

**ZONING REGULATIONS
AND
ZONING DISTRICTS**



CREEK COUNTY BOARD OF COMMISSIONERS

**DANA B. HUDGINS
1st DISTRICT**

**JOHNNY BURKE
2nd DISTRICT**

**ROGER BOOMER
3rd DISTRICT**

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AMENDMENTS TO THE ZONING REGULATIONS

Book / Page Reso. Recorded	Date of Reso.	Commissioner's Journal Book/Page Location or Reso. #	Summary of Resolution
251 / 2037	July 05, 1966	12-625	Resolution establishing A-1 for all territory and Board to adopt entire Zoning Ordinance.
251 / 2038:2040	Jan. 16, 1967	12-401	Resolution adopting Zoning for District #1 and adopting A-1 for all territory in jurisdiction. Clarifying Resolution on July 05, 1966.
251 / 2041:2042	March 20, 1967	12-412:413	Resolution establishing County BOA.
1024 / 2:56	Apr. 10, 1967*	12-418	Resolution establishing zoning districts & regulations for all territory within jurisdiction of MAPC.
251 / 2045:2046	Dec. 04, 1967	12-437	Resolution amending subsection C Sec. 8.6 Art IV & zoning Distr. & Zoning Regulations C-1, neighborhood shopping.
251 / 2047:2048	Jan. 15, 1968	12-441	Resolution amending subsection K of Sec. 8.6 of Art V of Zoning Regulations – parking & loading for commercial & industrial.
251 / 1810; 2009:2033	May 31, 1973	13-565	Resolution approving (1) amendment to map #23 of the Comprehensive Plan (2) amending County Zoning Regulations, document titled “Amendment to the Creek County & Sapulpa Zoning Regulations” dated June 30, 1971 (3) amending county Zoning Regulations to include

* Effective April 17, 1967

Book / Page Reso. Recorded	Date of Reso.	Commissioner's Journal Book/Page Location or Reso. #	Summary of Resolution
			(continued) PUD district (4) Adopting proposed subdivision regulations relating to subdivisions in PUDs
251 / 1811	May 31, 1973	13-566	Resolution amending sheet 23 of the Creek County Zoning Map to change an area from A- 1 to R-2 & PUD
251 / 1812	May 31, 1973	13-568	Another resolution amending sheet 23
_____	March 03, 1975	14-78; 433	Resolution amending the Zoning Regulations and Zoning Districts to add a new chapter to be known as "Flood Plain Ordinance and Regulations." Superseded by Resolutions 85-3, 87-50, & 2004-85.
54 / 1540; 252 / 7	Jan. 23, 1976	14-478:479	Resolution to include all portions of Creek County except those within incorporated city limits, inclusive for the purpose of Zoning Control, Subdivision Regulations, & other particulars
201 / 1863	March 03, 1986	Resolution 86-24	Resolution amending the Zoning Regulations Section 9.3 – posting of signs
251 / 2062	June 01, 1987	Resolution 87-46	Resolution amending Zoning Code to allow retail & wholesale garden centers on approval in A-1 and A-2. Superseded by Resolution 2006-38

Book / Page Reso. Recorded	Date of Reso.	Commissioner's Journal Book/Page Location or Reso. #	Summary of Resolution
251 / 2063:2065	Aug. 03, 1987	Resolution 87-69	Resolution amending Res. 1/23/76 Creek County Zoning Code Article 4, A-1, RMH-1, RMH-2, RMH-3, & changing on map. Superseded in part by Resolution 98-12 and in part by Resolution 2006-38.
251 / 2066	May 01, 1989	Resolution 89-16	Resolution amending Creek County Zoning Code (passed 5-31-73) deleting Article 4, PUD
_____	Oct. 01, 1990	Resolution 90-36	Resolution amending the Creek County Zoning Ordinance to require approval for taverns, nightclubs, and liquor stores in the C-2 district. Also deleted Section 4.10.2.B "Amusement enterprises" from the uses permitted in the C-2 district. Superseded by Resolution 2006-38.
_____	Nov. 19, 1990	Resolution 90-48	Resolution amending the Creek County Zoning Regulations to add the O Office District. See Resolution 98-74.
_____	Feb. 28, 1994	Resolution 94-20	Resolution amending the Creek County Zoning Regulations to require BOA approval of a Use Permitted On Review for dog kennels. Superseded by Resolution 2006-38.
_____	Dec. 11, 1995	Resolution 95-93	Resolution amending the Creek County Zoning Regulations to require BOA approval of Telecommunications Towers. Superseded by Resolution 2006-38.

