

The background features a white central area with a yellow triangle on the left and a dark blue triangle at the bottom. On the right, there is a pattern of teal hexagons with white outlines.

OKC Development Codes Update

Review of proposed new Uses and
Use Regulations

January 8, 2025

Agenda

- ❖ Code Update Update
 - ❖ Uses and Use Regulations
-

Code Update - Update

Division 2 Base Zones

Sec. 59-13 UM (Urban Medium)

- Subsec. 59-13.1 UM-SD, Single Dwelling
- Subsec. 59-13.2 UM-MD, Multi-Dwelling
- Subsec. 59-13.4 UM-O, Office
- Subsec. 59-13.3 UM-MC, Mixed Commercial
- Subsec. 59-13.4 UM-MX, Mixed Use
- Subsec. 59-13.6 UM-LI, Light Industry

• Accessory Dwellings

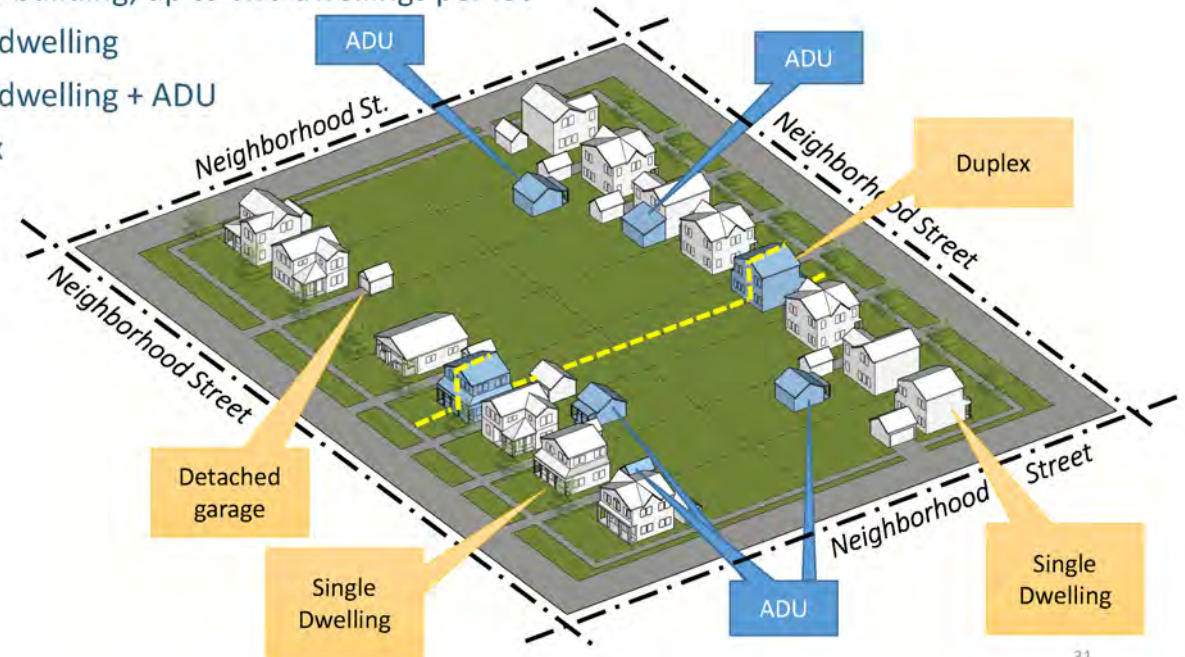
- ✓ Staff proposed to add ADs to current code (April 2024)
- ✓ Planning Commission recommended to Council (Nov 2024)
- ✓ Council discussed (Dec 2024), continued the item
- ✓ City Council to hear item again on Feb 11
- ✓ Two more public hearings after that

[Meeting](#) latest version of the ordinance on primgov City Council link Dec. 17th meeting Item XI. U.

