

The City of Oklahoma City

Zoning and Planning Code

HANDOUT

Ordinances related to the

SCENIC RIVER OVERLAY

CHAPTER 59 PLANNING AND ZONING CODE

ARTICLE III. - ADMINISTRATIVE BODIES AND OFFICIALS2
 § 59-3500. - Riverfront Design Committee. 2

ARTICLE IV. - ADMINISTRATIVE PROCEDURES.....4
 § 59-4250. - DISCRETIONARY REVIEW PROCEDURES. 4

ARTICLE X. - OFF-STREET PARKING, LOADING AND ACCESS8
 § 59-10600. - Off-street parking requirements. 8

ARTICLE XI. - LANDSCAPING AND SCREENING REGULATIONS.....10
 § 59-11150. - General regulations..... 10

ARTICLE XIII. - ZONING OVERLAY DISTRICTS14
 § 59-13500. - Scenic River Overlay Design Districts (SRODD)..... 14
 13500.6. Riverfront Design Districts. 39
 13500.7 Meridian Gateway District..... 39
 13500.8. Stockyards River District..... 43
 13500.9. Farmers Market District..... 45
 13500.10. Western Gateway District..... 48
 13500.11. Regatta District..... 51
 13500.12. American Indian Cultural Center District..... 54
 13500.13. Recommended Tree Species..... 54

ARTICLE III. - ADMINISTRATIVE BODIES AND OFFICIALS

* * *

§ 59-3500. - Riverfront Design Committee.

3500.1. Establishment. A Riverfront Design Committee (RDC) is hereby established for the Scenic River Overlay Design District.

3500.2. Powers. The Riverfront Design Committee shall have the following powers:

- A. To administer the design review process for the Scenic River Overlay Design District.
- B. To issue Certificates of Approval for property located within the Scenic River Overlay Design District.
- C. To comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the District.

3500.3. Membership, Terms and Organization.

- A. Membership. The Riverfront Design Committee (RDC) shall consist of nine members appointed by the Mayor with the consent of City Council. The nine members shall include:
 - (1) Two members appointed from the Riverfront Redevelopment Authority.
 - (2) Seven members knowledgeable and/or experienced in the profession or practice of architecture, landscape architecture, planning, urban design, land development, or construction services. Of these members, at least two shall be licensed or certified in their design field.
- B. Officers. The RDC shall elect a Chairman who shall serve for one year or until his or her successor takes office and who shall be eligible for re-election.
- C. Compensation. All members of the RDC shall serve without compensation.
- D. Term of Office.
 - (1) The term of each RDC member shall be for three years or until his or her successor takes office. No member shall serve more than three consecutive terms without having rotated off the Committee for at least one year.
 - (2) Members may be appointed to fill the remainder of vacant terms. Appointment for the purpose of filling vacancies shall not be considered as counting towards the three consecutive term limits set forth in the section.
- E. Removal or Resignation of Members. Members of the RDC may be removed by the Mayor with the consent of the City Council, for inefficiency, neglect of duty, or malfeasance in office. The Mayor shall file a written statement of the reason for the removal. Members may resign with the Mayor's acceptance of a letter of resignation.

3500.4. Meetings and Procedures.

- A. Attendance. Members of the RDC shall attend at least two-thirds of the regularly scheduled RDC meetings over a one calendar year period. Failure to achieve this level of attendance may result in the automatic termination of the member's tenure with the RDC and the Mayor shall make an appointment to fill the vacancy.
- B. Quorum. Five members of the Committee shall constitute a quorum for the transaction of business, unless there is a vacancy in the membership, in which case it shall be a majority of the active members. Action taken by the Committee at any meeting shall require the affirmative vote of a majority of the votes cast.
- C. Open to Public. All meetings of the RDC shall be subject to the Oklahoma Open Meetings Act (25 O.S. § 301 et seq.). Any person, or his duly appointed representative shall be entitled to appear and be heard on any matter before the RDC.
- D. Records. The RDC shall keep a record of its proceedings, a copy of which shall be filed for public view in the office of the Planning Director.
- E. Rules. The RDC shall be empowered to adopt rules for the conduct of its business.
- F. Planning Director's Role. The Planning Director, or the designated representative of such Director, shall act as RDC Secretary and shall attend and keep the minutes of all meetings. He or she shall act in an advisory capacity only and may participate in the RDC's discussions but shall have no vote. The Director and the staff of the Planning Department shall assist the RDC in discharging its duties.

(Ord. No. 24009, § 2, 2-2-10; [Ord. No. 24901, § 1, 6-10-14](#))

* * *

ARTICLE IV. - ADMINISTRATIVE PROCEDURES

* * *

4150.5 Public Hearing and Notice Requirements for Riverfront Design Committee Meetings. In order to encourage citizen participation and assure that all interested parties shall be heard, notice of public hearings regarding action to be taken by the Riverfront Design Committee shall be given as specified by the following:

- A. Notice by mail. Hearing notices of the Riverfront Design Committee meetings shall be sent at least six business days prior to such hearing by mailing written notice to all owners of property within a 150-foot radius of the exterior boundary of the subject property. Such notice by regular mail shall be the responsibility of the Staff.
- B. Compilation of notification list. The notification of all property owners within a 150-foot radius as required by this section shall be provided by Planning Department Staff.

4150.6. Public Examination and Copying of Applications and Other Documents. During normal business hours, any person may examine the application and material submitted in support of, or in opposition to, the application, subject to the exceptions set forth in the Freedom of Information Act. Upon reasonable request, any person shall be entitled to copies of the application and related documents. The Planning Department staff shall make copies of such materials available for a fee specified by the City.

4150.7. Conduct of Public Hearing. Matters pertaining to the conduct of public hearings shall be governed by the provisions of this chapter, and the rules and procedures promulgated by the board or commission conducting the hearing.

(Ord. No. 24487, § 1, 7-3-12; [Ord. No. 24901, § 2, 6-10-14](#))

* * *

§ 59-4250. - DISCRETIONARY REVIEW PROCEDURES.

* * *

4250.8. Scenic River Overlay Design District (SRODD) Review.

- A. Riverfront Design Committee Recommendations and Review. The Riverfront Design Committee (RDC) shall have the opportunity to comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the District except buildings for which a Notice of Violation for dilapidation has been sent by the City.
- B. Review and Recommendations.
 - (1) Murals, as outlined in Section 59-8250.16, shall be submitted to the Arts Commission for review and comment prior to consideration by the RDC.

- (2) Development within the American Indian Cultural Center District shall be submitted to the agency representative(s) of the Native American Cultural and Educational Authority (NACEA) for recommendation prior to consideration by the RDC or staff.
- C. Applications. Applications for Certificate of Approval shall be submitted to the Oklahoma City Planning Department. Sufficient information and detail shall be submitted to allow full evaluation of relevant design issues. Minimum required drawings and documentation are listed on submittal forms available from the Oklahoma City Planning Department. On projects of smaller scale or complexity, Staff may waive the submission of some of the required drawings and/or details.
- D. Continuances. Continuances may be granted on any case, provided progress has been demonstrated. In the event no progress has been demonstrated on a case for a period of six continuous months, the case shall be deemed withdrawn.
- E. Expiration and Extension of Certificates of Approval.
 - (1) Expirations: Any Certificate of Approval granted by the Riverfront Design Committee or staff shall expire two years from date of issuance.
 - (a) Exceptions:
 1. Site preparation for a Temporary Construction Staging Areas, Off-Site which has been issued a Certificate of Approval must be completed within six weeks of the issuance of the Certificate of Approval.
 2. A Certificate of Approval for a Temporary Construction Staging Area, Off-Site shall expire one week after completion or abandonment of the construction project related to the Certificate of Approval
 - (2) Extensions: If construction has commenced, the Riverfront Design Committee or staff may grant a two-year extension prior to the expiration date of the Certificate of Approval. An Extension may be granted as long as there are no additions, revisions, or deletions of any element of the project as reflected in the original Certificate of Approval and any subsequent Revisions approved prior to the expiration date.
 - (a) Exceptions:
 1. Extensions shall not be granted for Temporary Construction Staging Areas, Off-Site.
 - F. Appeals. Any person aggrieved by any decision of the staff or the RDC in granting or denying a Certificate of Approval may appeal said decision to the Board of Adjustment who may affirm, reverse or modify the decision of the Committee or staff. The appeal shall be filed and conducted in accordance with the provisions and procedures of Section 59-4250.10.
 - G. Preliminary Review. In order to facilitate the timely approval of projects, applicants are encouraged to request a preliminary review by staff prior to formal submittal. Preliminary review is most effective at the conceptual design phase, so that siting,

building material and design, and other contextual impacts of the proposal may be considered for conformance with the regulations and guidelines of the SRODD ordinance. Based on the scale or significance of the project, staff may recommend that the project be presented to the Committee for preliminary comments prior to submittal of the application.

Preliminary review should be scheduled a minimum of six weeks prior to anticipated date of formal submittal to allow for revisions.

H. Supplemental Guidelines and Plans.

- (1) Supplemental Guidelines. In addition to the Design Guidelines found in Section 59-13500 of this chapter, the Committee may choose to adopt design guidelines, policies, and procedures to aid in their design review responsibilities. However, those policies and procedures are supplemental to this code, and may not contradict it. Such supplemental guidelines may be adopted by the Riverfront Design Committee in accordance with the regulation of this chapter, and shall be made available to the public upon request. Supplemental guidelines previously adopted by the Riverfront Design Committee include the Building Conservation and Rehabilitation Guidelines.
- (2) Plans. In addition to the Design Guidelines found in Section 59-13500 of this chapter, the Riverfront Design Committee may adopt supplemental district plans containing design goals and planning initiatives for said district.

* * *

4250.10. Appeals.

* * *

- C. Authority and Execution. Appeals to the Board of Adjustment may be taken by any person aggrieved, or by any officer, department, board or bureau of the City affected by any decision of any City Official, Design Review Committee or Commission, related to the issuance of a building permit, the granting or denial of a Certificate of Approval or Certificate of Appropriateness, or enforcement of this chapter. Such appeal shall be taken within 30 days from the date of the decision, or ten business days if within the Bricktown Core Development District (BC), Downtown Design Districts (DBD, DTD-1, and DTD-2), Historic Preservation District (HP), Historic Landmark Overlay District (HL), Scenic River Overlay Design District (SRODD), Stockyards City Development District (SYD), Stockyards City Transitional Development Overlay District (SYT), and Urban Design (UD) Overlay District by filing with the Clerk of the Board of Adjustment a notice of appeal specifying the grounds thereof, and by paying the required filing fee at the time the notice is filed. The Clerk of the Board of Adjustment shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as

due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.

* * *

(Ord. No. 23755, § 2, 12-2-08; Ord. No. 24009, § 3, 2-2-10; Ord. No. 24128, § 2, 8-31-10; Ord. No. 24136, § 1, 9-28-10; Ord. No. 24276, § 1, 5-24-11; Ord. No. 24290, § 2, 6-21-11; Ord. No. 24291, § 2, 6-21-11; Ord. No. 24478, § 1, 6-19-12; Ord. No. 24498, § 1, 7-31-12; Ord. No. 24574, § 1, 12-4-12; Ord. No. 24609, § 3, 2-19-13; Ord. No. 24726, § 2, 8-13-13; [Ord. No. 24901, § 2, 6-10-14](#))

* * *

ARTICLE X. - OFF-STREET PARKING, LOADING AND ACCESS

* * *

§ 59-10600. - Off-street parking requirements.