Book / Page Reso. Recorded	Date of Reso.	Commissioner's Journal Book/Page Location or Reso. #	Summary of Resolution
_____	Feb. 02, 1998	Resolution 98-12	Resolution amending the Creek County Zoning Regulations to require BOA approval Use Permitted On Review for mobile homes in the A-1 district. Supersedes Resolution 87-69 (in part). Superseded by Resolution 2006-38.
_____	May 04, 1998	Resolution 98-32	Resolution amending the Creek County Zoning Regulations "Article B. Section 82.3" (Probably intended to say "Article 8 Section 8.2.3;" see Resolution 2006-38) to state three (3) members of the County Board of Adjustment shall constitute a quorum.
_____	Sep. 28, 1998	Resolution 98-69	Resolution amending the Creek County Zoning Regulations Section 4.12.3 to require BOA approval of certain uses in the I-2 General Industrial District. Superseded by Resolution 2006-38.
_____	Dec. 14, 1998	Resolution 98-74	Resolution reactivating Resolution 90-48 and amending the Creek County Zoning Regulations to include the O Office District.
_____	Oct. 09, 2000	Resolution 2000-88	Resolution amending the Creek County Zoning Regulations to require BOA approval of Signs and Billboards. See also Resolution 2006-38.

<u>Book / Page Reso. Recorded</u>	<u>Date of Reso.</u>	<u>Commissioner's Journal Book/Page Location or Reso. #</u>	<u>Summary of Resolution</u>
_____	Nov. 29, 2004	Resolution 2004-84	Resolution amending the Creek County Zoning Regulations to add Section 3.2.4 Disannexed Properties.
_____	Sep. 19, 2005	Resolution 2005-65	Resolution amending the Creek County Zoning Regulations to add Chapter 10 Planned Unit Development (PUD) Chapter.
_____	May 08, 2006	Resolution 2006-38	Resolution amending the Creek County Zoning Regulations to add new Special Exception and Variance and Board of Adjustment standards and procedures and amending zoning standards and procedures for communications towers and antennas, and related amendments.
_____	March 05, 2007	Resolution 2007-14	Resolution amending the Creek County Zoning Regulations to amend the definition of Temporary Open Air Facility, provide for the consideration of less-intense districts upon rezoning application, place limitations on certain re-applications, expand the list of and provide standards for Special Exception uses in certain districts, removing the "F," "IH", and "E" districts, re-integrating the PUD chapter, applying parking standards county-wide, modifying BOA provisions, providing for the zoning of rights-of-way, amending the definitions, and other amendments.

_____ October 01, 2007 Resolution 2007-60 Resolution amending the Creek County Zoning Regulations to add a definition of “machine shop,” to provide for machine shops in I-1 districts by right, and C-2 districts by Special Exception, and other minor amendments.