UM SD: Standard Options

One primary building, up to two dwellings per lot

- Single dwelling
- Single dwelling + ADU
- Duplex



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UM-SD Pattern 1



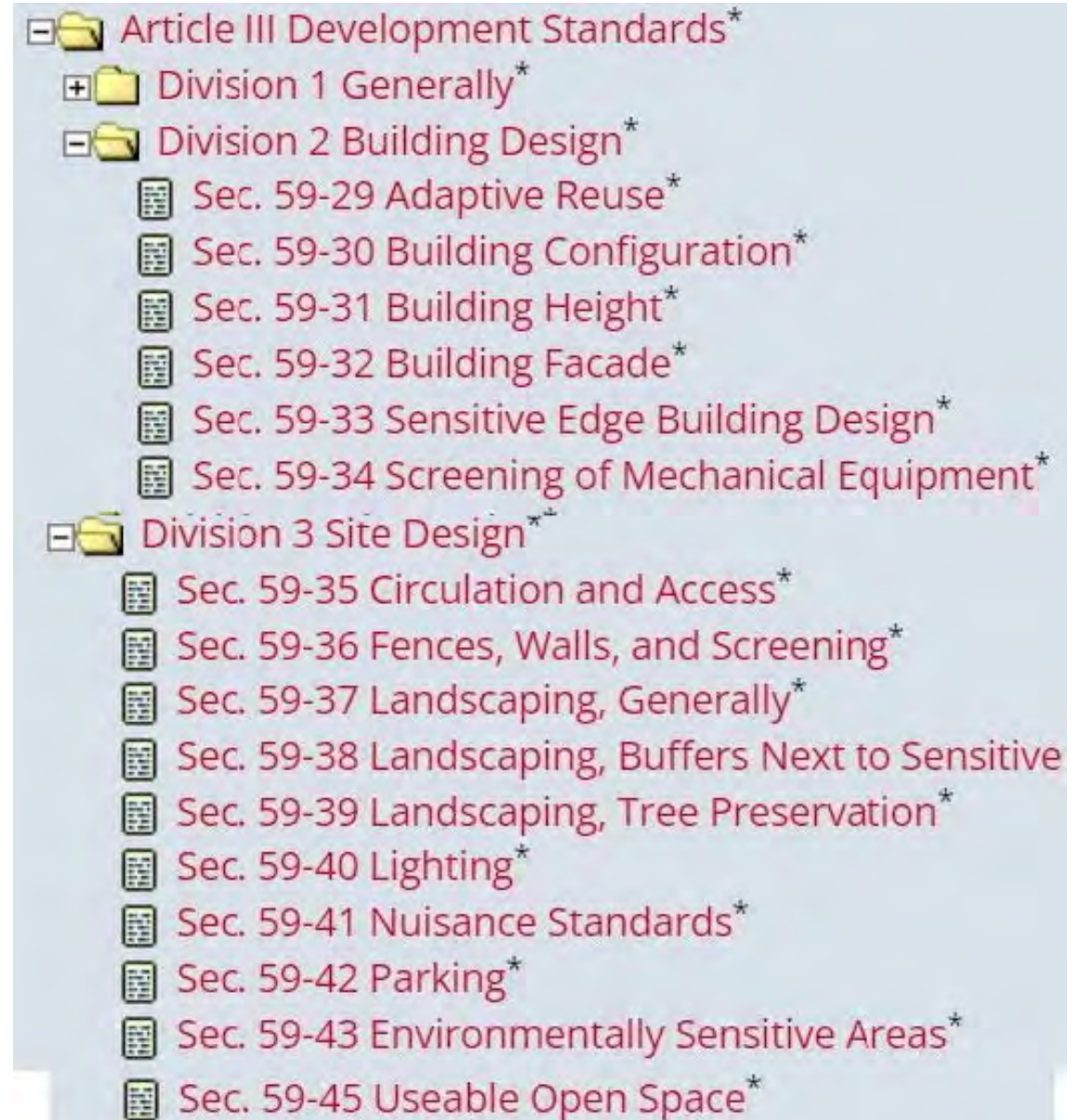
- Urban Medium Base Zones reviewed in 2023

- ✓ SAT Changes incorporated

- Development Standards, working on drafts 2024-2025

- ✓ Basic decisions on order and content
- ✓ Building in “good design” everywhere
- ✓ Adding sections for Building Design
- ✓ Adding sections for Open Space and Environmental Sensitive Areas (ESAs)

Code Update - Update

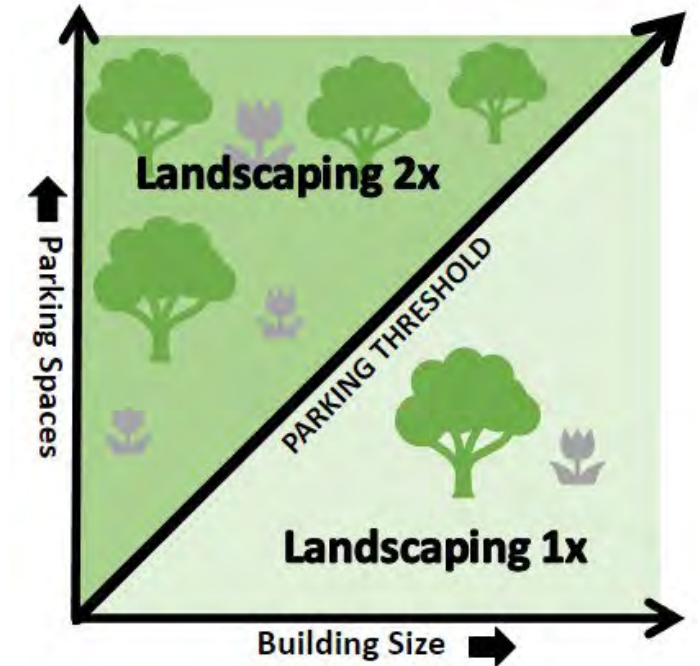




Up Next:

Code Update - Update

- **Parking**
 - ✓ Strategy for parking requirements – Planning Commission study session Jan. 23 (preview of concepts)
 - ✓ Stakeholder Advisory Team – deeper dive into concepts, March-April
- **Building Design**
 - ✓ Chapters go to Architecture Focus Group (Spring)
 - ✓ Stakeholder Advisory Team (late spring)
- **Open Space, Environmental Sensitive Areas, Landscaping**
 - ✓ Landscape Architect Focus Group (Spring)
 - ✓ Stakeholder Advisory Team (Summer)



And after that:

Urban High, Downtown, Rural and Urban Low Zones and Subdivision Regulations

Agenda

❖ Uses and Use Regulations

1. Why are Use changes needed
 2. Goals of the proposed new Uses and Use Regulations
 3. Overview of Proposed Changes
 4. Examples of Changes
 5. Instructions for Review and Comment
-

Why are Use changes needed?

2017 Code Diagnosis

Uses

- Some too narrowly defined
- Some outdated
- Some too specific



Oklahoma City, Oklahoma
Development Codes Diagnosis

June 6, 2017



6 Narrowly Defined Land Uses and Outdated Regulations

- Current standards are cumbersome and ineffective with narrowly defined land uses and outdated standards
- Article 8 of the Zoning Code contains the classifications for all uses. Article 9 contains the standards for all uses. The reader needs to check two very detailed areas of information often for a simple question: "is my proposed use allowed?" For example, the office and commercial table alone lists 112 individual uses. This high level of specificity invites the need for interpretations and the need for more unproductive specificity

Does this issue affect implementation of planokc?

Yes, while some areas need more specificity about uses than others, the areas that do not (walkable urban areas) are hindered by this specificity.

Why are Use changes needed?

Too specific/outdated



- Some uses too narrow: **Fast Food** must have indoor and outdoor service, what is Scooters?

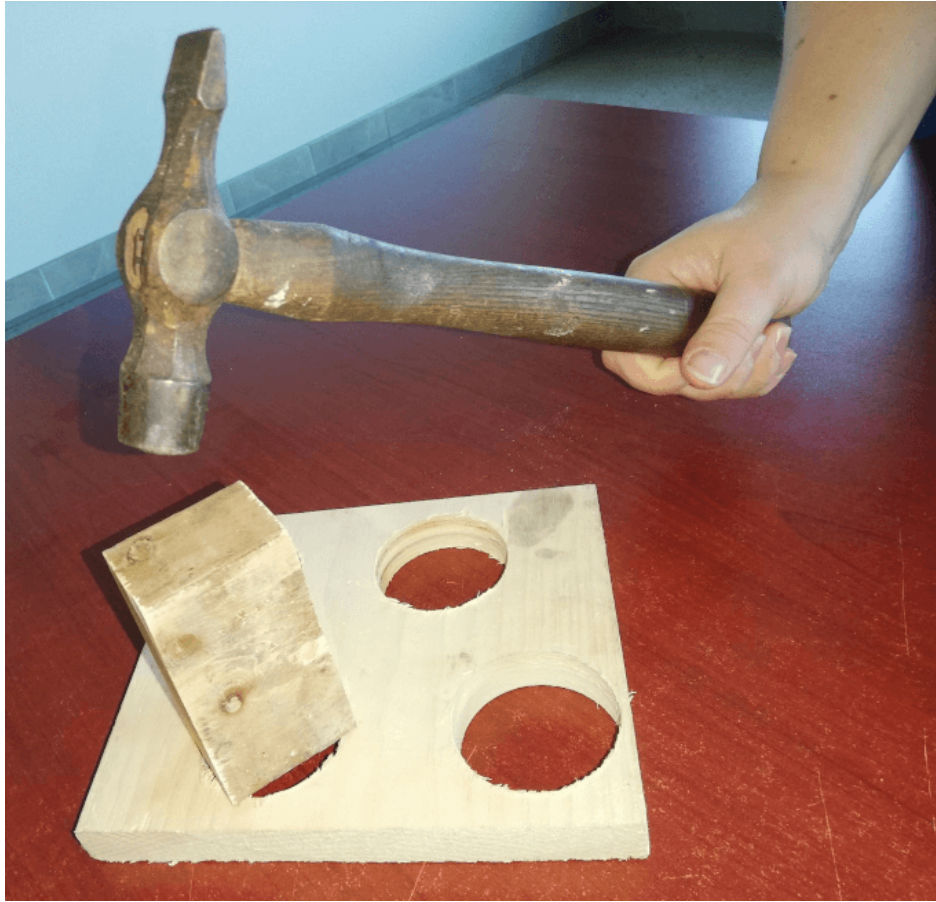


- Some uses outdated: ticket offices under **Personal Services: General**



- Some uses too specific: employment agency and other services under **Business Support Services**

Why are Use Changes needed? Not specific enough



➤ New Uses that don't fit into a category



➤ When a hardware store goes from **Retail Sales** to **Construction Sales**: How to decide?

