



**FORM-BASED CODE**  
**TULSA, OKLAHOMA**

APRIL 29, 2011  
(AMENDED APRIL 5, 2012)



FERRELL  
MADDEN  
LEWIS

## **How to Use the Code**

1. Determine if property in question is located within the Regulatory Area, as identified on the City of Tulsa Zoning Map or within the Form-Based Code Regulating Plan.
2. Determine whether your intended changes would trigger a level of Code compliance by looking at the Applicability Matrix provided in Section 204.C of this Code.
3. Look at the adopted regulating plan. Find the property in question. First note the color of the fronting street-space—this determines the applicable building form standard (see the key located on the regulating plan). Note the required building line (RBL) and the parking setback line.
4. Find the appropriate building form standard in Chapter 4. Building Form Standards. The building form standards will tell you the parameters for building on the site in terms of height, siting, elements and use. Note the general provisions provided in Section 402.
5. Additional regulations regarding streets and other public spaces surrounding the property are also found in Chapter 5. Urban Space Standards, and Chapter 6. Parking Standards. These sections establish the general parameters for the character of the street-space, including sidewalk and tree planting area dimensions and on-street parking configurations; and parking requirements.

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(Published in the Tulsa Daily Commerce  
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Ordinance No. 22411

AN ORDINANCE CREATING AND ADOPTING A NEW TITLE 42-B, TULSA REVISED ORDINANCES, TITLED "FORM-BASED CODE", RELATED TO RESTRICTIONS ON LAND USES WITHIN THE CITY OF TULSA; PROVIDING FOR THE REGULATION OF LAND DEVELOPMENT BY SETTING CONTROLS ON BUILDING FORMS, HEIGHT AND SITING, AND DEFINING PUBLIC SPACES; ESTABLISHING PERMITTED USES WITHIN SPECIFIED STREET FRONTAGES AND FOR NONCONFORMING USES; PROVIDING FOR THE ADMINISTRATION OF THIS CODE; ESTABLISHING A REGULATING PLAN FOR PROPERTIES WITH A "FORM-BASED DISTRICT" REGULATED BY THIS CODE; ESTABLISHING STANDARDS FOR BUILDING FORMS, CITY BLOCKS, STREET CONNECTIVITY AND VEHICULAR ACCESS; SPECIFYING BUILDING FORM STANDARDS FOR URBAN GENERAL FRONTAGES, TOWNHOUSE/SMALL APARTMENT FRONTAGES, RESIDENTIAL DETACHED FRONTAGES AND WORKSHOP FRONTAGES; REGULATING SIGNAGE, LIGHTING AND MECHANICAL EQUIPMENT ON PROPERTIES; REGULATING URBAN SPACE, INCLUDING STREETSAPES, TREES, SQUARES, CIVIC GREENS, PARKS, GARDENS AND PATHS; ESTABLISHING PARKING STANDARDS; PROVIDING DEFINITIONS; PROVIDING AN APPENDIX OF NON-REGULATORY/ADVISORY ILLUSTRATED STREET TYPES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TULSA:

*Section 1. That a new Title 42-B, Chapters 1 through 7, Tulsa Revised Ordinances, and its Appendix be and the same are hereby enacted to read as follows:*

**"TITLE 42-B FORM-BASED CODE**

- Chapter 1. Purpose**
- Chapter 2. Administration**
- Chapter 3. Regulating Plans**
- Chapter 4. Building Form Standards**
- Chapter 5. Urban Space Standards**
- Chapter 6. Parking Standards**
- Chapter 7. Definitions**
- Appendix Illustrated Street Types**

## **CHAPTER 1. PURPOSE**

Section 101. Purpose

Section 102. Other applicable regulations

### **Section 101. Purpose**

- A.** This Form-Based Code (“Code”) regulates land development by setting controls on building form—while employing flexible parameters relative to building use. This Code uses graphic prescriptions and parameters for height, siting, and building elements to define public space and broad parameters for uses within buildings.
- B.** The standards provided incorporate the principles of traditional place-making and urban design. These standards provide the foundation for long-term redevelopment in areas zoned for regulation by this Code, provide for the efficient use of land and accommodate change over time.
- C.** This Code shall be applied to new, infill development and re-development in designated locations in order to achieve the following goals, using public and private investment:
  - 1.** Capitalization on public investment in existing infrastructure;
  - 2.** Promotion of compact, mixed-use development at an urban density;
  - 3.** Ensuring transit-supportive and transit-serviceable development; and
  - 4.** Requiring pedestrian-oriented and transit-oriented design.
- D.** The creation of transit- and pedestrian-oriented development is dependent upon three factors: density, diversity of uses and design. This Code places emphasis on design or physical form.

## **Section 102. Other applicable regulations**

- A.** All development must comply with relevant federal, state and City regulations. Whenever any provision of this Code imposes a greater requirement or a higher standard than is required in any state or federal statute or other City ordinance or regulation, the provisions of this Code shall govern unless preempted by state or federal law.
- B.** Wherever there appears to be a conflict between the Form-Based Code and other sections of the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances and subdivision regulations for the Tulsa Metropolitan Area, the requirements specifically set forth in this Code shall prevail.
- C.** This Code shall not interfere with or annul any easements, covenants, or other agreements between parties; provided that where this Code imposes a greater restriction upon the use and dimensions of buildings, structures or land, or requires larger open spaces than imposed by other ordinances, regulations, permits, private easements, covenants or agreements, the provisions of this Code shall govern.
- D.** Where this Title (42-B) is silent applicable provisions of Title 42 shall control.

## **CHAPTER 2. ADMINISTRATION**

- Section 201. Applicability
- Section 202. Code Administrator
- Section 203. Application of code
- Section 204. Site plan review and approval
- Section 205. Penalties for violations

### **Section 201. Applicability**

#### **A. General**

1. Except for lawfully existing nonconformities, no use, building, structure or real property shall be used and no structure, building or part thereof shall be erected, moved or modified unless it is in conformance with the provisions of this Code and all approvals required by law have been granted. No building permit shall be issued for the erection of any structure or building unless all required plats have been filed of record in the Tulsa County Clerk's Office.
2. No building or other improvements within a Form-Based District shall be erected, moved or modified unless its use, erection or modification complies with a site plan approved by the Code Administrator.
3. Within any district regulated by this Code, or amendments that may be later adopted, there exist uses, structures and real property which were lawful before this Code was adopted or amended, but which would be prohibited under the terms of this Code or future amendments. These uses, structures and real properties shall be "nonconformities" which may continue as regulated by this Chapter. A use lawfully existing prior to the effective date of this Code, or amendment, which does not comply with the regulating plan, building form, urban space, and parking standards, but which is otherwise lawful shall be deemed nonconforming and may continue, except as regulated in Section 204.

### **Section 202. Code Administrator**

The Code Administrator shall be responsible for development review staff working on the day-to-day administration of this Code and is specifically authorized to approve applications for site plan approval and administrative adjustments. The Administrator may designate any member of the development review staff to represent the Administrator in any responsibilities assigned by this Code. The Administrator, however, shall remain responsible for any final action taken under this Chapter.

### **Section 203. Application of code**

This Chapter sets forth the provisions for reviewing and approving development site plan applications within a Form-Based District. The intent is to ensure that all development occurring under this Code is consistent with the provisions of this Code as they pertain to height, siting, use and building form. All five elements of this Code —the Regulating Plan, the Building Form



Standards, the Urban Space Standards, the Parking Standards and the Definitions—shall be applied during any review.

## **Section 204. Site plan review and approval**

### **A. Authority**

The Code Administrator is authorized to approve a site plan in accordance with the provisions of this Section. The Administrator shall prepare rules and regulations governing the requirements for site plans, which shall be effective subject to the approval of the Tulsa Metropolitan Area Planning Commission.

### **B. Administrator Action**

1. Upon submission of a completed application, the Code Administrator shall review the site plan for consistency with the requirements of this Code and adopted rules and regulations. A complete application may consist of any plans, elevation drawings or other graphic representations illustrating compliance with all applicable requirements and standards provided for in this Code.
2. Within fifteen (15) calendar days after an application has been determined complete, the Code Administrator shall approve, approve with conditions, or disapprove the site plan, and state the reasons for such action.
3. After a completed site plan application is found to be compliant with the applicable requirements and standards of this Code, the Code Administrator shall forward a statement of site plan approval to the applicant and the City of Tulsa for inclusion as part of a building permit or zoning clearance application.

### **C. Applicability of code requirements**

This Code recognizes the lawful nonconforming status of uses, structures, buildings and real property where existing. Notwithstanding this recognition, there may be instances when the application of the provisions of this Code to expansions of uses, structures, buildings and real property are not practical or reasonable. The Applicability Matrix below shall govern when specific the standards provided in this Code are applicable during the development or redevelopment of property within a Form-Based District. The standards of this Code shall be applied to development of all existing uses, structures, buildings and real property within a Form-Based District, as outlined in the following table:

<b>Applicability Matrix</b>	BFS: General Provisions	Individual BFS: Height	Individual BFS: Siting	Individual BFS: Elements	Uses	Urban Space Standards	Parking Standards	BFS: Signage	BFS: Lighting and Mechanical
<b>Urban General/Storefront, Workshop, or Townhouse/Small Apartment Frontages</b>									
New Construction	X	X	X	X	X	X	X	X	X
Reconstruction of Damaged or Destroyed Building					X				
Change of Use, Expansion of Use					X				
Expansion of Building Footprint									
0%-25% expansion of building footprint					X				
26%-50% expansion of building footprint*		X			X	X		X	
51% expansion of building footprint	X	X	X	X	X	X	X	X	X
Expansion of Surface Parking Area Only (not in conjunction with a use/building)									
Up to 10 spaces			X			X			
11 or more additional spaces	X		X	X		X	X	X	X
Façade Changes (increase/decrease in fenestration, awnings)				CA				X	
<b>Detached Frontage</b>									
New Construction	X	X	X	X	X	X	X	X	X
<i>Reconstruction of Damaged or Destroyed Building</i>					X				
Change of Use					X				
Expansion of Use (addition, deck, sun room, porch)*		X	X	X	X			X	
Expansion of Use (accessory structure, shed, detached garage, recreation facility)*		X	X	X	X			X	
Expansion of Building Area									
0%-25% expansion of building footprint					X				
26%-50% expansion of building footprint*		X			X	X		X	
51% expansion of building footprint	X	X	X	X	X	X	X	X	X
<b>Notes:</b>									
CA Code Administrator's discretion									
* Expansion to an existing footprint or use shall, in themselves, comply with the Code (but do not require the retrofitting of existing elements to comply with the Code.)									
Building expansions permitted within two (2) calendar years of each other on a single lot shall be viewed by this Code in the aggregate.									

**\* Reconstruction:**

- a. If any legally nonconforming structure sustains damages, it may be restored but without expanding the nonconformities that existed prior to sustaining damages.
- b. Reconstruction must begin within one (1) year from the date the damage occurred, unless the time is extended by the code administrator. If reconstruction of the structure is not begun until after one year from the date of damage to the structure, such work will be deemed new construction.
- c. As used herein “damages” shall mean physical impairment to the structure not caused or resulting from the intentional, reckless act or gross negligence of the owner, but must result from the acts of a party other than the owner or result from an act of God.
- d. As used herein “reconstruction” shall mean continuous action to rebuild the physical nonconforming structure which sustained damages as defined herein.
- e. Any decision as to the applicability of and/or adequate compliance with this provision shall be made by the Code Administrator.
- f. Decisions by the Code Administrator shall be appealable pursuant to Section 204(H) of this chapter.

**1. Authority**

During the site plan review, the Code Administrator is authorized to approve limited administrative adjustments to certain provisions of this Code, where, owing to special conditions, strict enforcement would be physically impractical. This discretionary process shall be exercised only where the applicant requests an administrative adjustment to a standard as specified below.

**2. Permitted adjustments**

The Code Administrator shall review a request for an administrative adjustment in light of the spirit and intent of applicable Form-Based Code requirements. The Code Administrator is authorized to approve an administrative adjustment for the following standards:

**a. Height**

- (1) Minimum and maximum story heights – up to ten percent (10%) for any one story; limit of five percent (5%) for any cumulative increase or decrease in building height;
- (2) Street wall/fence requirements – up to ten percent (10%); and
- (3) Finished floor elevation – up to five percent (5%).

**b. Siting**

- (1) Required building line (RBL) (minimum percentage built-to) – reduction of up to five percent (5%) of required length;
- (2) Mezzanine floor area – up to ten percent (10%) additional area;
- (3) Street wall requirements – up to ten percent (10%); and
- (4) Side lot setbacks - up to a two (2)-foot reduction of the total side lot setback.

**c. Elements**

- (1) Fenestration (minimum and maximum percent) – up to five percent (5%);
- (2) Elements (minimum and maximum projections) – up to five percent (5%); and
- (3) Entrances (maximum average spacing) – up to five percent (5%) increase in spacing.

**E. Modification to approved site plans**

The Code Administrator shall have the authority to grant modifications to approved site plans in accordance with the procedures and standards that governed its original approval. However, a site plan approval shall become invalid if the applicant does not apply for a building permit within one hundred eighty (180) calendar days of approval of the site plan. A building permit shall not be issued for a development within a Form-Based District unless it is issued in accordance with an approved site plan as prescribed in this Chapter.

**F. Effect of a site plan approval**

Approval of a site plan by the Code Administrator shall authorize an applicant to apply for other permits and approvals including, but not limited to, those permits and approvals required by the Building Code.

## **G. Special exceptions and variances**

A special exception as authorized in this Code or a variance to the restrictions imposed by this Code shall be authorized and processed in accordance with Title 42 Tulsa Revised Ordinances, Chapter 16 of the Zoning Code.

## **H. Appeals from the Code Administrator**

Any person aggrieved or any officer, department, board or bureaus of the City affected by a final decision of the Code Administrator may appeal the decision to the Board of Adjustment within ten (10) calendar days of the decision of the Administrator. An appeal shall be processed in accordance with Title 42 Tulsa Revised Ordinances, Chapter 16 of the Zoning Code.

## **I. Text, regulating plan and map amendments**

Text amendments to this Title 42-B shall be considered in accord with and governed by the provisions governing text amendments to Title 42 Tulsa Revised Ordinances, Chapter 17. Amendments to any Form-Based District regulating plan and changes in those properties that shall be regulated by this Title 42-B shall be considered in accord with and governed by the provisions governing zoning map amendments as provided in Title 42 Tulsa Revised Ordinances, Chapter 17.

## **Section 205. Penalties for violations**

It shall be unlawful and a misdemeanor offense for any person, firm, limited liability company, corporation or other entity to violate any provisions of this Code or fail to comply with any of its requirements, including violations of conditions and safeguards established in connection with grants of variances or special exceptions. Upon conviction, such violations shall be punishable by a fine of not more than five hundred dollars (\$500.00), excluding costs, fees and assessments, or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense. Nothing herein shall prevent the City of Tulsa or its officers and employees from taking other action, authorized by law, to remedy violations.

## CHAPTER 3. REGULATING PLANS

Section 301. Rules for regulating plans

Section 302. The regulating plan

### Section 301. Rules for regulating plans

#### A. Purpose and intent

1. This regulating plan is the controlling document and principal tool for implementing this Code.
2. This regulating plan makes development standards place-specific, by allocating the building form standards (BFS) and mapping the public spaces. This regulating plan identifies: the boundaries for a Form-Based District, new and existing streets, required building lines, and parking setback lines throughout the District.
3. This regulating plan may identify specific characteristics assigned to a lot or building site and may identify additional regulations for lots in specific locations, as well as exceptions to the BFS or other standards.

#### B. Building form standards (BFS)

##### 1. General

- a. Building form standards are designated on the regulating plan.
- b. In determining the allocation, and thereby the form and mixed-use character of the district, attention must be paid to both the physical context (what goes next to what) and diversity of allowed/required uses. When creating or amending the regulating plan, the following standards apply.

##### 2. Consistency of application

- a. Building form standards of a similar intensity—character, size, and massing—shall face across streets. Within the following hierarchy, building form standards in the same group shall be considered to be consistent and may face each other across streets:

<b>Group 1</b>	Storefront / General
<b>Group 2</b>	General / Small Apartment-Townhouse / Workshop
<b>Group 3</b>	Small Apartment-Townhouse
<b>Group 4</b>	Small Apartment-Townhouse / Detached

- b.** When separated by an alley, railroad right-of-way or common access easement, or when fronting different streets (i.e., a corner lot and its adjacent lot), building form standards from any group may sit adjacent to one another.
- c.** When separated by a square, plaza, civic green or park, consecutive building form standards (one group different) may front one another. For example, types from Group 1 may face types from Group 2, but not Group 3.
- d.** Building form standards from consecutive groups (one group number different) may share a common lot line and/or sit directly beside one another. For example, types from Group 1 may sit beside types from Group 2, but not Group 3. Such changes must be consistent on both sides of the street and must not occur more than once per one hundred (100) linear feet of the street length.