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MAPC Resolution No 17-A

**Resolution of the Board of County Commissioners
Creek County, Oklahoma**

A RESOLUTION ESTABLISHING ZONING DISTRICTS AND ZONING REGULATIONS FOR ALL THE TERRITORY WITHIN THE JURISDICTION OF THE METROPOLITAN AREA PLANNING COMMISSION OF CREEK COUNTY, OKLAHOMA AND OF THE CITY OF SAPULPA, CREEK COUNTY, OKLAHOMA, WITHIN CREEK COUNTY COMMISSIONER'S DISTRICT NUMBER ONE (1) BY VIRTUE OF THE AUTHORITY GRANTED BY TITLE 19, OKLAHOMA STATUTES 1961 AS AMENDED; AND IMPLEMENTED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CREEK COUNTY, OKLAHOMA, DATED FEBRUARY 1, 1965; AND PURSUANT THERETO, CLASSIFYING, REGULATING AND RESTRICTING THE USE OF LAND, BUILDINGS AND STRUCTURES, AND PROVIDING RULES AND REGULATIONS GOVERNING AREA OCCUPANCY, POPULATION DENSITY AND THE LOCATION, NUMBER AND DESIGN OF BUILDINGS AND IMPROVEMENTS; CREATING AND BOUNDING DISTRICTS FOR THE PURPOSE OF THE EFFECTIVE EXERCISE OF SAID ZONING POWER; PROVIDING FOR THE ADMINISTRATION OF THIS RESOLUTION; CREATING A BOARD OF ADJUSTMENT AND SPECIFYING ITS POWER, AUTHORITY AND PROCEDURE, AND PROVIDING FOR APPEALS FROM ITS DECISIONS; PROVIDING FOR THE ZONING OF AREAS IN WHICH EASEMENTS ARE VACATED; SPECIFYING CERTAIN STATUTORY EXEMPTIONS HEREFROM; PROVIDING PENALTIES FOR THE VIOLATION OF THESE REGULATIONS; PROVIDING FOR AMENDMENTS OF THESE REGULATIONS; AND DECLARING AN EMERGENCY.

EMERGENCY RESOLUTION

WHEREAS, conformable to 19 OS 1965, Section 866.17 the Metropolitan Area Planning Commission of the City of Sapulpa and Creek County has made and certified to the Board of County Commissioners of Creek County, Oklahoma and recommended for approval certain zoning districts, zoning map and zoning regulations for all the territory within the jurisdiction of said Metropolitan Area Planning Commission within the County Commissioner's District Number One (1) as created and established by Resolution of the Board of County Commissioners of said county dated January 17, 1967; and

WHEREAS, a copy of the statutory public notice duly published according to law is hereto attached, made a part hereof and public hearing has been had thereon pursuant to law, on the 4th day of April 1967;

WHEREAS, the Board of County Commissioners of said County deems it necessary and proper and for the benefit of said County Commissioner's District Number One (1) to encourage the most appropriate uses of land; to maintain and stabilize the value of property; to reduce fire hazards and improve public safety and safeguard the public health; to decrease traffic congestion and its accompanying hazards; to prevent undue concentration of population; and to create a comprehensive and stable pattern of land uses in said County Commissioner's District Number One (1) upon which to plan for transportation, water supply, sewage, schools, parks, public utilities, and other facilities by adopting and approving said regulations and zoning districts; and

WHEREAS, these Regulations and Zoning Districts are necessary for the promotion of the public health, safety, comfort, convenience, and general welfare.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CREEK COUNTY, OKLAHOMA, as follows:

That effective this 17th day of April, 1967, the following Zoning Regulations of the Metropolitan Area Planning Commission governing the regulating and restricting the uses and occupancy of land, buildings and structures and improvements thereon and for Zoning Districts are hereby created, defined and established for County Commissioner's District Number One (1), Creek County, Oklahoma, and they are hereby adopted and approved, and an approved copy hereof is ordered placed on record in the office of the County Clerk of said Creek County, to-wit:

**ARTICLE 1
CITATION, PURPOSE, NATURE,
AND APPLICATION OF ZONING REGULATIONS**

**SECTION 1.1
CITATION**

1.1.1 These Regulations, in pursuance of the authority granted by the Legislature of the State of Oklahoma in Title 19, Oklahoma Statutes 1961 as amended shall be known as the "Zoning Regulations for Creek County, Oklahoma" and may be cited as such.

**SECTION 1.2
PURPOSE**

- 1.2.1 The Regulations contained herein are necessary to encourage the most appropriate uses of land; to maintain and stabilize the value of property; to reduce fire hazards and improve public safety and safeguard the public health; to decrease traffic congestion and its accompanying hazards; to prevent undue concentration of population; and to create a stable pattern of land uses upon which to plan for transportation, water supply, sewerage, schools, parks, public utilities, and other facilities. In interpreting and applying the provisions of these Regulations, they shall be held to be necessary for the promotion of the public health, safety, comfort, convenience and general welfare.