Why are Use changes needed?

Modernize Uses



- Video Arcades and Health Clubs: **Participant Recreation Indoor**, reaction to use in past times.

- **Personal Services, General**: catch all for personal training, mailing facilities, ticket offices, tattoo parlors, massage services, tag agencies

Why are Use Changes needed?

Missing Uses



➤ Add Event Centers: Indoor and Outdoor



➤ Add Composting: Accessory to another use and stand-alone large-scale uses

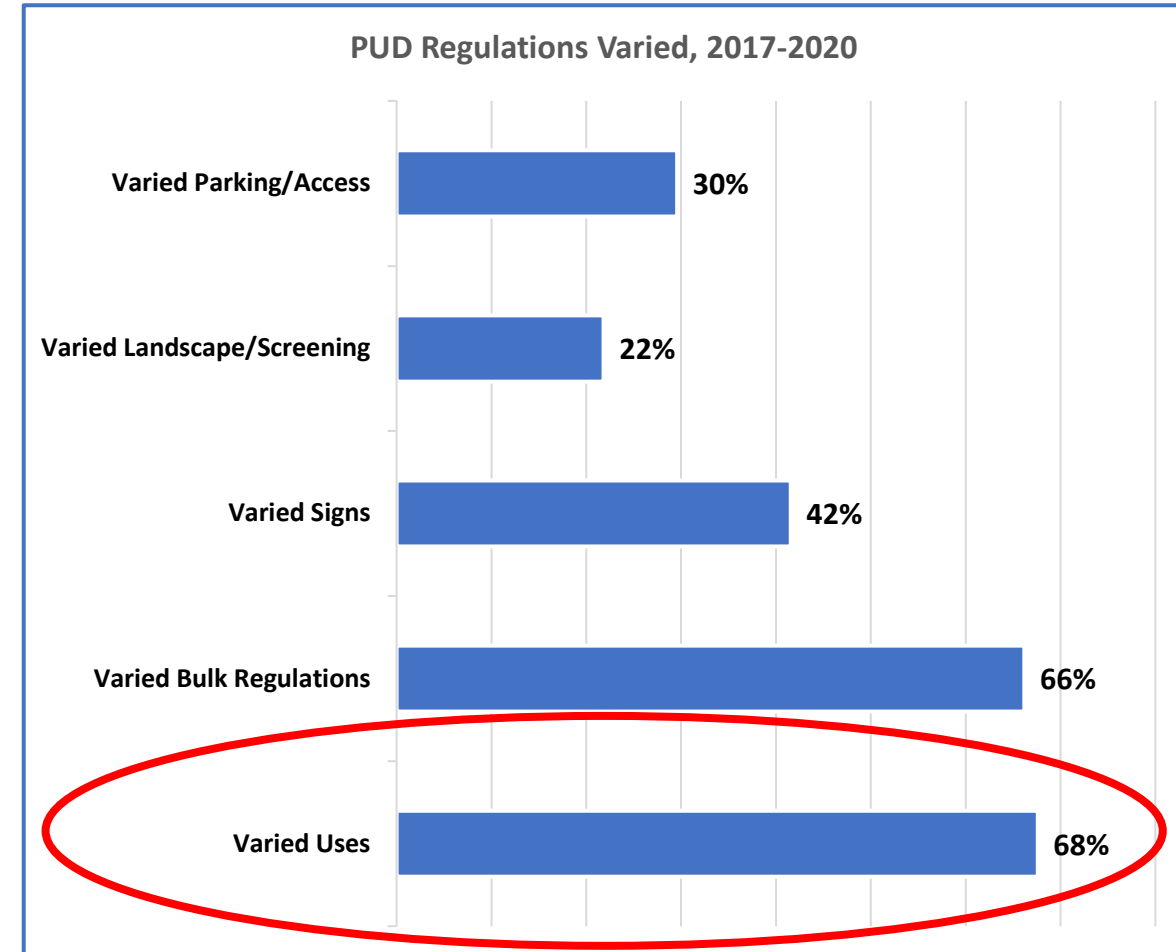
Why are Use changes needed?

PUDs and SPUDs

Uses are the most varied parts of PUDs and SPUDs

➤ What Uses are varied?