* * *

10600.4 Parking Lot Design.

A. Internal Pedestrian Access.

- (1) The purpose of establishing internal pedestrian access is to provide visual breaks in large parking areas and provide safe pedestrian connections between parking areas, building entrances, any outparcels, and the public right-of-way.
- (2) Internal pedestrian access ways shall be required for parking lots consisting of 200 or more parking spaces where the distance from the main structure to the public right-of-way is greater than 140 feet, as follows:
 - (a) An internal pedestrian access way shall be located within 150 feet of each parking space.
 - (b) Internal pedestrian access ways shall be a minimum of five feet in width and free from obstructions, including bumper overhang.
 - (c) Surfacing materials for internal pedestrian access ways shall meet American with Disabilities Act requirements and be safe and conducive for navigation by strollers, wheelchairs, walkers and carts.
 - (d) Internal pedestrian access ways shall be clearly demarcated by methods such as contrasting colored paving material, painted markings, or other American with Disabilities Act compliant materials.
 - (e) Where any internal pedestrian access way is adjacent to a parking space, the internal pedestrian access way shall be protected by Parking Lot Islands, Peninsulas, and/or continuous landscaped strips, as set forth in Article XI. § 59-11250.E of this Chapter.
 - (f) Internal pedestrian access ways shall have lighting as required in Article XII. § 59-12350 of this Chapter.

10600.5 Parking Reductions.

- A. The number of required parking spaces may be reduced by utilizing any of the following methods, provided the total reduction does not exceed 25 percent of the minimum parking requirement. These reductions in no way relieve the property owner from compliance with § 59-10150.3 of this Chapter regarding the requirement to provide and maintain adequate parking for the proposed use.

- (1) Bicycle Parking. The number of required parking spaces may be reduced by one space for every two bicycle parking spaces installed, provided:
 - (a) Bicycle parking is located no farther than the closest vehicle parking space and is located proximate to a pedestrian connection to the main building;
 - (b) Each space is constructed on or over a paved surface and includes a durable, securely anchored device that supports the frame of the bicycle in a minimum of one place and accommodates a U-shaped lock or cable lock to secure the frame and at least one wheel;
 - (c) Individual bicycle parking stalls shall be a minimum of three feet wide, six feet long, with a minimum overhead clearance of seven feet, and a minimum of five feet clearance on one side of the rack to maneuver.
- (2) Motorcycle and Scooter Parking. The number of required parking spaces may be reduced by one space for every two motorcycle or scooter parking spaces installed, provided the minimum size of each individual space is four feet by seven feet.
- (3) On-Street Parking. The number of required parking spaces may be reduced by one space for every one delineated on-street parking space immediately abutting the site, provided:
 - (a) The on-street parking space is located within 200 feet of the building; and
 - (b) Pedestrian access is provided from the on-street parking to the building.
- (4) Tree Preservation. The number of required parking spaces may be reduced by one space for every one existing Significant Tree (as defined in Article XI, § 59-11400.), provided:
 - (a) The existing Significant Tree is within the parking lot or within ten feet of the parking lot perimeter;
 - (b) The area beneath the drip line of the tree (an imaginary line perpendicular from the edge of the tree's canopy to the ground) is protected during construction, and is preserved as a landscaped area.
- (5) Landscaping. The number of required parking spaces may be reduced by one space for every additional 12 points of Parking Lot Plantings.
- (6) Administrative Adjustment. If the maximum parking reduction of 25 percent has been met by the options above, the Development Services Director may approve an additional reduction of up to five percent in the number of required parking spaces for a particular site, so long as it clearly can be determined that the reduced number of parking spaces can accommodate the anticipated parking demand of the site, and there will be no adverse impact to the abutting streets or other uses in the vicinity.

(Ord. No. 24174, § 2, 11-2-10; Ord. No. 24291, § 5, 6-21-11)

* * *

ARTICLE XI. - LANDSCAPING AND SCREENING REGULATIONS

* * *

§ 59-11150. - General regulations.

All rules, regulations, conditions and requirements set forth in this section are applicable as follows:

- A. Any development or construction shall comply with these regulations.
- B. A final landscape plan shall not be required for individual single-family or duplex lots.
- C. If the site (including proposed buildings and parking areas) meets or exceeds current landscape standards, additional landscaping shall not be required.
- D. Specific landscaping requirements that may be more or less restrictive than the requirements of this chapter may be imposed on developments within the following:
 - (1) Bricktown Design District;
 - (2) Community Unit Plan Developments;
 - (3) Downtown Design Districts;
 - (4) Historic Preservation or Landmark Districts;
 - (5) Neighborhood Conservation District;
 - (6) Planned Unit Developments;
 - (7) Scenic River Overlay District;
 - (8) Scenic River Overlay Design District;
 - (9) Simplified Planned Unit Developments;
 - (10) Stockyard City and Stockyard City Transitional Districts;
 - (11) Urban Conservation Districts; and
 - (12) Property affected by special permit, special exception or variance.
- E. Outdoor storage and service areas that are visible from a public way shall be screened according to the following methods, unless otherwise exempted by this chapter.
 - (1) Screening shall consist of a combination of at least two of the following methods, which may be applied toward satisfying other applicable screening and landscaping point requirements:
 - (a) Trees planted between 15 and 35 feet on center. Selection of species and recommended spacings shall be directed by the document "Trees and Plants for Oklahoma City," as referenced in § 59-11150.P.
 - (b) Evergreen shrubs reaching a mature height of at least three feet and spaced in a manner to achieve a consistent visual screen. Selection of species and

recommended spacings shall be directed by the document "Trees and Plants for Oklahoma City," as referenced in § 59-11150.P.

- (c) An earthen berm (minimum 30 inches height and 3:1 slope).
- (d) An opaque wall or fence a minimum of six feet high.
- (2) Exemptions.
 - (a) Screening shall not be required for any development along segments of streets that exist entirely within an industrial zoned area, and that do not connect with other segments of the same street or other streets that traverse through non-industrial zoned areas.
 - (b) Screening shall not be required if a natural, undisturbed wooded area at least 20 feet in width is maintained between the outdoor storage and the public way.
- F. An inspection of all plantings to ensure compliance with the submitted landscape plan is required prior to the issuance of a Certificate of Occupancy.
- G. Nothing herein shall affect in any way the rights of, or exercise by, any public utility or City department of its present and future acquired rights to clear trees and other growth from lands used by the public utility or City department. The utility or City department shall cooperate and coordinate with the City when clearing or pruning in the rights-of-way.
 - 1. If landscaping is proposed within the rights-of-way, a revocable permit issued by the City and approved by appropriate City departments responsible for streets and utilities shall be required.
 - 2. If a revocable permit cannot be obtained for proposed landscaping within the right-of-way, a landscape setback may be required to accommodate any required landscape material.
- H. Nothing herein shall reduce the lines of sight and traffic visibility standards adopted in this chapter's zoning regulations. Plantings within the sight triangle shall not exceed a mature height of 24 inches.
- I. All pervious surface areas of public and private parks, playgrounds, playing fields, and other outdoor recreation facilities shall be excluded from the calculation of Site Points as required by these regulations.
- J. Property owners in all zoning districts shall be responsible for landscaping the area within the street right-of-way between the curb-line and the property line.
 - (1) A maximum of 25 percent of required landscape points may be claimed within the street right-of-way.
 - (2) The type and location of vegetation shall not interfere with utilities and the safe and efficient flow of street traffic. Approval by the appropriate City departments responsible for street and utilities shall be required.
 - (a) Trees that reach a mature height of more than 15 feet shall not be planted within ten feet of an overhead utility line.

1. This requirement may be waived by the Director providing that the applicant submits a letter stating no objection from the utility company, the required clearance from utility lines that the proposed trees must be maintained, and the party(ies) that will be responsible for properly maintaining the trees at that height.
 - (b) Vegetation, other than groundcover or turf grass, shall not be planted within three feet of a fire hydrant or above-ground traffic control box.
 - (3) Any turf grass planted in the street right-of-way shall be sodded and is excluded from turf point credits.
 - (4) The use of gravel shall not satisfy this requirement for landscaping. In addition, this area shall not be hard-surfaced, other than a permitted driveway or sidewalk, and it shall not be used for parking or display.
- K. Where sight-proof screening or fencing is constructed of upgraded building materials, such as masonry (limited to brick, split-face concrete block, stone or cultured stone), decorative pre-cast concrete fence systems, or decorative iron, any required landscape buffer along that fence may be credited with two landscape points per every 20 linear feet of upgraded materials.
- L. Quality and Coverage Requirements.
- (1) All plant material planted to meet the minimum requirements of these regulations shall be in a healthy condition at the time of planting and shall meet quality standards set forth by the American Standard for Nursery Stock.
 - (2) Turf grass shall be planted, seeded or re-seeded as necessary, watered and maintained in such a manner as to completely cover all exposed areas of soil after one full growing season.
 - (3) No disturbed ground shall be left exposed. Grass and other approved and appropriate groundcover or mulch shall cover all non-paved and non-built developed areas.
- M. Maintenance. It shall be the responsibility of the property owner(s), or his/her assigned agent(s) to:
- (1) Maintain and keep all sight-proof screening and fencing in good repair at all times.
 - (2) Maintain the landscaping by keeping lawns mowed, all plants properly groomed and maintained as disease-free, and planting beds groomed, except in naturally occurring dense growths of shrubs or undergrowth.
 - (3) Replace any required planting(s), which have been removed, are diseased or no longer living, within one year or the first planting season, whichever occurs first, except those in naturally occurring dense growths of shrubs or undergrowth.
- N. Enforcement and Appeal. When it is determined that improvements required by these regulations are not being met, it shall be the duty of the Director or designee to give notice, in writing, to the property owner. Such notice shall specify any deficiencies or violations and a date for compliance. Any person who is aggrieved by the decision of

the Director may file an appeal within 30 days from the decision of the Director with the Clerk of the Board of Adjustment in accordance with the provisions of Section 59-4250.9 (Appeals).

- O. Violations and Penalties. Failure to provide the improvements required by these regulations, or failure to maintain improvements in the manner prescribed by these regulations, shall constitute an offense and violation of this chapter. Each day a violation exists shall be a new and separate violation.

Upon conviction, the person who has violated the landscaping requirement shall be guilty of a Class "a" offense against the City and shall be punished by a fine not less than \$100.00 per violation, excluding costs and fees. The penalty prescribed by § 59-4350.2 (Penalty) shall not apply to violations of the Landscape Ordinance.

- P. The document "Trees and Plants for Oklahoma City," and any amendments thereto, is hereby adopted by reference as if set out at length herein. Copies of same are on file in the office of the City Clerk. In the event there are any provisions in this document that are in conflict with any provisions of the City Code, the City Code shall prevail.

(Ord. No. 23755, § 8, 12-2-08; Ord. No. 24009, § 9, 2-2-10; Ord. No. 24174, § 3, 11-2-10; Ord. No. 24331, § 1, 9-27-11)

* * *

ARTICLE XIII. - ZONING OVERLAY DISTRICTS

* * *

§ 59-13500. - Scenic River Overlay Design Districts (SRODD).

13500.1. Purpose and Intent. Oklahoma City has made a tremendous investment in infrastructure along the North Canadian River (a portion of which has been renamed the Oklahoma River) in recent years to set the stage for future infill and redevelopment. The implementation of these development regulations and guidelines will protect the City's investment as well as the investments of property owners, project developers and other interests that invest within the Scenic River Overlay Design District (SRODD) in the future. These development regulations and guidelines will serve as the primary tool for the implementation of the North Canadian River Strategic Action and Development Plan, which defines the City's vision for the SRODD. They are intended to assist property owners, project developers, and City agencies and staff to achieve this vision and to be used as a supplement to the City's development code.