**SECTION 1.3
NATURE AND APPLICATION**

- 1.3.1 These Regulations classify and regulate the use of land, buildings, and structures within certain portions of the unincorporated area of Creek County, Oklahoma which portions are described on the zoning map which is a part of these regulations. These regulations are necessary to promote the health, safety, convenience, and welfare of the inhabitants of the County by dividing the said unincorporated portions into zoning districts and regulating therein the use of the land and the use and size of buildings as to height and number of stories, the coverage of the land by buildings, the size of yards and open spaces, the location of buildings, and the density of population.
- 1.3.2 Except as hereinafter otherwise provided, no land shall be used and no building, structure, or improvements shall be made, erected, constructed, moved, altered, enlarged or rebuilt which is designed, arranged or intended to be used or maintained for any purpose or in any manner except in conformity with the regulations contained herein.
- 1.3.3 A lot shall not be divided into two (2) or more lots, unless all lots resulting from such division conform to all the applicable regulations of the zoning district in which located.

**ARTICLE 2
DEFINITIONS**

**SECTION 2.1
INTERPRETATION OF WORDS AND TERMS**

- 2.1.1 For the purpose of these regulations, certain terms and words are to be used and interpreted as defined hereinafter. Words used in the present tense shall include the future tense; words in the singular number include the plural and words in the plural number include the singular, except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not directory.

ABUTTING: In the context of notice and a screening or enclosure requirement, abutting means contiguous or separated by only a nonarterial street, alley or railroad right-of-way. In other instances, abutting shall mean contiguous.

ACCESSORY BUILDING: A subordinate building or a portion of the main building, the use of which is incidental to that of the dominate use of the building or premises.

ACCESSORY USE: A use customarily incidental, appropriate and subordinate to the principal use of land or buildings and located upon the same lot therewith.

ADVERTISING SIGN OR STRUCTURE: See Sign, Outdoor Advertising.

ALLEY: A minor right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

ANTENNA: A transmitting and/or receiving device used in telecommunications that radiates or captures a signal.

ANTENNA SUPPORT STRUCTURE: A telecommunications facility that consists of a stand-alone support structure which has as its principal or accessory use the support of antenna(s) and associated equipment and improvements, to include, but not necessarily be limited to communications towers.

ANTICIPATED DEVELOPMENT: Full potential urbanization of the contributing watershed, considering the Comprehensive Plan and the reasonable assumption that in considering the effects of a proposed development in a floodplain area that there will be an equal degree of encroachment extending for a significant reach on both sides of the stream or water course.

APARTMENT HOUSE: See Dwelling, Multiple Family.

ASSISTED LIVING CENTER: A residential facility designed to meet housing and care needs of older persons and individuals with disabilities in a residential rather than institutional environment, while maximizing independence, choice, and privacy. Assisted living programs provide personal care for persons with needs for assistance in the activities of daily living, and can respond to unscheduled needs for assistance. Services typically provided include: meals, housekeeping, laundry and linen service, medication monitoring, transportation, and activities. Assisted living settings also typically provide features that enhance resident autonomy, such as lockable doors, full bathrooms, temperature control, and single occupancy, and may provide limited cooking facilities in individual units. Assisted Living Centers exclude nursing homes and other special housing facilities as elsewhere defined.

AUTOMOBILE: A self-propelled mechanical vehicle designed to use on streets and highways for the conveyance of goods and people including but not limited to the following: passenger cars, trucks, buses, motor scooters, and motor cycles.

BASEMENT: A story partly or wholly underground. For the purpose of height measurement a basement shall be counted as a story when more than one-half of its height is above the average level of the adjoining ground or when subdivided and used for commercial or dwelling purposes by other than a janitor employed on the premises.

BOARDING HOUSE: A dwelling other than a hotel where for compensation and by prearrangement for definite periods, meals or lodging and meals are provided for three (3) or more, but not exceeding twenty (20) persons on a weekly or monthly basis.

BOARD OF ADJUSTMENT (BOA): The Board of Adjustment of Creek County, Oklahoma.

BUILDING: Any structure intended for shelter, housing or enclosure for persons, animals or chattels. When separated by dividing walls without openings, each portion of such structure so separated, shall be deemed a separate building.

BUILDING HEIGHT: The vertical distance from the average line of the highest and lowest points of that portion of the lot covered by the building to the highest point of coping of a flat roof, or the decline of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

BUILDING, MAIN: A building in which is conducted the principal use of the lot on which it is situated. In each residential district any dwelling shall be deemed to be a main building on the lot on which it is situated.