### **C. Blocks, streets and alleys**

#### **1. Streets**

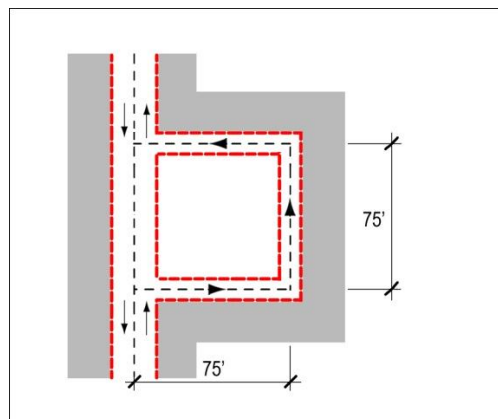
- a.** New streets shall be public.
- b.** No streets shall be gated.
- c.** All lots shall share a frontage line with a street-space.

#### **2. Block standards**

- a.** The average perimeter of the blocks within a Form Based District shall not exceed 1,600 feet.
- b.** No new block perimeter shall exceed 2,200 feet.
- c.** Blocks shall be measured at the public or private right-of-way line or at the required building line, where a right-of-way line is not present. All lots and all contiguous lots shall be considered to be part of a block for this purpose.
- d.** No new block face may have a length greater than two hundred (200) feet without an alley, common drive or pedestrian pathway providing through-access to another street, alley or common access easement or street-space.
- e.** Individual development proposals with less than seventy-five (75) feet of frontage are exempt from the requirement to interrupt the block face. Those with over one hundred fifty (150) feet of frontage shall meet the requirement within their project, unless already satisfied within that block face.

### 3. Street grid

- a. Connectivity of the street grid throughout a Form-Based District, specifically intersection alignments, shall be established and regulated by the regulating plan and street specifications, as provided below.
- b. For streets established after the effective date of this Code, the center line may be moved up to fifty (50) feet in either direction, as long as:
  - (1) Street connectivity is maintained;
  - (2) No street intersection occurs within one hundred (100) feet of another street intersection; and
  - (3) The resulting block configuration meets the required standards.
- c. Streets that do not connect to other streets, as part of an interconnected network, are not permitted except as provided below:
  - (1) Where configured with a one-way loop around the perimeter of a central green area, having a maximum depth (perpendicular to the primary street centerline) of seventy-five (75) feet and a minimum width (dimension parallel to the primary street) of seventy-five (75) feet;
  - (2) Where less than one hundred twenty (120) feet long (measured from the intersection centerlines) and configured as a stub-out designed for connection to future streets/development; and
  - (3) Where less than one hundred twenty (120) feet long (measured from the intersection centerlines) and connected to alleys or common drives giving rear lot access.



301.C.3.c(1) illustrative intent

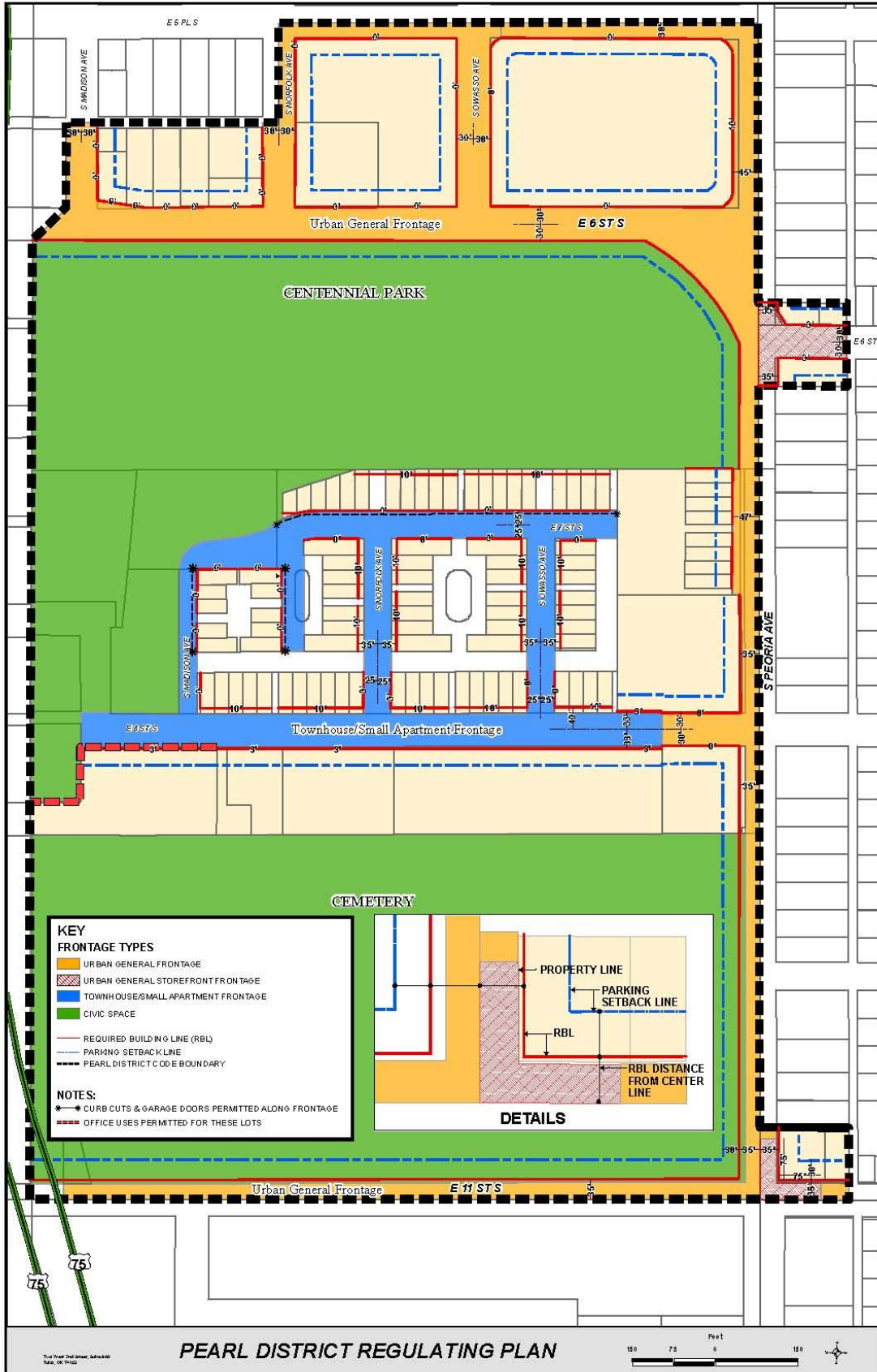


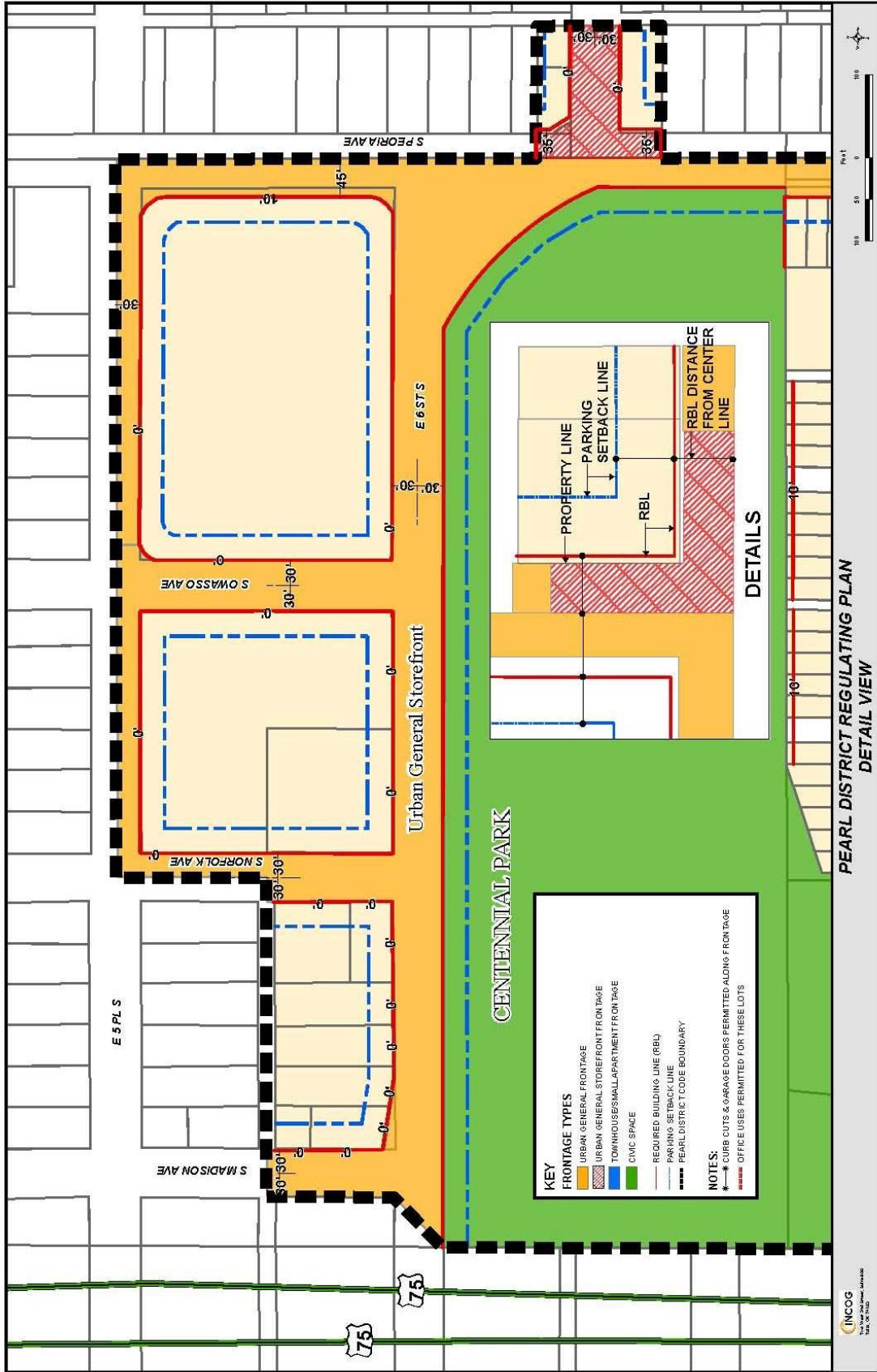
#### **4. Vehicular access**

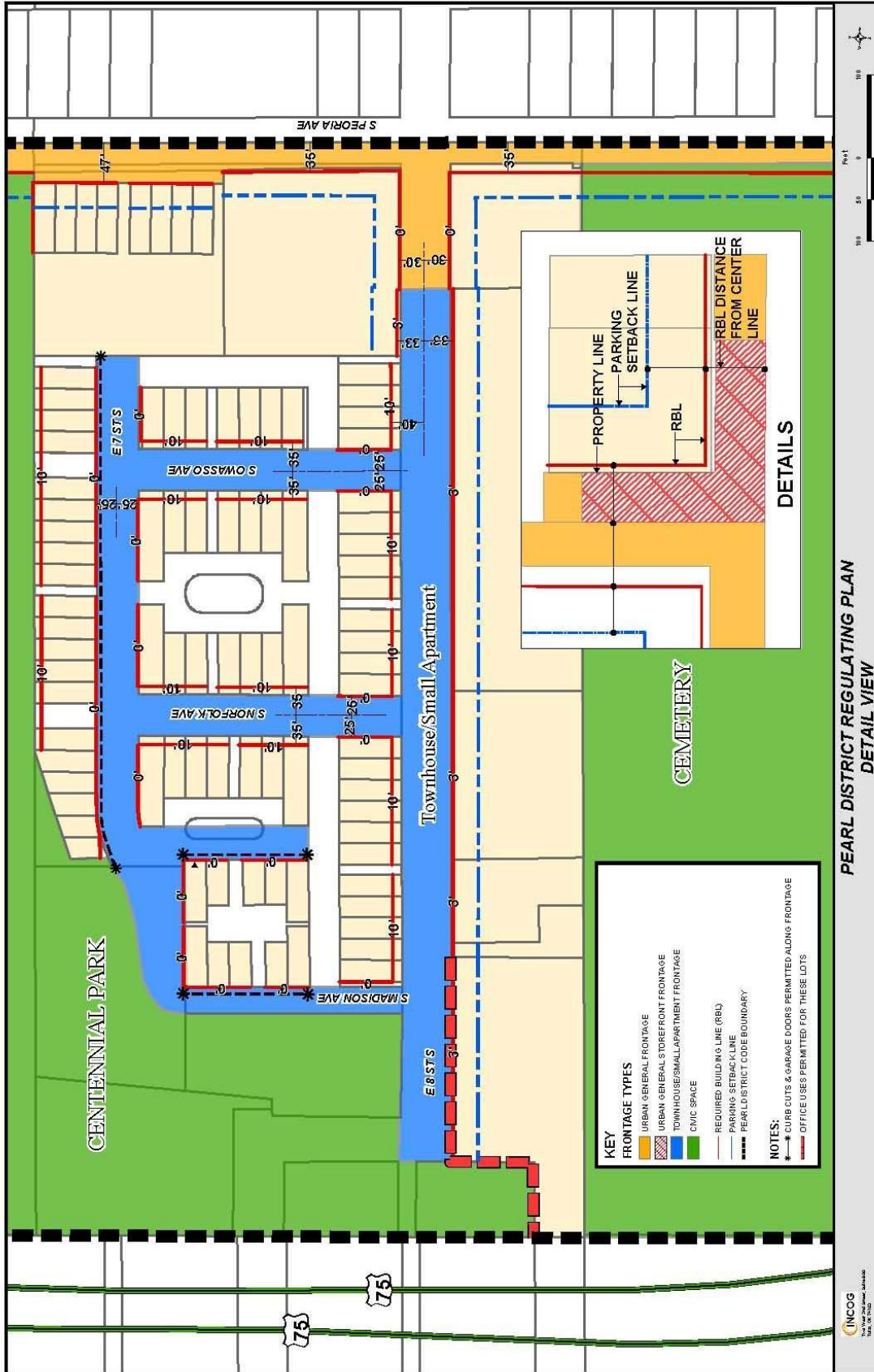
- a.** Except as otherwise provided on the regulating plan, no curb cuts (or vehicular access points) shall be permitted within seventy-five (75) feet of another curb cut, intersection, or driveway. Driveways into or from alleys shall not be restricted by this measure.
  
- b.** Alleys or common access easements must provide access to the rear of all lots, except where lots are on a perimeter common to non-developable lands or where a lot has streets on three (3) sides and the absence of an alley would not deprive an adjacent neighbor of rear lot access.