13500.2. General Provisions.

- A. Intent. The General Provisions set forth below are intended to provide a flexible approach towards development within the SRODD that will ensure a high level of consistency and quality while still allowing for flexibility and creativity in design.
- B. District Designation.
 - (1) Divisions. To address variations in uses and design character throughout the SRODD, two tiers of development regulations and guidelines have been established:
 - (a) General Development Regulations and Guidelines. The General Development Regulations and Guidelines shall be applicable to all development within the SRODD.
 - (b) Riverfront Design District Development Regulations and Guidelines. The development Regulations and Guidelines contained in each of the six Riverfront Design Districts have been tailored to address variations within the SRODD and shall be applicable only to development within the area defined for each district, as set forth in this chapter.
- C. Exemptions. The Regulations and Guidelines contained in this section shall not apply to:
 - (1) Single-family residential within the SRODD including:
 - (a) New construction of a single-family detached residence.
 - (b) Existing single-family detached residences.
 - (c) Expansion to an existing single-family detached residence.

- (d) Structures accessory to a single-family residence such as attached or detached garage or storage shed.
- (2) Existing non-residential uses, providing:
 - (a) Existing non-residential uses shall remain exempt unless and until such time as alterations to the exterior or expansions to a structure or site requiring a building permit are proposed; at which time, the action requiring a building permit shall be required to comply with the provisions of this section.
 - (b) Existing non-residential uses made legally non-conforming by the enactment of this ordinance shall comply with Article XV.
- (3) Existing Planned Unit Developments and Subdivision Plats approved prior to the effective date of these regulations and guidelines.

13500.3. Certificate of Approval Required. A Certificate of Approval shall be required prior to the commencement of any development, redevelopment or expansion within the SRODD as follows:

- A. Unless administratively approvable or otherwise listed as exempt in this chapter, the Riverfront Design Committee shall issue Certificates of Approval for the following:
 - (1) Public and private capital projects, including parks, gateway markers, monuments, public art landmarks, and bridges.
 - (2) Murals, as outlined in § 59-8250.16.
 - (3) Signage:
 - (a) Electronic Message Display (EMD) signs 25 square feet or more in area; and
 - (b) All other signage 100 square feet or greater.
 - (4) Proposed demolition of any structure(s) totaling 10,000 gross square feet or more, except buildings that have been declared dilapidated and approved for demolition by City Council.
 - (5) For development totaling 10,000 gross square feet or more, including:
 - (a) new construction or expansion of any structure and associated sites;
 - (b) alteration, restoration, or remodel of the exterior façade not qualifying as ordinary maintenance and repair; and
 - (c) construction or enlargement of a parking area.
- B. Staff may approve Certificates of Approval for the following:
 - (1) All other building and site development, associated with structures less than 10,000 gross square feet, unless otherwise listed as exempt in the chapter.
 - (2) All other public and private improvements including but not limited to:
 - (a) Site modifications including, but not limited to, installation of streetscape elements between the back of the curb and the structured, fencing, or dumpster enclosures;

- (b) Exterior modification of a structure of 10,000 square feet or less or expansion to a structure resulting in a structure totaling 10,000 square feet or less;
 - (c) Application of paint to a previously unpainted brick or masonry exterior surface; and
 - (d) Installation or expansion of surface parking lots not submitted as part of a development project requiring approval from the Riverfront Design Committee.
- (3) Demolition of any structure under 10,000 square feet except structures that have been declared dilapidated and approved for demolition by City Council.
 - (4) Submittals for extensions to unexpired Certificates of Approval.
 - (5) Signage:
 - (a) Electronic Message Display Signs less than 25 square feet in area; and
 - (b) All other signage less than 100 square feet.
 - (6) Temporary Construction Staging Areas, Off-Site.
 - (7) Upon request, any submittals for Administrative Approval may be referred to the RDC for review.

C. Exception.

- (1) A Certificate of Approval shall not be required for Ordinary Maintenance and Repair that involves no change in materials, dimensions, design, configuration, texture, surface coating, or visual appearance for work meant to remedy damage or deterioration of site elements, structures, or their appurtenances.

D. Revisions to Certificates of Approval.

- (1) Staff may approve plans previously approved by staff or the Riverfront Design Committee which require minor revisions that impact less than 20 percent of the site or building, provided that the revisions meet the intent of the Guidelines, and maintain conformance with Regulations and any conditions associated with the approval.
- (2) Staff may approve minor revisions to an unexpired Certificate of Approval without additional fee provided the following conditions are satisfied:
 - (a) No more than five percent of the site or building is modified from the original Certificate of Approval;
 - (b) Revisions do not significantly alter the work previously approved;
 - (c) Revisions are in conformance with regulations and meet the intent of the guidelines; and
 - (d) Revisions are consistent with any conditions associated with the original Certificate of Approval.

13500.4. District Use Regulations.

- A. Standards for All Permitted Uses. All uses permitted in the underlying zoning districts are permitted subject to the regulations and guidelines of the Scenic River Overlay Design District and individual Design Districts, unless specifically prohibited within this section or the individual Design Districts.
- B. Conditional Uses. In order to encourage a broad mix of uses within the SRODD and to provide maximum flexibility for the consideration of future development proposals, additional uses are allowed, subject to the conditions of the underlying zoning districts unless modified herein. Should a conflict exist with the underlying zoning district regulations and the SRODD, the overlaying district regulations shall supersede.
 - (1) Conditions.
 - (a) No off-street surface parking or loading space shall be located within 100 feet of the floodway of the river or any tributary waterway unless appropriately screened from the River.
 - (b) Minimum Lot Size: No minimum lot size shall apply.
- C. Special Exception Uses. Unless specifically prohibited in the SRODD, all Special Exception uses may be authorized by the Board of Adjustment, subject to the applicable provisions of Section 59-4250.1 of this chapter.

TABLE 13500.1: SCENIC RIVER OVERLAY DESIGN DISTRICT USE RESTRICTIONS							
KEY: C = Conditional // SP = Special Permit // X = Prohibited							
Reference Section 59-9350 for standards for specific uses identified as (C) or (SP).							
USE		MG	SR	FM	WG	RG	AICC
8350.1	Aboveground Flammable Liquid Storage: General	X	X	X	X	X	X
8350.2	Aboveground Flammable Liquid Storage: Restricted	X	X	X	X	X	X
8300.3	Adult Entertainment Uses	X	X	X	X	X	X
8150.6	Animal Waste Processing	X	X	X	X	X	X
8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment	C	C	C	C	C	C
8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment	X	X	X	X	X	X

8300.16	Automotive Auction	X	X	X	X	X	X
8300.17	Automotive Vehicle Impound Yards and Damaged Vehicle Auctions	X	X	X	X	X	X
8300.18	Automotive and Equipment: Automobile Dealerships and Malls	X	X	X	X	X	X
8300.19	Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment	X	X		X	X	X
8300.20	Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles	X	X		X	X	X
8300.21	Automotive and Equipment: Storage	X	X	X	X	X	X
8300.22	Bingo Parlors	X	X	X	X	X	X
8250.2	Community Recreation: General	C	C	C	C	C	C
8250.4	Community Recreation: Restricted	C	C	C	C	C	C
8300.47	Gasoline Sales: Truck Stop	X	X	X	X	X	X
8350.4	Hazardous Industrial	X	X	X	X	X	X
8350.6	Industrial, Heavy	X	X	X	X	X	X
8350.7	Industrial, Moderate	X	X		X	X	X
8250.11	Library Services and Community Centers	C	C	C	C	C	C
8250.14	Low Impact Institutional: Neighborhood-Related	C	C	C	C	C	C
8450.1	Mining and Processing: Minerals and Raw Material	X	X	SP ¹	X	X	X
8300.60	Personal Storage	X	X		X	X	X

8350.11	Recycling Collection and Processing Facilities	X	X	X	X	X	X
8350.12	Sanitary Landfill	X	X	X	X	X	X
8350.13	Scrap Operations	X	X	X	X	X	X
8400.5	Transportation Facilities: Surface Goods, General	X	X	X ²	X	X	X
8350.15	Wholesaling, Storage and Distribution: General	X	X	X ²	X	X	X
8350.16	Wholesaling, Storage and Distribution: Restricted	C ³	C ³	C ³	C ³	C ³	C ³

FOOTNOTES: TABLE 13500.1

¹ This use requires a special permit and any additional standards found in Section 59-4250.2 for both the I-2 and I-3 underlying zoning districts.

² These uses shall not be permitted within the underlying I-2 zoning district, but are permitted as allowed in other underlying districts.

³ These uses shall be permitted only within underlying I-2 and I-3 zoning districts.

13500.5. General Development Regulations and Guidelines. This section sets forth specific development regulations and guidelines and includes both regulatory and advisory language.

A. General Intent.

- (1) To establish a set of regulations and guidelines that apply in all areas of the SRODD—minimizing the need for duplicative regulations and guidelines within each of the Design Districts;
- (2) To create a consistent level of development quality that serves as a unifying and identifying feature of the SRODD;
- (3) To promote a distinctive image and identity for the SRODD; and
- (4) To preserve and restore the historic resources within the SRODD.

B. Applicability. General Development Regulations and Guidelines shall be applicable to all properties contained within the SRODD. The General Development Regulations and Guidelines shall be applied in conjunction with the development regulations and guidelines set forth for each of the Riverfront Design Districts.

C. Development Regulations vs. Guidelines. Statements containing the word "shall" are to be construed as mandatory regulations. Statements containing the words "should" or "encouraged" are to be construed as guidelines. Guidelines are advisory in nature and serve as a reference for all parties involved in the design review process. They do not constitute mandatory regulations.

D. Intent Statement. This is a broad statement explaining the design intent for the regulations and guidelines within this section. They should be used to help interpret the application of the guidelines in a specific situation. In cases in which special conditions exist that are not specifically addressed by the guidelines, the intent statement should serve as the basis for determining the appropriateness of the proposed design.

E. Existing Buildings and Historic Resources.

(1) Intent.

To encourage efforts to enhance the appearance of the district through preservation of Historic Resources and Architectural Resources.

(2) Development Guidelines.

(a) Existing buildings and character-defining architectural features such as building mass, roofs, exterior walls, doors, windows, and architectural detailing should be retained, refurbished, and remain in the original locations.

(b) Site elements such as walkways, pedestrian amenities, and hardscape features should be retained and rehabilitated.

(3) Demolition Guidelines

(a) Purpose and Intent

Buildings and structures form the framework of special districts. The placement height, and materials of buildings and structures, as well as their history, form the character of a district; therefore, it is appropriate to evaluate the impact of the proposed demolition of a structure on the district as a whole. In some cases, demolition or removal of an existing structure may have an adverse affect on the quality and character of the district. However, in other cases, demolition or removal of an existing structure may be appropriate to provide for the continued growth and vitality of the district, and may facilitate economic development or otherwise improve a district's appearance or viability.

(b) Guidelines for Demolition

In considering a Certificate of Approval for the demolition or removal of a structure, the Urban Design Commission (or staff, if applicable) may consider any of the following factors:

1. Design, Form, or Urban Character

i. Staff shall make a recommendation (or determination, if applicable) regarding whether removal of the structure will have an adverse impact on the design, form, or urban character of the district. For purposes of this section, the terms design, form, and urban character shall mean:

a. Design refers to the use of architectural components, building materials, or other distinct elements of structures that create a cohesive theme and standard of quality within the urban environment.

