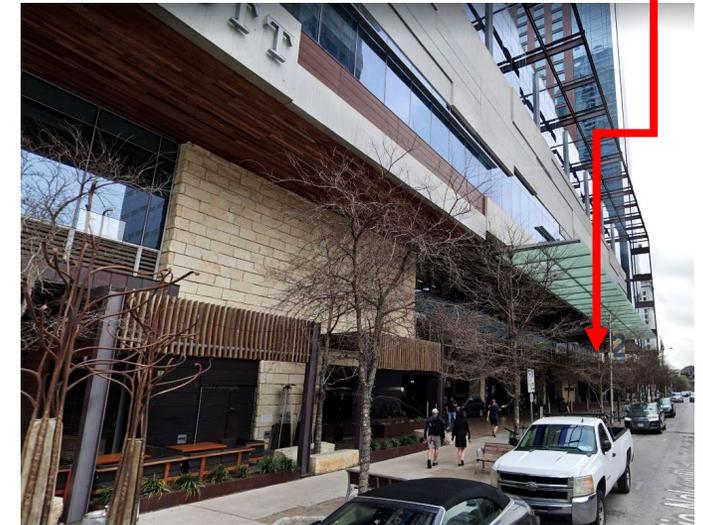
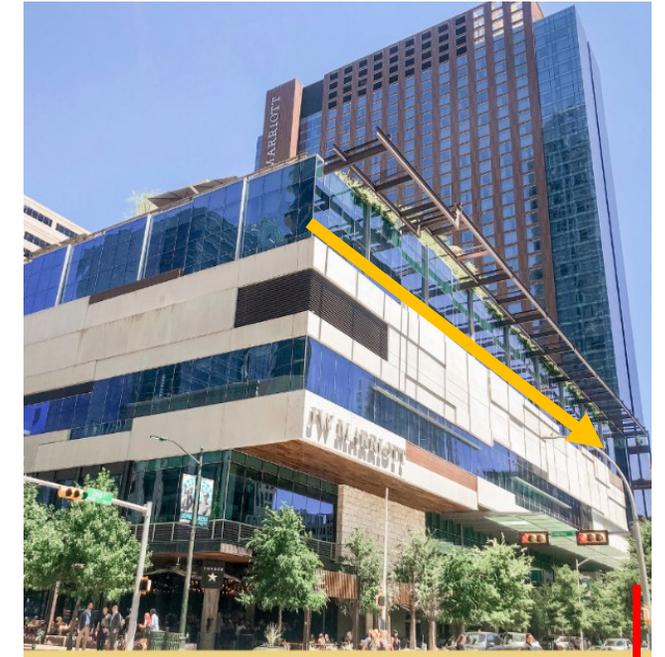
Stepbacks: one tool

Front stepbacks could help:

- Around parks
- To be more friendly to a pedestrian
- To increase light and views between buildings
- To control building mass



City of Pacifica, Ca



Google image, Marriott Austin



Questions (Building Height)

