

**Tulsa Zoning Code Update**  
**TMAPC Work Session Draft**  
**Key Changes Summary**

August 2015

**CHAPTER 5**

1. Revised RS-5 district lot and building regulations to include reduced lot area, lot width and open space requirements (*Table 5-3*)

**CHAPTER 10**

2. Reclassified non-accessory parking lots as special exception uses in the new MX districts; they were formerly shown as permitted as of right (*Table 10-2*).
3. Increased maximum height allowed in proposed MX districts by 5 feet (*Table 10-8*)

**CHAPTER 15**

4. Reinstated purpose statements for office, commercial and industrial districts (Sec. 15.010-B)
5. Reduced street setback requirements for office, commercial and industrial districts (*Table 15-3*)

**CHAPTER 20**

6. Consolidated proposed RC (Residential Character) and PB (Plan-Based) overlays into single NC (Neighborhood Character) overlay, with the following additional changes (See Sec. 20.030):
  - a. Express statement that NC overlays are not intended to be used as “de facto downzoning” tool
  - b. Relaxation of former prohibitions on use of overlay; now prohibits use of overlay for (1) elimination of residential uses; (2) actions inconsistent with adopted plan; and (3) subject design standards/guidelines requiring discretionary review (objective design requirements would be allowed)
  - c. Allows use of NC overlays in any residential or nonresidential zoning classification, except CBD
  - d. Removes express reference to property-owner initiated applications requiring 100% of affected property owners; replaced with reference to text and zoning map amendment procedures that apply to all other text and map amendments;
  - e. Eliminates PB overlay requirement for adopted plan; replaced with general requirement calling for “inclusive, transparent, and equitable planning and public involvement process that includes opportunities for property owner input and citizen participation.”
7. Added new TSL (Transit-Supported Location) overlay as a proposed replacement for (former) proposed “downtown neighborhood” parking tier. Effect is to require preparation of a separate map or overlay district boundary within which reduced parking requirements apply. Note: this revised approach results from concerns about using comprehensive plan designation as

regulatory designation and some stated opposition to proposal for “zero” parking minimums in “downtown neighborhood” parking tier. (See Sec. 20.040 and Sec. 55.020)

8. Added new PI (Parking Impact) overlay as a tool for “opting out” of proposed reduced parking requirements, such as those previously proposed for “downtown neighborhood” parking tier. Note: This overlay may be unnecessary if boundaries of TSL exclude opt-out areas, but is included in anticipation of further discussion of proposed parking approach. (See Sec. 20.050 and Sec. 55.020). The PI overlay could also be used to eliminate eligibility for the parking exemptions and credits discussed in Chapter 55, below

#### **CHAPTER 25**

9. Reinstated PK district lot and building regulations, which were inadvertently omitted from previous drafts (*Table 25-3*)
10. Eliminated “fixed” lot and building regulations for CO district (Sec. 25.040-C). Such requirements are actually established at time of development plan approval.
11. Added “height transition” requirements for CO-zoned projects near R zoning (Sec. 25.040-C)
12. Added “height transition” requirements for MPD-zoned projects near R zoning (Sec. 25.070-E)

#### **CHAPTER 30**

13. Added requirement for posted (sign) notice for minor PUD amendment requests to be heard by TMAPC (Sec. 30.010-1.2.d).

#### **CHAPTER 35**

14. Modified definition of “consumer material drop-off station” to include only “manned” facilities. (Sec. 35.080); See also changes to Sec. 45.030 RE: dumpsters and recyclable material bins.

#### **CHAPTER 40**

15. Reinstated existing screening and “enclosed area” requirements for some industrial uses abutting R zoning (Sec. 40.250). These were inadvertently omitted from previous drafts.

#### **CHAPTER 45**

16. Revised regulations for (unmanned) dumpsters and recyclable material bins, including donation drop boxes (Sec. 45.030) would require complete visual screening and additional location restrictions.
17. Elimination of restriction on multiple Type 2 home occupations, as well as former 500 sq. ft. floor area limit (Sec. 45.090).