- b. Form refers to the physical layout and design of the built environment, taking into consideration building height, density and floor-area ratio, mass and scale, and the configuration and relationships formed between adjacent buildings, streets, pedestrian areas, and open spaces.
 - c. Urban character refers to the general atmosphere and experience created by an environment exhibiting heavy concentrations of entertainment, civic, residential, office, commercial, and cultural uses. Urban character may be physically expressed through:
 - i. Buildings defining corners and blocks and forming a sense of enclosure through a continuous street wall:
 - ii. Landscaping within public rights-of-way, defining public spaces, and the pedestrian realm; and
 - iii. A well-connected, accessible network of sidewalks, streets, and public spaces.
2. Significance
- i. Staff shall make a recommendation (or determination, if applicable) regarding whether the structure is a Historic Resource or Architectural Resource, using information that may include, but not be limited to, the following.
 - a. Research, investigations, and historical or architectural surveys;
 - b. Archival information from newspapers and libraries, which may include photographs, a review of Sanborn Fire Insurance Maps, and historic city directories such as Polk or Criss-Cross; or
 - c. Documentation verifying that the structure is listed in the National Register of Historic Places or has an official Determination of Eligibility from the National Park Service for the National Register.
 - ii. Burden of Proof. In support of the application, the applicant may (but is not required to) submit information as described in this Section regarding whether the structure is a Historic Resource or Architectural Resource.
3. Structural Integrity
- i. The structure, which has not otherwise been declared a public nuisance by the City Council, poses an imminent threat to public health or safety and the demolition of said structure is required to alleviate said threat.
 - ii. Burden of Proof. In support of the application, the applicant may (but is not required to) submit:
 - a.** A signed, stamped analysis from a licensed professional engineer describing any structural deficiencies in the building or structure proposed for demolition.

- b.** The scope of work that would be necessary to repair or remedy such deficiencies.

4. Economic Feasibility

- i. There is no viable economic use of the structure. For purpose of this paragraph, the term “no viable economic use” shall mean:
 - a. The existing structure is incapable of earning a reasonable economic return.
 - b. The structure cannot reasonably be adapted or rehabilitated for any other use which would result in a reasonable economic return.
 - c. The owner or developer, using due diligence, has been unable to find a financier, purchaser or tenant that would enable the owner or developer to realize a reasonable economic return.
- ii. Standard. For purposes of evaluating a reasonable economic return, the applicable standard is what an owner or developer, in its good faith judgment, would consider to be a reasonable economic return for such a structure, as determined in a manner that is consistent with commonly accepted practices and expectations of persons who buy, sell, develop or invest in similar types of property in the community.
- iii. Burden of Proof. In support of the application, the applicant may (but is not required to) submit: a cost analysis and supporting documents, including the cost of demolition and financial information regarding stabilization, repair, rehabilitation, and/or re-use of the building or structure, which may include appraisals, profit and loss statements, itemized expenses, listings of the property for sale, current fair market value, records depicting the current conditions of the property and other relevant documentation.
- iv. Economic Review Board
 - a. If the applicant requests issuance of a Certificate of Approval for demolition based upon “no viable economic use” of the property, the Urban Design Commission (or staff, if applicable) shall either (i) approve the application, or (ii) immediately refer the application to the Economic Review Board, which shall consist of three independent experts appointed by the City Manager. Economic Review Board members shall be knowledgeable in the economics of real estate, renovation and redevelopment. “Independent” as used in this Paragraph means that the expert has no financial interest in the property, its renovation or redevelopment; is not an employee of the property owner, is not a City employee, is not a member of the Urban Design Commission, and is not compensated for serving on the Economic Review Board.
 - b. The Economic Review Board shall have 60 days to hold a public hearing, review the submitted documentation (which may include

appraisals, profit and loss statements, itemized expenses, listings of the property for sale, current fair market value, records depicting the current condition of the property and other relevant documentation, including the cost of demolition and financial information regarding stabilization, repair, rehabilitation, and/or re-use of the building or structure), consider all options for renovation, adaptive reuse and redevelopment, and forward a non-binding recommendation to the Urban Design Commission.

- c. After the Economic Review Board has made a written recommendation, the application shall be deemed complete and the Urban Design Commission shall hold a public hearing within 65 days of receiving said recommendation for the purpose of considering the Certificate of Approval for demolition or removal. The Urban Design Commission shall either approve or deny the application unless the applicant agrees upon a continuance.

5. Demolition with Accompanying Proposal for Replacement

- i. If demolition of an existing structure is requested and a new development is being proposed to replace the existing structure, the applicant is encouraged to submit information demonstrating that the proposed new development's contribution to the design, form, and urban character of the district would outweigh that of the building or structure proposed for demolition. Such information may include (but not be limited to) the following:
 - a. Information showing that the new development would conform with adopted plans, such as the City's comprehensive plan and special use plans. If such information is submitted, staff may review applicable plans and make a recommendation concerning the level of conformance that the proposed development demonstrates.
 - b. Information showing that the height, massing, architecture, and placement of the new development would complement the urban form and character of the district.
 - c. Information showing that the overall contribution of the new development would outweigh the loss of any building or structure that is determined to be a Historic Resource or an Architectural Resource.

6. Burden of Proof. The applicant has the burden of proof to establish, by a preponderance of evidence, the necessary facts to warrant demolition.

F. Site Layout and Development Patterns.

(1) Intent.

- (a) To establish a more compact pattern of development within the SRODD that encourages pedestrian activity at the street level and creates a vibrant and varied urban environment;

- (b) To establish a well-defined pattern of regular blocks or irregular blocks within the SRODD that provide frequent connections and serve as a framework for a varied mix of uses;
 - (c) To maintain the physical continuity of the street frontage and the River's edge; and
 - (d) To ensure development within the SRODD maintains a strong visual and physical relationship to adjacent streets, the River and its tributary waterways, and neighboring development through the use of reduced setbacks and other design elements.
- (2) Development Regulations.
- (a) Block Pattern.
 - 1. Block lengths for blocks with lots or buildings fronting on a public street shall be a maximum of 650 feet, except as otherwise permitted herein.
 - 2. The consolidation of multiple properties to create large "superblocks" that limit access to the River and adjacent neighborhoods are prohibited, except as otherwise provided herein.
 - 3. The consolidation of properties to create a block that exceeds 650 feet in length shall be permitted in the Farmers Market District for Moderate Industrial (8350.7) uses that are located on property that is situated north of the realigned I-40, and does not adjoin River property owned by The City of Oklahoma City and is administered by the Riverfront Redevelopment Authority on the date this ordinance is enacted.
- (3) Development Guidelines.
- (a) General.
 - 1. Traditional suburban development patterns that typically site buildings away from streets and place them behind broad setbacks of landscaping or parking are strongly discouraged.
 - (b) Block Pattern.
 - 1. To the maximum extent feasible, new development should incorporate the approximate scale and proportions of the City's traditional block pattern, evident in historic neighborhoods that surround the SRODD. This pattern ranges from a typical 350-foot by 400-foot block pattern in Downtown Oklahoma City to 350-foot by 650-foot blocks in the City's historic residential neighborhoods.
 - 2. Larger block lengths may be necessary, and are permitted to accommodate variations in building types, to protect existing natural features or topography on a site, or to align with existing or planned street connections; however, in no case shall block lengths exceed 650 feet, except as otherwise provided herein.

3. A block that exceeds 650 feet in length should be permitted in the Farmers Market District for Moderate Industrial (8350.7) uses that are located on property that is situated north of the realigned I-40, and does not adjoin River property owned by The City of Oklahoma City and administered by the Riverfront Redevelopment Authority on the date this ordinance is enacted.

(c) Relationship to Surrounding Development.

1. To the maximum extent feasible, loading docks, trash collection areas, and other similar features should be located away from primary vehicle and pedestrian circulation systems, open space corridors, the River, and other waterways and screened from view.
2. Buildings should be organized to create and frame usable outdoor spaces, including parks, plazas, walkways, open space, and other features.

(d) Relationship to River.

1. Structures and public spaces should be oriented to maximize and frame views to or from the River.
2. The incorporation of design features that encourage outdoor activity and emphasize the River's presence and visibility are strongly encouraged. Such features may include, but not be limited to:
 - i. Balconies and porches;
 - ii. River-oriented entrances;
 - iii. Riverbank enhancement;
 - iv. Public art;
 - v. Outdoor plazas and seating; and
 - vi. Rooftop terraces.

G. Built Form.

(1) Intent.

- (a) To encourage creativity and variety in the design of buildings within the SRODD;
- (b) To establish a high quality appearance of SRODD developments through the incorporation of architectural detailing, façade articulation, and other features designed to provide a more distinct character and pedestrian scale;
- (c) To ensure that development is constructed of durable, long-lasting materials; and
- (d) To ensure that new development contributes to the long-term vision set forth for the SRODD and builds value over time.

(2) Development Regulations.

(a) Materials.

1. Primary building materials shall be durable and project an image of permanence including, but not limited to:
 - i. Brick, stone, or other masonry products;
 - ii. Steel;
 - iii. Stucco;
 - iv. Cast concrete;
 - v. Split face block;
 - vi. Composite siding; or
 - vii. Tilt-up concrete panels, provided they are clad or faced with one or more of the approved building materials listed above.
 - viii. Additional materials shall be permitted on a case-by-case basis, provided that product warranties and product specifications submitted as part of the development proposal guarantee that the proposed material is equivalent to one of the above materials.
2. The use of simulated stucco products such as EIFS (Exterior Insulation and Finish Systems) shall be limited to that of an accent material that does not exceed 20 percent of the wall surface area on any side of the building.
3. The following materials shall be prohibited, except as otherwise provided herein:
 - i. Aluminum or vinyl siding;
 - ii. Sheet metal siding; and
 - iii. Smooth-faced concrete block.
4. The following exterior façade materials are permitted in the Farmers Market District, for Moderate Industrial (8350.7) uses located on property that is situated north of the realigned I-40, and does not adjoin River property owned by The City of Oklahoma City and administered by the Riverfront Redevelopment Authority on the date this ordinance is enacted:
 - i. Painted sheet metal siding; and
 - ii. Painted smooth-faced concrete block.
5. Building additions less than 20 percent of the existing structure shall be exempt from the building materials regulations.

(b) Building Design.

1. Articulation shall be provided at the pedestrian level of building façades by means of breaking the building face into separate but attached or adjoining pieces by using a variety of building materials, openings, or the stepping in or out of the exterior walls.

2. Equal attention shall be paid to all sides of a building visible from a public way. "Blank" walls absent of architectural detailing described above shall not be permitted, except as otherwise provided herein.
3. "Blank" walls absent of architectural detailing are permitted in the Farmers Market District, for Moderate Industrial (8350.7) uses with building façades of painted sheet metal siding and/or painted smooth-face concrete block that are located on property that is situated north of the realigned I-40 and does not adjoin River property owned by The City of Oklahoma City and administered by the Riverfront Redevelopment Authority on the date this ordinance is enacted.

(3) Built Form Guidelines.

(a) Materials. The use of sustainable building materials and construction techniques is encouraged. These may include, but are not limited to the use of:

1. LEED (Leadership in Energy and Environmental Design) standards and guidelines; and
2. Recycled or "green" building materials for residential development, as defined by the National Home Builders Association;
3. Building additions less than 20 percent of the existing structure should use materials that are compatible with the existing structure, and should strive to meet the standards of the building materials regulations.

(b) Building Massing.

1. The incorporation of a variety of building heights and forms is encouraged to create visual interest and establish a distinct identity within each design district of the SRODD.
2. Concentrations of mass and height are encouraged at key intersections, along major pedestrian corridors, within major activity centers, and along multi-modal corridors that transport passengers to and from the SRODD.
3. New development occurring adjacent to existing and stable neighborhoods should respect established patterns of massing and height. Where dramatic variations exist between the adjacent uses, transitions should be provided by "stepping down" the higher intensity use or increasing setbacks and open space along shared boundaries.
4. Streetwalls formed by existing buildings along arterials and massing of buildings at corners should be maintained.