- Take **Dispensary** out of **Retail Sales**
- **Auto Storage** needed for any use with fleets
- **Drive-Thru** call boxes and residential
- **Custom Manufacturing** added to commercial
- **High/Moderate Impact Institutional** if receive a college credit
- **Micro-Brewery** added to Commercial
- **Laundry Services** misunderstood as drop-off cleaners
- **Industrial Light**, some uses could be considered Industrial, Moderate some could be considered Office type uses



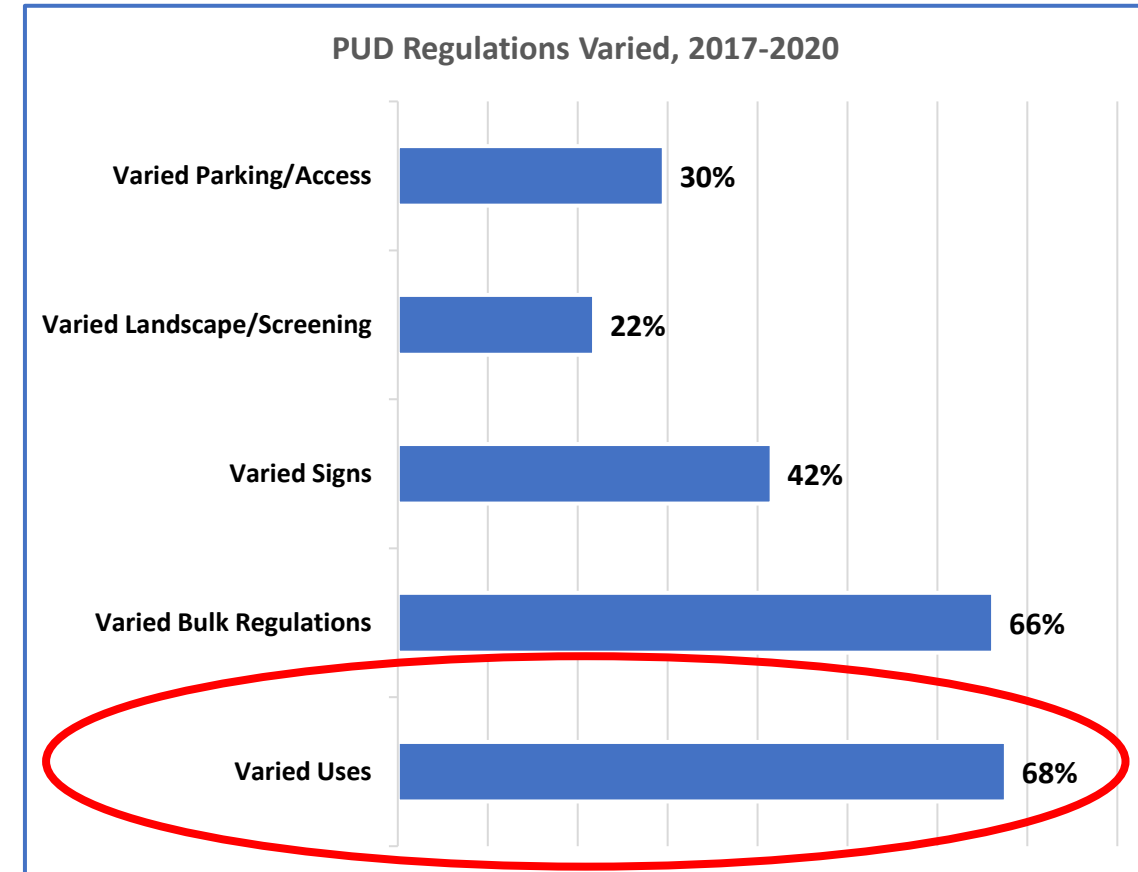
Why are Use changes needed?

PUDs and SPUDs

Uses are the most varied parts of PUDs and SPUDs

➤ What Use Regulations are varied?

- **Wholesaling, Storage and Distribution**, covers too much for a simple warehouse, does not cover enough for fulfillment centers
- **Outdoor sales and storage** (compatibility)
- **Campgrounds/RV Parks** (buffers next to residential)
- **Composting** not enough standards to allow without a PUD
- **Marijuana Dispensary or Processing** for provisions for ventilation
- **Restaurant Patios** for hours of operation near residential
- **Urban Farms** for which accessory uses are allowed



Goals of Use and Use regulation re-write

1. Modernize Uses

- ✓ Faster permitting
- ✓ No more square-peg-round-hole attempts
- ✓ Fewer PUDs and SPUDs for use variances

2. Easy to use, broadly applicable

- ✓ More user-friendly
- ✓ Find regulations faster
- ✓ Head off interpretation issues by the applicant and by the staff

3. Enhance Use regulations

- ✓ Address compatibility issues often brought up in PUDs and SPUDs



Snip of a PUD use section

Use tables - more details to come

Table 59-22.1-1 Use Table for Rural and Urban Low LUTAS										
	Use Regulations (Art. VI)	RL LUTA			RM LUTA		UL LUTA			
		RL-AG	RL-AR	RL-RC	RM-SD	RM-RC	UL-SD	UL-MR	UL-NC	UL-MX
Civic										
Colleges or Universities				SP		SP				
Emergency or Homeless Shelter and Feeding Sites		SP		SP		SP			SP	SP
Forced Detention and Correction Facilities				SP		SP				
Library and Community Centers				[P]		[P]			[P]	[P]
Military Installation		SP		SP		SP				
Museums				P		P			P	P
Neighborhood Park		[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]
Religious Institution		[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]
School, Major		SP	SP	SP	SP	SP	SP	SP	SP	SP
School, Minor		SP	SP	SP	SP	SP	SP	SP	SP	SP
Commercial / Mixed Use										
Animal Services										
Livestock Auction		SP	SP	SP		SP				
Horse Stable		P	P	P		P				
Kennel, Boarding and Veterinary		[P]		[P]		[P]				
Kennel, Grooming and Veterinary		P		P		P			P	P
Animal Interment		[P]		[P]		[P]				
Automotive & Equipment										
Automobile Vehicle Impound Yards and Damaged Vehicle Auctions and Sales										
Automobile and Vehicle Sales and Rental, Indoor										

We will still have the use tables!