Bulk regulations

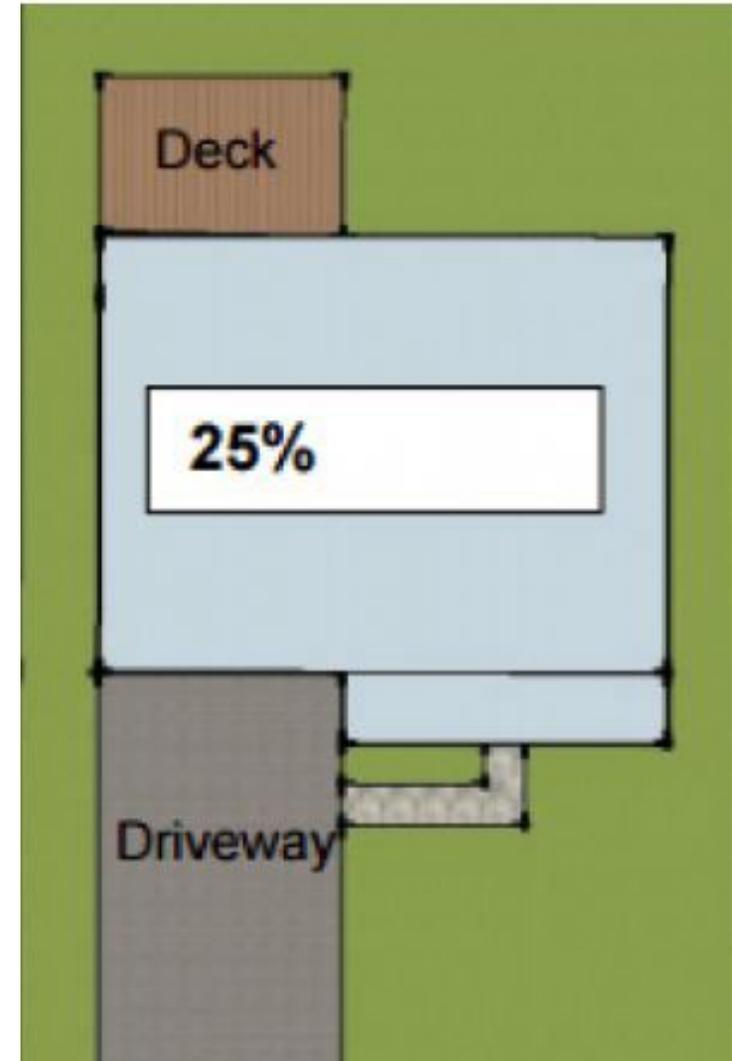
How much is green vs grey?

Definition of Lot Coverage: The proportion of a lot or site covered by principal and accessory buildings or structures (paving/sidewalks)

Current rules regulate lot coverage by zone

Other ways to consider concept:

- **Building Coverage**
- **Impervious Coverage**



“Lot coverage”