CHILD CARE CENTER: Any place, home or institution which receives six (6) or more children under the age of sixteen (16) years, and not of common parentage, for care apart from their natural parents, legal guardians or custodians, when received for regular periods of time for compensation, provided, however, this definition will not include public or private schools organized, operated or approved under the Laws of this State, custody of children fixed by a court of competent jurisdiction, children related by blood or marriage within the third degree to the custodial person, or to churches or other religious or public institutions caring for children within the institutional building while their parents or legal guardians are attending services or meetings or classes or other church activities.

CHILD CARE HOME: See Family Day Care Home.

COMPREHENSIVE PLAN: The official plan for the physical development of Creek County.

CO-LOCATION: The placement of the communications antennas of two (2) or more service providers upon a single tower or other antenna support structure.

COUNTY: Creek County, Oklahoma.

COVERAGE: The lot area covered by all buildings located thereon, including the area covered by all overhanging roofs.

CUSTOMARY RESIDENTIAL EXTERIOR FINISHING MATERIALS: Roof and siding materials traditionally used to provide the finished exterior of single-family dwellings. Customary roofing materials include composition shingles, fiberglass shingles, wood shingles (shakes), and clay tile applied according to the manufacturer's specifications. Customary siding materials include aluminum lap or vinyl lap siding, cedar or other wood siding, masonry (stucco, brick, stone, block, tilt-up panel) and wood grain weather resistant pressboard siding.

DESIGNATED RESIDENTIAL DEVELOPMENT AREA: An area specifically designated for residential development by conditions imposed in a Planned Unit Development (PUD).

DEVELOPMENT: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

DISPLAY SURFACE: The surface of a sign upon, against, or through which the message is displayed or illustrated.

DISPLAY SURFACE AREA:

- A. **Ground Signs:** Shall mean the area enclosed by the minimum imaginary rectangles which fully contain all extremities of the sign, exclusive of its supports. This rectangle is to be calculated from an orthographic projection of the sign viewed horizontally. A view point for this projection is to be taken which gives the largest rectangle of that kind as the viewpoint is rotated horizontally around the sign. If elements of the sign are movable or flexible, the measurement shall be taken when the elements are fully extended and parallel to the plane of view.
- B. **Wall Signs:** Shall mean the sum of the areas of the minimum imaginary rectangles enclosing each word attached to any particular wall or facade.
- C. **Window Signs:** Shall mean the sum of the areas of the minimum imaginary rectangles enclosing each word, figure, design and symbol if the window or other transparent material forms the background, or the entire area of the background material when such material is translucent or opaque.

DWELLING: A building or structure which is designed or used, in whole or in part, for human habitation.

DWELLING, TWO FAMILY (DUPLEX): A building containing two (2) dwelling units and designed for occupancy by not more than two (2) families.

DWELLING, MANUFACTURED HOME: A manufactured dwelling, as defined by the Federal Government, other than a recreational vehicle which is either:

- A. Fully assembled into one unit or one expandable/telescoping unit of more than eight (8) feet in width and 40 feet or more in length and is fully habitable upon arrival at a site except for minor and incidental installation activities and utility connections and is installed on either temporary or permanent foundations; or
- B. A dwelling manufactured in two (2) or more units but either fails to utilize customary siding materials or retains chassis or other equipment related to being towed or is not placed on a permanent foundation; or
- C. Any combination of A or B above which does not meet Building Code requirements for conventional site-built single-family homes but does meet the Federal Manufactured Housing Construction and Safety Standards Act, as revised April 1, 1995 and bears a HUD label.

DWELLING, MODULAR: See Dwelling, Single Family Detached

DWELLING, MULTI-FAMILY: A detached dwelling designed to be occupied by three (3) or more families living independently of each other, exclusive of hotels or motels.