(c) Building Design.

1. A variety of architectural styles are encouraged within the SRODD. Structures are encouraged to draw themes from the unique and in some cases historic character of each design district.

2. Buildings within the SRODD should be oriented towards the primary street frontage, the River and/or a tributary waterway so that entrances are visible and accessible to pedestrians from adjacent sidewalks or trails.
 3. Architectural detailing, such as the use of stone and other masonry materials, and incorporation of awnings, balconies, and other details, should be incorporated into the design of the building façade to provide a high level of interest at the pedestrian level and to establish a high standard of quality for SRODD development.
- (d) Relationship to Surrounding Neighborhoods. Higher intensity uses adjacent to existing single-family neighborhoods should provide a transition in scale and intensity to the residential use.
- (e) Existing Structures. Where appropriate, alterations to existing buildings should be designed in a manner compatible with the character of the building as originally constructed, and implemented without damaging the early fabric. Restorations, renovations, and rehabilitation should utilize the Building Conservation and Rehabilitation Guidelines for Oklahoma City.

H. Circulation and Access.

(1) Intent.

- (a) To enhance circulation and reduce physical barriers within and between the SRODD's various activity centers and the surrounding neighborhoods as redevelopment occurs over time, allowing for a more integrated community environment;
- (b) To establish an efficient network of streets and pedestrian linkages throughout the SRODD; and
- (c) To accommodate and encourage the use of a variety of transportation modes within the SRODD.

(2) Circulation and Access Regulations.

- (a) Vehicular Circulation and Access. Vehicular circulation systems shall provide efficient on and off-site connections, disperse traffic, and accommodate a variety of modes of transportation including motor vehicles, transit, bicycles, water taxis, and pedestrians.
- (b) Pedestrian Circulation and Access.
 1. An on-site system of pedestrian walkways shall be provided to establish direct visual and physical access along all street frontages and connections to and between the following:
 - i. The primary entrance or entrances to each building;
 - ii. Any sidewalks, trails, or walkways on adjacent properties that extend to the boundaries shared with the development;
 - iii. Any lakes, tributary waterways, and/or the River;

- iv. Any adjacent public park, boat dock, greenway, or other public or civic use including but not limited to schools, public recreational facilities, or government offices; and
 - v. Any transit stop or related facility.
- 2. All sidewalks along street frontages shall be detached from the curb and separated by a buffer zone not less than five feet in width. Where there is insufficient right-of-way to provide the minimum separation between curb and sidewalk, the buffer may be reduced to accommodate the required five-foot sidewalk.
 - 3. All sidewalks shall be a minimum of five feet in width.
- (3) Circulation and Access Guidelines.
- (a) Vehicular Circulation and Access.
 - 1. To the maximum extent feasible, access points along primary SRODD roadways should be coordinated with adjacent properties to promote efficient traffic operations and to minimize the need for multiple curb cuts.
 - 2. To the maximum extent practicable, existing north/south roadways outside the SRODD should be extended and incorporated into the overall circulation framework of potential development/redevelopment scenarios. Exceptions may be considered on a case-by-case basis to accommodate unique circumstances, such as when existing adjacent uses are incompatible with the proposed use in terms of traffic generation or access requirements—such as an existing industrial use adjacent to a planned residential use.

I. Parking.

(1) Intent.

- (a) To minimize the visual prominence of parking within the SRODD, promoting increased pedestrian activity and enhancing the overall appearance of development;
- (b) To support more urban development intensities that encourage the most efficient use of the SRODD's valuable land through the use of parking structures and reduced parking requirements in appropriate locations; and
- (c) To encourage the development of attractive, pedestrian-oriented residential streetscapes within the SRODD that minimizes the visual prominence of the garage.

(2) Parking Regulations.

- (a) General. Parking shall comply with the standards of Article X, Off-street Parking Loading, and Access.
- (b) Design. Surface parking lots exceeding 50 spaces shall be organized as a series of smaller parking lots separated by landscaped islands and pedestrian

walkways. Each lot shall be limited to a maximum of 50 spaces unless approved by the RDC or staff.

- (c) Parking Structures. Parking structures shall be designed to incorporate a comparable level of architectural detailing and quality of materials as found on primary buildings on the site.
 - (d) Residential Garages.
 - 1. Front-loading (street-oriented) garage doors shall be limited to 20 feet (two bays) or 35 percent of the front façade of the principal dwelling structure, whichever is less.
 - 2. Side-loaded garages shall provide windows or other architectural details on the side of the garage facing the street. Blank walls shall be prohibited.
 - (e) Surface parking shall be prohibited within 100 feet of the floodway of the river or any tributary waterway unless appropriately screened from the River.
- (3) Parking Guidelines.
- (a) General. The use of joint parking facilities for adjacent uses or multiple-use developments with different peak hour parking demands and operating hours is strongly encouraged.
 - (b) Design. The use of parking structures is encouraged to minimize the visual impacts of surface parking within the SRODD and to promote a more efficient use of the SRODD's land.
 - (c) Parking Structures. The incorporation of active uses such as restaurants or retail storefronts is strongly encouraged at the street level of parking structures, particularly in high visibility areas and along major vehicular or pedestrian thoroughfares.
 - (d) Residential Garages. The use of recessed front-loaded garages, side-loaded garages, or alley-loaded garages, as typically found in Oklahoma City's traditional neighborhoods, is strongly encouraged to promote more pedestrian-friendly residential streetscapes.

J. Landscaping and Screening.

- (1) Intent.
 - (a) To enhance the visual quality and character of SRODD development through the provision of supplemental landscaping and screening requirements;
 - (b) To establish a distinctive, tree-lined character along the SRODD's streets, waterways, open space corridors, and other public spaces; and
 - (c) To soften the SRODD's appearance over time through the incorporation of a varied palette of landscape materials.
- (2) Landscaping and Screening Regulations.
 - (a) Landscaping.

1. All development shall comply with Article XI, Landscaping and Screening Regulations, with the following exceptions. If a conflict exists, this article shall control:
 - i. A minimum of 60 percent of the required Site Points shall be used for landscaping in the front and side yards, which shall include any other yard that is visible from and/or backs onto riverfront open space or trails.
 2. In addition to meeting the City's Landscape Requirements as set forth in Article XI, the following regulations shall apply:
 - i. Street trees (minimum 2" caliper) shall be required for all types of development within the SRODD and shall be spaced a maximum of 40 feet on center, however, where insufficient right-of-way exists to accommodate the required sidewalk and five-foot buffer, street trees shall not be required. A revocable permit is required for any landscaping within the public rights-of-way or utility easements along private street frontages.
 - ii. All parking lot islands shall contain a minimum of one two-inch caliper deciduous tree per each 35 linear feet of parking lot island in combination with shrubs and groundcover.
 - iii. The perimeter of all parking lots shall be screened from public streets, sidewalks, trails, open space, and other public spaces by one of the following methods:
 - * A berm three feet high with a maximum slope of 1:3 in combination with coniferous and deciduous trees and/or shrubs;
 - * A low continuous hedge a minimum of three feet in height consisting of a double row of shrubs planted three feet on center in a triangular pattern; or
 - * A low decorative masonry wall or fence a minimum of three feet in height with a Landscaped Buffer located on the outside of the wall or fence. Any wall, fence or landscaping proposed within the public right-of-way shall require a revocable permit.
 - iv. Plant materials 24 inches in height at time of maturity may be utilized within the sight triangles of street intersections and drive access points in lieu of the required screening where the Director deems sight obstructions of greater height would be hazardous.
- (b) Service Area, Outdoor Storage, and Mechanical/Utility Equipment Screening. All outdoor storage yards, loading docks, service areas, and mechanical equipment or vents larger than eight inches in diameter shall be concealed by screens at least as high as the equipment they hide, of a color and material matching or compatible with the colors and materials found on the façade of the primary building. Chain link, with or without slats, shall not be used to satisfy this screening requirement.

(3) Landscaping and Screening Guidelines.

(a) Landscaping.

1. A list of recommended tree species is provided in Section 13500.13 of this chapter.
2. The use of native and other low-water usage plant materials is strongly encouraged.

(b) Landscaping within each district should be designed to complement the specific type of development and to support the "theme" or palette appropriate to each district to retain a distinctive character and provide a compatible transition between each district.

K. Fencing and Walls.

(1) Intent.

- (a) To promote a more open character for SRODD development that visually integrates it with adjacent riverfront trails and open space and the surrounding community;
- (b) To reduce the visual and noise impacts of incompatible uses and building functions, such as loading docks, mechanical equipment, and trash collection areas, and similar service areas within the SRODD; and
- (c) To ensure that the design of fencing and walls are compatible with SRODD development and contribute to its overall character.

(2) Fencing and Wall Regulations.

(a) Materials and Design. Where perimeter fencing or walls are provided, such fences shall be subject to the following regulations:

1. Fences and walls shall be constructed of durable, easily maintained materials such as, but not limited to:
 - i. Stone or simulated stone;
 - ii. Ornamental metal;
 - iii. Brick;
 - iv. Chain link with manufacturer applied finish in green or black only;
 - v. Treated, stained or painted wood panels.
2. Standard chain link, wire mesh, barbed wire, razor wire, or other similar products shall be prohibited, except as otherwise provided herein.
3. Standard chain link fencing and barbed wire are permitted in the Farmers Market District for Moderate Industrial (8350.7) uses located on property that is situated north of the realigned I-40 and does not adjoin River property owned by The City of Oklahoma City and administered by the Riverfront Redevelopment Authority on the date this ordinance is enacted.

Said fence materials shall be permitted subject to compliance with the conditions listed below:

- i. The fencing does not front on a public street; and
- ii. The fencing is setback a minimum six feet from the property line; and
- iii. The area between the fence and the property line is landscaped.

(3) Fencing and Wall Guidelines.

(a) General.

1. The use of opaque fencing or walls to "block off" different uses or properties within the SRODD is generally discouraged, except as otherwise provided herein.
2. Continuous lengths of uninterrupted fence planes are strongly discouraged. Columns, landscaped buffers, and other techniques should be used to provide visual relief.

(b) Height.

1. Fencing and walls abutting open space, parks, or trails are strongly encouraged to be limited to a maximum of four feet in height, and should be no more than 60 percent opaque except as otherwise provided herein.
2. Where not abutting parks, open space, or trails, fencing and walls should be limited to six feet in height.
3. Where an increased height is necessary to meet screening requirements for loading areas, trash receptacles and other service areas, a sightproof wall and fencing as tall as the equipment it screens may be allowed.
4. Opaque fencing up to eight feet in height should be allowed for screening outdoor storage and loading, trash and other service areas in the Farmers Market District, for Moderate Industrial (8350.7) uses located on property that is situated north of the realigned I-40 and does not adjoin River property owned by The City of Oklahoma City and administered by the Riverfront Redevelopment Authority on the date this ordinance is enacted.

(c) Materials and Design. Fences and walls should complement the design of the associated building(s) in terms of their color, materials, and scale.

L. Signage.

(1) Intent.