Bulk Regulations – Lot Coverage



Most R-1 lot coverage = 25 to 50%
Up to 50% lot coverage allowed



Example of 45% Lot Coverage



Bulk Regulations – Lot Coverage



Most older commercial zoning – 100% lot coverage



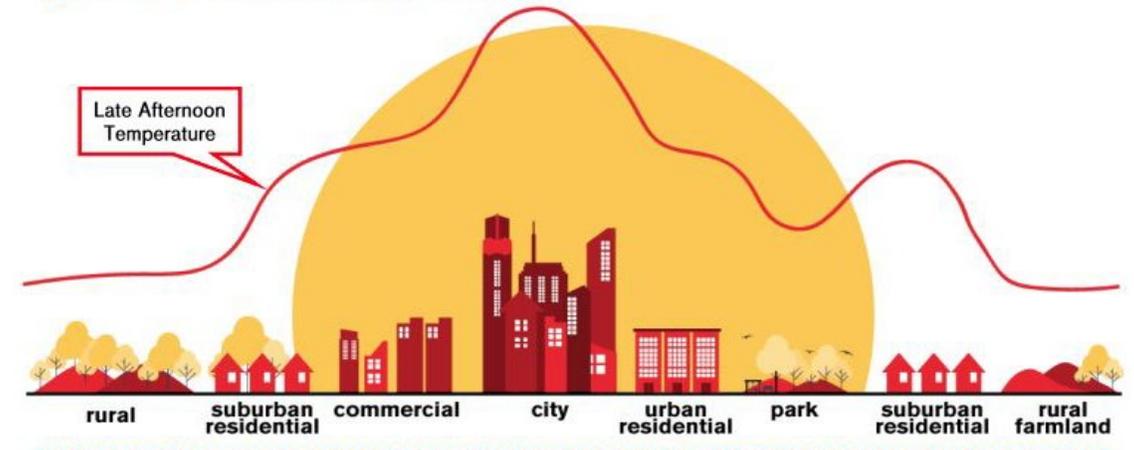
Bulk Regulations – Lot Coverage



Effects of lot coverage

- Compatibility
- Flooding
- Heat island

Figure NB-3: Urban Heat Island Effect

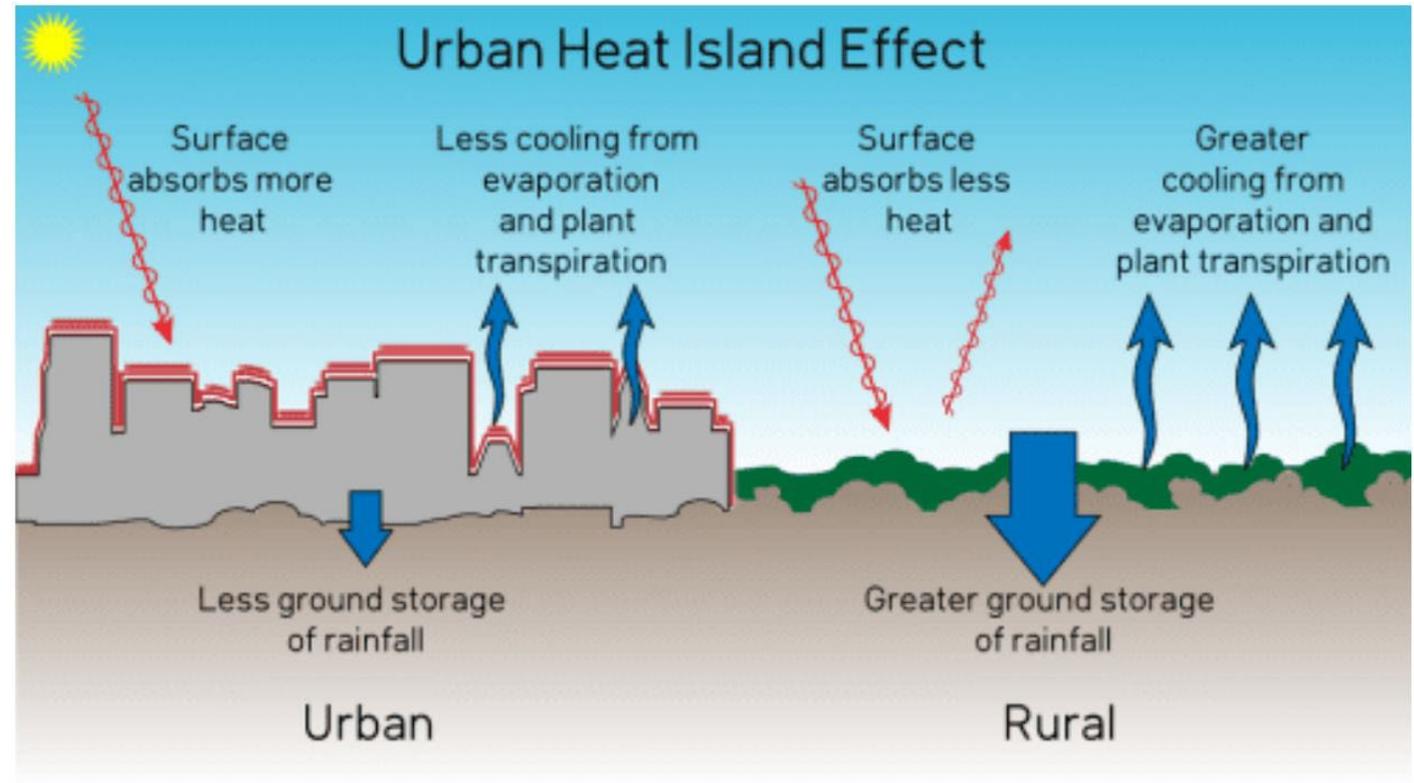
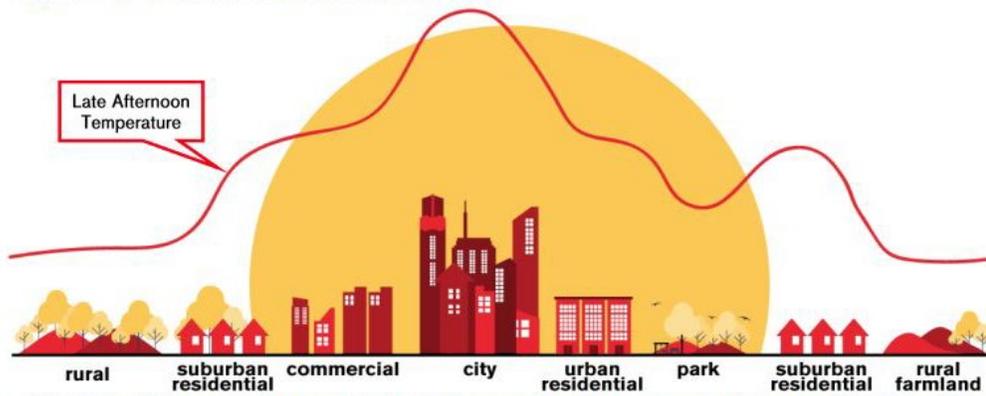