Need to complete all the new zones.



59-205 Use Definitions

(from Article VIII Use Unit
Classifications)



Overview of proposed changes

What informed the proposed changes?

- Planning Commission solutions over the years
- Staff efforts over the years to interpret the definitions and apply them to new uses
- Staff work group went through every use and discussed wording issues , including Subdivision and Zoning, Development Services, and Code Enforcement
- Urban Agriculture/Composting focus group, 2024



Overview of proposed changes

New Uses list is more streamlined, updated and organized

- 146 current uses combined to 124 uses
- 44 of the 124 uses modernized
- Added 15 new uses
- Consolidated sections of Article XII Site Development Standards into new Article VI, Use Regulations



New Cottage Court use



Surface goods and Distribution updated



Overview of proposed changes

Highlighted changes: Combined and Modified Uses

- Manufactured Housing/MH Parks – R-MH-2 to a use
- Restaurants– combining Eating Establishment types
- Drive-through and Restaurant Patios are accessory uses with their own zone allowances and use regulations
- Construction Sales (where outdoor display exceeds 10%)
- Accessory Structures and Equipment
- Industrial – split into two categories
- Surface Goods, Truck Freight (fulfillment centers)
- Urban Agriculture – 3 types

Overview of proposed changes

Highlighted changes: New Uses

- Event Centers (small/large-rooftop)
- Marijuana dispensaries, processing and grows
- Micro-brewery and distilleries
- Composting Facilities
- Food Service (drive-thru only/delivery only (ghost kitchens)
- Military Installation, Universities, High Schools (separated from High Impact Institutional)
- Elementary Schools and Religious Institutions (separated from Low Impact Neighborhood Related)
- Cottage Courts
- Townhomes



59-102 Use Regulations

(from Article IX Use Standards)

Example of an existing Use Regulations

9350.21.1. Composting (59-8150.6.2).

- A. In Residential Districts R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, or R-MH-2 Composting requirements shall be as follows:
 - (1) Compost shall be located in the rear yard.
- B. Composting shall be managed and cared for to prevent infestation of insects, rats, vermin, other pests, and shall not be allowed to become trash as defined in Oklahoma State Statute Section 11-22-111. (Cleaning and Mowing of Property).
- C. Composting must be managed to prevent unpleasant or noxious odors and comply with Environmental Performance Standards, as set forth in [Section 59-12400](#) (Environmental Performance Standards).
- D. Composting must minimize run-off into waterways and onto adjacent properties.



Example of new Use Regulation

Sec. 59-121 Composting

3. *Principal Use Dimensional Standards.* Composting facilities are subject to the following setbacks or that of the applicable zone, whichever is more restrictive:

Table 59-121.1 Principal Use Composting Dimensional Standards		
	Small Composting Facility	Large Composting Facility
Compost allowed on-site at any one time (<i>max.</i>)	7,500 cubic yards	35,000 cubic yards
Setbacks		
Property Line or adjacent residential zone or use (<i>min.</i>)	100'	300'
Water Well (<i>min.</i>)	300'	300'
Municipal water supplies or wells (<i>min.</i>)	300'	300'
Downgradient surface water bodies (<i>min.</i>) (1)	100'	100'
Upgradient surface water bodies (<i>min.</i>) (1)	100'	100'

Example of new Use Regulation

Sec. 59-121 Composting

8. *Accessory Use Dimensional Standards.* Composting facilities are subject to the following setbacks or that of the applicable zone, whichever is more restrictive:

Table 59-121.2 Accessory Use Composting Dimensional Standards				
	Residential Composting	Community Garden Composting	Accessory Commercial Composting	Agricultural Composting, includes Urban Farms
Compost feedstocks allowed on-site at any one time (<i>max.</i>)	20 cubic yards	50 cubic yards	500 cubic yards	25,000 cubic yards
Setbacks				
Abutting residential zone or use (<i>min.</i>)	10'	20'	50'	100'
Water Well (<i>min.</i>)	100'	100'	300'	300'
Municipal water supplies or wells (<i>min.</i>)	100'	100'	300'	300'
Downgradient surface water bodies (<i>min.</i>)(1)	100'	100'	100'	100'
Upgradient surface water bodies (<i>min.</i>) (1)	100'	100'	100'	100'