- (a) To ensure that new signage or changes to existing signage contributes to the visual continuity and overall quality of development within the SRODD;
- (b) To minimize the visual clutter typically associated with the frequency, variety, and size of highway-oriented signage; and

- (c) To establish a user-friendly system of orientation and directional signage that contributes to the overall visibility and accessibility of the SRODD within the broader community.
- (2) Signage Regulations. Unless modified below, in Chapter 59-13500.5L(3) Signage Guidelines, or in each of the individual districts of the SRODD, the sign regulations of Chapter 3 of the Municipal Zoning Code shall apply.
- (a) Prohibited Signs.
 - 1. Pole signs, billboards, or flashing signs.
 - 2. Roof signs, non-accessory signs, and internally illuminated plastic cabinet signs.
 - (b) Projecting (Blade) Signs.
 - 1. Projecting signs shall not exceed 16 square feet in display area.
 - 2. Projecting shall not obstruct the architectural elements and detail of a building.
 - (c) Free Standing Signs.
 - 1. All new or replacement free standing signs shall be monument signs which shall not exceed ten feet in height. Such signs shall be consistent with the architectural character of the buildings on the site, incorporating a minimum of one of the primary materials, colors, or design elements of the associated structure(s).
 - 2. Display areas of freestanding signs shall not exceed 50 square feet or one and one-half square feet per linear foot of building frontage, whichever is less.
 - (d) Murals, as outlined in § 59-9350.46, shall be submitted to the Arts Commission for review and comment prior to consideration by the RDC.
- (3) Signage Guidelines.
- (a) General.
 - 1. All signs should be:
 - i. Compatible with and contribute to the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses;
 - ii. Compatible with and enhance the architectural characteristics of the buildings on which they appear when considered in terms of scale, proportion, color, materials, and lighting levels;
 - iii. Appropriate to and expressive of the business, use, or activity for which they are displayed;
 - iv. Constructed of high quality, durable materials appropriate to the physical demands of the setting.

2. Signs should balance the need to market individual businesses or uses with the objective of minimizing visual clutter and enhancing the quality and character of the SRODD.
 - (b) Free Standing Signs. Freestanding signs, such as monument signs, should be designed with consistent features, such as base material, height, and lettering style, to provide visual continuity.
 - (c) Directional Signage. Directional signage should be incorporated into all developments that orient SRODD visitors to points of interest, transportation options, and other locations along the River.
 - (d) Wall Signs. Display area of wall signs attached to structures abutting the riverfront should not exceed ten percent of the building wall or 200 square feet, whichever is less.
 - (e) The maximum display surface for signs displayed or affixed to windows within a single structure along street frontages should not exceed 20 percent of the transparent areas at ground level.

M. Lighting.

(1) Intent.

- (a) To create a safe and inviting nighttime environment within the SRODD.
- (b) To encourage lighting that is of a scale and character that is compatible with the pedestrian-oriented development desired within the SRODD;
- (c) To minimize the negative effects of lighting on adjacent uses within the SRODD.

(2) Lighting Regulations.

(a) General.

1. The mounting height of light fixtures within parking areas shall be limited to 20 feet. Illumination level at the darkest spot shall be a minimum of 0.3 foot-candles.
2. Landscaping illumination shall be designed to minimize excessive light levels, glare, and direct light above the landscape canopy.
3. The mounting height of walkway light fixtures shall not exceed 14 feet in height (pedestrian-scale). Illumination levels shall not exceed 0.5 foot-candles at grade.
4. All light fixtures that generate more than 2,000 lumens shall be designed to direct light downward, and shall include shields to direct light away from adjacent properties or roadways.

(b) Architectural Building-Mounted Lighting.

1. General floodlighting of building façades shall be prohibited.

2. Building mounted neon lighting is only allowed when recessed, or contained in a cap or architectural reveal.

(3) Lighting Guidelines.

(a) General.

1. All lighting fixtures should be designed to minimize glare, shadows, and excessive light levels.
2. The use of uplighting, spotlights, and other lighting techniques to highlight SRODD landmarks such as bridges and other monuments is encouraged.

(b) Architectural Building-Mounted Lighting.

1. Building-mounted lighting should only be used to highlight specific architectural features, primary building entrances, or attached signage.
2. Security lighting may illuminate building walls up to eight feet above grade.

N. Parks and Open Space.

(1) Intent.

- (a) To enhance the SRODD's role as a destination for active and passive recreation within the community—providing a variety of public and private park facilities, ranging from the primary open space and trail system along the River to pocket parks or tot lots within a neighborhood;
- (b) To encourage the restoration and enhancement of the SRODD's many tributary waterways as community amenities and circulation networks;
- (c) To enhance the quality of life of SRODD residents by integrating easily accessible parks, open space within the SRODD's new neighborhoods and by providing direct pedestrian linkages to existing trails and open space;
- (d) To provide periodic visual relief from the SRODD's urban development patterns in the form of comfortable public gathering spaces; and
- (e) To establish an integrated pedestrian circulation network that provides linkages within and between the SRODD's many parks and open space amenities, and provides linkages to neighborhoods, activity centers, parks, and other features in surrounding areas of the City.

(2) Parks and Open Space Regulations.

- (a) Treatment of the River's Edge. Any enhancements or alterations made to the shoreline of the River or a tributary waterway shall not alter the capacity of the existing floodplain as defined by the Federal Emergency Management Agency (FEMA) or impede the floodway, as defined by the Army Corp of Engineers.

(3) Parks and Open Space Guidelines.

(a) General.

1. Public spaces should be located so as to be visible from surrounding development and streets for a greater sense of security.
2. Development within each design district should be organized around a hierarchy of public spaces and greenways that encourages community interaction and identity and provide opportunities for recreation.
3. Public spaces and greenways in developed areas of the SRODD should be designed to serve as an extension of the SRODD's existing open space network, providing direct linkages and views to and from the river where feasible.
4. The incorporation of fountains, public art, or other features is encouraged for all public spaces.

(b) Treatment of the River's Edge.

1. Naturalization of the River's existing "rip-rapped" banks is strongly encouraged through the incorporation of landscaping and other techniques.
2. Adjustments to the River's existing bank through the incorporation of inlets, coves, terracing, and other variations to provide formal outdoor gathering spaces or additional shoreline within individual developments is strongly encouraged.

(c) Tributary Waterways. Developments that are adjacent to or contain one or more of the River's tributaries or drainage canals are encouraged to incorporate these features as visual and recreational amenities by:

1. Establishing pedestrian/bicycle pathways along the waterway's banks to link surrounding neighborhoods and activity centers with the SRODD;
2. Stabilizing and enhancing the waterway's banks; and
3. Restoring or introducing native vegetation along the waterway's banks as appropriate.

O. Gateways.

(1) Intent.

- (a) To emphasize the River as a major landmark for the SRODD and the City as a whole; and
- (b) To establish repetitive gateway markers and other visual cues that define the bounds of the SRODD and reinforce its identity as a unique and distinctive area within the City.

(2) Gateway Guidelines.

- (a) Bridges. Sculptural icons or other decorative elements should be incorporated on all vehicular and pedestrian bridges within the SRODD to establish the River as a recognizable and memorable landmark feature for the City. Although bridges throughout the SRODD may feature common design elements, the incorporation of additional features that reflect the unique

character associated with individual Riverfront Design Districts is strongly encouraged.

(b) Gateway Markers.

1. Gateway markers should be provided at the intersection of the SRODD Boundary and primary north/south and east/west roadways to establish a sense of arrival within the SRODD. Markers should be placed on either side of the roadway and should be easily visible to passing traffic and pedestrians.
2. Gateway markers should generally be consistent in form throughout the SRODD, but may incorporate a common element—such as a plaque or other feature—that varies by Design District.
3. Gateway markers should generally be smaller and less visually prominent than sculptural elements or icons used on bridges.

P. Residential Subdivisions.

(1) Intent. To establish Residential Development within the district that is consistent with the traditional neighborhood character found in Oklahoma City's historic neighborhoods exemplified by compact building lots, a range of housing types and densities, reduced street widths, and pedestrian-friendly circulation patterns.

(2) Development Regulations.

(a) Pedestrian Circulation and Access. A system of pedestrian walkways shall be provided throughout the subdivision to establish direct physical access to adjacent development, including:

1. Sidewalks, trails, or walkways;
2. Public park, boat dock, public greenway, schools, public recreational facilities, and transit stop or related facility.

(3) Development Guidelines.

(a) Block Pattern. To the maximum extent feasible, new development should incorporate the approximate scale and proportions of the City's traditional block pattern, evident in historic neighborhoods that surround the SRODD. This pattern ranges from a typical 350-foot by 400-foot block pattern in Downtown Oklahoma City to 350-foot by 650-foot blocks in the City's traditional residential neighborhoods.

(b) Relationship to Surrounding Development. New single-family neighborhoods should provide adequate buffers and transitions to adjacent non-residential uses in order to protect the quality, character and compatibility of the area.

(c) Building Design.

1. A variety of architectural styles is encouraged. New residential development is encouraged to draw elements of its architectural detailing

- from the theme and in some cases historic character of each design district.
2. The use of sustainable building materials and construction techniques is encouraged. These may include, but are not limited to the use of:
 - i. Recycled or "green" building materials for residential development as defined by the National Home Builders Association.
- (d) Garages. To encourage the development of attractive, pedestrian-oriented residential streetscapes within the SRODD that minimizes the visual prominence of the garage.
1. The use of recessed front-loaded garages, side-loaded garages, or alley-loaded garages, as typically found in Oklahoma City's traditional neighborhoods, is strongly encouraged to promote more pedestrian-friendly residential streetscapes.
 2. Front-loading (street-oriented) garage doors should be limited to 20 feet (two bays) or 35 percent of the front façade of the principal dwelling structure, whichever is less.
 3. Side-loaded garages should provide windows or other architectural details on the side of the garage facing the street. Blank walls are discouraged.
- (e) Fences and Walls. Continuous lengths of uninterrupted fence planes are strongly discouraged. Columns, landscaped buffers, and other techniques should be used to provide visual relief.

13500.6. Riverfront Design Districts.

A. General Intent.

- (1) To provide a more detailed layer of development regulations and guidelines that enhances and preserves the unique features and variations within each Riverfront Design District, whether existing or proposed;
- (2) To allow for and encourage distinct variations in use, development intensity, and character within individual Design Districts that support the vision and guiding principles set forth in the Strategic Action and Development Plan; and
- (3) To encourage a flexibility and creativity in design that acknowledges there will likely be numerous "right" answers to the question of how to approach the numerous development opportunities within each Riverfront Design District.

13500.7 Meridian Gateway District.

A. Intent.

- (1) To implement the vision set forth for the Meridian Gateway District by the Riverfront Strategic Action and Development Plan;

- (2) To establish the Meridian Gateway District as the primary western gateway to the SRODD;
- (3) To establish a mixed-use town center and multi-modal transportation hub as the focus of the district; and
- (4) To establish opportunities for waterfront office and hotel development to complement existing uses within the Meridian Corridor.

B. Development Regulations.

- (1) General. All development shall comply with Development Regulations set forth in Table 13500.2 below.

TABLE 13500.2: MERIDIAN GATEWAY DISTRICT STANDARDS						
STANDARDS ³	Attached Single-Family Residential, Duplexes, Triplexes, and Townhouses	Multi-Family Residential	Commercial ²	Hotel	Mixed-Use	Industrial
Minimum Height	2 stories	3 stories	None	3 stories	2 stories	None
Maximum Height	None	None	None	None	None	30'
Front-Yard Setback ^{1, 2}	15' maximum	20' maximum	30' maximum	30' maximum	A minimum of 80 percent of the front façade of the building shall "build to" the back of the sidewalk. The remaining 20 percent of the front façade	30' maximum

					may be set back from the sidewalk to accommodate plazas, pocket parks, or other outdoor gathering spaces.	
Side-Yard Setback	0' for interior lot line of individual structures abutting a party wall separating the units 5' minimum for interior lot lines 15' minimum for lot lines abutting a street	5' minimum for interior lot lines 15' minimum for lot lines abutting a street	None for interior lot lines 20' maximum for lot lines abutting a street	None for interior lot lines 20' maximum for lot lines abutting a street	15' minimum where side lot line abuts a residential district; otherwise none required	None
Rear-Yard Setback	10' minimum	15' minimum	10' minimum	15' minimum where rear lot line abuts a residential district; otherwise none required	None required	None

FOOTNOTES: TABLE 13500.2

¹ For use units 59-8300.55, 59-8300.56, 59-8250.2, 59-8250.4 no setbacks shall be required for waterfront recreation related structures and equipment immediately abutting the riverfront.