DWELLING, SINGLE FAMILY DETACHED:

- A. Site Built: A building, other than a manufactured home, containing one dwelling unit designed for occupancy by not more than one family, which is constructed to a locally adopted or nationally recognized Building Code, such as the ICC Code. In the absence of locally adopted Building Codes, the codes adopted by the State of Oklahoma shall apply.
- B. Modular: A single-family manufactured dwelling partially preassembled into two (2) or more sections, none of which are habitable individually, and which are to be permanently joined together. The dwelling shall utilize customary construction, residential siding and roofing materials and be built to the Building Code standards as adopted by the Creek County, Oklahoma, or absent such Code, as adopted by the State of Oklahoma for conventional site-built housing. Certification of construction to said Building Code standards shall be provided by the stamp or seal of a professional engineer or architect licensed to practice in the State of Oklahoma.

DWELLING, TOWNHOUSE: A building containing three (3) or more attached dwelling units with no unit above another unit and each unit located on a separate lot within a townhouse development.

DWELLING UNIT: A room or group of rooms arranged, intended, or designed as a habitable unit, containing kitchen, bath and sleeping facilities, for not more than one family living independently of any other family.

ELDERLY/RETIREMENT HOUSING: A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care and are distinguished from life care retirement centers as elsewhere defined.

FAMILY:

- A. One or more persons occupying a single dwelling unit as a single housekeeping unit. Unless all members are related by blood, marriage, or adoption, no family unit may contain more than six (6) persons including any roomers, boarders and/or domestic servants; or
- B. A home for independent living, for elderly or disabled persons (mentally and/or physically impaired), with support personnel that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit. This may be provided for not more than six (6) residents with at least one, but not more than two (2) resident staff persons.

FAMILY DAY CARE HOME: A dwelling, which shall be the primary residence of the owner/operator, used to house and provide supervision and care for seven (7) children. The total shall include those preschool children under five (5) years of age who reside in the residence.

FOSTER HOME: A dwelling which shall be the primary residence of the owner/operator, used in whole or in part as living quarters for a household including one or more minor children placed by a licensed child placement agency who are not members of the family occupying said dwelling but are under their supervision. A maximum of five (5) children are allowed to reside in the home including any natural children living in the home, if any children in the home are age two or younger. If no children are under two years, the maximum number of children residing in the home is six (6).

FLASHING ILLUMINATION: A light source or other image which, in whole or in part, physically changes in light intensity or gives the appearance of such change.

FLOODPLAIN: The land area adjoining a watercourse or drainage way which would be inundated by the floodwater of the 100-year frequency flood, based on full urbanization of the watershed and shown on the officially adopted floodplain maps.

FLOOR AREA:

- A. The sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.
- B. For the purpose of determining compliance with the permitted floor area, the floor area of enclosed required off-street parking areas is not included.
- C. Floor area for outdoor display of merchandise or customer seating, whether uncovered or covered by a tent or canopy, means the smallest rectangular area encompassing the display or customer seating area.

FLOOR AREA RATIO (FAR): The floor area of all of the buildings on a lot divided by the lot area.

FREEWAY: A street designated as a freeway or expressway on the Major Street and Highway Plan.

FRONTAGE: The lineal measurement of a lot boundary which abuts a public street.

GARAGE APARTMENT: A dwelling unit for one family erected above or attached to a private garage.

GARAGE, PARKING: Any building, or portion thereof, used for the storage of four or more automobiles in which any servicing which may be provided is incidental to the primary use for storage purposes, and where repair facilities are not provided.

GARAGE, PRIVATE: An accessory building or a part of a main building used for storage purposes only for automobiles used solely by the occupants and their guests of the building to which it is accessory.

GARAGE, REPAIR: A building in which are provided facilities for the care, servicing, repair, or equipping of automobiles.

GASOLINE SERVICE OR FILLING STATION: Any area of land, including structures thereon, that is used for the retail sale of gasoline or oil fuels, or other automobile accessories, and incidental services including facilities for lubricating, hand washing and cleaning, or otherwise servicing automobiles, but not including painting, major repair or automatic automobile washing or the sale of butane or propane fuels.

HABITABLE FLOOR: Any floor usable for living purposes which includes working, sleeping, eating, cooking, or recreation, or a combination thereof. A floor used for storage purposes only is not a “habitable floor.”

HEIGHT, BUILDING: The vertical distance measured from the average ground elevation at the building wall to the highest horizontal point of the structure, provided that Height Exceptions listed under the Zoning Code shall apply.

HEIGHT, SIGN: The vertical distance measured from the average ground elevation at the base of the sign to the highest horizontal point of the sign.

