

CHAPTER 15

USE UNITS

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SECTION 1500. INTRODUCTION OF THE USE UNITS**A. General**

The Use Unit is a grouping of individual uses having similarities in characteristics of function and/or performance which provides the means for orderly consideration of location and other regulation. Within each Zoning District, the permitted uses are the uses included within a designated Use Unit. The Use Units established in this document are identified by number and name. Each use contains a descriptive statement, and alphabetical listing of the included uses, use conditions, and off-street parking and loading requirements.

B. Interpretation

Questions of interpretation, of whether a particular principal use is included within a Use Unit, shall be decided by the Board of Adjustment. A use, if specifically listed in a Use Unit, shall not to be interpreted as a principal use within any other Use Unit.

C. Applicability of Use Conditions

1. A use is subject to the provisions of the Zoning District in which located. Additionally, the use is subject to the use conditions specified in the applicable Use Unit. When the requirements of the Use Unit are greater than the requirements of the use District, the Use Unit requirements shall control.
2. In addition to meeting the requirements of the Zoning Ordinance and this Chapter, all uses must also meet the requirements of any and all other applicable local, state or federal requirements.

D. Off-Street Parking and Loading Requirements

Unless otherwise specified Off-street Parking and Loading Requirements do not apply to uses located within the C-3, Central Commercial District.

SECTION 1501. USE UNIT 1. AREA-WIDE USES BY RIGHT**A. Description**

Certain public uses, agricultural uses, open land uses, and similar uses which are either subject to other public controls or which do not have adverse effects on other land uses.

B. Included Uses:

1. Passive Agricultural Uses such as:
 - Cultivation
 - Forestry
 - Grazing
 - Planting
2. Open Land Uses such as:
 - Arboretum
 - Flood Management Project
 - Reservoir
 - Wildlife Preserve
3. Public Uses such as:
 - Fire Alarm
 - Historical Marker
 - Street Sign
 - Thoroughfare
 - Utility Line

C. Use Conditions

None.

D. Off-Street Parking and Loading Requirements

None.

SECTION 1502. USE UNIT 2. AREA-WIDE USES BY SPECIAL EXCEPTION

A. Description

Uses which in some instances may be suitable for location in any Zoning District, but because of their potential adverse influence on adjacent properties require individual review. The following may be permitted in all Districts as a Special Exception requiring Board of Adjustment approval.

B. Included Uses:

- Adult Detention Center
- Airport, Heliport – Including Flight School
- Aquarium
- Area-Wide Uses by Special Exception
- Art Gallery, Not Operated for Profit

Bed and Breakfast Inn (See Section 1502.C.9)
Bus Station
Cemetery (See Section 1502.C.10, Funeral Homes)
Children's Home
Church (See Section 1502.C.11, Churches)
Club, Social, Fraternal, Service Organization, Lodge (Not for Profit)
Clubs, Lodges or Service Organizations*
College
Community Center
Construction Facility (Off-Site)
Convalescent Home
Convict Pre-release Center
Correctional Facility
Correctional Community Treatment Center
Crematory
Cultural and Recreational Facility
Cultural Facility, NEC
Day Camp
Day Care Home
Detention Facility
Electric Generating Plant
Emergency and Protective Shelter
Extended Care Facility
Golf Course
Governmental Services, NEC
Gun Club
Homeless Center
Hospital
Jail
Juvenile Delinquency Center
Library
Lodge, Service Organization, Club, Fraternal*
Marina
Mausoleum
Museum
Nursing Home
Open Air Activities**
Planetarium
Post Office
Protective and Emergency Services
Protective Shelter
Prison

Public Park
Public Schools
Public Tennis Court Recreational and Cultural Facility
Residential Treatment Center
Rifle and Skeet Range
Sanitarium
Schools***
Service Organization, Club or Lodge*
Sewage Disposal Facility
Shelter, Emergency and Protective
Transitional Living Center
University
Wastewater Treatment Plant
Water Treatment Plant

Uses which utilize tents, canopies or other temporary open air activities such as:

Carnival
Christmas Tree Sales
Circus
Fruit and Vegetable Sales
Plant Sales from Tents or Vehicles
Tent Revival

*Chief activity is a service not carried on as a business.

** Open air activities include sales from trucks, trailers, pickups and other vehicles.

*** Schools which offer a compulsory education curriculum.

C. Use Conditions

1. Spacing Requirement

- a. To avoid clustering, detention/correctional, emergency and protective shelter, homeless center, residential treatment center and transitional living centers shall not be located within 1/4 mile (1,320 feet) of any other such facilities.
- b. The Board of Adjustment may, as a Special Exception, permit the clustering of such uses if it is determined that said clustering will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

2. Tents, Canopies or other Open Air Activities

- a. Uses which utilize tents, canopies or open air activities may be approved for a maximum of 150 days per calendar year. The Board of Adjustment may permit alternative off-street parking materials.

- b. Required parking spaces must not be used for the tent, canopy or open air activity.
- c. Tents, canopies, and open air activities must meet the building setback requirements established in the applicable Zoning Districts.

3. Construction Facilities (Off-Site)

- a. May continue for a period not to exceed two (2) years in the same location.
- b. Ingress and egress must be from arterial or collector streets. The Board of Adjustment may approve a location with access to a minor street upon finding that such location would result in less traffic on streets in residential areas.
- c. Shall not be located closer than 100 feet from any lot containing an occupied dwelling, without the consent of the owner of the dwelling.
- d. Shall not be used for dwelling purposes.

4. Schools

- a. High Schools must have their principal vehicular entrance and exit on a major or arterial street.
- b. Buildings and grounds which have been approved by the Board of Adjustment for Use Unit 2, School use, may also be used for a children's nursery, preschool, community center or day camp.

5. College, University, Hospital

A minimum site area of one (1) acre is required.

6. Nursing Home

- a. The nursing home shall meet applicable licensing requirements of the State of Oklahoma.
- b. The maximum Floor Area Ratio is 0.5.

7. Aquarium, day camp, museum, planetarium and service organizations, clubs, or lodges

When located within an AG, AR or R District this use shall have a minimum lot area of one (1) acre.

8. Sponsor's Signs/Bulletin Board:

Up to 15 square feet of the total display surface area of signage permitted for a school, college, university or public park may be used to display the name and/or logo of the sponsor of facilities at the school, college university or public park. For the size requirements of these signs see Section 1107, Business Sign Restrictions by Zoning District.

9. Bed and Breakfast Inn:

- a. Bed and Breakfast Inns shall not be permitted by Special Exception in the RST or RT District and may only be located in structures of historical significance. Such structures do not need to have been formally designated, but the applicant must submit evidence of the structure's historical significance in terms of age, architectural character or history.
- b. The owner/operator shall live in or on the premises and shall maintain a register of bed and breakfast guests and special events for each calendar year and shall make such register available to Code Enforcement upon request. The maximum length of stay for any guest shall be limited to 30 days per calendar year.
- c. The Board of Adjustment shall establish the number of guest rooms permitted; provided, however, the Board shall not approve more than six (6) guest rooms.
- d. Cooking facilities shall not be permitted in any of the guest rooms.
- e. A public restaurant is not permitted. Meals may only be served to overnight guests and for special events as permitted by the Board of Adjustment.
- f. The Board of Adjustment shall approve the size, type and location of the sign; provided, however, in no instance shall the sign exceed 32 SF in display surface area or 15 feet in height and illumination, if any, shall be by constant light.

- g. The Board of Adjustment may permit the Bed and Breakfast structure(s) to be rented for special events, such as weddings, receptions, anniversaries, private dinner parties or business seminars. The Board shall establish the maximum number of special events per year and shall establish the maximum number of guests per any single event based on the availability of off-street parking, the compatibility with the surrounding land use and otherwise add conditions of approval as necessary to assure compatibility with abutting and adjacent land uses.

10. Funeral Home:

Funeral homes are permitted within a cemetery which is ten (10) acres or more in size and has been approved by the Board of Adjustment, provided the parking requirements set forth in Use Unit 11 and the building setback requirements of an Office Zoning District as set forth in Section 504 of this Ordinance are met.

11. Churches

Churches when located within an A or R District shall have a minimum lot area of one (1) acre and a minimum lot width of 100 feet. No parking is permitted in the required front yard of a church in an AR or R District.

D. Off-Street Parking and Loading Requirements.

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 SF of enclosed passenger terminal area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF
Aquarium, Art Gallery, Museum, Planetarium, Cultural Facility NEC	1 per 800 SF of floor area plus 1 per each 1.5 employees	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
Bed and Breakfast Inn	2 plus 1 per guest room plus 1 for every 40 SF of reception area for special events	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Church	1 per 35 SF of chapel or sanctuary floor area or 1 per 4 seats whichever is greater	1 per 10,000 to 20,000 SF plus 1 per each additional 200,000 SF of floor area

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
College, University	1 per 600 SF of classroom floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
Community Center	1 per 500 SF of floor area plus 1 per each 1.5 employees	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Emergency and Protective Shelter	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Golf Course	5 per green plus 1 per 400 SF of club house floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Hospital	1 per bed plus 1 space per each 265 SF of emergency/ out-patient floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Juvenile Detention Center	1 per 1,000 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Library	1 per 500 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
Nursing Home	0.35 per nursing home bed	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Public Park	1 per 4 stadium seats plus 1 per 500 SF of community center or recreation building plus 1 per 300 SF pool area	1 per 10,000 to 100,000 SF plus 1 per each a additional 100,000 SF of floor area
Public Tennis Court	2 per court, plus 1 per 400 SF of clubhouse area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area

SECTION 1502

Uses	<u>Parking Spaces</u>	<u>Loading Berths</u>
Schools:		
Elementary, Middle and Junior High	1 per 1,200 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
Senior High	1 per 800 SF of floor area plus 1 per 4 stadium seats	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
Service Organizations, Clubs or Lodges	1 per 100 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
All other uses	As required by the Board of Adjustment	

SECTION 1503. USE UNIT 3. AGRICULTURE

A. Description

Agricultural uses, services and certain other uses suitable for location in an agricultural environment.