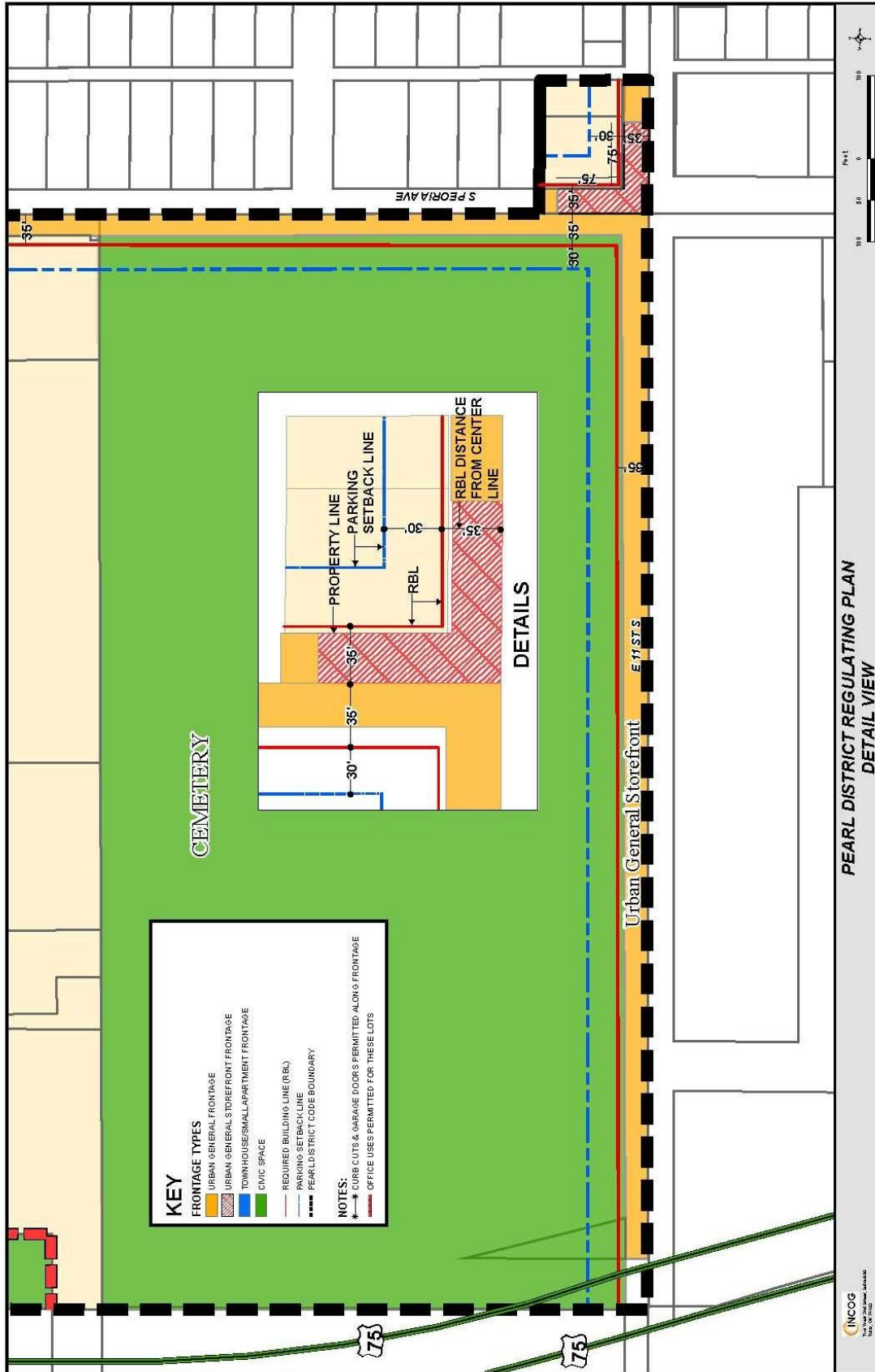
#### **Section 302. The regulating plan**

The regulating plan for this Form-Based Code shall be as depicted in the following maps:









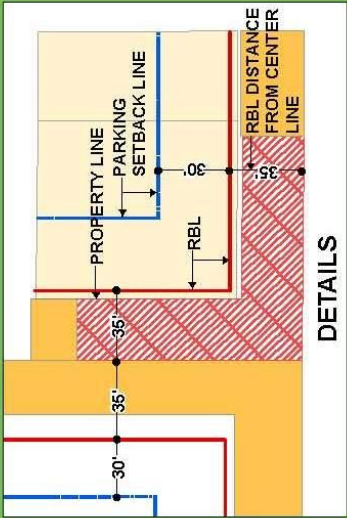
**KEY**

**FRONTAGE TYPES**

- Urban General Frontage
- Urban General Storefront Frontage
- Town House/Small Apartment Frontage
- Civic Space
- Required Building Line (RBL)
- Parking Setback Line
- Pearl District Code Boundary

**NOTES:**

- CURB CUTS & GARAGE DOORS PERMITTED ALONG FRONTAGE
- OFFICE USES PERMITTED FOR THESE LOTS



## **CHAPTER 4. BUILDING FORM STANDARDS**

- Section 401. Purpose and intent
- Section 402. General provisions
- Section 403. Signage
- Section 404. Lighting and mechanical
- Section 405. Limited and prohibited uses
- Section 406. Performance standards
- Section 407. Urban general frontage
- Section 408. Townhouse/small apartment frontage
- Section 409. Detached frontage
- Section 410. Workshop frontage

### **Section 401. Purpose and intent**

- A.** The purpose and intent of the building form standards (BFS) is to provide for the creation of a vital and coherent public realm through the creation of good street-space. Form standards are intended to shape the street-space—the specific physical and functional character—of a Form-Based District. The purpose of form and function controls on building frontages is that they work together to frame the street-space, while allowing the buildings greater flexibility behind their facades.
- B.** The BFS set the basic parameters governing building construction, including the building envelope (in three (3) dimensions) and certain required or permitted functional elements, such as fenestration (windows and doors), stoops, balconies, front porches and street walls.
- C.** The BFS establish the rules for development and redevelopment on private lots, unless otherwise provided on the regulating plan.
- D.** The regulating plan identifies the building form standards for all private building sites within a Form-Based District.

### **Section 402. General provisions**

This Form-Based Code includes four (4) building form standards: urban general, townhouse/small apartment, workshop and detached. (The urban general storefront is a sub-category of the urban general frontage.) The following standards shall apply to all BFS, unless expressly stated otherwise within an individual BFS or otherwise provided on the regulating plan.

#### **A. Transitions**

When the BFS designation shown on the regulating plan changes along a property's required building line (RBL), that property owner has the option, for the owner's property's street frontage only, of applying either BFS for a maximum additional distance of fifty (50) feet in either direction along the RBL.

## **B. Facade composition**

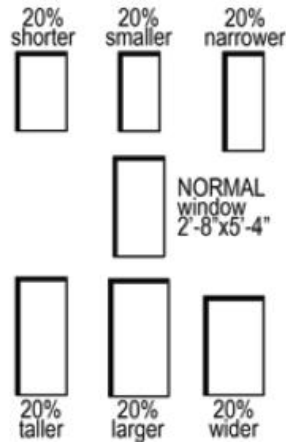
1. The purposes and intent of the facade composition regulations provided in this Subsection 402.B are as follows:
  - a. To create a comfortably scaled and well detailed urban environment through the establishment of an organized variety of building massing, architectural form and detail;
  - b. To provide for the comfort and interest of the pedestrian environment through the provision of human-scaled architectural character;
  - c. To avoid large areas of undifferentiated or blank building facades; and
  - d. To create building facades which take advantage of Tulsa's sunny climate to bring out changes in plane, material texture and detail through the interplay of light and shadow.
2. Each building facade oriented to an RBL shall present a complete and discrete (different) vertical facade composition at an average street frontage length of no greater than seventy-five (75) feet for urban general and townhouse/small apartment frontage sites; and one hundred (100) feet for workshop and detached frontages. "Facade composition" is the arrangement and proportion of facade materials and elements (windows, doors, columns, pilasters, bays). "Complete and discrete" is where the difference in building facade helps to create the impression of two separate buildings touching each other.



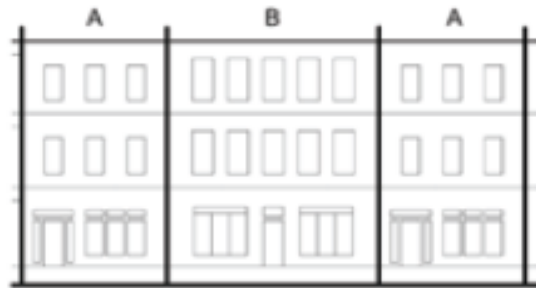
**Examples of discrete vertical facade composition.**

3. Each facade composition shall include a functioning street entry door. Individual infill projects on lots with street frontage of less than one hundred (100) feet on a block face are exempt from the overall facade composition requirement for that block face, but shall still include a functioning street entry. For buildings located at block corners, a corner entry may fulfill the initial functioning street entry requirement for both facades. For example, this requirement may be satisfied for large footprint uses, such as large grocery stores, through the use of liner shops for large floor-plate buildings.

4. To achieve the complete and discrete vertical facade composition requirements above, within a building frontage, requires, at a minimum, compliance with subparagraph 402.B.4.a and two (2) additional characteristics from subparagraphs 402.B.4 b-e below.
  - a. Clearly different ground story facade composition, utilizing both framing materials and fenestration proportions from one (1) bay to the next;
  - b. Different fenestration proportions, with a minimum difference of twenty percent (20%) in height or width or height:width ratio;
  - c. Different facade composition, utilizing clearly different 'bay' rhythm (e.g., 'ABA' – 'ABBA' – 'BAAB' – 'ABCBA');
  - d. Different wall material, utilizing clearly different external wall material(s), provided that color changes shall not suffice; and
  - e. A change in fenestration percentage, with a minimum difference of twelve percent (12%), provided that ground floor facades shall not be included in this percentage.



**402.B.4.b Illustrative Intent**



**402.B.4.c Illustrative Intent**

**C. Building size**

The maximum building floor-plate (footprint) for a building shall be 15,000 square feet; beyond that limit, a special exception shall be required. This shall not limit parking structures built according to this Code.

**D. Neighborhood transitions**

For any BFS frontage except detached and townhouse-small apartment, the following standards shall apply:

1. Where a site abuts a detached frontage, a garden wall/street wall, four (4) to six (6) feet in height, shall be constructed within one (1) foot of the common lot line or alley.



2. Where a site is located within fifty (50) feet of an existing single-family residential zoning district, the maximum eave or top plate height for that portion of the site shall be thirty-two (32) feet. This requirement shall supersede the minimum story height requirement.

#### **E. Height**

1. The height of all buildings shall be measured in stories, with an maximum limit in feet, measured to the eave or top plate, relative to the fronting sidewalk elevation, unless otherwise provided in this Code.
2. An attic story shall not be included in the height measurement, as long as the footprint of habitable space it provides is no more than sixty percent (60%) of the story below.
3. Pitched roofs above the attic story, exclusive of roofs behind parapet walls, shall be pitched between 4:12 and 12:12. Shed roofs, attached to the main structure, shall be pitched between 3:12 and 8:12.
4. If an individual story exceeds the maximum floor-to-floor height, it shall be counted against another story, so that no individual building height may exceed the BFS prescribed maximum height.
5. Where a parking structure is within thirty (30) feet of any building (constructed after approval of the regulating plan) that portion of the parking structure that is within thirty (30) feet shall not exceed the building's primary ridge or parapet height.
6. Mezzanines that have a floor area greater than one-third (1/3) of the floor area of the story in which they are located shall count as an additional full story in the story height measurement.
7. The prescribed minimum story clear-height (space from floor to ceiling) shall be met by at least eighty percent (80%) of the specified story area.

#### **F. Siting**

1. A street wall shall be required along any RBL frontage that is not otherwise occupied by a building. The street wall shall be located not more than eight (8) inches behind the RBL, or within five (5) feet of the RBL in the urban general, townhouses small apartment and workshop frontages.
2. The RBL, designated on the regulating plan as an absolute line, incorporates an offset area (or depth) either forward or behind that line, into the buildable area, as provided in the individual building form standards established in Sections 407 through 411 of this Code. However, no portion of any building shall be allowed to encroach into a right-of-way.

3. Buildings shall only occupy that portion of the lot specified as the buildable area—the area behind the RBL as designated by the BFS.
4. No part of any building shall be located outside of the buildable area except overhanging eaves, awnings, shopfronts, stoops, bay windows, signage or balconies, as designated in the individual BFS.
5. No part of any building shall be located outside of any designated lot building limit except steps, overhanging eaves, stoops or awnings.
6. There shall be no required setback from alleys except as otherwise indicated in the BFS. On lots without alley access, there shall be a minimum ten (10)-foot setback from the rear lot line, with the intent to provide space for a future alley.
7. There shall be no side lot setbacks, except as specified in the individual BFS.
8. The parking setback line shall be thirty (30) feet behind the RBL and shall extend vertically as a plane for the required minimum ground story height, unless otherwise provided on the regulating plan or in the BFS. Vehicle parking shall be located behind the parking setback line, except where parking is provided below grade, on-street, or otherwise provided on the regulating plan.
9. Curb cuts or driveways shall be located at least seventy-five (75) feet away from any block corner, other curb cut (or vehicular access point) or alley access point on the same block face. These requirements shall not be applicable along alleys.
10. Curb cuts shall not be allowed along any property that has direct alley access. Curb cuts shall be allowed along all alleys.
11. Corner lots and through lots shall satisfy required building line requirements for all their frontages (RBLs), unless otherwise provided in this Code.

## **G. Elements**

1. Fenestration shall be measured as a percentage of the facade per story (measured between floor levels).
2. Ground story facade windows shall be transparent. These windows shall not be opaque, heavily-tinted or mirrored glass windows.
3. Balconies and stoops shall not project within five (5) feet of a common lot line.
4. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, signage and shopfronts as provided in this Code, shall project beyond the RBL.
5. At least one (1) functioning entry door shall be provided along each ground story facade at intervals of no greater than seventy-five (75) feet, or as otherwise specified in the BFS.

6. Privacy fences may be constructed along that portion of a common lot line behind the RBL and not otherwise occupied by a building.

#### **H. Urban general storefront frontages**

Where designated on the regulating plan, urban general storefront frontages shall comply with the urban general BFS standards, except that any ground story configuration shall be of a retail form—that of a storefront:

- The ground story fenestration shall comprise between forty percent (40%) and ninety percent (90%) of the facade.
- At least one (1) functioning entry door shall be provided along each ground story facade at intervals no greater than fifty (50) feet.

#### **I. Architectural materials (exteriors)**

Traditional, sustainable, durable materials appropriate to the northeastern Oklahoma climate are encouraged but not required. Innovative, sustainable, energy-efficient materials detailed appropriate to a pedestrian-scaled urban environment are also encouraged, but not required.

- Vinyl siding shall be prohibited on any building facade visible from a public or private street or civic space.

#### **J. Civic buildings in civic spaces depicted on the regulating plan**

Civic buildings located within designated civic spaces may be exempt from building form standards (BFS) by special exception.

## Section 403. Signage

### A. Intent and guiding illustrations

Signs along commercial and mixed-use frontages should be clear, informative and should weather well. Signage is desirable for advertising shops and offices and as decoration. Signs should be scaled to the District: mixed-use, pedestrian-oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the District experience and creates visual clutter. The illustrations in this Section 403 shall be advisory only. For required standards refer to Subsections 403.B - 403.D of this Section.



Wall Sign



Blade Sign



Painted Window Sign

### B. General standards

1. Wall signs shall be permitted within the area between the second story floor line and the first floor ceiling with a horizontal band not to exceed two (2) feet in height. In no case shall this band be higher than twenty (20) feet or lower than eleven (11) feet above an adjacent sidewalk.
2. Letters shall not exceed eighteen (18) inches in height or width. Signs shall not come closer than two (2) feet to an adjacent common lot line.
3. Company logos or names may be placed within this horizontal band or placed or painted within ground floor or second story windows. Company logos or names shall not be larger than a rectangle of eight (8) square feet.
4. A masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves and above the upper story windows. Any such plaque shall be no larger than a rectangle of twelve (12) square feet.
5. Blade signs (perpendicular to the required building line) not more than two (2) feet by three (3) feet and minimum nine (9) feet clear height above the sidewalk may be hung below the second story level, from the facade or from an overhang or awning.
6. Neon style signs shall be permitted within shopfront windows throughout a Form-Based District.

7. No more than twenty-five percent (25%) of a shop or store window shall be covered by signage.
8. Temporary sidewalk easel signs of up to thirty-six (36) inches in height shall be permitted within a dooryard area. Such signs shall also be considered a permitted obstruction to the sidewalk or right-of-way, with prior approval from the City.
9. All illumination of signs and buildings shall be by constant light—flashing, traveling, animated, or intermittent lighting shall not be permitted on the exterior of any building, whether such lighting is temporary or permanent.



Masonry Parapet Sign



Neon Sign Within Shopfront Window



Awning Configured as Marquee

### C. Awnings/overhangs

When an awning or overhang is incorporated into a building, the following requirements shall be met:

1. A minimum of ten (10) feet of height clearance shall be provided above a sidewalk. If projecting over a sidewalk located in the street space, the awning/canopy shall extend to a minimum of five (5) feet over the sidewalk. Maximum projection to within one (1) foot of back of curblines where there are no street trees or one (1) foot into the tree-planting area.
2. No internal illumination shall be allowed through the awning/overhang.
3. Lettering on awnings shall be limited to six (6) inches tall on vertically hanging fabric at curb side of awning.
4. Awnings and overhangs shall complement the fenestration pattern of the building facade.

### D. Prohibited signs

Outdoor advertising signs, roof signs, free-standing pole signs, monument signs, any kind of animation and signs painted on the exterior walls of buildings shall be prohibited. No digital, flashing, scrolling, traveling, animated or intermittent lighting shall be on the exterior of any building whether such lighting is temporary or long-term duration. Portable or wheeled signs and advertising located outside any building shall not be permitted.