Bulk Regulations – Lot Coverage

Effects of lot coverage

- Heat island

Figure NB-3: Urban Heat Island Effect



[Urban Heat Island: What It Is & Why It Matters to Construction](https://dozr.com/blog/urban-heat-island)
| DOZR, <https://dozr.com/blog/urban-heat-island>

Bulk Regulations – Lot Coverage

Infill vs lot coverage ways to mitigate impacts

- Tree coverage/shade
- Water infiltration areas
- Building materials/light colors





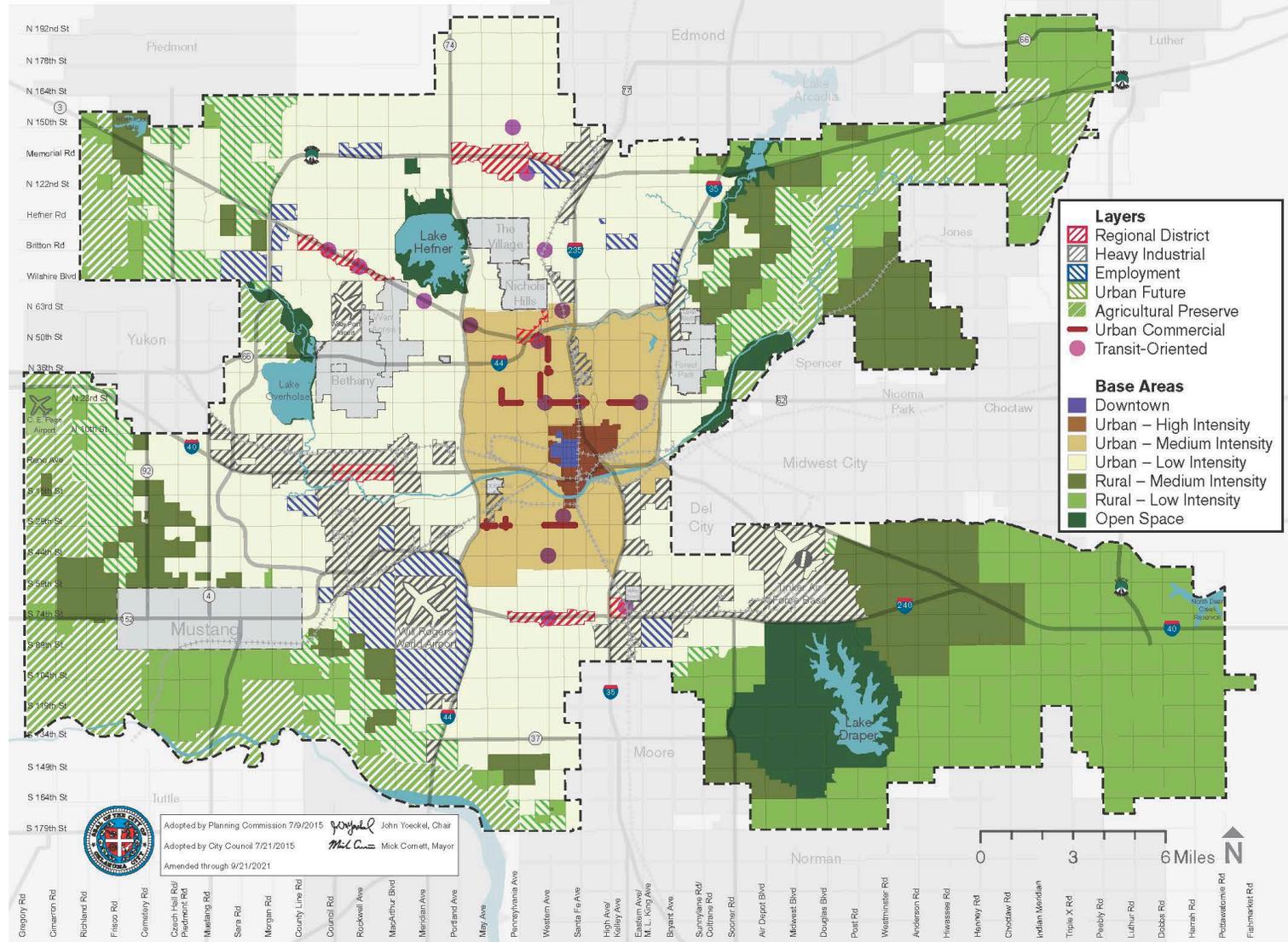
Questions (Lot Coverage)