B. Included Uses

Animal and Poultry Raising, except the keeping or raising of wild or exotic animals as defined in Chapter 21 of this Code, which requires a Special Exception. (See Section 303 and Section 224, Wild or Exotic Animals)

- Agriculture
- Animal Raising, Except Hog Raising
- Chick Hatchery
- Farm Products/Wholesale Trade Only
- Farming, Except Hog Raising
- Fishery
- Growing/Wholesale/Processing Marijuana
- Guest or Dude Ranch
- Horticultural Nursery
- Poultry Raising
- Ranching, Except Hog Raising
- Riding Stable or Academy

C. Use Conditions

1. Horticultural nursery permits the growing of plant stocks only.
2. Wholesale trade of farm products is permitted.
3. Growth/Wholesale/Processing Marijuana must have 10 acres or more.

D. Off-Street Parking and Loading Requirement. None

SECTION 1504. USE UNIT 4. PUBLIC PROTECTION AND UTILITY FACILITIES

A. Description

Public protection and utility facilities which may have technical locational requirements, and which may require specific locations in or around the areas served.

B. Included Uses

Ambulance Service
Antenna and Antenna Supporting Structure (Principal Use) *
Electrical Regulating Station, Excluding Storage or Service Garages and
Yards
Fire Station
Police Station
Pressure Control Station: Gas or Liquid, Excluding Storage or Service Garages
and Yards
Public Utility Structures
Shelter, Civil Defense or Storm
Water Storage Facility, NEC

C. Use Conditions for New Antennas and Antenna Supporting Structures on Pre-existing Facilities shall be as follows:

1. The installation of new Antennas and Antenna Supporting Structures on existing facilities which predate this Code and have otherwise been approved as a Use by Right or Special Exception by the City or County may be permitted by Right, upon the certification of a Professional Engineer, licensed to practice in the State of Oklahoma, that the existing structure will accommodate the new user without requiring structural modification and otherwise obtaining the

required permits. Excluding the requirement for obtaining approval of a Special Exception from the Board of Adjustment, such new facilities shall be subject to 1504.D.2 - D.5, 1504.D.10, and 1504.D.11 which follow.

2. The installation of Antennas and Antenna Supporting Structures, except as provided above and in Section 802.B.4 for accessory use antennas, shall require approval of an application to the Board of Adjustment for a Special Exception. Such application shall include a site plan showing all proposed improvements and a scale drawing which displays the location of all existing such sites and sites on which applications are pending with the City or County for Antennas and Antenna Supporting Structures within a 1/4 mile radius of the site proposed in the application.
- D. In order to obtain approval of a Special Exception for an Antenna and Antenna Supporting Structure, the Board of Adjustment shall require, subject to modification and additional requirements as deemed necessary by said Board as a part of the review process, that the Antenna and Antenna Supporting Structure satisfy the following:
1. Written evidence shall be presented to the City or County by the proposer of such facility that the new facility is not closer than one-fourth 1/4 mile from any existing such site or site for which an application is pending with the City or County on which collocation space is reasonably available.
 2. Within incorporated areas, shall be setback from an abutting AG, AR, AO, AI or R District boundary 110% of its height as measured at grade and in no case exceed a maximum of 200 feet tall. However, within unincorporated areas and upon approval of a Special Exception by the Board of Adjustment, antennas may exceed 200 feet tall if setback 110% of the height from an abutting AG, AR, AO, AI or R District boundary.
 3. Shall be subject to initial and continuing compliance with all other applicable local state and federal codes and standards for operation of that particular facility. These requirements shall include but are not limited to Federal Aviation Administration, Federal Communications Commission, Electronic Industries Association, and the American National Standards Institute.
 4. Shall be buffered with landscaping and vegetative or other screening to mitigate the operational and visual impact of such uses on abutting and adjacent uses.

5. If the operation and use of such facilities ceases for a period of 180 days, unless or except said local approvals are again given within 60 days of the expiration of the 180 day period it shall be removed by the owner at the owner's cost or be subject to removal by the City or County at the owner's cost.
6. It shall be designed and constructed in such a manner as to accommodate the collocation of a minimum of two (2) wireless telecommunication system providers unless it can be demonstrated by the applicant to the satisfaction of the Board of Adjustment that such collocation was not technically feasible or that it would unreasonably impede or otherwise impair the operation of the initial or subsequently located facilities.
7. If collocation is determined by the Board of Adjustment to unreasonably impede or impair the operation of the proposed facility, a minimum spacing of 1/4 mile from other such facilities must be met.
8. The Antenna shall be of monopole design if located within the incorporated area or within 300 feet of the incorporated area boundary.
9. Certification from a Professional Engineer licensed to practice in the State of Oklahoma shall be submitted which states that:
 - a. The Antenna and Antenna Supporting Structure is designed and constructed in such a manner as to accommodate the collocation of a minimum of two (2) wireless telecommunication systems providers;
 - b. That the Antenna and Antenna Supporting Structure meets the standards of the American National Standards Institute and the Electronic Industries Association; and
 - c. Further certification from such an engineer shall be required upon completion of construction and prior to commencement of operation, that the Antenna and Antenna Supporting Structure has, in fact, been constructed in accordance with the plans as approved by the City or County.
10. Written evidence of compliance with the standards of the Federal Communications Commission and the Federal Aviation Administration.
11. Modification of Operation
 - a. Operators of such facility shall give the Zoning Officer 30 days prior written notice of any change or modification in the operation of the facility

that would cause the facility to no longer be in compliance with Section 1504. D and the conditions of approval granted by the Board of Adjustment;

- b. Said notice shall include detailed information about the nature of all such changes; and
 - c. Such changes shall cause the approval of the Special Exception to be revoked and become the basis for requiring submission of a new application if the operation is to continue.
12. Regardless of the preceding sections, upon obtaining approval for collocation of a specified number of users on a particular facility by a Special Exception from the Board of Adjustment, subsequent users up to the specified number may be permitted by Right upon demonstrating compliance with all conditions of the original approval.

E. Off-Street Parking and Loading Requirements. None

SECTION 1505. USE UNIT 5. SINGLE-FAMILY DWELLING

- A. Description. Single-Family Detached Dwelling and Foster Home.
- B. Included Uses: Single-Family Detached Dwelling and Foster Home.
- C. Use Conditions

A Single-Family Detached Dwelling and Foster Home shall:

- 1. Be affixed to a permanent foundation as defined in Chapter 21, Definitions.
- 2. Utilize customary residential exterior finishing materials as defined in Chapter 21, Definitions.
- 3. Have a core area of living space at least 20 feet by 20 feet in size excluding an attached garage.
- 4. The dwelling construction shall utilize customary residential siding and roofing materials and be built to the Building Code standards, as adopted by the City or County. For modular dwellings, certification of construction to Building Code standards shall be provided by an engineer or architect, registered or licensed to practice in the State of Oklahoma, when requested by the Building Inspector.

5. The dwellings shall meet all other requirements of the City or County ordinance requirements.
6. For purposes of this Ordinance, manufactured homes as defined herein, shall not be considered to be in accordance with the provisions of Use Unit 5.

D. Off-Street Parking Requirements

<u>Uses</u>	<u>Parking Spaces</u>
Single-family Detached Dwelling unit	2 per dwelling unit
Foster Home	2 per dwelling unit

SECTION 1506. USE UNIT 6. DUPLEX DWELLING

- A. Description. Duplex dwelling.
- B. Included Uses. Duplex dwelling.
- C. Use Conditions
 1. A duplex dwelling shall be attached to a permanent foundation as defined in Chapter 21, Definitions.
 2. The dwelling shall utilize customary residential exterior finishing materials as defined in Chapter 21, Definitions.
 3. The duplex shall have a core area of living space in each dwelling unit at least 20 feet by 20 feet in size excluding an attached garage.
 4. The dwelling construction shall utilize customary residential siding and roofing materials and be built to the Building Code standards, as adopted by the City or County. For modular dwellings, certification of construction to Building Code standards shall be provided by an engineer or architect registered or licensed to practice in the State of Oklahoma, when requested by the Building Inspector.
 5. The dwelling shall meet all other of City or County ordinance requirements.
 6. For purposes of this Ordinance, manufactured homes as defined herein, shall not be considered to be in accordance with the provisions of Use Unit 6.

D. Off-Street Parking Requirements.

<u>Uses</u>	<u>Parking Spaces</u>
Duplex dwelling	2 per dwelling unit

SECTION 1507. USE UNIT 7. TOWNHOUSE DWELLING

- A. Description. Single-family attached townhouse dwelling
- B. Included Uses. Single-family attached townhouse dwelling.
- C. Use Conditions

A single-family attached townhouse dwelling shall:

1. Be affixed to a permanent foundation as defined in Chapter 21, Definitions.
2. Have a core area of living space in each dwelling unit at least 20 feet by 20 feet in size, excluding an attached garage.
3. Be located on a separate lot within a townhouse development. A Townhouse Development must contain at least three (3) lots, and a subdivision plat for the development shall be recorded in the office of the County Clerk.
4. Be attached by a common party wall or walls to another townhouse dwelling unit.
5. Not be located above another dwelling unit.
6. The dwelling construction shall utilize customary residential siding and roofing materials and be built to the Building Code standards, as adopted by the City or County. For modular dwellings, certification of construction to Building Codes standards shall be provided by an engineer or architect registered or licensed to practice in the State of Oklahoma, when requested by the Building Inspector.
7. Must meet all other City or County ordinance requirements.

D. Off-Street Parking Requirements

<u>Uses</u>	<u>Parking Spaces</u>
Townhouse dwelling unit	2 per dwelling unit

SECTION 1508. USE UNIT 8. MULTI-FAMILY DWELLING AND SIMILAR USES**A. Description. Multi-family dwellings and similar uses.**

- B. Included Uses:**
- Apartment
 - Boarding House
 - Community Group Home
 - Convent, Monastery, Novitiate
 - Elderly Retirement Housing
 - Fraternity or Sorority House
 - Life Care Retirement Center/Assisted Living Center
 - Multi-family Dwelling
 - Rooming House

C. Use Conditions**1. Intensity of Use: Fraternity, Sorority, Rooming/Boarding House:**

- a. The applicable bulk and area requirements for a fraternity, sorority, or rooming/boarding house, shall be as required for a multifamily dwelling.
- b. Each 600 square feet of floor area constitutes a one-bedroom dwelling unit.