## **E. Free standing pole signs and monument signs**

Free-standing pole signs and monument signs shall be permitted in civic spaces as depicted on the regulating plan. No portion of the sign structure shall be taller than eight (8) feet.

## **Section 404. Lighting and mechanical**

Appropriate lighting is desirable for nighttime visibility, crime detection and decoration, however, lighting that is too bright, misdirected or out-of-scale with the surroundings creates glare, hinders night vision and creates light pollution. Every attempt should be made to preserve the ambiance of the night, to conserve public funds through the use of energy-efficient lighting, and to respect the privacy of neighboring properties by applying the appropriate luminaires in the correct locations.

Mechanical equipment is generally any heating, ventilation and air conditioning (HVAC) or electrical machinery but also includes air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and similar elements. These elements should not be located in any public areas or be visible from the street. Mechanical equipment should not detract or interfere with the pedestrian space or block the sight triangle.

### **A. Lighting standards**

1. Street lights shall be located between nine (9) feet and twelve (12) feet above surrounding grade, with a maximum average spacing per block of sixty (60) feet on center for storefront sites, seventy-five (75) feet on urban general frontage sites and one hundred (100) feet on other frontage streets along the designated street-tree-alignment line on each side of the streetspace and travel lanes, unless otherwise indicated on the regulating plan. Shielding is required for any luminaire with a light output over 1,000 Lumens.
2. Roadway luminaires, in addition to those required by paragraph 404A.1 of this section, shall employ shielding to prevent light infiltration onto adjoining properties and shall only be used at intersections on major thoroughfares.
3. Combined street lighting levels should but are not required to conform to Illuminating Engineering Society of North America (IESNA) guidelines. Neighborhood streets shall have a maintained average illuminance level of three-tenths (0.3) footcandles. Major streets shall have a maintained average illuminance level of one and two-tenths (1.2) footcandles.
4. Direct light (i.e.; the luminaire lamp or the luminaire lens) shall be shielded from direct view from adjoining properties, unless the source is 1000 Lumens of light output or less.
5. Blue-rich light sources, over 3,200K, shall not be used for street illumination. Monochromatic light sources, such as Low-Pressure Sodium shall not be used for street illumination. High-Intensity Discharge or Fluorescent, except Compact Fluorescent lamps shall not be used on the exterior of buildings.

6. Luminaries that have open-bottom prismatic ring lenses shall not be allowed within a Form-Based District.
7. All illumination of signs and property shall be by a constant light source. Flashing/pulsating, traveling, animated or intermittent lighting shall not be mounted on the exterior of any building, whether such lighting is temporary or permanent.

#### **B. Mechanical equipment standards**

1. The following shall be placed behind and away from any required building line, shall not be stored or located within any street-space and shall be screened from view from the street-space: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks and similar equipment.
2. Roof mounted equipment shall be placed behind and away from any required building line and be screened from view from the street-space.

### **Section 405. Limited and prohibited uses**

#### **A. Uses permitted by right**

1. Uses permitted within a Form-Based District shall be as provided within the individual BFS standards of this Code.
2. Adult entertainment establishments shall be permitted by right in the urban general and storefront frontages, with no spacing requirements, provided that sexually-oriented businesses shall comply with the spacing requirements established in Section 705 of Title 42, Tulsa Revised Ordinances, the Zoning Code.
3. Mini-storage facilities shall only be permitted by right in the workshop frontages.

#### **B. Uses permitted by special exception**

##### **1. All Frontages**

Uses which utilize tents, canopies or open air activities which occupy more than 1,500 square feet or which occupy the site for more than ten (10) consecutive calendar days shall only be permitted by special exception.

##### **2. Urban general/storefront frontage**

Rooftop restaurants within a Form-Based District shall only be permitted by special exception.

### **C. Prohibited Uses**

Mini-storage facilities shall be prohibited in all frontages except workshop frontages.

### **Section 406. Performance standards**

#### **A. Intent**

This Form-Based Code permits a mixture of uses, adjacent to or very close to each other. Issues of noise, trash, and operational hours are intended to be closely coordinated by neighbors and the City.

#### **B. Specific standards**

Spacing requirements in Title 42, Tulsa Revised Ordinances, the Zoning Code shall apply, except as provided below.

1. Businesses providing drive-up services shall not have a drive-through lane or service window that abuts or faces a public street.
2. Outdoor eating areas for bars, taverns or restaurants are permitted on the public sidewalk in urban general or storefront frontages, provided that a minimum clear walkway width of four (4) feet shall be provided.
3. Where adult entertainment establishments are permitted by right; there shall be no spacing requirements.
4. No spacing requirements shall be imposed for family daycare homes.
5. Antennas and towers shall only be permitted by special exception granted in compliance with Title 42 Tulsa Revised Ordinances, Subsection 1204.C. Towers within a Form-Based District shall be set back from a residential zoning district boundary line, townhouse/small apartment or detached frontage property one hundred ten percent (110%) of the height of the tower measured at grade.



## Section 407. Urban general frontage

### A. Illustrations and Intent

*Note: The images on this page are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards in this Code for the specific prescriptions and restrictions of the Building Form Standard.*

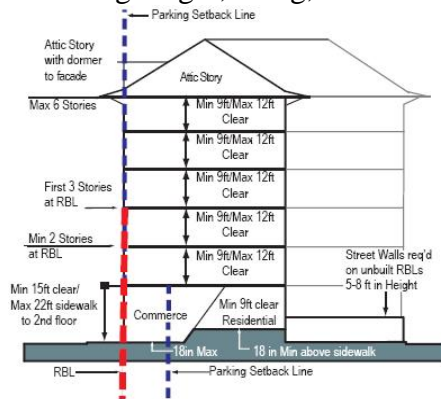
The urban general building form standard is the basic urban street frontage, common in cities across the United States until the recent past. Uses permitted in an urban general frontage property range from commercial to residential, retail to civic—or some combination of all of the above. The primary form of this frontage is that of a multi-story building placed directly at the sidewalk, with windows across the facade. The intent of this building form is to permit several buildings lined up shoulder-to-shoulder, filling out a block, or on smaller blocks, a single building might fill the frontage line. Depending upon block length, there may be one or more functioning entrances and the building facade composition will generally be visually broken into vertical bays.



Examples of potential Urban General outcomes.

## B. Urban general building form standards (BFS)

Properties within a Form-Based District along an urban general frontage shall comply with the following height, siting, elements and use building form standards:



**Height**

### Building Height

The building shall be at least 2 stories in height, but no greater than 6 stories and 92 ft. in height.

### Ground Story Height: Commerce Uses

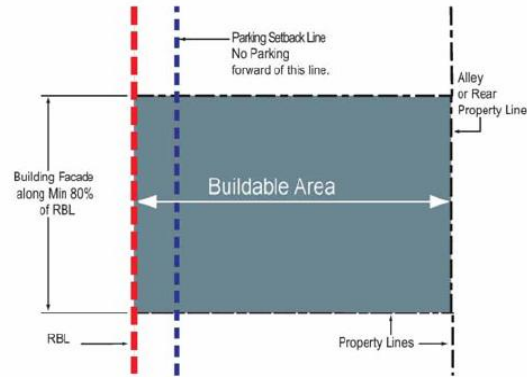
- 1 The average ground story finished floor elevation shall be equal to the exterior sidewalk elevation in front of the building, with a maximum finished floor elevation of 18 inches above the sidewalk.
2. The ground story shall have at least 15 feet of clear interior height (floor to ceiling) contiguous to the required building line (RBL) frontage for a minimum depth of 25 feet.
3. The maximum ground story height is 22 feet, measured from the sidewalk to second story floor.

### Upper Story Height

1. The maximum clear height (floor to ceiling) for stories other than the ground story is 12 feet.
2. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

### Street Wall Height

A street wall not less than 5 feet in height nor greater than 8 feet in height shall be required along, or within five (5) feet of any RBL frontage that is not otherwise occupied by a building on the lot.



**Siting**

### Street Facade

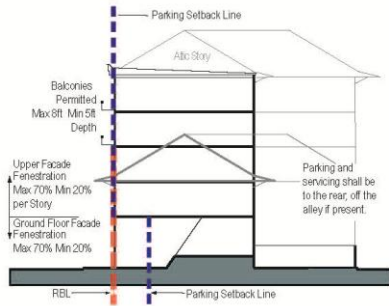
1. On each lot the building facade shall be built within five (5) feet of the required building line for at least 80% of the RBL length.
2. Within 7 feet of the block corner, the ground floor facade may be chamfered to form a corner entry.
3. The building facade shall be built to, or within 5 feet of the RBL within 30 feet of a block corner.

### Garage and Parking

Where permitted, openings in any RBL for structured parking garage entries shall have a maximum clear height no greater than 16 feet and a clear width no greater than 22 feet.

### Frontage Widths

1. The minimum lot width shall be 15 feet.
2. Although there are no individual side lot setbacks, no building or group of attached townhouses may exceed 120 feet of continuous building frontage. A gap of at least 10 feet shall be required between each such structure.



### Elements

#### Fenestration

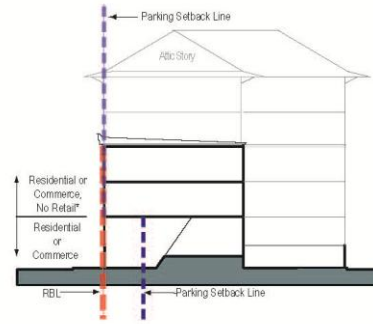
1. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines (RBL).
2. Ground story fenestration shall comprise between 30% and 70% of the facade.
3. Upper story fenestration shall comprise between 20% and 70% of the facade area per story.
4. Fenestration elements must comply with the urban general storefront frontage requirements established in Subsection 402.H of this Code.

#### Building Projections

1. Street-level awnings, if projecting over a sidewalk located in the street space, shall project a minimum of 5 feet to a maximum of:
  - within 1 foot of back of curb where there are no street trees, or
  - 1 foot into the tree lawn (where there are street trees).
2. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet.
3. Awnings may have supporting posts at their outer edge provided that they:
  - Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awnings, and
  - Have a minimum of 12 inches between the support posts or columns of the awnings and the back of curblin or tree lawn (where one exists), and
  - Provide a continuous clear walkway at least 4 feet wide running adjacent and parallel to the awning columns/posts.

#### Street Walls

One vehicle entry gate no wider than 16 feet and one pedestrian entry gate no wider than 5 feet shall be permitted within any required street wall.



### Use

#### Ground Story

The ground story may only house commerce or residential uses. See height specifications above for specific requirements unique to each use.

#### Upper Stories

1. The upper stories may only house residential or commerce uses. \*No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.
2. Rooftop restaurant and/or adult entertainment uses may be allowed by special exception.
2. No commerce use shall be permitted above a residential use.
3. Additional habitable space shall be permitted within the roof where the roof is configured as an attic story.

## Section 408. Townhouse/small apartment frontage

### A. Illustrations and Intent

*Note: The images on this page are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards in this Code for the specific prescriptions and restrictions of the Building Form Standard.*

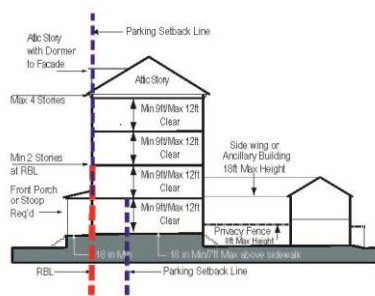
The townhouse/small apartment building form standard is of moderate intensity, often created by a series of smaller attached structures, commonly single-family residential, but potentially also stacked flats, service commercial or live-work arrangements. This frontage type can be used to transition the urban form and intensity of the urban general frontage to abutting detached properties. This standard has regular entrances, as frequently as sixteen (16) feet. The character and intensity of this frontage varies with the location of the required building line (RBL) (as designated on the regulating plan)—the buildings may be placed at the back of the sidewalk with stoops or may be arranged with front porches and small front yards. Similarly, either tree pits or tree lawns may be found in the street-space. Comparable in scale to that of the townhouse, a small apartment may also be built to the sidewalk or with small front yards and may include porches, balconies or courtyards.



Examples of potential Townhouse/Small Apartment outcomes.

### B. Townhouse/small apartment building form standards (BFS)

Properties within a Form-Based District along a townhouse/small apartment frontage shall comply with the following height, siting, elements and use building form standards:



**Height**

**Building Height**

1. Each building shall be at least 2 stories in height, but no greater than 4 stories and 61 feet in height.
2. A side wing or ancillary structure shall be no higher than 18 feet, measured to its eaves or top plate.

**Ground Story Height**

1. The average finished floor elevation shall be no less than 18 inches and no more than 7 feet above the exterior sidewalk elevation at the required building line (RBL).
2. At least 80% of the ground story shall have an interior clear height (floor to ceiling) of at least 9 feet.
3. The maximum ground story floor to ceiling story height shall be 12 feet.

**Upper Story Height**

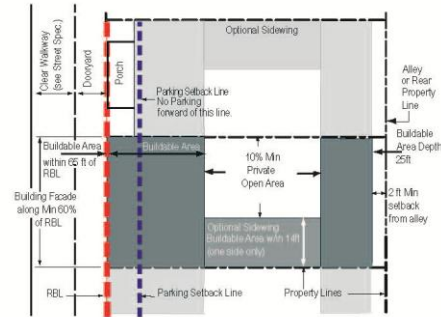
1. The maximum clear height (floor to ceiling) for stories other than the ground story shall be 12 feet.
2. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

**Street Wall Height**

A street wall not less than 4 feet in height nor greater than 8 feet in height shall be required along, or within five (5) feet of any RBL frontage that is not otherwise occupied by a building on the lot.

**Street Facade**

1. On each lot the building facade shall be built within five (5) feet of the required building line (RBL) for at least 60% of the RBL length.



**Siting**

2. For buildings with front porches or stoops, the front porch shall be built to the RBL. The stoop may be built to the property line. For these situations only, the facade shall sit behind the RBL, as determined by the required front porch or stoop depth.
3. The building facade (or as provided in paragraph 2 above) shall be built to, or within five (5) feet of the RBL within 20 feet of a block corner.

**Buildable Area**

1. Private open area equal to at least 10% of the total buildable area shall be preserved on every lot, at least one-half of which shall be contiguous.
2. This open area may be located anywhere behind the RBL, at or above grade, and may be achieved using elements such as patios, roof decks and balconies.

**Front Yard**

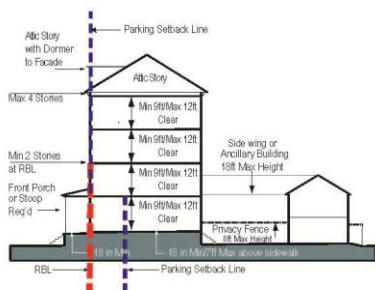
Where front yards exist, they shall not be paved. A front walkway of no more than 5 feet in width is allowed to connect the front entry to the public sidewalk or street-space.

**Garage and Parking**

Garage doors/entries shall not be permitted on the RBL/facade.

**Frontage Widths**

1. The minimum lot width shall be 15 feet.
2. Although there are no individual side lot setbacks, no building or group of attached townhouses shall exceed 120 feet of continuous building frontage. A gap of at least 10 feet is required between each such structure.



**Elements**

**Fenestration**

1. Blank lengths of wall exceeding 15 linear feet are prohibited on all required building lines (RBL).
2. Fenestration shall comprise between 20% and 70% of the facade.

**Building Projections**

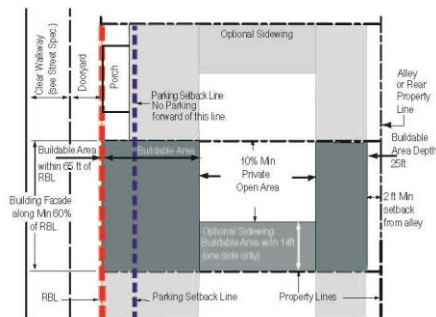
1. Each lot shall include at least one:
  - stoop of not more than 5 feet deep and 6 feet wide (not including steps), or
  - front porch, between 8 feet and 10 feet deep with a width not less than 1/3rd of the facade, at the RBL line.

**Doors/Entries**

Each lot or townhouse shall provide a functioning entry door with direct street access.

**Street Walls**

One vehicle entry gate no wider than 16 feet and one pedestrian entry gate no wider than 5 feet shall be permitted within any required street wall.



**Use**

**Ground Story**

The ground story of buildings located at a block corner may house commercial uses. The ground story of mid-block buildings may only house residential uses.

**Upper Stories**

1. The upper stories may only house residential uses.
2. Additional habitable space is permitted within the roof where the roof is configured as an attic story.