HOME OCCUPATION: Any occupation carried on solely by the inhabitants of a dwelling which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, which does not change the character thereof, and which is conducted entirely within the main or accessory buildings, provided that no trading in merchandise is carried on and in connection with which there is no display of merchandise or advertising sign other than one non-illuminated nameplate not more than two square feet in area attached to the main or accessory building, and no mechanical equipment is used except such as is customary for purely domestic or household purposes. A beauty or barber shop, tea room or restaurant, rest home or clinic, doctor’s or dentist’s office, child care center, tourist home, or cabinet, metal or auto repair shop shall not be deemed a home occupation.

HOME OWNERS OR OWNERS ASSOCIATION: An incorporated nonprofit organization operating under recorded land agreements through which:

- A. Each lot and/or homeowner in a Planned Unit Development or other described land area is a member on a mandatory basis as required by the deeds of dedication and restrictive covenants;
- B. Each lot is automatically subject to a charge for a proportionate share of the organization’s activities and costs, such as maintaining a common property; and
- C. The charge, if unpaid, becomes a lien against the property.

HOTEL: A building or group of buildings under one ownership containing six or more sleeping rooms occupied as the more or less temporary abiding place of persons who are lodged with or without meals for compensation, but not including trailer court or camp, sanatorium, hospital, asylum, orphanage or building where persons are housed under restraint.

HUNDRED YEAR-FREQUENCY FLOOD: A flood having an average frequency of occurrence once in 100 years (although this flood may occur in any year) based on statistical analysis of stream flow records available for the watershed and analysis of rainfall and runoff characteristics in the general region of the watershed.

KENNEL: Any lot or premises used for the purpose of selling, breeding, boarding or training cats or dogs, or both, or any lot or premises on which are kept 10 or more cats or dogs or any combination thereof.

LAND AREA: The area of a lot plus one-half or 30 feet, whichever is less, of the right-of-way of any abutting street to which the lot has access.

LAND COVERAGE: The area of a lot covered by buildings, not to include area used for structural parking.

LANDSCAPED AREA: The unpaved area within a lot which contains grass, shrubs, flowers, natural ground cover, trees or native plant materials and which may include decorative fixtures such as rocks, boulders, stones, ponds and planters.

LIFE CARE RETIREMENT CENTER: A residential facility containing dwellings designed for and principally occupied by senior citizens in a planned retirement community which includes a residential complex, an activity or community center, and a medical or nursing facility which is licensed by the State of Oklahoma as an Intermediate Care Facility or a Skilled Nursing Center.

LIVIBILITY SPACE: The open space of a lot which is not allocated to or used for off-street parking or loading areas or for paved access to the off-street parking or loading area.

LOT: Any plot of land occupied or intended to be occupied by one main building, or a group of main buildings, and accessory buildings and uses, including such open spaces as are required by these regulations and other laws, and having its principal frontage on a street.

LOT, CORNER: A lot which has at least two adjacent sides abutting for their full lengths on a street, provided that the interior angle at the intersection of such two sides is less than one hundred thirty-five degrees.

LOT, DEPTH: The average horizontal distance between the front and rear lot lines.

LOT, DOUBLE FRONTAGE: A lot having a frontage on two (2) nonintersecting streets, as distinguished from a corner lot.

LOT, INTERIOR: A lot other than a corner lot.

LOT AREA: The total area measured on a horizontal plane, included within lot lines.

LOT FRONTAGE: That dimension of a lot or portion of a lot abutting on a street, excluding the side dimension of a corner lot.

LOT LINES: The lines bounding a lot.

MACHINE SHOP: A lower-intensity industrial/manufacturing establishment primarily engaged in machining metal and plastic parts and parts of other composite materials on a job or order basis. Generally machine shop jobs are low volume using machine tools, such as lathes (including computer numerically controlled); automatic screw machines; and machines for boring, grinding, and milling. (NAICS Code 332710 2007)

MANUFACTURED HOME: See Dwelling, Manufactured Home.

MANUFACTURED HOME SPACE: A plot of ground within a manufactured home park designed for the accommodation of one (1) manufactured home.

MANUFACTURED HOME SUBDIVISION: A parcel of land which has been subdivided to permit individual ownership of manufactured home lots.