2. Life Care Retirement Center/Assisted Living Center:

- a. The nursing facility or medical facility must meet applicable licensing requirements of the State of Oklahoma, Oklahoma State Health Department as an intermediate care facility or as a skilled nursing home.
- b. Life Care Retirement Center/Assisted Living Center: The maximum Floor Area Ratio (FAR) is 0.5.

3. Elderly Retirement Housing:

Design requirements for elderly/retirement housing shall include as a minimum:

- a. Elevators for multifamily structures over one (1) story in height;
- b. Emergency alarm systems in every dwelling unit; and
- c. Safety "grab bars" in bathrooms.
- d. Shall meet all other applicable Codes and Ordinances, including but not limited to minimum door widths.

4. Community Group Home, Convent, Monastery and Novitiate:

The maximum permitted Floor Area Ratio (FAR) is 0.5.

5. Construction shall be to the Building Code standards, as adopted by the City or County. For modular dwellings, certification of construction to Building Code standards shall be provided by an engineer or architect registered or licensed to practice in the State of Oklahoma, when requested by the Building Inspector.

6. Screening Wall

The uses included in Use Unit 8 when located on a lot which is abutting an AR, RS or RST District must be screened by the construction and maintenance of a screening wall or fence along the lot lines in common with the AR, RS or RST District. (See Section 216, Screening Wall).

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Community Group Home	1 per 1,000 SF of floor area	None
Convent, Monastery, and Novitiate	1 per 1,000 SF of floor area	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
Elderly Retirement Housing	0.75 per dwelling unit	None
Fraternity or Sorority House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
Life Care Retirement Center/Assisted Living Center	0.75 per dwelling unit and 0.35 per nursing center bed	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area
Multi-family Dwelling	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling units	None
Rooming House/ Boarding House	1 per 2 beds	1 per 10,000 to 200,000 SF plus 1 per each additional 200,000 SF of floor area

SECTION 1509. USE UNIT 9. MANUFACTURED HOME DWELLING

- A. Description. A manufactured home dwelling, excluding any type or form of recreational vehicle (RV).
- B. Included Uses. Manufactured Home Dwelling, not including any type or form of recreational vehicle (RV). See Chapter 21, Definitions.

C. Screening Wall

The manufactured home dwelling when located within an RST or RT District which is abutting an AR, RS or RM District must be screened from the abutting AR, RS or RM District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR, RS or RM District. (See Section 216, Screening Wall).

D. Off-Street Parking and Loading Requirements.

Uses

Parking Spaces

Manufactured Home Dwelling	2 per each dwelling unit
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SECTION 1510. USE UNIT 10. OFF-STREET PARKING AREAS

A. Description. Off-street parking areas which are principal uses.

B. Included Uses. Off-street parking areas. (See Chapter 16, Off-Street Parking and Loading).

C. Use Conditions

1. Off-street parking areas must conform to the design, lighting, and improvement requirements of Chapter 16, including but not limited to an all-weather dust free surface for off-street parking.
2. The uses included in Use Unit 10, when located on a lot which is abutting an AR or R District, must be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District.

D. Off-Street Parking and Loading Requirement. Not applicable.

SECTION 1511. USE UNIT 11. OFFICES, STUDIOS, AND SUPPORT SERVICES

A. Description

Offices, studios, medical and dental laboratories, and certain other compatible or supporting services.

B. Included Uses:

Abstract Company
Accountant or Bookkeeper
Adult Day Care
Advertising Agency
Art School
Architect
Artist's Studio
Ballet School
Bank
Bookkeeper
Broadcasting or Recording Studio
Business School
Children's Nursery
Computing Service
Copying Service/Photo Copying
Data Processing Service
Dental Offices, Clinics, Laboratories and Related Research Facilities
Doctor's Office
Drafting Service
Drama School
Employment Agency
Engineer
Financial Institution, Other than a Pawn Shop
Funeral Home
General Business Office, Excluding on Premise Sale of Merchandise
Interior Design Consultant, No Retail Sales
Language School
Law Office
Loan Office
Massage Establishment, Licensed
Medical Offices, Clinics, Laboratories and Related Research Facilities
Office and Studio
Office Building
Optician or Optical Laboratories
Photocopying
Photography Studio
Prescription Pharmacy, Provided that no Sundry or Other Merchandise is Sold
or Offered for Sale
Radio Station
Real Estate Office
Recording or Broadcast Studio

Studio or School for Teaching Ballet, Dance, Drama, Fine Arts, Music,
 Language, or Modeling
 Ticket Office, Transportation
 Travel Agency

C. Use Conditions

The uses included in Use Unit 11, when located on a lot which is abutting an AR or R District, must be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Adult Day Care	1 per 500 SF of floor area	NA
Children's Nursery	1 per 500 SF of floor area	NA
Funeral Home	1 per 40 SF of assembly floor area plus 1 per 300 SF of nonassembly floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Medical and Dental Offices, Clinics and Laboratories	1 per 200 SF of Floor Area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area 1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
All other uses	1 per 300 SF of floor area for the first 30,000 SF of floor area in a building and if the building exceeds 30,000 SF, 1 per each 350 SF of floor area for the floor area exceeding 30,000 SF	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area

E. Other Parking and Loading Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customers' vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises, may not be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

SECTION 1512. USE UNIT 12. EATING ESTABLISHMENTS OTHER THAN DRIVE-INS

A. Description

Eating establishments, including carry out eating establishments, however, excluding drive-in restaurants designed to permit in car service for the consumption of food or drink on the premises.

B. Included Uses:

Cafe
Cafeteria
Coffee shop
Delicatessen
Restaurant, and other Similar Eating Establishments*

*An accessory use bar which is customarily incidental and subordinate to a principal use restaurant is included in this use. See Chapter 21, Definitions.

C. Use Conditions

1. The uses included in Use Unit 12 shall take place within a completely enclosed building. However, outdoor customer seating is permitted, whether uncovered or covered by a tent or canopy provided:
 - a. The outdoor customer seating area abuts the building wall of the business, but extends no closer to the street than the building setback requirements;

- b. The outdoor customer seating area does not occupy or use required parking spaces or access aisles;
 - c. Any outdoor seating area which exceeds 10% of the indoor building floor area shall be considered floor area for the purposes of determining off-street parking and loading requirements; and
 - d. Noise from any outdoor entertainment activity shall not be audible from any abutting AR or R District.
2. The uses included in Use Unit 12, when located within a District other than an AR or R District and located on a lot which is abutting an AR or R District, must be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District. (See Section 216, Screening Wall).

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Eating Establishment	1 per 100 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area

E. Other Parking and Loading Requirements

- 1. Only vehicles which are accessory to permitted principal uses on the lot are permitted to be parked on the lot. Such vehicles include customers' vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of business.
- 2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises are not to be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

SECTION 1513. USE UNIT 13. ADULT ENTERTAINMENT ESTABLISHMENTS**A. Description**

Businesses which cater primarily to adults 21 years of age and above and/or which sell and serve intoxicating beverages and/or low-point beer (as defined by Oklahoma Statutes) on the premises and all sexually-oriented businesses.

- B. Included Uses:**
- Bar/Tavern
 - Beer Bar
 - Billiard Parlor/Pool Hall
 - Private Club/Night Club, Commercial
 - Sexually-Oriented Business (See Section 604)

C. Use Conditions

1. Some of the businesses and activities described in this section may be illegal under state and federal law, and persons associated therewith may be subject to criminal prosecution. Nothing in this section is intended to make legal any business or activity now illegal under state or federal law.
2. The uses included in Use Unit 13 when located on a lot which is abutting an AR or R District must be screened from such AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with such District. (See Section 216, Screening Wall).
3. Sexually-Oriented Businesses must meet the conditions set forth in Section 604, Sexually-Oriented Businesses of this Ordinance.
4. Adult Entertainment Establishments must meet the minimum spacing standards listed below. The spacing standards do not apply to accessory use bars as defined in this Ordinance.
 - a. Public entrance doors shall be located at least 50 feet from an AR or R District, which shall be measured in a straight line from the nearest point on a residential Zoning District boundary line to the nearest public entrance door of the Adult Entertainment Establishment. Residentially zoned expressway right-of-way shall not be considered in these types of measurements; and

- b. Shall be located a minimum of 300 feet from a public park, school or church, which shall be measured from the nearest point on the property line of a park, school or church to the nearest public entrance door of the Adult Entertainment Establishment measured along the street right-of-way line providing the nearest direct route usually traveled by pedestrians between such points; for purposes of determining measured distance, property situated on the opposite side of the street from such park, school or church shall be considered as if it were located on the same side of the street with the park, school or church; and
 - c. Shall be spaced 300 feet from any other Adult Entertainment Establishment listed in Use Unit 13, which 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said business is conducted, to the nearest point of the wall of the portion of the building in which another Adult Entertainment Business is conducted.
5. The uses included in Use Unit 13 are prohibited except within a completely enclosed building.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Bar, Beer Bar, Tavern, Billiard Parlor, Pool Hall, Night Club, Private Club	1 per 75 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area
Sexually-Oriented Business:		
Motel	1 per room plus 1 per manager	1 per 5,000 to 10,000 SF plus 1 for each additional 15,000 SF of floor area
Theater	1 per 4 seats or 1 per booth plus 1 per manager	1 per 5,000 to 10,000 SF plus 1 for each additional 15,000 SF of floor area
All other such uses	1 per 225 SF of floor area	1 per 5,000 to 10,000 SF plus 1 for each additional 15,000 SF of floor area

USE UNIT 14. CONVENIENCE GOODS AND SERVICES

A. Description

Retail trade and service establishments which are desirable conveniences in certain Residential and Office Districts and other Districts as permitted herein. Use Unit 14 is established to permit the location of convenience goods and services in certain environments in which commercial facilities of a higher use intensity would be objectionable.