**Accessory Units**

1. English basement units and/or accessory units are permitted within the primary structure.
2. Parking and accessory unit uses are permitted in the buildable area at the rear of the lot.

## Section 409. Detached frontage

### A. Illustrations and Intent

*Note: The images on this page are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards in this Code for the specific prescriptions and restrictions of the Building Form Standard.*

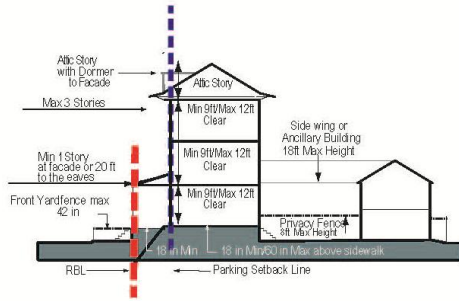
The small lot detached frontage is a residential standard which is represented by the traditional house with small front, side and rear yards along a tree-lined street. Structures are typically one (1) to three (3) stories in height with pitched roofs and front porches.



Examples of potential Detached outcomes.

## B. Detached building form standards (BFS)

Properties within a Form-Based District along a detached frontage shall comply with the following height, siting, elements and use building form standards:



**Height**

### Building Height

1. Each building shall be no greater than 3 stories and 43 feet in height.
2. A side wing or ancillary structure shall be no higher than 18 feet, measured to its eaves or top plate.

### Ground Story Height

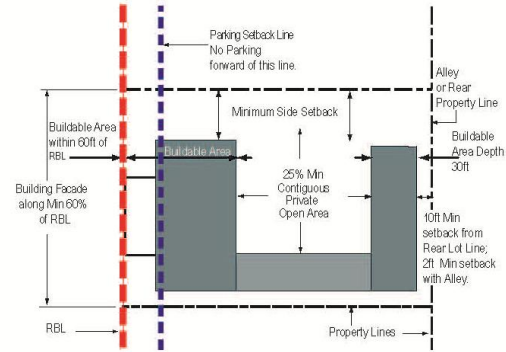
1. The average finished floor elevation shall be no less than 18 inches and no more than 60 inches above the exterior sidewalk elevation at the required building line (RBL).
2. At least 80% of the first story shall have an interior clear height (floor to ceiling) of at least 9 feet.
3. The maximum ground story clear height is 12 feet.

### Upper Story Height

1. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
2. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

### Front Yard Fence

A front yard fence is allowed with a maximum height of 42 inches.



**Siting**

### Street Facade

1. On each lot the facade shall be built parallel to the required building line (RBL) for at least 60% of the lot width. The front porch shall be built to within 2 feet of the RBL.
2. Within 20 feet of a block corner the building facade shall be 8 to 10 feet behind the RBL.

### Buildable Area

A contiguous open area equal to at least 25% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the RBL, at grade.

### Lot Size

1. Each lot shall have a minimum width at the RBL of 25 feet and a minimum depth of 85 feet.
2. Each lot shall have a maximum width of 50 feet. The maximum depth shall be 130 feet.

### Front Yard

The front yard shall not be paved for a driveway or parking area. A front walkway of no more than 5 feet in width shall be allowed to connect the front entry to the public sidewalk or street-space.

### Side Lot Setbacks

The total side lot setback shall be 10 feet, with a minimum setback per side of 3 feet unless otherwise provided on the regulating plan.

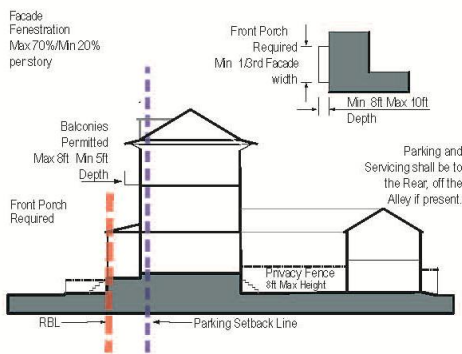
### Garage and Parking

Garage doors shall not be located on the RBL/facade.

### Alleys

There shall be a 2 foot required setback from alleys.





### Elements

#### Fenestration

1. Blank lengths of wall exceeding 15 linear feet shall be prohibited on all required building lines (RBL).
2. Fenestration shall comprise at least 25%, but not more than 70%, of all facades.

#### Building Projections

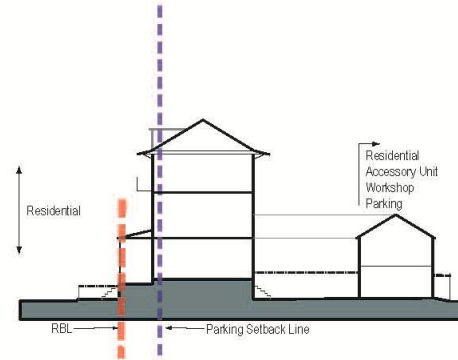
1. Each lot shall include a front porch at the RBL, between 8 feet and 10 feet deep with a width not less than 1/3rd of the facade width.
2. No part of any building except the front porch roof (overhanging eaves) and steps shall extend beyond the RBL.

#### Doors/Entries

At least one functioning entry door shall be provided along the ground story facade of each building.

#### Street Walls and Fences

1. There is no street wall requirement.
2. A front yard fence shall be allowed within one foot of the fronting sidewalk parallel to the RBL and along the common lot line.
3. A privacy fence may be constructed along a common lot line behind the RBL.



### Use

#### Ground Story

The ground story shall only house residential uses.

#### Upper Stories

1. The upper stories shall only house residential uses.
2. Additional habitable space shall be permitted within the roof where the roof is configured as an attic story.

#### Accessory Uses

Parking and accessory unit uses shall be permitted in the buildable area at the rear of a lot.

## Section 410. Workshop frontage

### A. Illustrations and intent

*Note: The images on this page are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards in this Code for the specific prescriptions and restrictions of the Building Form Standard.*

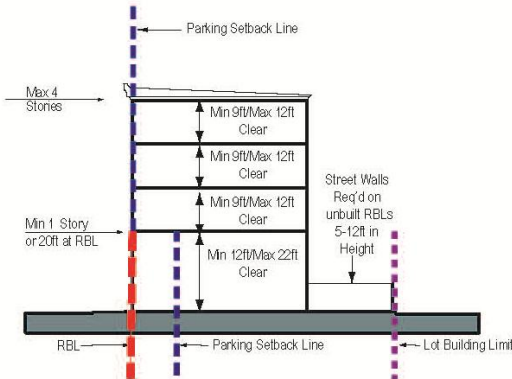
The workshop building form standard is intended for small scale manufacturing and repair—including artisans—within closer proximity to residences than is common in the city. These structures are of limited height and are built to the fronting sidewalk. Exterior work areas are confined to work courts and/or at the center of the block.



Example of potential Workshop outcomes.

## B. Workshop building form standards (BFS)

Properties within a Form-Based District along a workshop frontage shall comply with the following height, siting, elements and use building form standards:



**Height**

### Building Height

The building shall be at least 20 feet to the eaves or top plate in height, but no greater than 4 stories and 65 feet in height.

### Ground Story Height

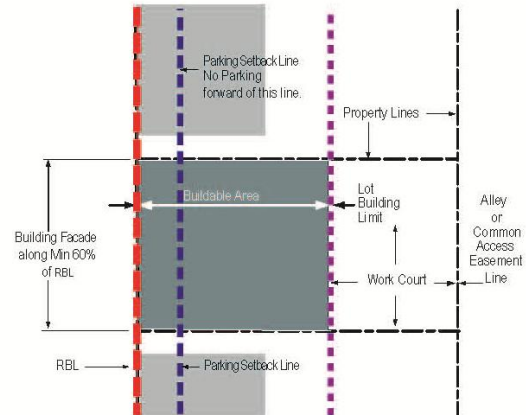
1. The average ground story finished floor elevation shall be equal to the exterior sidewalk elevation in front of the building to a maximum elevation of 18 inches above the sidewalk.
2. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the REQUIRED BUILDING LINE (RBL) frontage for a minimum depth of at least 25 feet.
3. The maximum floor-to-floor story height for the ground story is 25 feet.

### Upper Story Height

1. Upper stories shall have an interior clear height (floor to ceiling) maximum height of 12 feet.
2. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

### Street Wall Height

A street wall not less than 5 feet in height or greater than 8 feet in height shall be required along, or within five (5) feet of any RBL frontage that is not otherwise occupied by a building on the lot.



**Siting**

### Street Facade

1. On each lot the building facade shall be built within five (5) feet of the RBL for at least 60% of the RBL length.
2. Within 7 feet of the block corner, the ground floor facade may be chamfered to form a corner entry.
3. The building facade shall be built to, or within 5 feet of the RBL within 30 feet of a block corner.

### Buildable Area

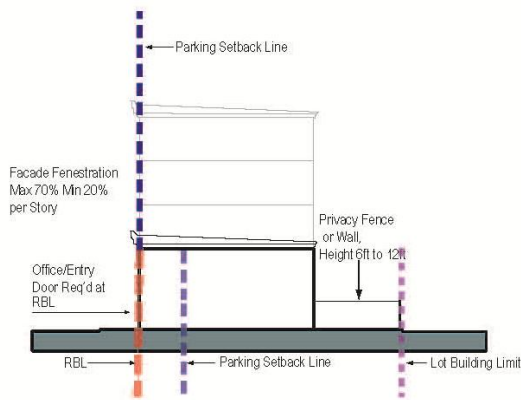
1. No part of any building, except overhanging eaves, or awnings shall occupy the area behind the lot building limit, where such a limit exists. The area may be used for loading, circulation and/or as a work yard.
2. A lot building limit may not exist on all lots. See the regulating plan for the specific situation.

### Alleys

There is no required setback from alleys, except as provided by the lot building limit.

### Garage and Parking

Driveways and curb cuts shall be permitted and shall be located at least 75 feet away from any block corner or another driveway or garage entry on the same block. This requirement does not apply along alleys.



### Elements

#### Fenestration

1. Blank lengths of wall exceeding 35 linear feet shall be prohibited on all required building lines (RBL).
2. Fenestration shall comprise between 20% and 70% of the facade.

#### Building Projections

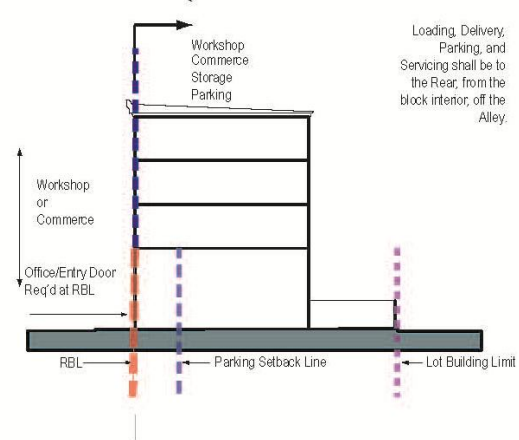
1. Awnings shall project a minimum of 5 feet and a maximum of:
  - Within 1 foot of back of curb where there are no street trees, or
  - 1 foot into the tree lawn (where there are street trees).
2. Awnings that project over the sidewalk portion of a street-space shall maintain a minimum height clearance of at least 10 feet.

#### Doors/Entries

At least one functioning pedestrian entry door shall be provided along each ground story facade at intervals not greater than 80 linear feet.

#### Street Walls

One vehicle entry gate no wider than 18 feet and one pedestrian entry gate no wider than 5 feet shall be permitted within any required street wall.



### Use

#### Ground Story

The ground story shall ~~only~~ house workshop, commerce or residential uses.

#### Upper Stories

1. The upper stories shall ~~only~~ house workshop, commerce or residential uses.
2. Only merchandise or commodities manufactured on premise shall be sold in the upper story of a Workshop frontage property.
3. No restaurant uses shall be allowed in upper stories.

## **CHAPTER 5. URBAN SPACE STANDARDS**

Section 501. Applicability

Section 502. Intent

Section 503. Streetscape standards

Section 504. Squares, civic greens, parks, gardens and paths

Section 505. Tree lists

### **Section 501. Applicability**

- A.** Urban space standards shall apply to new development as well as the reconstruction of existing streets and other public and publicly accessible spaces.
- B.** The urban space standards contained in this Chapter establish the rules, standards and recommendations for the public realm, especially streets and sidewalks.

### **Section 502. Intent**

- A.** Although commonly thought of as public squares, greens, plazas or parks, the urban space (or public realm) is much more. It includes the complete street-space—the public domain between building facades, inclusive of travel lanes as well as the sidewalks and public plazas as well as urban parks and greens.
- B.** Urban space standards are directly related to the goal of defining and enhancing the public realm. Specifically:
  - 1.** An environment that encourages and facilitates pedestrian activity—"walkable" streets that are comfortable, efficient, safe, and interesting.
  - 2.** Coherence of the street-space, serving to assist residents, building owners and managers with understanding the relationship between the street-space and their own properties.
  - 3.** Sustainability by providing for trees and plants which contribute to privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat, conservation of water and rainwater management.
- C.** Property frontages and building facades are part of the public realm, literally forming the walls of the public street-space and are therefore subject to more regulation under the BFS than the other portions of private property.
- D.** The private, interior portions of lots (toward the alley or rear lot lines) are much less controlled, which is intended to allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private (semi-private for apartment and condominium dwellers) gardens and courtyards.

## **Section 503. Streetscape standards**

### **A. General provisions**

1. All plant material, including trees, shall be required to pass any inspections required by the state of Oklahoma.
2. All plant material, including required street trees within the street-space, shall be maintained by the adjoining property owner.
3. In addition to their lot, a lot owner shall maintain the following areas:
  - a. That portion of the street-space between their lot line and the curbline.
  - b. That portion of the alley between their lot line and the edge of the alley pavement.
4. Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (excluding public sidewalk waste bins), and storage tanks shall not be stored or located within any street-space. Water pumps not visible shall be excluded from this prohibition. Temporary placement of private garbage cans within the street-space may be allowed to accommodate scheduled pick-up.

### **B. Street trees**

1. At the time of development, a developer shall be required to plant street trees within the street-space abutting the property being developed, according to the following specifications.
2. Each street-space shall have street trees planted within a required tree planting area along the established street tree alignment line (three (3) to three and one-half (3½) feet from the curbline unless otherwise provided in the regulating plan) at an average spacing not greater than thirty (30) feet on center (calculated per block face). Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements; however, at no location may street tree spacing exceed forty-five (45) feet on center. Required tree planting area configurations shall be as provided in paragraph 3 below.
3. Required tree planting area configuration minimum specifications shall be as follows:
  - a. Soil surface area shall not be less than sixteen (16) square feet per isolated tree.
  - b. No dimension of the soil surface area may be less than four (4) feet.
  - c. These requirements may be met through the use of bridged slab, structural soil, or other techniques that clearly exceed these standards in the fostering of vital and long-lived street trees.

4. Street tree planting areas shall be at grade or not greater than six (6) inches in height above or below the sidewalk.
5. At planting, street trees shall be at least two (2) inches in diameter (at breast height) and at least ten (10) feet in overall height. Species must be selected from the street tree provided in Section 505 of this Chapter.
6. Any unpaved ground area shall be planted with groundcover, flowering vegetation or climbing vines, not to exceed twelve (12) inches in height. Street trees must be "limbed up" a minimum of seven (7) feet of clearance over a sidewalk and fourteen (14) feet over the travel lanes of any street, so as to not interfere with pedestrian or truck travel and to maintain visibility.

### **C. Streetscape elements**

1. Publicly or privately installed street lights should be installed on both sides of streets, aligned with the street trees, as provided in Section 404.A.
2. Sidewalks shall be constructed and maintained by the developer and unless otherwise designated in the regulating plan shall be a minimum of four (4) feet wide within neighborhood streets and five (5) feet wide within major streets and be constructed at the time of development to meet all City and Americans with Disabilities Act (ADA) specifications.

## **Section 504. Squares, civic greens, parks, gardens and paths**

### **A. Intent and guidelines**

It is the intent of this Code to provide for public squares, civic greens, parks, gardens and paths in order to establish public open spaces that are compatible with established building form standards, in accordance with the following guidelines:

1. Squares, civic greens and plazas should be located at prominent locations within a Form-Based District. The green plants and trees of squares and civic greens will provide an urban landscape that complements the surrounding private building architecture.
2. Squares should be provided as active pedestrian centers. Civic greens are spaces intended for less intensive foot traffic and surface treatments should be regulated accordingly.
3. Parks should be created as larger green spaces located at the edge of a neighborhood or between neighborhoods. They may accommodate active or passive recreation.
4. Community gardens should be established as a grouping of garden plots available to nearby residents for small-scale cultivation, including storage facilities for necessary equipment.