Example of new Use Regulations

Sec. 59-121 Composting

B. Generally

1. **Regulations.** All composting operations shall occur per applicable City, Oklahoma DEQ and Oklahoma Department of Agriculture and Forestry (ODAFF) rules and regulations.
2. **Limited Operations.** Composting operations that require ODAFF approval shall be permitted only in a Composting Facility or a Composting, Accessory Agricultural use.
3. **Prohibited Materials.** Composting facilities may not accept hazardous waste, as defined in federal regulations at 40 CFR Part 261 and the Oklahoma Hazardous Waste Management Act (27A O.S. 2-7-103).
4. **Application.** All zoning or building permit applications for Composting Facilities shall include:
 - a. A responsible party for the facility.
 - b. A certification that the facility meets all applicable local and/or state organic material facility permitting requirements.
 - c. A statement listing remediation plans for potential odor, pest control, and traffic.
 - d. A site monitoring plan, including the timing and duration of temperature checks to certify that minimum safety precautions are met.
5. **Screening.** In-vessel or fully enclosed compost bins shall not require screening. Other bin types and piles shall be screened by:



Use Regulations

Reasons for deleting some standards:

- Fixed the use issue by changing the definition
- New zone patterns and buffers address compatibility or other concerns
- Combined the use with another and the regs moved to that use

Reasons for adding standards:

- Regulate a use that we want more places
- Transferred from another part of the code (most)
- Didn't have a use regulation before and input warranted one

Deleted use regs	Added use regs
Adult Day Care	Commercial Kiosk
Agricultural Supplies	Custom Manufacturing
Artistic Graphics	Event Centers
Congregate Care and Convalescent Centers	Farmers Markets
Horticulture	Food Service
Industrial Moderate	Food Trucks
Participant Recreation, Indoor	Grocery Store
Retail Sales	Land Lease Community
Moved from other sections	Live-Work Dwelling
Accessory Structures	Multi-Dwelling
Carports	Religious Institution
Drive-Throughs	Solar Farm
Home Occupation	Supportive Housing
Land Lease Community	
Satellite Dish Antennas	
Wind Energy Conversion Systems	



Instructions for review and comment: Use Descriptions

Code Update Commercial and Accessory Uses

Blue = revised text, usually clarifications and revised wording Black text = same as current code

Green = new use/new text Red Text: Reason for change if major change

Proposed NEW Use name	Proposed NEW Description	Current description	Current Code reference
	refuse, biomedical waste materials or hazardous waste materials. Sanitary Landfills and Hazardous Waste Disposal sites are not allowed under this use.		
Aircraft	Permanent and temporary facilities which provide access to airborne transport for people and goods. Typical uses include airports, aircraft landing strips, outdoor flight training, aerial applicator fleets/training, heliports, helicopter landing pads, and landing fields for hot air balloons or non-fixed wing aircraft or drones.	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. <i>Reason for change: Clarifying typical uses.</i> <i>See Use Reg. 59-109, same as current in 9350.64</i>	8400.2
Surface Goods, Railroad Freight	Facilities which contribute to the surface movement of inter-city freight and heavy equipment, including packaging, 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	Transportation Facilities: Surface Goods, General Same <i>No use regs in the proposed code or current code,</i>	8400.5



Instructions for review and comment: Use Definitions

- Find Definition in alphabetical order in Encode

[Document Viewer | Unified Development Ordinance](#)

- Other non-use definitions are in this section too, you can comment on those too





Instructions for review and comment: Use Regulations

- Find Use Regulation in alphabetical order in Encode

[Document Viewer | Unified Development Ordinance](#)

- Comments will be at the bottom of the section, you can't choose a word and comment on that word



Instructions for review and comment: Uses

Review lenses

- Is the use described thoroughly enough?
- Can we combine any more uses?
- Emerging industries, have we covered everything?
- Is there wording that may have affected a permit you were trying to get?
- In Use Regulations, have we solved problems that result in PUD/SPUD?
- Are Use Regulations clear?





Instructions for review and comment

Review Timeline (suggested)

- **January and February 2025:** SAT Online meetings by topics TBD; Code Update staff on call to answer questions/ staff can join
- Office hours online meetings for individual questions
- **By March 3:** Comments due from SAT
- **Late spring:** Release new use regulations for public comment in Encode

Instructions for review and comment

Volunteers and Process ideas

- Review individually; ask for more information if needed?
- Split into groups that review by topic?
- Online meetings by topic, smaller chunks?
- Review in larger chunks, fewer meetings?

Discuss...