B. Included Uses

1. Retail Trade Establishments

Drug Store
Florist
Food:
 Bakery
 Candy Store, Confection or Nut Store
 Dairy
 Food Specialty Store
 Grocery
 Health Food Store
 Ice Cream Store
 Meat Market
Gift, Novelty, Souvenir Shop
Liquor Store
Marijuana Dispensary
Newsstand
Tobacco Shop

2. Service Establishments

Dry Cleaning Pick Up
Barber Shop
Beauty Shop
Laundry, Pick Up
Nail Salon
Reducing Salon
Tanning Salon

C. Use Conditions

- 1 The uses included in Use Unit 14 must take place within a completely enclosed building. However, accessory outdoor customer seating and accessory outdoor display of merchandise is permitted whether uncovered or covered by a tent or canopy provided:
 - a. The outdoor customer seating area abuts the building wall of the business, but extend no closer to the street than the building setback requirements;
 - b. The outdoor display area or outdoor customer seating area shall not occupy, or use required parking spaces or access aisles;
 - c. The outdoor display area shall be considered floor area for the purposes of determining off-street parking and loading requirements as established in this Ordinance;
 - d. Noise from any outdoor entertainment activity shall not be audible from any abutting AR or R District;
 - e. Any outdoor seating area which exceeds 10% of the indoor building floor area shall be considered floor area for the purposes of determining off- street parking and loading requirements; and
 - f. In the C-1 and C-2 District no open-air storage or display of merchandise offered for sale shall be permitted within 100 feet of an abutting AR or R District.
- 2 The uses included in Use Unit 14, when located within a District other than an AR or R District and located on a lot which is abutting an AR or R District, must be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District. (See Section 216, Screening Wall).

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Retail Trade and Service Area Establishments	1 per 225 SF of floor	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area

E. Other Parking and Loading Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot will be permitted to be parked on the lot. Such vehicles shall include customers' vehicles, repair or service vehicles, and those vehicles driven in the ordinary course business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

SECTION 1515. USE UNIT 15. SHOPPING GOODS AND SERVICES

A. Description

Retail establishments engaged in the merchandising of shopping goods and services.

B. Included Uses

1. Retail Trade Establishments:

Antique Shop
Appliance Repair, Household
Appliance Store
Art Gallery, Commercial
Artist Supply Store
Automobile Parts and Accessories Store
Bicycle Shop
Book Store
Business and Office Machine Repair and Sales Establishment
Camera and Photographic Supply Store
Clothing and Accessories Store
Cosmetic Shop
Craft Shop
Department Store

SECTION 1515

Drapery Shop
Dressmaking Shop
Dry Goods Store
Floor Covering and Carpet Store
Fur Storage
Furrier and Fur Shop
Garden Supply Store
Hardware Store
Hobby Shop
Home Furnishings Establishment selling such items as:
 Appliances
 Carpet Store
 China, Glassware and Metal Ware
 Drapery, Curtain, Upholstery
 Floor Covering
 Furniture
Jewelry Store
Leather Goods and Luggage Store
Medical, Dental and Orthopedic Appliances and Supply Store
Musical Instrument and Supply Store
Office Furnishing Sales
Office Machine Sales
Office Supplies Store
Orthopedic Appliances Store
Paint Store
Pawn Shop
Pet Shop
Phonograph and Record Shop
Picture Framing
Radio and Television Sales and Repairs
Shoe Repair Shop
Shoe Store
Sporting Goods Store
Stationery Store
Tailor Shop
Toy Shop
Variety Store
Wall Paper Store
Wig Shop

2. Retail Building Material Establishments, exclusive of fabrication or repair:

Building Materials
Electrical Supply
Plumbing Fixtures

3. Service Establishments:

Caterer
Computer Repair and Sales
Costume Rental Service
Data Processing Machine Repair and Sales
Gasoline Service Station
Gunsmith
Household Appliance Repair and Sales
Interior Decorating, with Retail Sales
Jewelry and Watch Sale and Repair
Laundromat, Self-Service
Locksmith
Oil and Lubrication Service, Three (3) Bay Maximum
Photo Finishing
Photography Supply Store
Radio and Television Repair and Sales
Reproduction Services
Tune-up Service, Three (3) Bay Maximum
Veterinarian Clinic, Excluding Outside Animal Runs
Watch and Jewelry Repair
Wedding Chapel

C. Use Conditions

1. The uses included in Use Unit 15 shall be conducted within a completely enclosed building. Accessory outdoor display of merchandise is permitted whether uncovered or covered by a tent or canopy provided:
 - a. The outdoor display area shall not extend closer to the street than the building setback requirement;
 - b. The outdoor display area or outdoor customer seating area shall not occupy or use required parking spaces or access aisles; and
 - c. The outdoor display area shall be considered floor area for the purposes of determining off-street parking and loading requirements established in this Ordinance.

2. The uses included in Use Unit 15, when located on a lot which is abutting an AR or R District must be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District. (See Section 216, Screening Wall).

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Antique and Furniture Stores	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
Gasoline Service Station, Oil and Lubrication Service and Tune-up	1 per 500 SF of floor area, 5 spaces minimum	NA
Outdoor display or storage of lawn, garden and construction materials	1 per 600 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
All other outdoor display or storage uses	1 per 300 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
All other uses	1 per 225 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each add'l 25,000 SF of floor area

E. Other Parking and Loading Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot are permitted to be parked on the lot. Such vehicles shall include customers' vehicles, repair or service vehicles, and those vehicles driven in the ordinary course business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises are not be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

SECTION 1516. USE UNIT 16. OTHER TRADES AND SERVICES**A. Description**

Trade establishments primarily providing business and household maintenance goods and services ordinarily not found in the primary retail districts because of differing market and site requirements.

B. Included Uses

1. Trade establishments, including incidental fabricating, processing, installation and repair:

- Air Conditioning and Heating
- Bait Shop
- Bakery, Wholesale
- Bottled Gas
- Carpentry
- Carpet Installation and Repair
- Fence
- Fuel Oil
- General Merchandising Establishment, NEC
- Glass
- Greenhouse, Retail Sales
- Heating Equipment, Sales and Service
- Insulation Contractor
- Lumber Yard
- Model Homes, Display Only (Excluding Manufactured Homes)
- Monument Sales, Excluding Shaping
- Newspaper Publishing
- Other Trades and Services, NEC
- Plastic Materials
- Plumbing Shop
- Portable Storage Building, Sales
- Vending Machines, Sales and Services

2. Service Establishments/Building Services:

- Armored Car Services
- Disinfectant and Exterminating Services
- Dry Cleaning/Laundry, Including Coin Operated (3,000 SF maximum)
- Janitorial Service

Veterinary Hospital
Window Cleaning

3. Contract Construction Service

Air Conditioning
Carpentry
Decorating
Electrical
Furnace Cleaning
Heating
Landscaping
Painting
Paper Hanging
Plastering
Plumbing
Sign Painting
Tile Setting

4. Personal Services:

Auctioneer
Bindery
Cabinet Maker
Frozen Food Locker
Kennel
Linen Supply
Mail or Postal Box Services, other than U.S. Postal Services
Packing and Crating of Household and Other Similar Goods
Rug Cleaners
Taxidermist
Woodworking Shop

5. Repair Services:

Armature Rewinding Service
Electrical Repair Service
Furniture
Lawnmower Repair
Mattresses and Pillows
Re-upholstering
Rug Repair
Small Engine Repair

6. Trade Schools:

Barber
Beauty
Trade School, NEC

C. Use Conditions

The uses included in Use Unit 16, when located on a lot which is abutting an AR or R District, must be screened from such AR or R District by the construction maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Trade Establishments	1 per 400 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
Service Establishments	1 per 400 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
Trade School	1 per 40 SF of classroom or 1 per 3 seats, whichever is greater	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area

SECTION 1517. USE UNIT 17. MINI-STORAGE

A. Description

Structure(s) which contains separate, small size, self-service storage facilities leased or rented to individuals or small businesses. Access to these facilities shall be limited to regular size passenger vehicles and trucks having a maximum of two (2) axles.

B. Included Uses: Mini-Storage

C. Use Conditions

1. Screening Wall

- a. The uses included in Use Unit 17, when located on a lot which is abutting an AR or R District, must be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District. (See Section 216, Screening Wall).
- b. Mini-storage facilities located in O Districts are further regulated by Section 503.H.

2. Open Air Storage

- a. Within an O District no open air storage is permitted.
- b. Open air storage is permitted within a C or I District only if it is not visible at ground level from an AR, R or O District or from a public street.

3. The development site must have frontage on and access to an arterial or major street.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Mini-Storage	1 per 5,000 SF of mini-storage floor area plus 2 for an accessory dwelling	NA

SECTION 1518. USE UNIT 18. AUTOMOTIVE AND ALLIED ACTIVITIES

A. Description

Automotive and allied activities

B. Included Uses

1. Sales and Related:

Agricultural Implement Sales
Aircraft Sales
Automobile Sales, New or Used
Boat Sales
Camper Sales
Manufactured Home Sales
Motorcycle Sales
Recreational Vehicle (RV) Sales
Truck Rental and Sales

2. Services:

Automobile Rental
Automobile Wash
Overnight Campgrounds for Recreational Vehicles
Vehicle Repair and Service, Except Painting
Wrecker Service and Storage, Excluding Salvage

C. Use Conditions

1. Screening Wall

The uses included in Use Unit 18, when located on a lot which is abutting an AR or R District, must be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District. (See Section 216, Screening Wall)

- 2.** Within the C-4 District, no open air storage or display of merchandise offered for sale is permitted within 300 feet of an adjoining AR or R District, unless otherwise approved as a Special Exception from the Board of Adjustment; however, in no case shall the setback be less than the minimum required 300 feet in the C-4 District.