² Commercial uses to include retail, office, and other uses as defined in Section 59-8300 of the Municipal Code, but excluding uses 59-8300.49, 59-8300.50, and 59-8300.51, Lodging Accommodations in this instance.

³ Canopies, kiosks, accessory structures located behind the front plane of the primary building, and additions and expansions to existing structures shall be exempt from height and setback regulations.

(2) Circulation and Access. Direct pedestrian and bicycle pathways to Meridian Avenue shall be provided, to establish linkages to existing hotels and restaurants north and south of the River.

(3) Parking Requirements.

(a) Surface parking shall be interspersed with buildings, open space, and other features to avoid creating the undesirable appearance of a continuous parking lot along SW 15th Street.

(b) Where structures are proposed within a lot that extends from the primary street frontage to the River, parking must be placed within the side yard(s) but may extend beyond the front plane of the primary structure to the street frontage with screening in compliance with § 59-13500.5.J.(2)2.

(4) [Reserved.]

C. Development Guidelines.

(1) Site Layout and Development Pattern.

(a) A "strip" development pattern that pushes retail and commercial uses towards the rear of the site, backing to the River and lining SW 15th Street with parking is strongly discouraged.

(b) All development located north of SW 15th Street and south of the River should provide a strong physical and visual orientation towards the River, tributary waterways, and SW 15th Street. Buildings should be oriented to frame views and should provide numerous outdoor gathering spaces, including balconies, public plazas, and other features.

(2) Built Form.

(a) Development occurring adjacent to the Meridian Avenue Bridge should incorporate a "landmark" structure to increase the SRODD's visibility and reinforce the Meridian Ave./SW15th Street intersection as a primary gateway to the SRODD.

(b) The incorporation of a park, plaza or similar feature at the core of the town center is strongly encouraged to provide a framework for surrounding development and to serve as a central gathering space for the district.

(3) Parking.

- (a) The use of parking structures is strongly encouraged north of SW 15th Street to make efficient use of valuable riverfront parcels and to minimize the visual impacts of surface parking on the Design District.
 - (b) The incorporation of active uses at the ground floor of parking structures located within the town center, multi-modal transit center, along the River, and in other highly visible pedestrian corridors is strongly encouraged.
- (4) Gateways. Sculptural icons or other gateway elements should be incorporated at the intersection of Meridian Ave. and SW 15th Street to provide visual interest and to establish a sense of arrival within the SRODD.

13500.8. Stockyards River District.

A. Intent.

- (1) To ensure that development is compatible with the objectives of the Stockyards City Overlay District and enhances the character of Stockyards City's historic retail district;
- (2) To establish cultural and/or recreational uses along the southern bank of the River that complement the established stockyard-oriented theme of the District and become a major destination within the SRODD;
- (3) To encourage appropriate infill and redevelopment along Exchange Ave. and Agnew Ave., strengthening visual and physical linkages to the River and to the nearby Farmers Market;
- (4) To enhance and encourage reinvestment in existing Stockyards River neighborhoods;
- (5) To establish a framework for the further evaluation of long-term redevelopment areas.

B. Development Regulations.

- (1) General. All development shall comply with the Development Regulations set forth in Table 13500.3, below.

TABLE 13500.3: STOCKYARDS RIVER DISTRICT STANDARDS					
Standards ^{2,4}	Residential Uses ¹	Commercial Uses ³	Mixed Use	Hotel	Industrial
Minimum Height	None	None	2 stories	2 Stories	None

Maximum Height	None along the waterfront, otherwise 2 stories		None along the waterfront, otherwise 3 stories	30'
Front-Yard Setback	20' minimum	30' maximum along waterfront; otherwise a minimum of 80 percent of the front façade of the building shall "build to" the back of the right-of-way. The remaining 20 percent of the front façade may be set back from the right-of-way to accommodate plazas, pocket parks, or other outdoor gathering spaces.	30' maximum	30' max
Side-Yard Setback	None for interior lot lines. 10' maximum for lot lines abutting a street.			None
Rear-Yard Setback	None			None

FOOTNOTES: TABLE 13500.3

¹ Residential uses to include Single-Family attached, Duplexes, Triplexes, Townhomes, and Multi-Family Structures.

² For use units 59-8300.55, 59-8300.56, 59-8250.2, 59-8250.4 no setbacks shall be required for waterfront recreation related structures and equipment immediately abutting the riverfront.

³ Commercial uses to include retail, office, and other uses as defined in Section 59-8300 of the Municipal Code, but excluding uses 59-8300.49, 59-8300.50, and 59-8300.51, Lodging Accommodations.

⁴ Canopies, kiosks, accessory structures located behind the front plane of the primary building, and additions and expansions to existing structures shall be exempt from height and setback regulations.

(2) Parking.

(a) Parking structures located along Exchange Ave. or Agnew Ave. shall incorporate retail storefronts or other active uses at the street level.

(3) Signage. Pedestrian-oriented directional signage shall be incorporated into all public development to orient district visitors to landmarks, available services, transportation options, and other points of interest along the River.

C. Development Guidelines.

- (1) Built Form.
 - (a) Development Character.
 1. New non-residential and mixed-use development is encouraged to draw elements of its architectural detailing from the historic character and western heritage identified with the district and neighboring Stockyards City.
 2. Residential infill and redevelopment is encouraged to draw elements of its architectural detailing from traditional housing styles characteristic of the surrounding neighborhood.
 3. The use of a major water feature (such as a canal or similar feature) as a unifying element between adjacent districts is strongly encouraged.
 - (b) Relationship to Surrounding Neighborhoods. Higher intensity uses located along Exchange Ave. should provide a transition in scale and intensity where they adjoin existing single-family neighborhoods.
- (2) Circulation and Access. A dedicated multi-use trail (equestrian, bicycle, pedestrian) should be established extending from the Fairgrounds, along the River, and to the Equine/Canine Center.
- (3) Signage. Signage should complement the historic character and western theme of the adjacent Stockyards City.
- (4) Gateways. A public art "landmark" should be incorporated in the southeast quadrant of the I-44/I-40 intersection. The landmark should be of significant size to provide visual interest for motorists passing above in addition to providing interest at ground level when viewed from within the SRODD.
- (5) Parking. Parking for uses located along Exchange Ave. should be placed to the side or rear of the structure to the maximum extent feasible. For sites abutting the River, parking should not be located adjacent to the River.

13500.9. Farmers Market District.

A. Intent.

- (1) To preserve the historic Farmers Market building as the focal point of the district;
- (2) To establish the Farmers Market District as a destination that meets the day-to-day service needs of SRODD residents and residents of the nearby Downtown and Bricktown neighborhoods; and
- (3) To encourage a mix of complementary commercial, retail, and residential infill and redevelopment to enhance the long-term viability and vitality of the Farmers Market District.

B. Development Regulations.

- (1) General. All development shall comply with the Development Regulations set forth in Table 13500.4, below.

TABLE 13500.4: FARMERS MARKET DISTRICT STANDARDS

STANDARDS ^{1,4}	Residential ²	Multi-family Residential	Commercial ³	Mixed Use	Industrial
Minimum Height	None	2 stories	None	2 stories	None
Maximum Height	2 stories	3 stories	3 stories	3 stories	30 feet
Front-Yard Setback	15' maximum	20' maximum	A minimum of 60 percent of the front façade of the building shall "build to" the back of the right-of-way.	A minimum of 80 percent of the front façade of the building shall "build to" the back of the right-of-way. The remaining 20 percent of the front façade may be set back from the right-of-way to accommodate plazas, pocket parks, or other outdoor gathering spaces	30' maximum
Side-Yard Setback	0' for interior lot line of individual structures abutting a party wall separating the units 5' minimum for interior lot	None for interior lot lines. 15' maximum for lot lines abutting a street.	None for interior lot lines. 15' maximum for lot lines abutting a street.	None	None

	lines 15' minimum for lot lines abutting a street				
Rear-Yard Setback	None	None	None	None	None

FOOTNOTES: TABLE 13500.4

¹ For use units 59-8300.55, 59-8300.56, 59-8250.2, 59-8250.4 no setbacks shall be required for waterfront recreation related structures and equipment immediately abutting the riverfront.

² Residential uses to include Single-Family attached, Duplexes, Triplexes, Townhomes; but excluding Multi-Family Structures.

³ Commercial uses to include retail, office, and other uses as defined in Section 59-8300 of the Municipal Code, but excluding uses 59-8300.49, 59-8300.50, and 59-8300.51, Lodging Accommodations.

⁴ Canopies, kiosks, accessory structures located behind the front plane of the primary building, and additions and expansions to existing structures shall be exempt from height and setback regulations.

(2) Circulation and Access. A signalized crossing shall be provided for pedestrians to provide direct linkages between the existing Farmers Market District and future development occurring east of Exchange Avenue.

(3) Parking.

(a) Parking structures located along Exchange Avenue shall incorporate retail storefronts or other active uses at the street edge.

C. Development Guidelines.

(1) Site Layout and Development Pattern. Developments are strongly encouraged to incorporate outdoor seating areas, plazas, fountains, and other elements that encourage pedestrian activity and provide recognizable public gathering spaces within the district.

(2) Built Form.

(a) Adaptive Reuse of Existing Structures. The renovation, enhancement, and adaptive reuse of existing structures, including existing open air "stalls" surrounding the Farmers Market Building, is strongly encouraged to maintain the district's historic character and to encourage diversity within its built form.

(b) Development Character.

1. The architectural character and materials used for new development should complement the historic character of the Farmers Market building,

incorporating arched windows, tile roof accents, decorative pediment walls, stucco, and/or other design features.

2. Building façades of painted sheet metal siding and/or painted smooth-face concrete block and/or "blank" walls absent of architectural detailing should be permitted in the Farmers Market District for Moderate Industrial (8350.7) uses that are located on property that is situated north of the realigned I-40 and does not adjoin River property owned by The City of Oklahoma City and administered by the Riverfront Redevelopment Authority on the date this ordinance is enacted.

(c) Massing and Form.

1. The massing and form of new development should emphasize the visual prominence of the Farmers Market building within the district. Low slung, horizontally oriented structures are preferred northwest of Exchange Ave. to maintain the character of the market's traditional open-air stalls.
2. Building forms other than low slung, horizontally oriented structures should be permitted in the Farmers Market District for Moderate Industrial (8350.7) uses that are located on property that is situated north of the realigned I-40 and does not adjoin River property owned by The City of Oklahoma City and administered by the Riverfront Redevelopment Authority on the date this ordinance is enacted.

- (3) Circulation and Access. As redevelopment occurs south of Exchange Ave., vehicular access points along Exchange Ave., Western Ave., and SW 4th Street should be consolidated to improve traffic flows and create a more pedestrian-friendly environment within the district.

(4) Parking.

- (a) A 25 percent reduction in the required off-street parking spaces as required in Article X of this chapter may be granted with staff approval per Section 59-10600.5.
- (b) Off-street parking for developments located along Exchange Ave. should be located to the side or rear of buildings to the maximum extent feasible.