#### **CHAPTER 55**

18. Reworked minimum off-street parking requirements in Chapter 55, as follows:
  - a. Parking “tiers” no longer based on comprehensive plan designations and instead would be keyed to a map—two new parking-related overlays are proposed: TSL (transit-served location) overlay and PI (parking impact) overlay, with the former having significantly reduced minimum base parking ratios. The PI overlay would be available for use in areas where parking supplies are extremely constricted or where other factors justify maintaining existing or close-to-existing minimum ratios

- b. Many uses are now eligible for a kind of urban area small business reduction in the form of not counting the first small increment of floor space for in calculation of minimum parking requirement
- c. Renamed "Parking Exemptions and Credits" section (Sec. 55.050) gives parking "credits" for locations near public parking lots and for on-street parking spaces abutting the subject property; there are now more than a half dozen performance-based parking credits that can be used to reduce minimum parking requirements from the base levels. This should enable many uses to achieve zero parking within MX districts and the new TSL overlay. As a result, this new proposed approach uses a combination of location and "performance" to address off-street parking needs.
- d. Short-term bicycle parking provisions have been revised to allow location in the public ROW if approved by the city.

#### **CHAPTER 60**

- 19. Reworked "sign exceptions" section (Sec. 60.030) to be content-neutral in response to recent U.S. Supreme Court Case, *Reed v. Gilbert*
- 20. Increased OH district sign area limit (Sec. 60.060-C)
- 21. Revised 60.080-F.3 to remove fixed height regulation and instead base maximum height exception on elevation of freeway

#### **CHAPTER 65**

- 22. Added new landscaping screening requirement for parking lots abutting R-zoned properties (Sec. 65.030-B.3)
- 23. Revised requirements for size of tree planting area (Sec. 65.050-B.4)
- 24. Revised size requirement for all new deciduous trees planted to meet code requirements—1.5-inch caliper/8 feet in height (Sec. Sec. 65.050-B.5)
- 25. Revised size requirement for all new evergreen/conifer trees planted to meet code requirements—6 feet in height (Sec. Sec. 65.050-B.5)
- 26. Added authorization for planning and development director to prepare list of recommended and prohibited tree species (Sec. Sec. 65.050-B.6)
- 27. Revised screening requirement in Sec. 65.060-B for dumpster and recyclable material bins (terms defined Chapter 95)
- 28. Revised irrigation provisions in Sec. 65.070.
- 29. Revised threshold for landscape plans that must be prepared by landscape architect or other professional—now sites with an area of more than 50,000 square feet and/or floor area of more than 15,000 sq. ft. (Sec. 65.080-B)

#### **CHAPTER 70**

- 30. Added new provisions referencing pre-hearing neighbor communication and outreach activities (Sec. 70.010-E)
- 31. Revised provision governing outcome of planning commission's tie votes—under the proposed change, tie votes result in failure of the subject motion (Sec. 70.020-D and Sec. 70.030-E.5)

32. Clarified that PUD and CO development plans approved before effective date of new zoning code are not subject to the site plan filing deadlines for new development plans (Sec. 70.040-H)
33. Added requirement for posted (sign) notice for minor development plan amendment requests (Sec. 70.040-I.1.c)
34. Consolidated existing "minor variance" procedure with proposed "administrative adjustment" procedure to create a single administrative (staff approval) relief procedure (Sec. 70.100); also shifted approval authority from development administrator to land use administrator
35. Added requirement for posted (sign) notice for administrative adjustment requests (Sec. 70.100-E)
36. Added requirement for posted (sign) notice for minor special exception requests (Sec. 70.120-E.1)

#### **CHAPTER 75**

37. Revised TPC's ex officio member provisions (former draft eliminated such positions) to be "allied commission member" positions with full voting rights; this change TPC voting membership from 9 to 11 members (Sec. 75.020-A)

#### **CHAPTER 95**

38. Reworked sign exception definitions to be content-neutral in response to recent U.S. Supreme Court Case, *Reed v. Gilbert*

## **Proposals for Post-Adoption Consideration**

Among the hundreds of comments offered during the public review stage of the update process, there were many that defied quick-and-easy fixes and that may be deserving of further consideration through a more deliberative and issue-focused process. Key examples are the following:

1. Updates to HP district demolition permit review process and applicable regulations
2. Comprehensive overhaul of landscaping regulations
3. Regulations applicable to nonconforming off-premise outdoor advertising signs (billboards) located outside of freeway corridors, including remove-and-replace incentives
4. Development impact assessments to be performed prior to some types of development approvals (e.g., rezonings, MPDs)