D. Off-Street Parking and Loading Requirement

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Agriculture Implements, Automotive, Camper, Manufactured Home Sales, Motorcycle & Truck Sales	1 per 600 SF of floor area plus 1 per 1,000 SF of open air display storage or service area	1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area
Automobile Rental	1 per 600 SF of floor area	NA
Vehicle Repair	1 per 500 SF of floor area 5 spaces minimum	NA
Auto Wash	NA	NA
Wrecker Service	1 per each 1.5 employees	NA

SECTION 1519. USE UNIT 19. DRIVE-IN RESTAURANTS**A. Description**

Eating establishments providing curb service or offering food or drink for on-premise consumption within parked motor vehicles, or permitting the on-premise consumption of food or drink within a parked motor vehicle or outside the principal structure.

B. Included Uses: Drive-In Restaurant**C. Use Conditions**

1. The uses included in Use Unit 19 when located on a lot which is abutting an AR or R District must be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District. (See Section 216, Screening Wall).
2. Drive-In restaurants are subject to the following requirements and conditions:
 - a. Eating establishments which encourage or permit substantial in-car on-premise consumption of food will be permitted within Commercial Shopping Districts only in such locations as will not interfere with or

detrimentally affect any adjoining or nearby residential properties;

- b. All lighting must be directed toward the proposed drive-in facility and away from any neighboring Residential Districts. Outside loudspeakers or paging systems audible beyond the boundaries of the subject property shall not be allowed;
- c. Traffic circulation shall be reviewed and approved by the City or County Engineer including the location of ingress and egress points; and
- d. The subject tract of land must have a minimum of 150 feet of frontage on a designated major or arterial street.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Drive-In Restaurants	NA	1 per 5,000 to 25,000 SF of floor area, plus 1 per each additional 25,000 of floor area

SECTION 1520. USE UNIT 20. HOTEL, MOTEL AND RECREATION FACILITIES

A. Description

Hotels, motels and commercial recreation establishments ordinarily not requiring large sites and which have use characteristics permitting their location in or near developed commercial trade areas.

B. Included Uses

Apartment Hotel
 Billiard Center, Family
 Bingo Facility, Commercial
 Bowling Alley
 Dance Hall
 Enclosed Commercial Recreation Establishments, NEC
 Gymnasium
 Health Club
 Hotel*

Ice Skating Rink
Motel*
Motion Picture Theater, Enclosed
Racquetball Club
Recreation, Indoor Commercial, NEC
Rifle Range, Enclosed
Skating Rink, Enclosed
Swimming Pool, Enclosed
Tennis Club, Enclosed
Video Games

*An accessory use bar which is customarily incidental and subordinate to a principal use hotel or motel is included in this Use Unit.

C. Use Conditions

1. The uses included in Use Unit 20 located on a lot which is abutting an AR or R District must be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lot lines in common with the AR or R District. (See Section 216, Screening Wall).
2. Dance halls shall be setback a minimum distance of 300 feet from an AR or R District and are further regulated as follows:
 - a. Dance facilities which are accessory to service organizations are exempt from this setback requirement.
 - b. The 300 feet setback is to be measured in a straight line from the nearest point of the wall of the portion of the building in which the business is conducted to the nearest point from an abutting AR or R District.
3. Licensing requirements may apply to certain Use Unit 20 uses in the City of Claremore.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Dance Hall, Video Games, Bingo Facility	1 per 100 SF of floor area	1 per 5,000 to 10,000 SF floor area plus 1 for each additional 15,000 SF of floor area
Health Club	1 per 150 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area
Hotel, Motel	1 per sleeping room plus 1 per 225 SF of accessory facilities such as card shop, flower shop, barber and beauty shops, etc., and 1 per 100 SF for accessory facilities such as restaurants and taverns	1 per 40,000 to 150,000 SF, plus 1 per each additional 150,000 SF of floor area, plus 1 per 5,000 to 25,000 SF, plus 1 per each additional 25,000 SF of accessory facilities.
Motion Picture Theater	1 per 4 seats	1 per 5,000 to 10,000 SF plus 1 per each additional 15,000 SF of floor area
All Other Uses	1 per 225 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area

SECTION 1521. USE UNIT 21. COMMERCIAL RECREATION, INTENSIVE**A. Description**

Commercial recreation facilities, the principal activities of which are usually open-air, and shall be located in undeveloped/outlying sections of the City or County.

B. Included Uses:

Amusement Activities, NEC
 Arena
 BMX Track
 Commercial Recreation, Intensive, NEC

Drag Strip
 Drive-In Theater
 Fairground
 Frisbee Golf Course
 Go-Cart Track
 Golf Driving Range
 Miniature Auto Track
 Miniature Golf
 Outdoor Recreation, NEC
 Paint Ball
 Race Tracks, Auto, Dog, Horse, Motorcycle
 Rodeo Grounds
 Skateboard Track
 Slot Car Track
 Stadium, NEC
 Tennis Courts, Commercial
 Water Slide

C. Use Conditions

1. The uses included in Use Unit 21, when located on a lot which is abutting an AR or R District, must be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District. (See Section 216, Screening Wall).
2. Paint Ball facilities require a minimum of ten (10) acres.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Golf Driving Range	1 per tee	NA
Drive-in Theater	NA	NA
Uses with Spectator Seating (Arenas, Stadiums, Rodeos)	1 per 4 seats	1 per 5,000 to 25,000 SF, plus 1 per each additional 25,000 SF of floor area
All Other Uses	1 per 800 SF	1 per 5,000 to 25,000 SF of site area plus 1 per each additional 25,000 SF of floor area

SECTION 1522. USE UNIT 22. OUTDOOR ADVERTISING SIGNS

A. Description.

Outdoor Advertising Signs also referred to as Advertising Signs or Billboards

B. Included Uses:

Advertising Signs

Billboards

Outdoor Advertising Signs

C. Use Conditions for Outdoor Advertising Signs

1. Location

- a. Outdoor advertising signs are permitted in AI, C-4, C-5 and all I Zoning Districts if located within 165 feet of the right-of-way of an interstate highway, toll road, designated state highway or freeway as regulated herein.
- b. No outdoor advertising sign may be located closer than 150 feet from an AR, R or O District or from a PUD Designated Residential Development Area or from a municipal park or municipal recreation area if visible from such District or Area.
- c. No portion of an outdoor advertising sign may be located within 25 feet from any property line other than a street line.
- d. No outdoor advertising sign is permitted to be located upon or constructed within a required parking space or loading berth, nor may the sign otherwise obstruct vehicular or pedestrian access or circulation, or pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.
- e. Advertisements placed on the interior of fences within a municipal park or municipal recreation area not visible from a public street or right-of-way do not constitute outdoor advertising signs.

2. Height and Setback

- a. Outdoor advertising signs may be erected to a maximum height of 35 feet above grade unless located within 165 feet of the right-of-way line of an interstate highway or other toll road or freeway. In such cases, said signs may be erected to a height of not more than 45 feet. However, if the highway is elevated and with approval of a Special Exception from the Board of Adjustment, the height of an outdoor advertising sign may be increased to a height greater than 45 feet, but in no case may the sign exceed a height of 65 feet.
- b. Outdoor advertising signs shall be setback a minimum of one (1) foot from an adjacent AR, R or O District boundary for each foot of height.
- c. Outdoor advertising signs shall be setback ten (10) feet from the planned right-of-way shown on the Major Street Plan.

3. Maximum Display Surface Area

- a. The display surface area of an outdoor advertising sign shall not exceed 672 square feet when located along an interstate highway, toll road, or freeway.
- b. The display surface area of an outdoor advertising sign located along a state highway shall not exceed 300 square feet.
- c. The display surface area and aggregate display surface area of roof, ground and outdoor advertising signs, whether permitted as provided herein or nonconforming, shall not exceed the maximum aggregate display surface area otherwise permitted in the respective Zoning Districts in Chapter 11, Signs.

4. Number of Sides

- a. No outdoor advertising sign may contain more than two (2) sides. Only one side is to be included in the computation of display surface area.
- b. The two (2) sides shall face in opposite directions. "Opposite" in addition to its ordinary meaning, includes V-shaped signs when not more than 15 feet separate the open side of the display surface.

5. Separation Between Signs

- a. An outdoor advertising sign shall be separated a minimum distance of 1,200 feet from any other outdoor advertising sign and 30 feet from any ground or projecting sign.
- b. Spacing limitations do not apply to signs separated by an interstate highway, toll road, freeway, or state highway.

6. Illumination

- a. No outdoor advertising sign may contain flashing, intermittent, blinking or traveling lights, bare bulb fluorescent, incandescent or halogen illumination or reflective glitter.
- b. Illumination shall not exceed 70 foot candles measured at a two (2) foot distance from the lighted area of the sign face.

7. Animation

No outdoor advertising sign is permitted to contain any visible moving parts.

8. Support

No outdoor advertising sign may be supported by more than one pole, post or column unless certified to be required by a Professional Engineer licensed to practice in the State of Oklahoma.

9. Orientation

An outdoor advertising sign shall be oriented to be primarily visible from the abutting interstate, toll road, freeway or state highway.

D. Off-Street Parking and Loading Requirements. None

SECTION 1523. USE UNIT 23. SCIENTIFIC RESEARCH AND DEVELOPMENT

A. Description

Enclosed facilities for scientific research, development and testing which are customarily located on large, landscaped sites and the operation of which does not

produce any noxious or objectionable environmental effects including, but not limited to odor, heat, smoke, noise or vibration.

B. Included Uses: Enclosed scientific research, testing and development facilities.

C. Use Conditions

1. The uses included in Use Unit 23, shall be conducted within enclosed buildings.
2. The uses included in Use Unit 23 when located on a lot which is abutting an AR or R District, shall be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District. (See Section 216, Screening Wall).
3. The parking of vehicles other than passenger cars and trucks that exceed the height of the required screening wall shall not be permitted within 50 feet of the abutting AR or R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 800 SF of floor area or 1 per 1.5 employees whichever is greater	1 per 5,000 to 40,000 SF of floor area, plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF of floor area.