13500.10. Western Gateway District.

A. Intent.

- (1) To establish the Downtown Airpark site and adjacent parcels as a vibrant mixed-use neighborhood that incorporates a variety of housing types and supporting uses as opportunities for a transition in use arise; and
- (2) To enhance existing neighborhoods within the district by encouraging reinvestment and targeted infill and redevelopment.

B. Development Regulations.

(1) General. All development shall comply with the Development Regulations set forth in Table 13500.5, below.

TABLE 13500.5: WESTERN GATEWAY DISTRICT STANDARDS					
STANDARDS ^{1,4}	Residential ²	Commercial ³	Mixed Use	Industrial	
Minimum Height	2 stories	None	2 stories Tc>2 stories	None	
Maximum Height	None	None	None	None	30 feet
Front-Yard Setback ¹	15' maximum	30' maximum	35' maximum	A minimum of 80 percent of the front façade of the building shall "build to" the back of the right-of-way. The remaining 20 percent of the front façade may be set back from the right-of-way to accommodate plazas, pocket parks, or other outdoor gathering spaces	30' maximum
Side-Yard Setback	None for interior lot lines or interior lot line of individual structures abutting a party wall	None for interior lot lines. 20' maximum for lot lines abutting a street.	None for interior lot lines. 20' maximum for lot lines abutting a street.	None	None

	separating the units. 15' maximum for lot lines abutting a street.				
Rear-Yard Setback	None	None	None	None	None

FOOTNOTES: TABLE 13500.5

¹ For use units 59-8300.55, 59-8300.56, 59-8250.2, 59-8250.4 no setbacks shall be required for waterfront recreation related structures and equipment immediately abutting the riverfront.

² Residential uses to include Single-Family attached, Duplexes, Triplexes, Townhomes; but excluding Multi-Family Structures.

³ Commercial uses to include retail, office, and other uses as defined in Section 59-8300 of the Municipal Code, but excluding uses 59-8300.49, 59-8300.50, and 59-8300.51, Lodging Accommodations, and 59-8300.2 Dwelling Units and Mixed Use.

⁴ Canopies kiosks, accessory structures located behind the front plane of the primary building, and additions and expansions to existing structures shall be exempt from height and setback regulations.

- (2) Circulation and Access. A provision for an eventual vehicular connection to SW 15th Street shall be maintained for future extension east to Western Avenue.
- (3) Parks and Open Space. A minimum of 30 percent of the Western Gateway District's total area shall be dedicated to parks and open space. Plazas, parks, pocket parks, and other formal gathering spaces may be included in this calculation.

C. Development Guidelines.

(1) Site Layout and Development Pattern.

(a) General.

1. Development should be organized to:

- i. Frame views of or create sightlines to the River and the downtown skyline;
- ii. Form a series of public spaces (plazas, fountains, pocket parks) that draw pedestrian activity to the district and serve as amenities for the district's residents; and
- iii. Transition down to lower-intensity neighborhoods.

(2) Built Form.

(a) Development Character.

1. Infill and redevelopment that occurs within existing neighborhoods in the district should be compatible with the established character and development pattern of the neighborhood, in terms of height, scale, massing, density, setbacks, and other key features.
2. Non-residential uses should be integrated vertically with residential uses to the maximum extent practicable to maximize the value of the district's waterfront property and to establish a more varied urban character. Where vertically mixed uses are not feasible, a horizontal mix of uses on a single site is strongly encouraged.
3. Taller structures and major public spaces should be clustered near the waterfront to take advantage of downtown skyline views and establish "landmarks" for the district.

(3) Circulation and Access.

- (a) To the maximum extent feasible, existing east/west streets west of the Downtown Airpark site should be incorporated into the circulation and access framework of future residential neighborhoods.
- (b) Culs-de-sac or other dead-end streets are discouraged unless warranted due to site constraints such as the sensitivity or incompatibility of an adjacent use.

13500.11. Regatta District.

A. Intent.

- (1) To establish the Regatta District as a mixed-use neighborhood that supports a variety of high-density housing, riverfront events and recreational opportunities, and supporting retail and commercial uses;
- (2) To establish a variety of settings for outdoor events of varying sizes along the River; and
- (3) To establish development within the Regatta District that contributes to the vitality of Downtown, Bricktown, and the SRODD.

B. Development Regulations.

- (1) General. All development shall comply with the Development Regulations set forth in Table 13500.6, below.

TABLE 13500.6: REGATTA DISTRICT STANDARDS						
STANDARDS ^{1,4}	Residential ²	Multi-family	Commercial ³	Mixed	Hotel	Industrial

		Residential		Use		
Minimum Height	3 stories	4 stories	None	2 stories	3 stories	None
Maximum Height	None					30'
Front-Yard Setback	10' maximum	A minimum of 80 percent of the front façade of the building shall "build to" the back of the right-of-way. The remaining 20 percent of the front façade may be set back from the right-of-way to accommodate plazas, pocket parks, or other outdoor gathering spaces			30' Maximum	30' maximum
Side-Yard Setback	0' for interior lot line of individual structures abutting a party wall separating the units 5' minimum for interior lot lines 10' minimum for lot lines abutting a street	None for interior lot lines. 15' maximum for lot lines abutting a street.	None for interior lot lines. 15' maximum for lot lines abutting a street.	None	None for interior lot lines. 15' maximum for lot lines abutting a street.	None
Rear-Yard Setback	None					None

FOOTNOTES: TABLE 13500.6

¹ For use units 59-8300.55, 59-8300.56, 59-8250.2, 59-8250.4 no setbacks shall be required for waterfront recreation related structures and equipment immediately abutting the riverfront.

² Residential uses to include Single-Family attached, Duplexes, Triplexes, Townhomes, but excluding Multi-Family Structures.

³ Commercial uses to include retail, office, and other uses as defined in Section 59-8300 of the Municipal Code, but excluding uses 59-8300.49, 59-8300.50, and 59-8300.51, Lodging Accommodations, and 59-8200.2 Dwelling Units and Mixed Use.

⁴ Canopies, kiosks, accessory structures located behind the front plane of the primary building, and additions and expansions to existing structures shall be exempt from height and setback regulations.

(2) Parking. On-street parking spaces may be counted toward up to 25 percent of the required off-street parking spaces as required in Article X of this chapter.

C. Development Guidelines.

(1) Site Layout and Development Pattern.

- (a) To the maximum extent feasible, buildings should be organized to frame prominent views to the River and the downtown skyline.
- (b) The incorporation of existing street and block patterns as a framework for future development is encouraged.
- (c) Developments are strongly encouraged to incorporate outdoor seating areas, plazas, fountains, and other elements that encourage pedestrian activity and provide recognizable public gathering spaces within the district.

(2) Built Form.

- (a) Development Character. Development within the district should incorporate a more urban character and where located along the waterfront should complement the character of the existing riverfront recreational amenities.
- (b) Massing and Form.
 - 1. A variety of building heights and massing are encouraged to create visual interest.
 - 2. Utilizing concentrations of building mass along I-35 to serve as a buffer for other uses in the district is strongly encouraged.
- (c) Treatment of the River's Edge.
 - 1. The incorporation of terraced seating and other outdoor gathering spaces at the River's edge is strongly encouraged.
 - 2. The use of landscaping or other techniques to enhance the banks of the cove paralleling I-35 at the east edge of the district is strongly encouraged.

(3) Parking.

- (a) Large, event-parking areas designed for riverfront events should be located so as to minimize the visual impacts on surrounding residential development.

- (b) The incorporation of parking structures along I-35 to serve as a buffer for other uses in the district is strongly encouraged.
- (4) Circulation and Access.
 - (a) Culs-de-sac or other dead-end streets are discouraged unless warranted due to site constraints such as the sensitivity or incompatibility of an adjacent use.

13500.12. American Indian Cultural Center District.

A. Intent.

- (1) To ensure that development occurring along SE 15th Street and Eastern Avenue is compatible with the overall appearance and function of the American Indian Cultural Center and its associated uses; and
- (2) To establish the American Indian Cultural Center and the I-35/I-40 Gateway as the easternmost entrance to the SRODD.

B. Recommendations by other Committees/Agencies. Agency representative(s) of the Native American Cultural and Educational Authority (NACEA) shall review and provide a recommendation to the RDC or staff on any development proposal within the American Indian Cultural Center District prior to the issuance of a Certificate of Approval.

C. Development Regulations.

(1) Land Use Mix.

- (a) The AICC and its associated uses shall be the primary uses within the American Indian Cultural Center District.
- (b) Secondary uses shall include commercial, retail, and other support uses on properties falling under the AICC's ownership, along SE 15th Street and Eastern Avenue.

- (2) Built Form. All development occurring within the district, outside of the AICC's boundaries shall be compatible with the established character of the AICC.

D. Development Guidelines.

(1) Gateways.

- (a) Sculptural icons or other gateway elements should be incorporated at the Eastern Avenue gateway to provide visual interest, establish an identity for the district, and to establish a sense of arrival within the SRODD.
- (b) A public art "landmark" should be incorporated in East Gateway Park. The landmark should be of significant size to provide visual interest for motorists passing above in addition to providing interest at ground level when viewed from the park or the River

13500.13. Recommended Tree Species.

The following trees are either recommended for use within the SRODD based upon their proven success in Oklahoma's unpredictable climate, or are NOT recommended for use within the SRODD based upon their lack of proven success with Oklahoma's unpredictable climate or for their invasive characteristics.

A. Recommended Tree Species.

- (1) Loblolly Pine
- (2) Improved Pear varieties
- (3) Chinese Pistache
- (4) Golden Raintree
- (5) 'Oklahoma' Redbud
- (6) Desert Willow
- (7) Chinquapin Oak
- (8) Saucer Magnolia
- (9) London Planetree
- (10) Shantung Maple
- (11) Shumard Red Oak
- (12) Lacebark Elm
- (13) Caddo Maple
- (14) Slash Pine
- (15) Bald Cypress
- (16) River Birch
- (17) Kentucky Coffee Tree
- (18) Burr Oak
- (19) Canear Red Cedar
- (20) Sawtooth Oak
- (21) Hedge Maple
- (22) Legacy Maple
- (23) Texas Whitebud
- (24) Amur Maple
- (25) American Holly
- (26) Little Gem Magnolia
- (27) Pond Cypress
- (28) Fruitless Sweetgum

- (29) Ginkgo
- (30) American Elm (Dutch Elm Resistant varieties only)
- (31) Nellie R. Stevens Holly

B. Tree Species Not Recommended.

- (1) Green Ash
- (2) Catalpa
- (3) Cottonwood (female)
- (4) American Elm (Non-Dutch Elm Resistant varieties)
- (5) Box Elder
- (6) Hawthorne
- (7) Black Locust
- (8) Silver Maple
- (9) Fruitless Mulberry
- (10) Pin Oak
- (11) Willow Oak
- (12) Russian Olive
- (13) Japanese Black Pine
- (14) Bradford Pear
- (15) Poplar varieties
- (16) Sweetgum
- (17) Black Willow
- (18) Austrian Pine
- (19) Scottish Pine
- (20) Ponderosa Pine
- (21) Blackgum
- (22) Purpleleaf Plum

(Ord. No. 23546, § 3, 2-12-08; Ord. No. 24009, § 11, 2-2-10; Ord. No. 24128, § 6, 8-31-10; Ord. No. 24291, § 6, 6-21-11; Ord. No. 24478, § 2, 6-19-12; [Ord. No. 24901, § 4, 6-10-14](#))

* * *