OKC Code Update Contact Information

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New uses:

- Townhouse
- Cottage Court
- Land Lease Community (formerly MH zones and overlays)
- Re-Entry Facility
- Supportive Housing
- Automobile and Vehicle Sales and/or Auctions, Online Only
- Event Center, Restricted
- Event Center, General
- Financial Institution (doesn't include Payday Loan)
- Food Service (ghost kitchens, caterers, drive-thru only)
- Food Truck Court
- Medical Marijuana Dispensary
- Micro-Brewery/Distillery
- Business Services (combination of personal services, general; and Wholesaling, Storage Distribution, Restricted)
- Marijuana Processing, General and Restricted
- Agricultural Processing: Medical Marijuana Growing
- Hotel, Limited
- Hospital
- Solar Farm, Large, Medium, Small
- Composting Facility
- Wind Energy Conversion Systems, Private and Commercial



Deleted/changed uses (absorbed in other uses)

- Delete Industrial Hazardous (combines with Industrial Heavy)
- Delete Industrial Moderate (combines with Industrial Low to Moderate or Heavy)
- Change Automobile Dealerships and Malls (changes to *Automobile and Vehicle Sales and Rentals*)
- Change Participant Recreation and Entertainment (changes to *Participant Recreation Indoor and Outdoor*)
- Change to Neighborhood Business (any retail, food and beverage or personal services under 8,000 sf)
- Change to Spectator Sports / Performance Venue (replaces Spectator Sports and Entertainment: General)
- Change Wholesaling and Storage to Warehouse, Commercial better defined
- Several uses have name changes or wording changes to make them clearer
- Some uses were pulled apart to make clearer uses, some uses were put together to make clearer uses

Uses that were combined:

<i>Industrial</i>	Aboveground Flammable Liquid Storage Restricted	8350.1	Combined restricted and general into one use
	Industrial Moderate	8350.7	Portions went to Heavy, portions went to Light
	Research and Development	8350.1	Portions went to Heavy, portions went to Light industrial
<i>Agriculture</i>	Agricultural Processing Limited	8150.2	Combined limited and general use
	Greenhouse	8150.6.3	Moved regulations to Urban Agriculture
	Hoop House	8150.6.5	Moved regulations to Urban Agriculture

<i>Commercial and office</i>	Bingo Parlors	8300.22	Combined with Participant Recreation, Indoor
	Business Support Services	8300.24	Moved to Office
	Commercial Blood Center	8300.26	Moved to Medical
	Eating Establishments, Drive-In	8300.34	Moved to Restaurant with Drive-thru as Accessory
	Eating Establishments, Fast Food	8300.35	Moved to Restaurant with Drive-thru as Accessory
	Eating Establishments, Fast Food With Drive-Thru	8300.36	Moved to Restaurant with Drive-thru as Accessory
	Eating Establishments, Alcohol Not Permitted	8300.37	Changed to Restaurant
	Eating Establishments, Alcohol Permitted	8300.38	Changed to Restaurant
	Eating Establishments, Limited Alcohol Permitted	8300.39	Changed to Restaurant
	Personal Services, General	8300.58	Moved to Office and Personal Services
	Research Services, Restricted	8300.62	Moved to Industrial Light
<i>Residential</i>	Community Recreation Restricted	8250.4	Combined into Neighborhood Park

Uses that were added/split:

<i>Industrial</i>	Marijuana Processing, General
	Marijuana Processing Restricted
<i>Agriculture</i>	Agricultural Processing, Medical Marijuana Growing
	Composting, Accessory
	Composting, Consolidation Site
	Composting Facility, Large
	Composting Facility, Small
	Farmers Market
<i>Commercial and Office</i>	Automobile and Vehicle Sales and Rental Indoor
	Event Center, Restricted
	Event Center, General
	Financial Institution
	Food Service
	Food Truck and Court
	Hotel, Limited Service
	Hospital
	Inpatient Rehabilitation and Palliative Care
	Medical Marijuana Dispensary
	Micro-Brewery/Distillery

<i>Utilities and Infrastructure</i>	Solar Farm, Large Scale
	Solar Farm, Medium Scale
	Solar Farm, Small Scale
	Wind Energy Conversion Systems, Commercial
	Wind Energy Conversion Systems, Private
<i>Residential</i>	Townhouse
	Cottage Court
	Supportive Housing
	Re-Entry Facility
<i>Civic</i>	College or Universities
	Religious Institution
	Military Installation

NEW accessory uses:

Accessory uses	Accessory Structure
	Carport
	Commercial Kiosk
	Drive-In or Drive-Through
	Food Truck
	Home Occupation
	Model Home and Accessory Parking Lot
	Outdoor Display and Sales
	Outdoor Storage
	Restaurant Patio
	Satellite Dish Antennas
	Temporary Home: Medical Hardship
	Temporary Structures and Uses

Allowed if have a primary use, or for a drive-through only facility where permitted

- **Drive-through:** if you can meet the use regulations you can have one, if you can't then you can't, not allowed in all zones
- **Commercial Kiosk/Food Truck:** ie. ice machine. Sets rules for how they can be added to a use
- **Outdoor Storage:** must meet use regulations and zones allow or not
- **Restaurant Patio:** must meet use regulations and zones allow or not
- **Shed/Accessory structure:** must meet use regulations