E. Other Parking and Loading Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot are permitted to be parked on the lot. Such vehicles to include customers' vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a Special Exception from the Board of Adjustment.

SECTION 1524. USE UNIT 24. WAREHOUSING AND WHOLESALING**A. Description**

Warehousing, wholesaling, and trucking often located adjacent to industrial parks served by rail and highway transportation, and port areas.

B. Included Uses

Moving and Storage Facility
Storage, NEC
Warehousing, NEC
Wholesale Establishments, NEC

C. Use Conditions

The uses included in Use Unit 24 when located on a lot which is abutting the boundary of an AR or R District must be screened from the abutting AR or R District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR or R District. (See Section 216, Screening Wall).

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 5,000 SF of floor area	1 per 5,000 to 25,000 SF plus 1 per each additional 25,000 SF of floor area.

SECTION 1525. USE UNIT 25. MINING AND MINERAL PROCESSING**A. Description**

Extractive operations, mineral processing operations, and related manufacturing operations at the point of extraction.

B. Included Uses

1. Mining, quarrying or extraction of, including but not limited to coal, ore, stone, sand, gravel, clay or earth. However, those uses included in Section 1531, Oil and Gas Extraction, are specifically excluded from this Use Unit.

2. Processing of Mineral Products as follows:

- a. Crushing, washing, and grading of coal, ore, stone, sand, gravel, clay or earth.
- b. Manufacture of Portland Cement, concrete or asphaltic concrete, at the source of supply of crushed rock, sand, or gravel, for utilization off the premises.

C. Use Conditions

1. Allowed in M Mining Districts only

In addition to meeting the requirements of the Zoning Ordinance, all uses must meet the requirements of any and all other applicable local, state or federal requirements.

2. Access

Road access to such uses shall be controlled by means of a gate. A sign warning of hazardous conditions, if such exists, shall be affixed to the gate or placed in a conspicuous position near the gate. Access roads within 200 feet of other property in an AR or R District shall be maintained in a dust free condition by surfacing or other treatment.

3. Fencing or Screening

- a. A chain link fence (barbwire not permitted) shall be erected around the entire site or portions thereof where the Planning Commission determines that such fencing is necessary for the safety of the public, but such fence shall not be required where a screening wall is required. Said fence shall be constructed of good, substantial material, of first class workmanship, and so erected as to resist wind pressure, ensure public safety, and present a neat, attractive and uniform appearance. Supporting uprights shall be erected on the inside of such fence.
- b. If any portion of the use is conducted within 165 feet of property in an AR or R District, a screening wall as described in Section 216 shall be installed and maintained on the property where the use is conducted to shield the use from the AR or R District.
- c. If the Planning Commission determines that no fence or screening wall is required, adequate plantings of vegetation to shield mining operations shall be provided and maintained. These plantings shall be made generally along roadsides and property lines, but not necessarily limited only to these areas.

4. Yard and Setback Requirement

- a. No mining, quarrying, excavation, sedimentation ponds spoil piles or stock piles shall be permitted within 165 feet of any property line or public right-of-way.
- b. Structures and buildings related to production and processing with respect to mining and quarrying and the storage of explosives or related materials shall not be located closer than 100 feet to property in an AR or R District, or closer than 50 feet to property in Districts other than AR or R. Office buildings, scale facilities, equipment storage yards, and other similar structures shall be excepted from this provision, but shall not be located closer than 25 feet to common property lines.

5. Reductions of Noise and Vibration

All equipment, machinery, processing, and excavation shall be operated and maintained in such manner as to minimize dirt, noise, and vibration. Mufflers shall be installed and maintained on internal combustion engines used within 1000 feet of property in an AR or R District.

6. Stagnant Water in Excavation is Prohibited

Mining and quarrying shall be conducted in a manner which will not allow water to collect nor shall stagnant water be permitted to remain in excavations.

7. Lateral Support

The banks of all excavations running substantially parallel to adjacent property lines or public rights-of-way and within 165 feet shall be sloped no steeper than two (2) feet horizontal to one (1) foot vertical.

8. Land Rehabilitation

Reclamation, restoration, and rehabilitation of the land shall be in conformity with applicable state and federal statutes. The producer shall agree as a condition to any permit issued or zoning allowed that no other land may be substituted for reclamation and that reclamation shall be in accordance with state and federal statutes on the land zoned or permitted.

9. Abandonment

Within a period of six (6) months after the permanent abandonment of the quarrying or mining operation, all buildings, structures, apparatus, or appurtenances accessory to the operation shall be removed.

10. Drainage and Foliage Requirements

- a. Suitable drainage systems shall be constructed, installed and maintained, if natural drainage is not possible. No alteration of the original drainage pattern with respect to perimeter properties shall be permitted.
- b. Existing trees and ground cover along public and road frontage shall be preserved and maintained for the depth of the setback requirement.
- c. Insofar as practicable, all means of access to the property from any street or road shall be located and designed as to avoid the routing of vehicles to and from property over streets and roads that primarily serve abutting residential development.
- d. Control of air pollutants shall be in accordance with all applicable state and federal statutes and other local ordinances.

D. Off-Street Parking and Loading Requirements

Uses	<u>Parking Spaces</u>	<u>Loading-Berths</u>
All Uses	1 per 1,000 SF of floor area	NA

SECTION 1526. USE UNIT 26. RESTRICTED INDUSTRY AND MANUFACTURING

A. Description

Restricted industry and manufacturing uses having slight or no objectionable or noxious environmental effects, including, but not limited to the emission of odor, heat, smoke, noise or vibration.

B. Included Uses

Apparel and Other Finished Products Made from Fabrics, Leather, Similar Materials
 Automotive Painting
 Bakery Products - Manufacturing Blacksmithing
 Candle Manufacturing
 Candling or Processing Plant
 Carpet Cleaning
 Clothes Manufacturing
 Communication Equipment, Including Radio Television Receiving Sets Manufacturing
 Costume Jewelry, Costume Novelties, Buttons and Miscellaneous Notions (Except
 precious materials - Manufacturing)

Drug – Manufacturing
 Furniture Packing and Crating
 Garment Manufacturing
 Growing/Wholesale/Processing Marijuana
 Industry NEC, Restricted Light
 Laundry Service, Non-personal Goods
 Musical Instruments and Parts - Manufacturing
 Office, Computing and Accounting Machines - Manufacturing
 Pens, Pencils, and Other Office and Artist Materials - Manufacturing
 Pharmaceutical Manufacturing
 Printing, Publishing and Allied Industries
 Professional, Scientific and Controlling Instruments, Photographic and Optical Goods,
 Watches and Clocks - Manufacturing
 Restricted Manufacturing, NEC
 Roasting Coffee and Coffee Products - Manufacturing
 Umbrellas, Parasols and Canes - Manufacturing

C. Use Conditions

1. The uses included in Use Unit 26 which are located within 300 feet of an AR, R or O District shall be conducted within enclosed buildings.
2. Screening Wall or Fence Required. (See Section 216, Screening Wall).

The uses included in Use Unit 26, when located on a lot which is abutting an AR, R or O District shall be screened from the abutting AR, R or O District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR, R or O District.

3. In the first 50 feet of the lot on which the industrial uses are conducted and for which screening is required, no vehicle or similar equipment or materials shall be parked or stored which exceeds the height of the required screening fence.

D. Off-Street Parking and Loading Requirements

Uses	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 1.5 employees 1 per 800 SF of floor area, whichever is less	1 per 2,000 to-40,000 SF of floor area, plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF of floor area

SECTION 1527. USE UNIT 27. LIGHT MANUFACTURING AND INDUSTRY**A. Description**

Light manufacturing and industrial uses having some objectionable or noxious environmental effects, including, but not limited to the emission of odor, heat, smoke, noise, or vibration.

B. Included Uses

Aircraft Assembly and Subassembly
 Aircraft Repairs, Maintenance and Training
 Beverage Manufacturing
 Brewery
 Brooms and Brushes Manufacturing
 Building Contract Construction Service and Storage:
 Concrete Construction Service
 Dry-Cleaning/Laundry, Industrial
 Heating Contract Construction Service
 Heavy Construction, Contracting Service
 Heavy Equipment Sales and Service
 Insulation Contractor
 Laundry, Industrial
 Machine Shop
 Masonry Contracting Service
 Printing, Publishing and Allied Industries
 Welding Shop
 Bus Maintenance Shop
 Canning and Preserving of Fruits/Vegetables
 Cellophane Manufacturing
 Celluloid Manufacturing
 Cheese Manufacturing
 Chipping of Trees and Shrubs
 Cold Storage Plants
 Confectionery and Related Products - Manufacturing
 Cooperage Works
 Cultured Marble Manufacturing
 Cutlery, Hand Tools, General Hardware - Manufacturing
 Dairy Products Manufacturing
 Diesel Engine Repairs
 Dyestuff Manufacturing
 Electrical Lighting and Wiring Equipment - Manufacturing
 Electrical Machinery, Equipment and Supplies - Manufacturing
 Electronic Components and Accessories - Manufacturing
 Flavor Extracts and Flavoring Syrups Manufacturing, NEC
 Flour Mills

SECTION 1527

Food Products, Manufacturing
Fur Goods - Manufacturing
Furniture and Fixture - Manufacturing
Glass and Glassware (pressed and blown) Manufacturing
Heavy Equipment Sales and Service
Household Appliance Manufacturing
Ice Cream Manufacturing
Indoor Recycling Center for Metal, Paper, Glass and Plastic Products
Jewelry, Silverware and Plated Ware - Manufacturing
Lamp Shades - Manufacturing
Leather and Leather Products - Manufacturing
Light Manufacturing, NEC
Mattress Manufacturing
Meat Products - Manufacturing
Milling, Custom
Monument Manufacture - Shaping and Engraving
Mortician Goods - Manufacturing
Motion Picture Production
Noodle Manufacturing
Paint or other Solvent Use
Pickle, Sausage, Sauerkraut or Vinegar Manufacturing
Pickling Fruits and Vegetables, Salad Dressings - Manufacturing
Plastic, Blow Molding, Injection Molding and Extrusion
Pottery and Figurines or Other Similar Ceramic Products Using Only
 Previously Pulverized Clay and Kilns Fired Only by Electricity or Gas
Prefabricated House Manufacturing
Pottery and Related Products - Manufacturing
Produce Market, Wholesale
Rayon Manufacturing
Ready-built House Manufacturing
Refrigerator Manufacturing
Sandblasting, Indoor
Sash and Door Manufacturing
Sausage Manufacturing
Sheet Metal Contracting Service
Shoe Polish Manufacturing
Sighting and Fire Control Equipment - Manufacturing
Signs and Advertising Displays – Manufacturing
Soybean Oil Milling
Spray Painting
Starch, Glucose, Dextrin Manufacturing
Storage of Abandoned or Inoperative Vehicles reclaimed from
 Highway/Streets for 60 days or less (excludes salvaged or
 dismantled vehicles). For Wrecker Service and Storage, See Use Unit 18.