5. Pervious paving materials should be used to provide oxygen for tree roots and absorption of stormwater run-off and are encouraged in both squares and civic greens.

## **B. Standards**

Squares, civic greens and neighborhood community gardens shall be designed, planted and maintained according to the following requirements.

### **1. General**

- a. Street trees shall be planted as provided in Section 503, Streetscape Standards. They may be of a different species than the connecting street.
- b. The ground surface level elevation shall be between zero (0) and eighteen (18) inches above the top of the adjacent curb.
- c. The maximum slope across any square or civic green shall not exceed ten percent (10%).
- d. Asphalt shall be prohibited within a square or civic green.
- e. Civic buildings located within civic spaces depicted on the regulating plan shall be exempt from the building form standards by special exception.

### **2. Squares and civic greens**

- a. Squares and civic greens shall conform to the following standards:
  - (1) At least sixty percent (60%) of their perimeter shall front rights-of-way;
  - (2) Perimeters fronting right-of-way shall be landscaped with street trees;
  - (3) Dimensions shall be no narrower than a 1:5 ratio and have no width or breadth dimension of less than 25 feet;
  - (4) Pedestrian walkways shall be designed with a percentage of paved surface area proportional to their pedestrian traffic level;
  - (5) Sight obstructions shall be minimized so as to have a clear view through the area (from two (2) to eight (8) feet in height), both for safety and urban design purposes, except for tree trunks, street lights, civic buildings, public art or monuments. Foliage of newly planted trees may intrude into these areas until the tree has sufficient growth to allow such a clear trunk height; and
  - (6) Areas shall not include active recreation structures such as ball fields and courts.



## **b. Materials**

- (1) Squares – Appropriate to their pedestrian traffic level, squares shall incorporate a higher percentage of paved surface area. Surface treatment and materials within the area back-of-curb to back-of-curb, excluding any civic building, public art or monument footprint shall be a minimum twenty percent (20%) and maximum thirty-five percent (35%) unpaved pervious surface area, including turf, groundcover, gravel, soil or mulch.
- (2) Civic Greens – Appropriate to their less intensive character, greens shall be designed with a lower percentage of paved surface area. Surface treatment and materials within the area back-of-curb to back-of-curb excluding any civic building, public art or monument footprint shall be a minimum fifty percent (50%) unpaved pervious surface area, such as turf, groundcover, gravel, soil or mulch.
- (3) Trees within a square or civic green shall be selected from the public space tree lists provided in Section 505 of this Chapter.

## **3. Community gardens**

- a. A neighborhood community garden shall be at least 2,500 square feet in size, but shall not exceed one (1) acre.
- b. The impervious surface of a community garden may not exceed 10 percent.
- c. Where abutting a street space or right-of-way, perimeter street trees and sidewalks must be installed in accordance with the designated street section or urban space standard.

## **4. Pedestrian pathway**

The area within a pedestrian pathway shall be public right-of-way. The right-of-way width for these pathways shall be no less than ten (10) feet, or the minimum allowed by Title 14 Tulsa Revised Ordinances, the Fire Code, with a paved walkway no less than five (5) feet wide. Pathways must provide an unobstructed view through its entire length, except where otherwise provided on the regulating plan.

## Section 505. Tree lists

### A. General

1. The lists provided in this section contain all approved tree species for use in a Form-Based District. The lists include native and acceptable adapted species. Other species may be used for planting within a private lot.
2. Invasive exotic species of trees shall not be permitted within the public realm or within private lots.

### B. Street trees

1. Species in the street tree lists are for placement as provided in the regulating plan along a street tree alignment line. The use of alternate species may be permitted, but only if approved by the Code Administrator.
2. Street trees shall be part of an overall street-space plan designed to provide both canopy and shade and to give special character and coherence to each street-space. The desired aesthetic must be achieved through the use of native and/or proven hardy adapted species. The list of appropriate street tree species may grow and change over time. Inclusion of trees on this list shall be based on the following criteria:
  - a. **Structural:** Street trees shape and subdivide the street-space, increasing pedestrian comfort and adding value to the street/community. "Canopy Shade Tree" species grow to heights in excess of fifty (50) feet and have a broad canopy—enabling them to clear auto traffic and pedestrians, form a ceiling-like enclosure and open a clear view of the street-space and shopfronts at eye-level.
  - b. **Pragmatic:** The life of a street tree is typically short. Few species are tough enough to survive to an appropriate height. Appropriate species have special tolerance to salt and soil compaction. Street tree planting techniques and configurations provide a healthy environment in which the tree can thrive—this will ensure that the trees increase the community value as they grow.
  - c. **Design:** Species are planted consistently along a given street-space to provide form and character. This provides species diversity and at the same time it provides a specific street character by planting different streets with different trees.

## C. Street tree list

### Large Trees:

<u>Common Name</u>	<u>Botanical Name</u>
Cypress, Bald	Taxodium disticum
Ginko (male)	Ginko biloba
Hackberry, Common	Celtis occidentalis
Oak, Black	Quercus veluntina
Oak, Bur	Quercus macrocarpa
Oak, Northern Red	Quercus rubra
Oak, Shumard	Quercus shumardi
Oak, Southern Red	Quercus falcate
Oak, Swamp White	Quercus bicolor
Oak, Water	Quercus nigra
Oak, White	Quercus alba
Pine, Loblolly	Pinus taeda
Planetree, London	Platanus x acerifolia
Sycamore, American	Platanus occidentalis
Tulip Tree	Liriodendron tulipifera
Sweetgum (male)	Liquidambar styraciflua

### Medium Trees:

<u>Common Name</u>	<u>Botanical Name</u>
Ash, Green (Urbanite)	Urbanite Green Ash
Ash, White (improved cultivars)	White Ash
Chittimwood	Bumelia lanuginose
Coffeetree, Kentucky (male)	Gymnocladus dioica
Elm, Lacebark	Ulmus parvifloia
Elm, Cedar	Ulmus crassifolia
Goldenrain Tree (Panicled)	Koelreuteria paniculata
Hophornbeam, Eastern	Ostrya virginiana
Locust, Thornless Honey	Gleditsia triacanthos
Maple, Shantung	Acer truncatum
Maple, Sugar (Caddo or Legacy)	Acer saccharum
Mulberry, White (male)	Morus alba 'Fruitless'
Oak, Chinquapin	Quercus muehlenbergi
Oak, English	Quercus robur
<u>Common Name</u>	<u>Botanical Name</u>
Oak, Sawtooth	Quercus acutissima
Pear, Callary (Cleveland Select)	Pyrus calleryana var.
Pistache, Chinese	Pistacia chinensis
Zelkova, Japanese	Zelkova serrata

#### D. Public space trees

In addition to those trees listed in the Street Tree List, the following trees may be placed within a square or civic green:

<u>Common Name</u>	<u>Botanical Name</u>
Japanese Maple	Acer palmatum cultivars
Pecan	Carya illinoensis
Redbud	Cercis canadensis
Oklahoma Redbud	Cercis canadensis 'Okla'
Chinese Fringetree	Chionanthus retusus
Common Smoketree	Cotinus coggygria
Washington Hawthorn	Crataegus phaenopyrum
Deciduous Holly	Ilex deciduous
Yaupon Holly	Ilex vomitoria
Black Walnut	Juglans nigra
Crepe Myrtle	Lagerstroemia indica
Tulip Poplar	Liriodendron tulipifera
Magnolia	Magnolia spp.
Crabapple	Malus spp (improved varieties)
Sweet Mockorange	Philadelphus coronaries
Chinese Pistache	Pistacia chinensis
Flowering Cherry and Plum	Prunus spp.
Bald Cypress	Taxodium distichum

## **CHAPTER 6. PARKING STANDARDS**

Section 601. Intent

Section 602. Standards

Section 603. Bicycle parking

Section 604. Surface parking lots

Section 605. Loading facilities

### **Section 601. Intent**

These Form-Based District parking standards are intended to reinforce that the area is pedestrian-oriented and intended to be equally accessible by people on foot, on bicycles, in wheelchairs, or travelling by motorized vehicles. These standards strive to:

- A. Maximize on-street parking.
- B. Encourage the sharing of private parking.
- C. Promote density and diversity of the built environment.
- D. Provide flexibility for redevelopment of small sites and reuse of historic buildings.
- E. Incorporate plentiful, convenient bicycle parking.

### **Section 602. Standards**

- A. There are no minimum automobile parking requirements.
- B. There are no parking stall size requirements. Property owners are encouraged to minimize the size of parking stalls in order to conserve land and reduce stormwater runoff. ADA standards shall nonetheless apply.
- C. No lot shall be used principally as a parking lot unless provided on the regulating plan.
- D. No off-street surface parking lot shall occupy more than seventy percent (70%) of the total lot.
- E. Non-all-weather, stable surfaces, other than grass and bare earth, for parking lots shall be permitted and encouraged, provided that loose surface materials shall remain within a definable parking area.
- F. Unpaved parking surfaces shall be contained.

### **Section 603. Bicycle parking**

All sites within a Form-Based District shall have the following requirements for bicycle parking:

- A. For office or commercial development, a developer shall provide one (1) employee bicycle parking rack, with a 2-bicycle capacity, per 10,000 square feet of gross floor area and one (1) visitor/customer bicycle parking rack, with a 2-bicycle capacity, per 10,000 square feet of gross floor area.
- B. For multi-family residential developments, a developer shall provide one (1) resident bicycle parking rack, with a 2-bicycle capacity, per eight (8) units and one (1) visitor bicycle parking rack, with a 2-bicycle capacity, per fifteen (15) units.
- C. All bicycle parking facilities shall be highly visible to intended users.
- D. Bicycle parking may be located in front of the parking setback line.
- E. Bicycle parking located forward of the dooryard or property line within the sidewalk space shall be located along the street tree alignment line.
- F. The bicycle parking facilities shall not encroach upon any portion of the required minimum clear walkway, nor shall they encroach on any required fire egress.
- G. Public bicycle parking racks located in the right-of-way in front of a property may be counted toward the minimum customer/visitor bicycle parking requirement for that property. Bicycle parking provided but not otherwise committed toward a site's parking requirement may be utilized to satisfy another site's bicycle parking requirement within the same block face.

**Section 604. Surface parking lots**

- A. The edge of any surface parking lot adjacent to a detached or townhouse frontage shall be planted with street trees from the Tree List in Chapter 5. Urban Standards, planted at an average distance not to exceed thirty (30) feet on center and aligned three (3) to seven (7) feet behind the common lot line.
- B. Edges along any common lot line shall have a street wall or garden wall within one (1) foot of the common lot line.

**Section 605. Loading facilities**

- A. No loading facilities are required.
- B. Where loading facilities are provided, they shall be located to the rear and alley side of buildings. Loading facilities shall in no case be visible from the street-space.

## CHAPTER 7. DEFINITIONS

### Section 701 Defined terms

#### Section 701. Defined terms

The following terms are defined for the purpose of this Code. Terms not defined here may be defined in the City of Tulsa Zoning Ordinance. In such a case, the definition contained in the Zoning Ordinance shall be used. Certain terms in this Code are used in very specific ways, often excluding some of the meanings of common usage. Where there is an apparent conflict or contradiction, the definition in this Section shall prevail.

**Accessory Unit.** A building or addition for living purposes (maximum footprint of 650 square feet—or the footprint of the main structure for English Basement type accessory units) that is not the primary structure or principal dwelling unit on a lot, which can be used as additional residential or home occupation space.

**Alley/Alley Access Easement.** The public right-of-way or easement for vehicles and pedestrians within a block that provides access to the rear or side of properties, vehicle parking (e.g., garages), utility meters recycling containers, and garbage bins.

**Attic Story.** Habitable space situated within the structure of a pitched roof and above the uppermost story. Attic stories are permitted for all BFS sites and do not count against the maximum story height or ultimate height limits of their BFS. In order to be considered an attic story under this definition, only dormer windows shall be permitted as windows on the RBL side of the roof-pitch and windows in front-facing/RBL side gables shall not exceed the maximum allowed fenestration for upper stories.

**Awning.** A cantilevered, projected or suspended cover over the sidewalk portion of the street-space—usually made of canvas or metal and often adjustable, placed over the sidewalk, windows or doors to provide protection from sun and rain.

**Balcony.** An exterior platform attached to the upper floors of the building facade, forward of the required building line.

**Bay or Bay Window.** Generally, a U-shaped enclosure extending the interior space of the building outward of the exterior building wall/required building line, along its street-space side.

**Block.** An increment of land comprised of lots, alleys and tracts circumscribed and not traversed by streets (pedestrian pathways excepted). Blocks shall be measured at the frontage lot lines, which in most cases is the required building line.

**Block Corner.** The outside corner of a block at the intersection of any two (2) streets. Inside corners, where the resulting angle formed by the block face is less than one hundred eighty (180) degrees (concave) are not considered block corners for the purposes of this Code.

**Block Face.** That portion of the block abutting a street space.

**Building Lot Limit.** A line delineating the outer edge of the buildable area, generally to the rear of a lot away from the required building line. Where designated on the regulating plan, this shall supersede the building form standard minimum setbacks.

**Buildable Area.** The area of the lot that building(s) may occupy, which includes the area of the lot behind the required building line as designated by the building form standard. The buildable area sets the limits of the building footprint now and in the future—any additions shall be within the specified buildable area.

**Building Corner.** The outside corner of a building where the primary building mass is within an angle less than one hundred eighty (180) degrees. Inside corners, where the exterior space of the building mass forms an angle of more than one hundred eighty (180) degrees shall not be considered building corners for the purposes of this Code.

**Building Form Standards (BFS).** The part of this Code that establishes basic parameters regulating building form, including the envelope (in three dimensions), placement and certain permitted/required building elements, such as storefronts, balconies, and street walls. The building form standards establish both the boundaries within which things may be done and specific things that must be done. The applicable building form standard for a site is determined by its street frontage as per the regulating plan. This produces a coherent street-space and allows the building greater latitude behind its facade.

**Civic Space, Green, or Square.** A public open space designated on the regulating plan. The term square is generally used to describe spaces that have more paved surface area. The term civic green is generally used to describe a formally configured small public lawn or park that is primarily unpaved. Civic greens and squares do not include active recreation structures such as ballfields and courts but may include civic use buildings

**Clear Walkway.** An area within the sidewalk that must allow public passage and remain clear of obstructions.

**Code Administrator.** The Code Administrator shall be the Planning Director of the Tulsa Metropolitan Area Planning Commission or the Planning Director's designee.

**Common Lot Lines.** Lot lines shared by adjacent private lots.

**Corner Lot.** A lot in which one (1) side lot line is adjacent to a street.

**Curbline.** The line on which the curb is aligned or located, typically the edge of the cartway. In the absence of a physical curb, the extension of such a line or the alignment line of the bollards or other such separation devices.



**Dooryard.** The area within the street-space between the building facade (generally the required building line) and the designated clear walkway area of the sidewalk. Stoops, balconies and, for appropriate commerce uses, temporary displays or café seating and other encroachments may be allowed within the dooryard area. The dooryard area is illustrated in the street type specifications provided in the Appendix and designated as a component of the regulating plan.

**Dormers.** Roofed ancillary structures with windows providing light and air to habitable space within the roof. Dormers are permitted and do not constitute a story (for height measurement purposes) so long as: they do not break the primary eave line, are individually less than 15 feet wide and are collectively not more than sixty (60) percent of their required building line facade length.

**Eave Height.** The elevation of an eave measured at the bottom of the top layer of roofing material at its outermost point from the building wall.

**English Basement.** A habitable floor level below the first floor that is partially above and below grade. The ceiling of an English Basement is at least three (3) feet above grade with windows and an entry with direct street-space access.

**Facade (Building Face).** The building elevation facing the street-space or required building line. Building walls facing private interior courts, common lot lines and alleys shall not be considered a under this definition.

**Fenestration.** Openings in the building wall, including windows and doors, allowing light and views between interior and exterior. Fenestration is measured as glass area (excluding mullions and similar window frame elements with a dimension greater than one inch) for conditioned space and as open area for parking structures or other unconditioned, enclosed space.

**First Floor.** See Ground Story.

**Front Porch.** The ground floor platform attached to the front or required building line side of the main building. Required front porches, where specified in the building form standards, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof and shall not be otherwise enclosed, above a height of forty-two (42) inches, except with insect screening. A front porch may have a single ground floor platform or two platforms stacked at the ground and second story levels.