planokc LUTAS



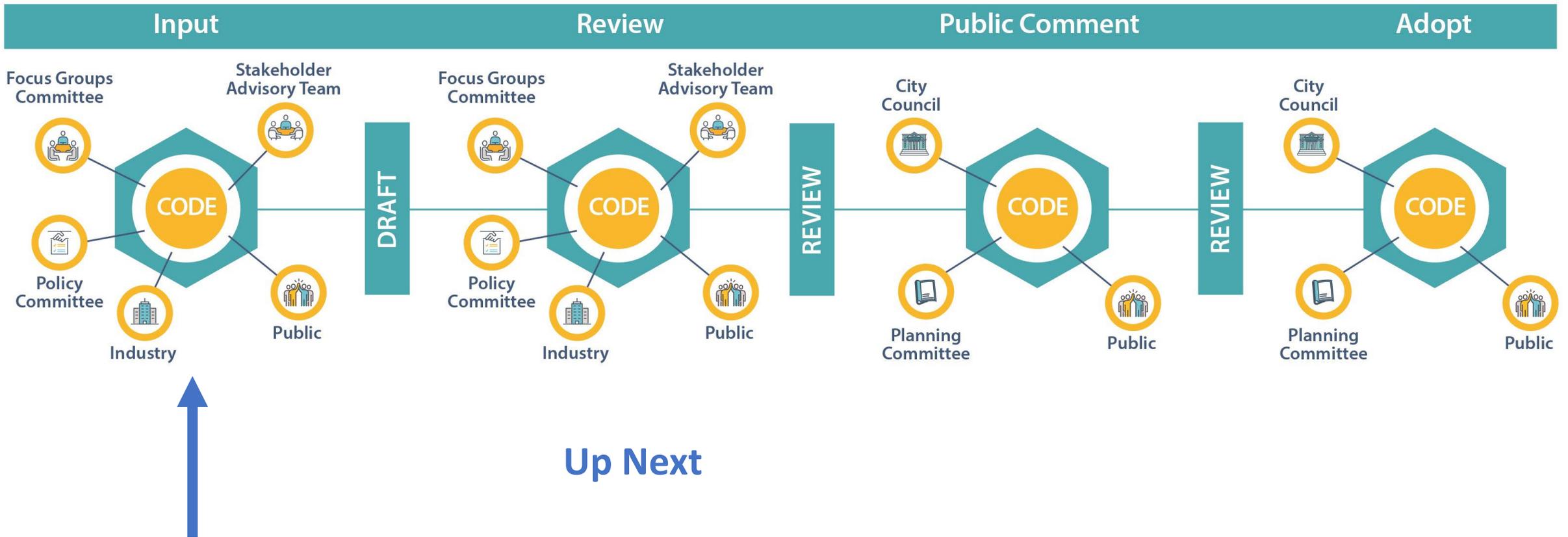
“The LUTAs are oriented around a spectrum of development intensities – from undeveloped Open Space, to the high intensity of Downtown.”
 - *planokc Development Guide*

LAND USE TYPOLOGY AREAS (LUTAs)



Where we are in the code update

Process and Input



Feedback – Take our Survey

Get Involved: OKC Code Update

Watch videos and presentations and stay up to date at okc.gov/codeupdate

Tell us about your hopes and dreams for your neighborhood at:
www.surveymonkey.com/r/okczoning



For more information, contact:

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Survey open through Nov. 11, 2022



Discussion



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<https://www.okc.gov/departments/planning/current-projects/development-codes-update>