Store Fixture Manufacturing
 Tobacco Manufacturing
 Vegetable Oil Milling
 Vinegar Manufacturing
 Waste Paper Salvage and Reclamation
 Welding Equipment and Supply Manufacturing
 Wool Scouring, Hair Manufacturing
 Yeast Manufacturing

C. Use Conditions

1. The uses included in Use Unit 27, which are located within 300 feet of an AR, R or O District, shall be conducted within enclosed buildings.
2. The uses included in Use Unit 27, when located on a lot which is abutting an AR, R or O District, shall be screened from such District, by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the District.
3. In the first 50 feet of the lot on which the industrial uses are conducted and for which screening is required, no vehicle or similar equipment or materials shall be parked or stored which exceeds the height of the required screening fence.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 1.5 employees or 1 per 800 SF of floor area, whichever is less	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF of floor area.

SECTION 1528. USE UNIT 28. MEDIUM MANUFACTURING AND INDUSTRY

A. Description

Medium manufacturing and industrial uses having moderately objectionable or noxious environmental effects; including, but not limited to the emission of odor, heat, smoke, noise or vibration.

B. Included Uses

Acetylene Gas Manufacturing up to 15 Pounds Pressure Per
 Square Inch (PSI)
 Aircraft and Aerospace Parts Manufacturing and Remanufacturing
 Ammunition, Small Arms
 Asphalt Blending
 Batch Plant, Concrete
 Boiler or Forage Works
 Bottling Plant
 Cesspool Cleaning
 Chrome Plating
 Compost Yard
 Concrete Ready-Mix Plant
 Cotton Storage, Open
 Creosote Treatment
 Die Casting Manufacturing
 Electroplating
 Fabricated Metal Products, NEC - Manufacturing
 Feed Grinding and Processing
 Fiberglass Products Manufacturing
 Flat Glass - Manufacturing
 Galvanizing
 Gas (Heating or Illuminating) Manufacturing or Storage, except where
 such gas is to be entirely consumed on the same premises
 Grain Mill Products - Manufacturing
 Heat Exchangers, Fabrication
 Heavy Construction, Equipment Storage/Parking
 Industrial Spray Painting and Other Solvent Use
 Industry, Medium, NEC
 Lamp Black Manufacturing
 Liquefied Petroleum Gas Sales and Service, Wholesale
 Livestock Auction Sales, Retail
 Lumber and Wood Products Manufacturing, NEC
 Machinery Manufacturing
 Manufacturing, Medium, NEC
 Mattress and Bedding Renovator
 Motor Freight Terminal/Depot
 Oil Compounding and Barreling
 Oil Well Drilling and Cleaning Contracting Service
 Oil Well Equipment Storage
 Pressure Vessel Fabrication
 Prestressed and Pretensioned Concrete Products
 Printing Ink Manufacturing
 Railroad Freight Terminal
 Railroad Roundhouse or Shop

Railroad Yard
 Resource Recovery Facility (all Storage and Processing within
 an Enclosed Building)
 Roofing Contracting Service
 Small Arms Manufacturing
 Stonework
 Storage Tank and Tank Components, Manufacturing
 Structural Steel Fabrication, Light Gauge or Wire Rod
 Textile Mill – Manufacturing
 Toy, Amusement, Sporting and Athletic Goods - Manufacturing
 Trades, Industries, or Uses that have Moderately Objectionable or Noxious
 Environmental Influences by Reason of the Emission of Odor,
 Heat, Smoke, Noise, or Vibration, NEC
 Transportation Equipment Manufacturing
 Trash Transfer Station (all Processing and Storage within an Enclosed
 Building or Container)
 Truck Freight Terminal, Repair and Storage of Commercial Contract
 Carriers
 Water Well Drilling and Cleaning Service

C. Use Conditions

1. The uses included in Use Unit 28, which are located within 300 feet of an AR, R or O District, shall be conducted within enclosed buildings.
2. The uses included in Use Unit 28, when located on a lot which is abutting an AR, R or O District, shall be screened from such District, by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the District.
3. In the first 50 feet of the lot on which the industrial uses are conducted and for which screening is required, no vehicle or similar equipment or materials shall be parked or stored which exceeds the height of the required screening fence.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 1.5 employees or 1 per 800 SF of floor area, whichever is less	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF of floor area

SECTION 1529. USE UNIT 29. HEAVY MANUFACTURING AND INDUSTRY

A. Description

Heavy manufacturing and industrial uses having substantial objectionable environmental effects, including, but not limited to the emission of odor, heat, smoke, noise or vibration.

B. Included Uses

Abattoir (Slaughter House)*
Abrasive, Asbestos and Miscellaneous Nonmetallic Mineral Products
Acetylene Gas Manufacturing in Excess of 15 Pounds Pressure Per
Square Inch (PSI)
Acid Manufacturing
Agricultural Chemicals, Manufacturing
Alcohol Manufacturing
Ammonia, Bleaching Powder or Chlorine Manufacturing*
Ammunition, Including Small Arms
Animal and Marine Fats and Oil, Including Grease and Tallow*
Animal Rendering*
Apiary Farm or Ranch
Arsenals*
Artificial Leathers Oil Cloth Manufacturing and Other Impregnating and
Coating of Fabrics, Excluding Rubberizing
Asphalt Paving Plants
Asphalt Refining or Manufacturing
Blast Furnace, Steel Works and the Rolling and Finishing of Ferrous Metals
Bleaching Powder Manufacturing
Brick, Tile or Terra Cotta Manufacturing
Butane and Propane Manufacturing/Storage
Cement (Hydraulic), Lime, Gypsum, Plaster of Paris Manufacturing
Chlorine or Hydrochloric, Nitric, Picric, Sulphurous or
Sulfuric Acid Manufacturing*
Coal Yard
Coke Manufacturing
Concrete Brick and Block, Manufacturing
Corrugated Metal Manufacturing
Cotton Baling, Compressing and Ginning
Cottonseed Oil Milling
Creosote Manufacturing

Disinfectant Manufacturing
 Distillation of Bones, Coal, Tar or Wood
 Emery Cloth and Sandpaper Manufacturing
 Explosive Manufacturing or Storage*
 Fat Rendering*
 Feed Lots, Hog Farms or Hog Ranches*
 Fertilizer Manufacturing from Mineral or Organic Materials
 Fireworks Manufacturing or Storage*
 Garbage, Offal, or Dead Animal Reduction or Dumping*, **
 Glue, Gelatin or Size Manufacturing
 Grain Elevator
 Guided Missile and Space Vehicles Complete Assembly and Manufacturing
 Gum and Wood Chemicals, Manufacturing
 Guns, Howitzers, Mortars, and Related Equipment, Manufacturing
 Heavy Industrial Research and Development Testing, not Enclosed
 Hog Farms or Hog Ranches*
 Incineration, Reduction of Dead Animals, Offal, Garbage or Refuse*, **
 Industrial Organic and Inorganic Chemicals Manufacturing
 Industrial Waste Disposal, Recycling or Treatment on Public or Private
 Land – See Section C. Use Conditions*, **
 Insecticide Manufacturing
 Iron or Steel Foundry
 Lime, Cement, Plaster of Paris Manufacturing
 Linoleum, Asphalted-Felt Base, and Other Hard Surface Floor Covering,
 NEC
 Liquefied Gas Bulk Stations and Terminals*
 Livestock Auction Sales, Wholesale*
 Lubricating Oils and Grease Manufacturing
 Manufacturing, Heavy, NEC
 Match Manufacturing
 Oil Cloth or Linoleum Manufacturing
 Oil Reclamation Plants
 Oil Refinery*
 Other Agricultural and Related Activities
 Other Chemicals and Allied Products, NEC
 Paint, Oil, Varnish or Turpentine Manufacturing
 Paper or Pulp Manufacturing*
 Petroleum Bulk Storage for Wholesale*
 Petroleum Refining and Related Industries*
 Plastic Materials and Synthetic Resins, Synthetic Rubber, Synthetic and
 other Man-Made Fibers, Except Glass
 Primary Metal Industries, NEC

Radioactive Service Company
Refining of Petroleum or Other Crude Materials*
Rendering Plant*
Rubber Reclamation or Manufacturing from Crude Materials
Salt Works
Sandblasting (Outdoor)*
Sanitary Landfill - See Section C. Use Conditions*, **
Sawmills and Planing Mills
Shoddy Manufacturing, Low Grade Cotton or Wool
Shredding, NEC*
Slaughtering of Animals, NEC*
Smelting, Primary or Secondary of Metals or Alloys
Soap Manufacturing
Soda Ash, Caustic Soda and Washing Compound Manufacturing
Solid Waste Disposal - See Section C. Use Conditions*, **
Steel or Rolling Mill
Stockyard*
Stone Cutting and Stone Products Manufacturing
Structural Clay Products, Manufacturing
Structural Steel Plants
Sugar Refining
Tallow, Grease or Lard Manufacturing or Refining
Tank Farm, Petroleum
Tanning, Curing or Storing of Leather and Rawhides or Skins,
Leather or Hides
Tar Distillation or Manufacturing
Tar Roofing or Tar Waterproofing Manufacturing
Tile Roofing Manufacturing
Tire Recapping
Trades, Industries, or Uses that have Substantial Objectionable
Environmental Influences by Reason of the Emission of Odor,
Heat, Smoke, Noise, or Vibration, NEC
Turpentine Manufacturing
Varnish Manufacturing
Washing Compound Manufacturing
Wood Preserving
Wool and Mohair, Wholesale

*Permitted by Special Exception only upon approval by the Board of Adjustment.