**Front Yard.** An open space required by certain building form standards types extending across the entire width of the lot between the facade and the sidewalk. Where double frontage or corner lots exist, any required front yard shall be provided on both streets. This area is contiguous with the street-space, and includes any front porch.

**Front Yard Fence.** A wooden (picket) fence, wrought iron fence, or masonry wall, between thirty (30) and forty-two (42) inches in height, located along and surrounding the front yard, generally one (1) foot behind and parallel to the dooryard/sidewalk area of private lots and also along common lot lines to the required building line.

**Garden Wall.** A masonry wall defining a property line or delineating a private area. In order to be considered a garden wall under this definition, a wall shall be set back (or forward) not more than eight (8) inches from the specified required building line. A garden wall may serve as a front yard fence.

**Ground Story.** The first habitable level of a building at or above grade. The next story above the ground story is the second floor.

**Maintained Average Illuminance.** The average illumination below which the light level should not fall throughout the system life.

**Open Area.** See *Private Open Area*.

**Parapet Height.** Where used to limit building height in this Code, parapet height shall be measured at the top of the parapet, including any coping. An additional three (3) feet in height by twelve (12) feet in width or fifteen percent (15%) of the facade, whichever is greater, is permitted for a section of the parapet to emphasize the building's primary street entry or a block corner.

**Parking Setback Line.** A line or plane indicated on the regulating plan which extends vertically to the minimum ground story height and is generally parallel to the required building line. The parking setback is typically thirty (30) feet behind the required building line unless otherwise designated on the regulating plan. All parking shall be set-back behind this line, excepting where it is below grade or at or above the floor level of the second story. The parking setback line is a permissive minimum distance from the required building line and parking may be placed anywhere within the lot behind this line, except where otherwise provided in this Code.

**Pedestrian Pathway.** An interconnecting paved way that provides pedestrian and bicycle passage through blocks running from a street-space to another street-space, an alley or an interior block parking area. The area within a pedestrian pathway shall be a public right-of-way.

**Pervious.** Able to be penetrated; permeable.

**Privacy Fence.** An opaque fence made of wood or masonry, not chain link or other type of rolled fence along alleys and common lot lines, where more than ten (10) feet behind the required building line.

**Private Open Area.** The area within the buildable area and behind the RBL, accessible only to occupants of the particular building or site, and primarily open to the sky. Additional specifications for the open area may be included in each building form standard. Private open area shall not be built-upon, parked or driven upon, except for emergency access.

**Regulating Plan.** The implementing plans for the development of the District under this Code. Regulating plans allocate the building form standards and provide specific information for the disposition of each building site. The regulating plan also shows how each site relates to adjacent street-spaces, the overall District and the surrounding neighborhoods.

**Required Building Line (RBL).** A line or plane indicated on the regulating plan, defining the street frontage which extends vertically and generally parallel to the street, at which the building shall be placed.

**Shielded Light Fixture.** A luminaire emitting no light above the horizontal plane of the fixture, and whose light-producing element is not visible to a person in any adjacent property or road right-of-way. Light producing elements include the lamp, reflector, refractor or any focusing or diffusing optics associated with the luminaire. Any structural part of the light fixture providing this shielding must be permanently affixed.

**Shopfront.** That portion of the ground story facade intended for marketing or merchandising and allowing visibility between the sidewalk and the interior, including the window glass and supporting structure (frames, sills, muntins, mullions, lintels, etc.)

**Sidewing.** The portion of a building extending along a side lot line toward the alley or rear of the lot.

**Stoop.** An entry platform on the required building line frontage of a building. Stoops may be roofed, but they shall not be enclosed.

**Story (Story Height).** That space within a building and above grade that is situated between one floor level and the next floor level above or, if there is no floor above, the ceiling or roof above.

**Street Frontage.** That portion of the lot or building that is coincident with the required building line as required by this Code.

**Street Light.** A luminaire installed on both sides of streets, along the street tree alignment line, unless otherwise designated on the regulating plan.

**Street-Space.** All space beyond the lineal measurement of required building lines that abuts streets, squares, plazas, pedestrian pathways, civic greens and parks, including any transit service operator passenger platform or shelter.

**Street Tree.** A tree required per this Code and listed in the Street Tree List located in the Urban Space Standards that is of a proven hardy and drought tolerant species and large enough to form a canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

**Street Tree Alignment Line.** A line along which street trees are to be planted and street lights and other such infrastructure are to be placed. It is parallel with the street right-of-way unless otherwise specified in the regulating plan.

**Street Wall.** A masonry wall set back not more than eight (8) inches from the required building line which assists in the definition of the street-space in the absence of a building.

**Tree Lawn.** A continuous strip of soil area—typically covered with grass, other vegetation, bridging pavement, or sometimes pervious pavers—located between the curblin and the sidewalk, and used for planting street trees and configured to foster healthy street tree root systems.

**Use, Civic.** Community uses including: meeting halls; libraries; schools; police and fire stations; places of worship; museums; cultural, visual and performing art centers; transit centers; and, other similar uses.

**Use, Commerce.** For the purpose of this Code, commerce uses shall be considered to encompass uses permitted by right or special exception included in the commercial zoning districts of the Zoning Code, Title 42, Tulsa Revised Ordinances.

**Use, Light Industrial.** For the purpose of this Code, light industrial uses shall be considered to encompass uses permitted by right or special exception in the IL zoning districts of the Zoning Code, Title 42, Tulsa Revised Ordinances.

**Use, Residential.** For purposes of this Code, residential uses shall be considered to encompass uses permitted by right or special exception included in the residential zoning districts of the Zoning Code, Title 42, Tulsa Revised Ordinances.

**Use, Retail.** Includes the following:

**Retail Service.** Establishments providing services, as opposed to products, to the general public, including restaurants, hotels and motels, finance, real estate and insurance, travel agencies, health and educational services and galleries; as well as personal services as defined in the Zoning Code, Title 42, Tulsa Revised Ordinances.

**Retail Sales.** Establishments wherein the primary use is the sale of merchandise for use or consumption by the immediate purchaser.

**Use, Workshop.** For the purpose of this Code, workshop uses shall be considered to encompass those uses allowed by-right in IM zoning district of the Zoning Code, Title 42, Tulsa Revised Ordinance, including artisanal production.

**Where Clearly Visible from the Street-Space.** Some requirements of this Code apply only where the subject is "clearly visible from the street-space." A building element more than forty (40) feet from the required building line or street-space is by this definition shall not be clearly visible from the street-space, including elements facing a common lot line more than

forty (40) feet away from a required building line or street. Also, common or party walls shall by this definition not be clearly visible from the street-space.

## **APPENDIX-FORM BASED CODE**

### **ILLUSTRATED STREET TYPE**

The street type specifications contained in this Appendix are not regulatory or mandated by this Form-Based Code. Because streets within a Form-Based District are already constructed, these street type specifications only illustrate recommended configurations for street-spaces within a Form-Based District. The plans and sections depict vehicular travel lane widths, curb radii, sidewalks, tree planting areas and on-street parking configurations. They also provide a comparative pedestrian crossing time as a gauge of relative pedestrian crossing-comfort between the various street types.

#### **A. Intent and Principles**

##### **1. General Intent**

- a. Streets are a community's first and foremost public spaces and should be just as carefully designed and planned as any park or public building. The character of the street-space—both its scale and its details—plays a critical role in determining the pedestrian quality of a given location.
- b. Streets must balance the needs of all forms of traffic—pedestrian, bicycle, auto, and transit—to maximize mobility and convenience for all City residents and all users. Their character will vary depending on their location: some streets will carry a larger volume of traffic and provide a more active and intense urban pedestrian experience while others will provide a less active and more intimately scaled street-space.
- c. Streets must be developed to create pedestrian-oriented places balancing all transportation modes. All neighborhood street types are designed primarily for walkability and pedestrian comfort, with automobile movement as a secondary focus.

##### **2. Principles**

- a. The appropriate design of streets is one of the most important design elements for an urban neighborhood.
- b. To design for continuous free-flowing traffic creates situations where vehicles will travel at speeds greater than desirable for pedestrians.
- c. With appropriate design techniques, drivers will choose slower speeds and less aggressive behavior, a feat typically not achieved through basic speed limit signage/postings.
- d. Scale is a primary design consideration for street design elements (from signage to crossing distances)—in a neighborhood it should be that of the pedestrian.

- e. An interconnected street network allows traffic capacity to be diffused and maintained across numerous streets.
- f. Emergency vehicle access must be maintained, but with an interconnected street network there will always be at least two routes of access to any lot or parcel.
- g. Differences between “requirements” and “preferences” can be significant—increased lane width and the accompanying increased vehicle speed decreases pedestrian comfort and safety.
- h. On-street parking slows passing vehicular traffic and acts as a buffer between moving vehicles and pedestrians.
- i. Overall function, comfort, safety, economic vitality and aesthetics of a street are more important than automobile efficiency.
- j. In a pedestrian-oriented area, non-vehicular traffic should be provided with every practical advantage so long as overall safety is not adversely affected.
- l. Street design should take into consideration what is reasonably foreseeable, not every situation that is conceivable.
- m. Designing a street to facilitate (rather than accommodate) infrequent users may actually be the wrong design for the frequent users of the space.
- n. When the street design creates a conflict between the vehicular and non-vehicular user, it should be resolved in favor of the non-vehicular user unless public safety will be truly jeopardized by the resolution.

## **B. Street Types**

1. These are the street types and configurations that are recommended within a Form-Based District.
  - a. Major Street – 1: Multimodal & 2: Main Street
 

Examples: (1) South Peoria Avenue, (2) South Utica Avenue, (3) East 11<sup>th</sup> Street, (4) East 3<sup>rd</sup> Street
  - b. Shared Street – A common space created to be shared by pedestrians, bicyclists, and low-speed motor vehicles.

Example: East 6<sup>th</sup> Street

c. Neighborhood Street A: Urban 76

Examples: Neighborhood Streets commonly located within one block of a major or shared street.

d. Neighborhood Street B: Residential 80

e. Alley-16

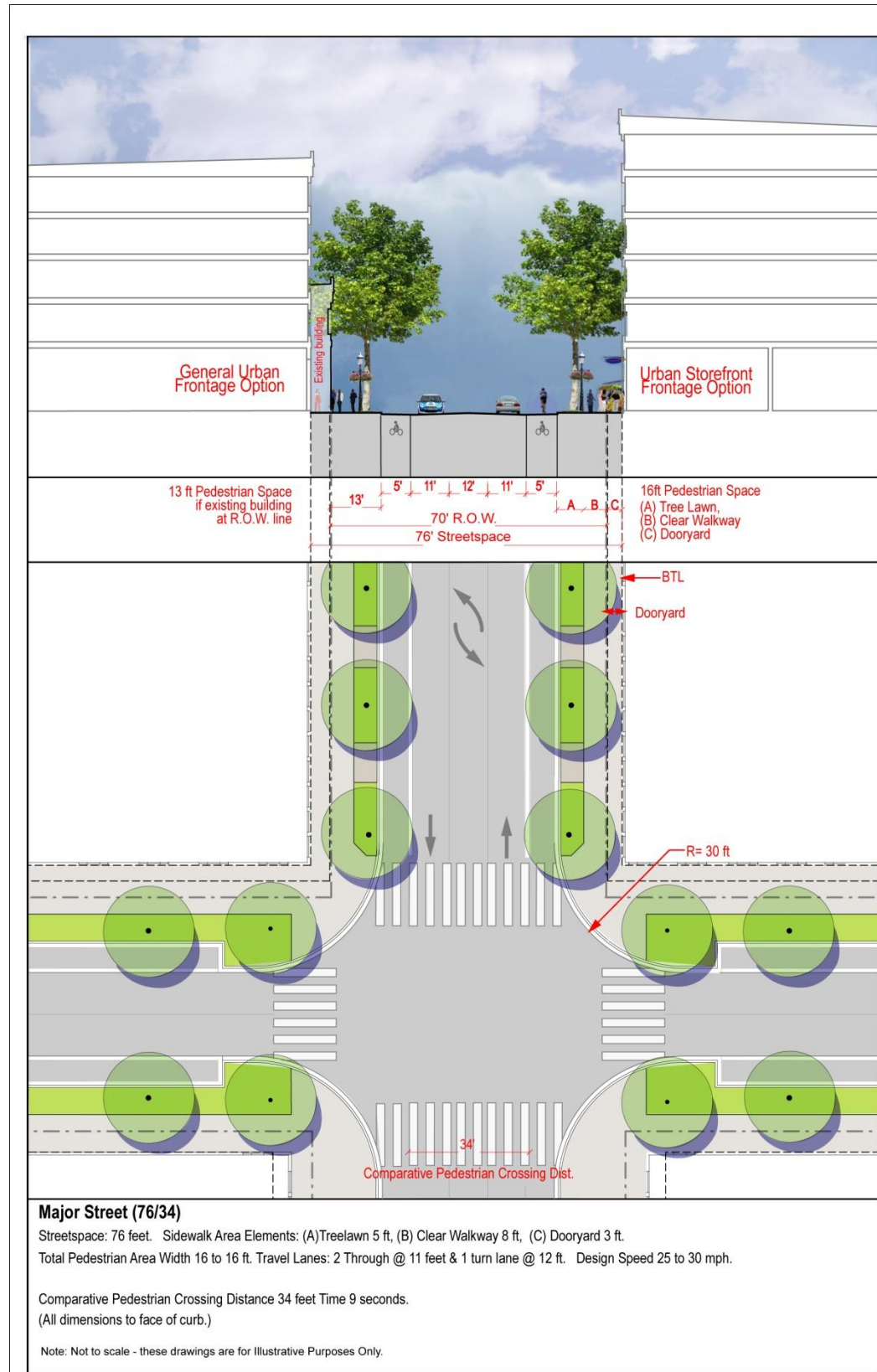
2. The Neighborhood street types are configured such that in-lane bicycle travel is encouraged and appropriate.
3. Peoria Avenue and 11<sup>th</sup> Street have the potential for rail transit as an option. These are shared lane configurations and allow rail lines to be added in the future.

### **GRAPHIC DEPICTIONS OF ILLUSTRATIVE STREET TYPES**

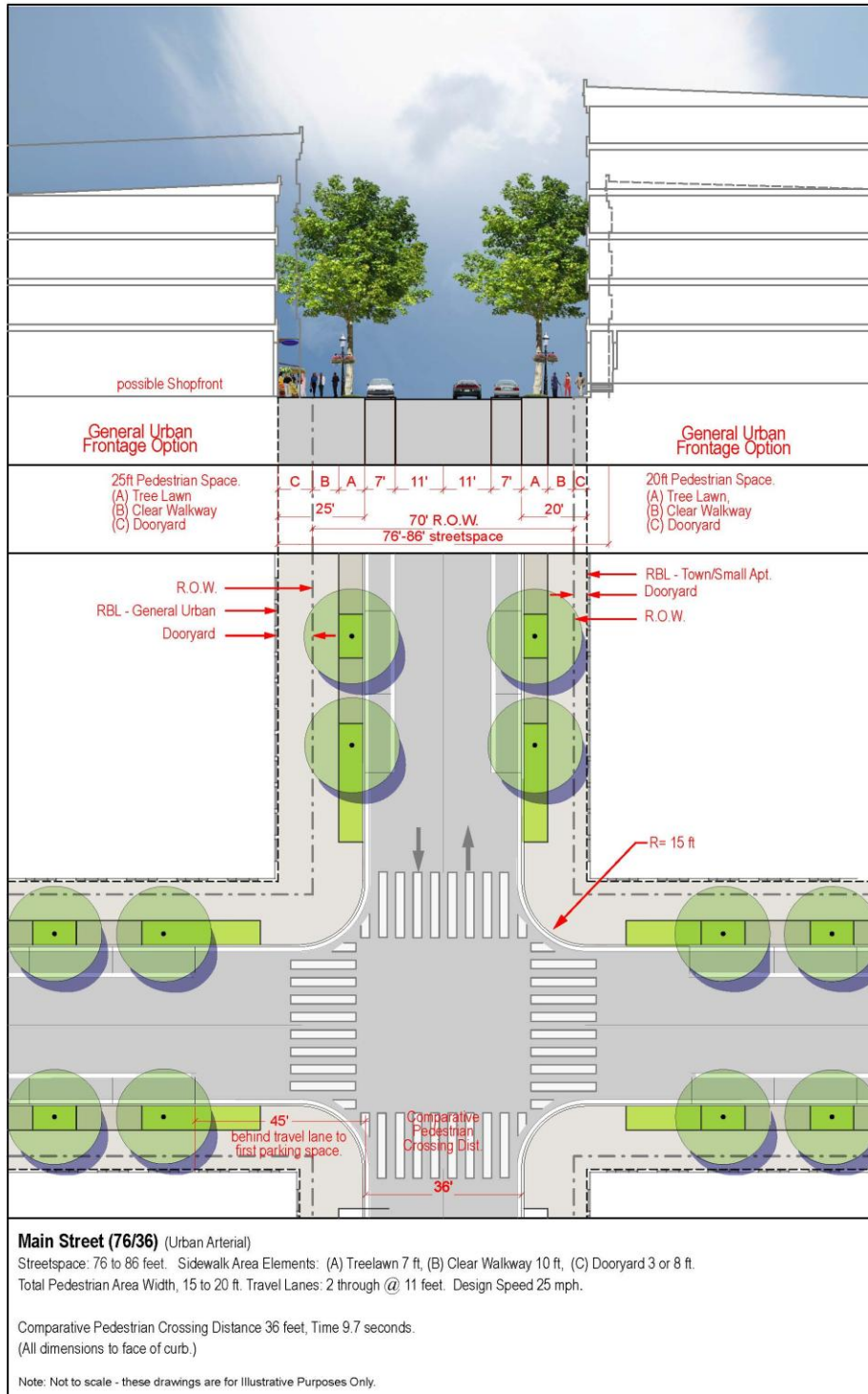
See following pages.