**Permitted in the I-4 District only subject to all conditions in accordance with
Section C, Use Conditions.

C. Use Conditions

1. The uses included in Use Unit 29, which are located within 300 feet of an AR, R or O District, shall be conducted within enclosed buildings.
2. Screening Wall or Fence Required. (See Section 216)

The uses included in Use Unit 29 when located on a lot which is abutting an AR, R or O District shall be screened from the abutting AR, R or O District by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the AR, R or O District.

3. In the first 50 feet of the lot on which the industrial uses are conducted and for which screening is required, no vehicle or similar equipment or materials shall be parked or stored which exceeds the height of the required screening fence.
4. Industrial Waste Disposal, Recycling or Treatment
 - a. Industrial waste is defined as refuse products, either solid or liquid, which are to be discarded by the producer, and which are toxic to human, animal, aquatic or plant life and which are produced in such quantity that they can be safely disposed of only in properly operated federal and/or state-approved sanitary land fills, waste or sewage treatment facilities.
 - b. Controlled industrial waste may include but is not limited to explosives, flammable liquids, spent acids, caustic solutions, poisons, sludge, tank bottoms containing heavy metallic ions, toxic chemicals, infectious materials, and materials such as paper, metal, cloth or wood which are contaminated with controlled industrial waste.
 - c. An Industrial Waste Disposal/Recycling/Treatment Site shall not be less than 160 acres in size and no other Industrial Waste Disposal/Recycling/Treatment Site shall be nearer than one (1) mile (5,280 feet) in any direction from the proposed Industrial Waste Disposal/Recycling/Treatment Site. The site shall be as nearly square as possible.
 - d. All operation of an actual disposal/recycling/treatment site shall be confined to as near the center of the site as practical and in no case in violation of any Oklahoma State Department of Environmental Quality (DEQ) rules and regulations or in violation of any other regulatory requirements.
 - e. The operator of the Industrial Waste Disposal/Recycling/Treatment Site shall own in fee both the land (surface) and the minerals.

- f. The operator shall file with the Planning Commission a comprehensive drainage spill protection plan which will clearly and specifically detail the permanent and emergency measures and permanent structures to be installed to protect the drainage area and all adjacent drainage areas from any contamination by industrial waste. The site operation plan filed with the DEQ may be used as a basis for this plan and added to if necessary to meet the requirements of this section.
- g. All Industrial Waste Disposal/Recycling/Treatment Sites shall be located at least one (1) mile from any platted residential subdivision. For the purpose of this section a platted residential subdivision shall be defined as an area zoned in an R, RM, RT, RST or AR zoning classification. All technical criteria of the Industrial Waste Disposal/Recycling/Treatment Site shall be controlled by the DEQ.

5. Solid Waste Disposal and Sanitary Landfill Sites:

- a. Shall be completely enclosed by a six (6) foot high fence.
- b. A gate for ingress and egress shall be permitted.
- c. A screening wall shall be erected where a solid waste disposal plant abuts a public street or road or where it can be seen from a residential development, which fact shall be determined by the Building Inspector.
- d. The fence shall be set back at least 90 feet from the center line of any abutting major thoroughfares and at least ten (10) feet from the right-of-way-line (existing or planned) of such thoroughfares.
- e. No temporary or permanent building shall be erected within the required setback.
- f. Shall be located at least 1,000 feet from any platted residential subdivision as described above.
- g. Operation of Site
 - 1) Access roads to the operation shall be maintained in a dust free condition by surfacing or other treatment and all areas not specifically being worked by the actual digging and filling operation shall be maintained in a dust free condition by surfacing, sodding or other treatment.

- 2) When a trench is dug and subsequently filled, it shall be immediately treated to a dust free condition while work on the next trench is in process. Dust shall be minimized on the actual working area by wetting or other treatment.
- 3) An attendant shall be on duty at all times while hauling and dumping is in process to keep trash-blowing at a minimum. When an attendant is not present the area shall be closed to all dumping.
- 4) The stock-piling of trees, lumber, paper and other burnable materials for subsequent burning shall be prohibited.
- 5) The waste materials shall be covered at the end of each day and scatterings adequately policed to prevent blowing.
- 6) The site shall be operated in accordance with the rules and regulations of the DEQ and also be in compliance with all other local and federal regulations.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 800 SF of floor area or 1 per 1.5 employees, whichever is less	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF of floor area

SECTION 1530. USE UNIT 30. JUNK AND SALVAGE YARDS

A. Description

Establishments primarily providing an open area where waste, used or second-hand materials are brought, sold, exchanged, stored, processed, crushed or handled. Materials include but are not limited to scrap iron and other metals, paper, plastic, rags, rubber tires, salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

B. Included Uses

Junk and Salvage Yards

C. Use Conditions

1. Storage racks which are designed for the stacking of automotive front ends, hoods, doors, quarter panels, etc., which exceed the height of the screening fence, must be setback a minimum of 200 feet from an abutting AR, R, P or O District and a minimum of 90 feet from the centerline of a street, highway or thoroughfare and ten (10) feet from the right-of-way line of such street, highway or thoroughfare, plus two (2) additional feet of setback for every one (1) foot of rack height above 15 feet. No temporary or permanent buildings shall be erected within the required setback.
2. The piling of junk or salvage materials shall not exceed the height of the required screening wall or fence within 150 feet of the boundary required to be screened, except as otherwise provided herein.
3. The uses included in Use Unit 30 when located on a lot abutting an AR, R, O, C, I-1, or I-2 District shall be screened by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the District to be screened.
4. The uses included in Use Unit 30, when located on a lot abutting a street, highway or thoroughfare, must be screened by the construction and maintenance of a screening wall or fence along the lot line or lines in common with the highway or thoroughfare to be screened.
5. Required Screening Wall or Fences shall meet the following requirements:
 - a. Shall be a minimum of eight (8) feet in height; however, the height of the fence may be reduced to six (6) feet when the use is conducted at an elevation of two (2) feet or more above the crown of the adjacent roadway;
 - b. Shall be constructed with fencing materials which are of common use;
 - c. Shall be designed and arranged to provide substantial visual separation from other land uses required to be screened and from the general public traveling along the streets, highways and thoroughfares;
 - d. Shall be uniform in height, except for significant changes in topography;
 - e. A steel mesh fence may be substituted for a screening fence on the rear of the use and up to the rear three-fourths of the use when the use abuts the property in an AI, I-3 or I-4 District and such portion cannot be seen

from a public street or road, which fact shall be determined by the Building Inspector.

- f. Shall be constructed prior to the occupancy of the building or initiation of the use required to be screened;
- g. Shall be constructed with all braces and supports on the interior, except when both sides are of the same design and appearance; and
- h. The screening wall or fence shall be maintained by the owner of the lot containing the use requiring the screening. Failure to maintain after notice by the Zoning Officer constitutes an offense of these regulations.

6. The Board of Adjustment, as a Special Exception may:

- a. Modify or remove the screening requirement where existing physical features such as trees and other plant materials, buildings, earthen berms or hills, provide substantial visual separation from other land uses and from streets, highways and thoroughfares;
- b. Modify the screening requirement where an alternative screening will provide substantial visual separation from other land uses and from the general public traveling the streets, highways and thoroughfares provided that:
 - 1) A landscape plan specifying number, types and location of proposed plant materials to be installed and maintained or has been submitted and approved; or
 - 2) A six (6) foot privacy wall or fence shall be installed and maintained.
- c. Grant an extension of time to construct a screen where properties, other than public streets, highways and thoroughfares which are to benefit from the screen are undeveloped and no immediate development plan is known or anticipated; or
- d. Remove the screening requirement where the purpose of the screening requirement cannot be achieved, such as where a road or street is elevated, or where the screening is prohibited by other ordinances and/or regulations, such as in floodplains.

7. All junk and salvage yard uses shall otherwise be in compliance with all other applicable City, County, State, and Federal Laws.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
All Uses	1 per 1000 SF of floor area	1 per 2,000 to 40,000 SF of floor area plus 1 per 40,000 to 100,000 SF, plus 1 per each additional 100,000 SF of floor area

SECTION 1531. USE UNIT 31. OIL AND GAS EXTRACTION**A. Description**

The drilling and servicing of oil and gas wells, including on-site storage and related transporting of the extracted products.

B. Included Uses

Drilling of oil and gas wells, and on-site storage of oil and gas.

C. Use Conditions

1. Oil and gas well drilling permitted by Right must follow the use conditions established in this Section and all other applicable ordinances and regulations. Special Exception uses must additionally follow the use conditions established in the applicable Zoning District and by the Board of Adjustment.
2. Oil and gas wells and related storage tanks must be located 300 feet or more from any residence. However, the Board of Adjustment, by Special Exception, may reduce this minimum setback distance. (See Chapter 19.)
3. An application shall be submitted to the Planning Commission, which shall include the following information:
 - a. The applicant shall provide, where applicable, the date the subdivision was recorded with the County Clerk if the well is to be located within the boundaries of a platted subdivision;
 - b. A plot plan shall be submitted depicting the well location, working/reserve pit, storage tanks and distances from the nearest residence;

- c. A drilling schedule shall be submitted indicating the estimated depth of the well, estimated time to drill, type of equipment to be used, type of pumping device and maintenance and rework schedules; and
- d. The application shall include safety features to be employed and screening fences to be constructed.

D. Off-street Parking and Loading Requirements. None