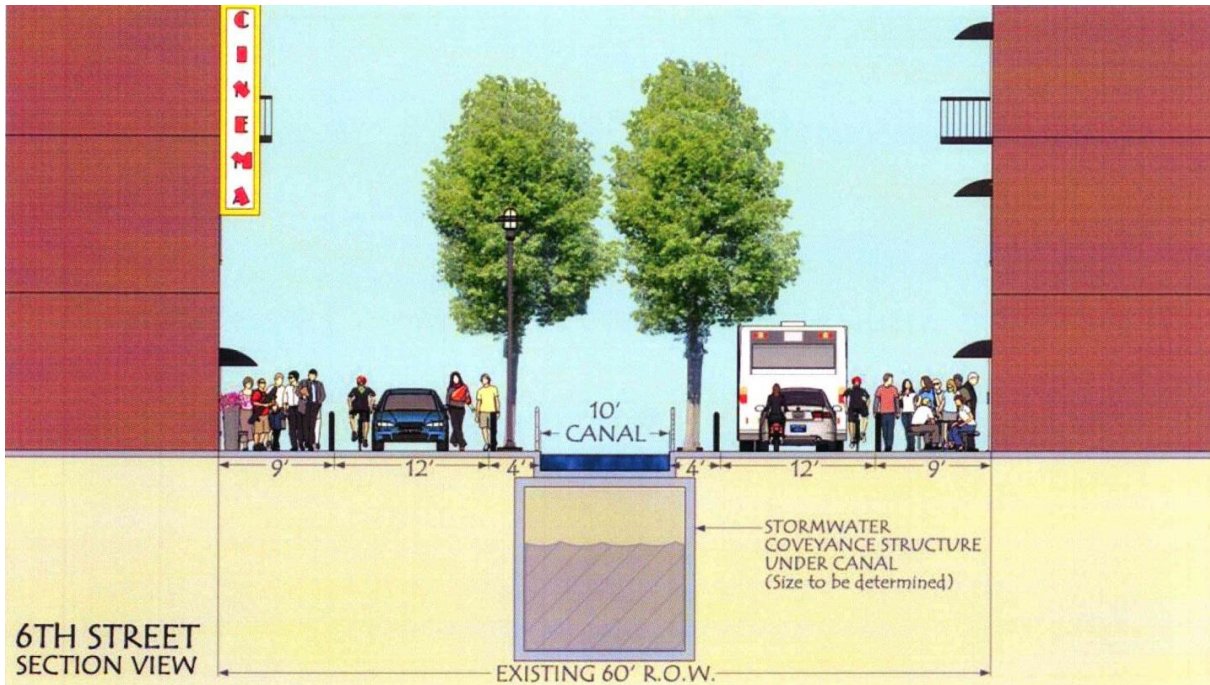
## A.1. Major Street: Multimodal



## A.2. Major Street: Main Street



## B. Shared Street

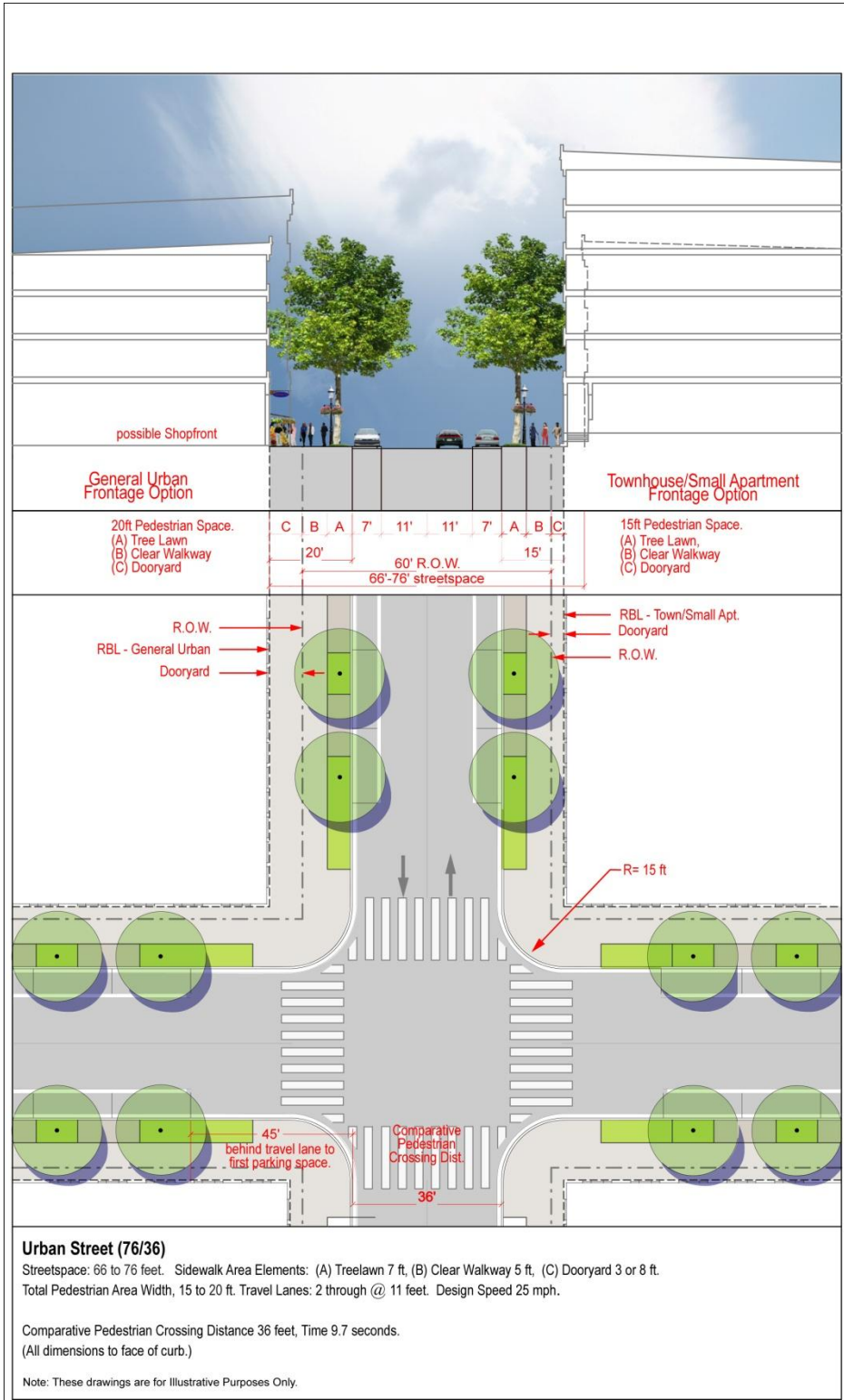


A shared street is common space created to be shared by pedestrians, bicyclists, and low-speed motor vehicles. Shared streets are typically narrow, without curbs and sidewalks, and vehicles are slowed by placing trees, planters, parking areas, and other obstacles in the street-space. This makes a street available for public use—essentially local residents or businesses. A shared street can be a residential street or it can be a street in a commercial or mixed-use area. In the latter case, the streets are often populated by restaurants, cafes, merchant displays, street vendors, and other outdoor commercial uses. "Shared street" is the term that is being commonly used in English; its origins are based in the concept of a "woonerf," which is a Dutch term loosely meaning "street for living."

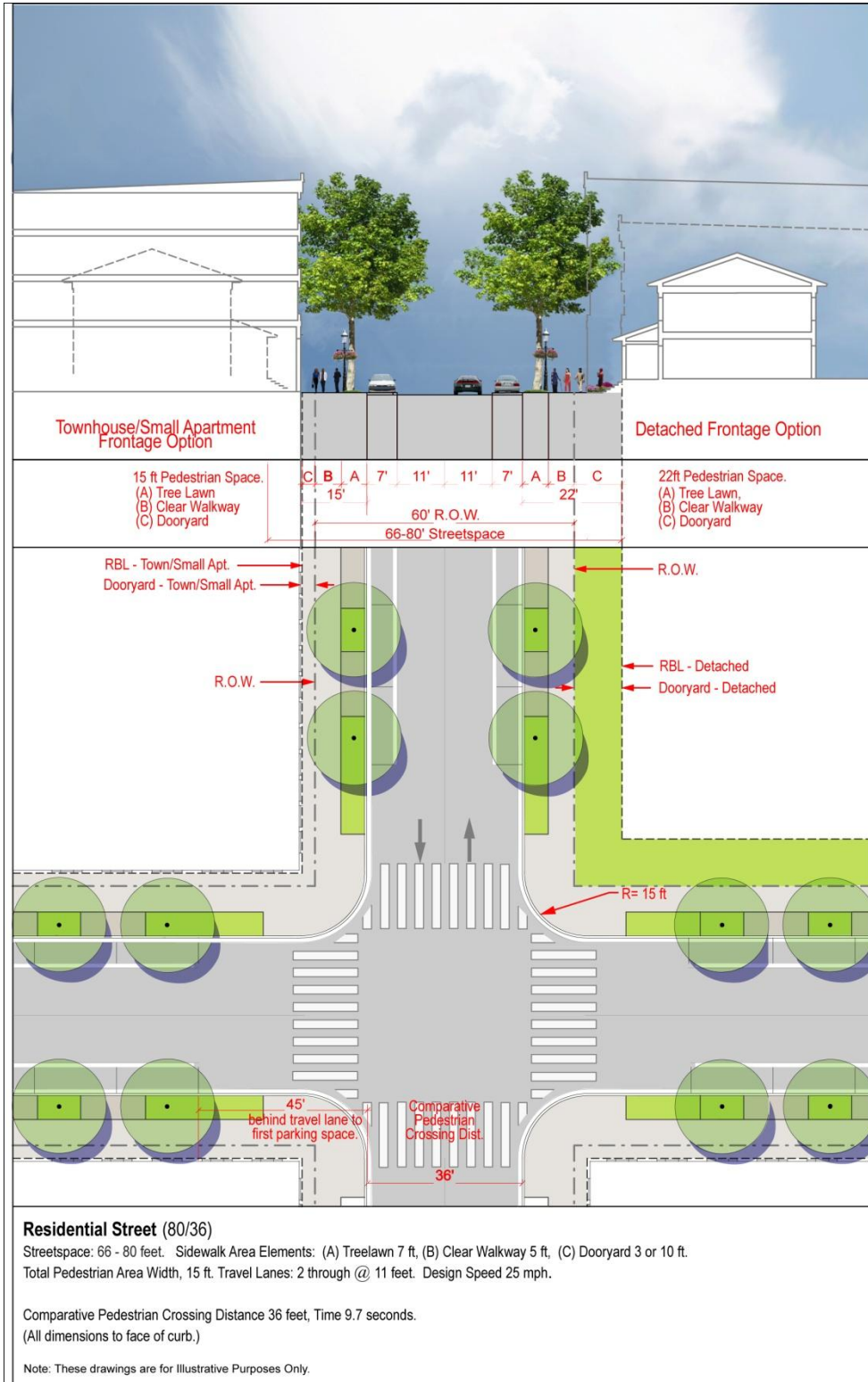
Note: The required building line (RBL) is located at the right-of-way (ROW) line, unless otherwise designated on the regulating plan.

Note: These drawings are for illustrative purposes only.

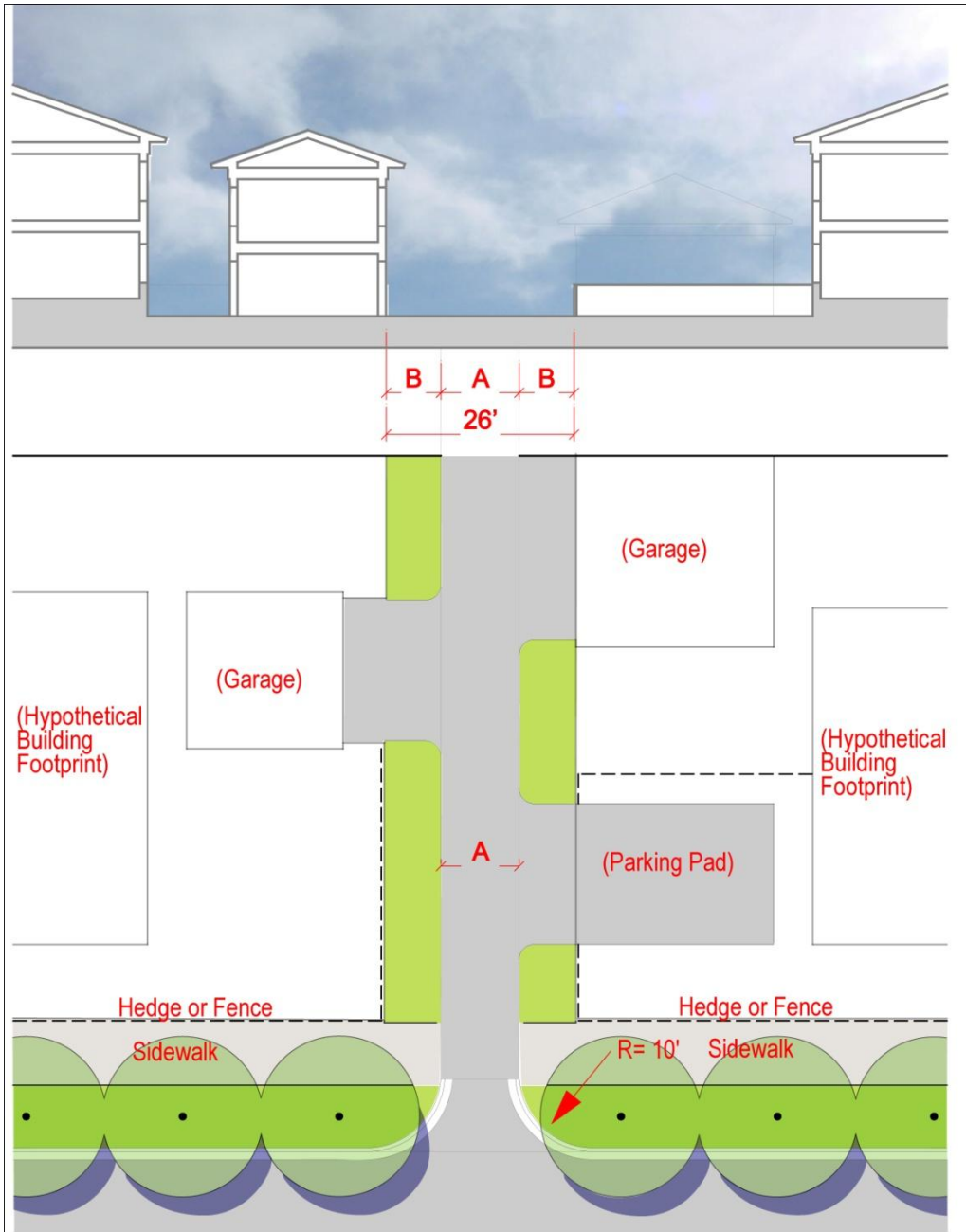
### C. Neighborhood Street A: Urban 76



## D. Neighborhood Street B: Residential 80



**E. Alley 26**



**Alley: 26/16**

ROW: 16 feet. (A) Paved Area 16 feet, (B) Pervious Side Areas 5 feet each.

Curb Radius 10 feet. Curb extends to the Sidewalk.

Utility Easements shall be provided for the entire Alley area.

Note: These drawings are for Illustrative Purposes Only.