MANUFACTURED HOME PARK: A parcel of land or property which is used or intended to be used or rented for occupancy by two (2) or more manufactured homes.

MEDICAL FACILITIES:

Convalescent, Rest or Nursing Home: A health facility where persons are housed and furnished with meals and continuing nursing care for compensation.

Dental Clinic or Medical Clinic: A facility for the examination and treatment of ill and afflicted human out-patients, provided that patients are not kept over night except under emergency conditions.

Dental Office or Doctors Office: Same as dental or medical clinic.

Hospital: An institution providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.

Public Health Center: A facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics and administrative offices operated in connection therewith.

Sanatorium: An institution providing health facilities for in-patient medical treatment or treatment and recuperation, making use of natural therapeutic agents.

MOBILE HOME: See Dwelling, Manufactured Home

MODULAR HOME: See Dwelling, Single Family Detached

NONCONFORMING USE: A structure or land lawfully occupied by a use that does not conform to the regulations of the District in which it is situated.

PARKING SPACE: A permanently surfaced area, enclosed or unenclosed, sufficient in size to store one (1) automobile together with a permanently surfaced driveway connecting the parking space with a street or alley and permitting ingress or egress of an automobile.

PERMANENT FOUNDATION: A perimeter foundation which meets the minimum Building Code requirements as adopted by Creek County, or absent such Code, the Building Code adopted by the State of Oklahoma for conventional site-built single-family homes shall apply.

PLANNED UNIT DEVELOPMENT (PUD): A supplemental or overlay zoning district which allows discretionary type of development for a tract of land under single ownership or control, based upon an approved development plan permitting flexibility and arrangement of principal land uses, lot sizes, and accessory uses not otherwise available in conventional zoning districts.

PLANNING COMMISSION: The Sapulpa Metropolitan Area Planning Commission (SMAPC).

RECREATIONAL VEHICLE (RV): A trailer, boat trailer, travel trailer, camping trailer, truck camper, camper shell, motor home, tent trailer, boat, houseboat, or similar vehicle or unit. Camper shells which are attached to a pickup truck are not considered a recreational vehicle.

RECREATIONAL VEHICLE PARK: A parcel of land on which two or more recreational vehicles, travel trailers, or campers are parked or any zoning lot on which space for the parking of recreational vehicles, travel trailers, or campers is rented or offered. The term does not include premises on which unoccupied recreational vehicles, travel trailers, or campers, whether new or used, are parked for the purposes of inspection, sale, storage, or repair.

ROOMING HOUSE: A building where lodging only is provided for compensation to three (3) or more, but not exceeding twenty (20) persons. A building which has accommodations for more than twenty (20) persons shall be defined as a hotel under the terms of these regulations.

SECRETARY: The administrative staff of the Board of Adjustment of Creek County, Oklahoma, also known as the County Planner.

SELF-SERVICE LAUNDRY OR DRY CLEANING ESTABLISHMENT: Any attended or unattended place, building or portion thereof, available to the general public for the purpose of washing, drying, extracting moisture from, or drycleaning wearing apparel, cloth, fabrics, and textiles of any kind by means of a mechanical appliance which is operated primarily by the customer.

SETBACK: A horizontal distance determining the location of a building with respect to a street, use district boundary line, or another use. Where the term “setback” is used in conjunction with a modifying word or words such as “parking area”, the setback shall in its application include, but not be limited to buildings.

SIGN: Any object, device, structure or part thereof used to advertise, identify, display or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, characters, symbols, marks, poster pointers, marquee advertisements, designs, pictures, stripes, trademarks, reading matters, fixtures, colors, or illumination or projected images.

Signs as defined herein do not include the flag or emblem of any nation, organization of nations, state, city or any fraternal, religious or civic organizations; one corporate flag; works of art which in no way identify a product; temporary holiday decorations; or landscape features which display no words or symbols.

SIGN, ADVERTISING: See Sign, Outdoor Advertising.

SIGN, BANNER: A banner attached to the wall of a building and not exceeding 32 square feet, which must be maintained in good appearance and condition.

SIGN, BUSINESS: Any sign which directs attention to a business, commodity, service, or entertainment conducted on the premises.

SIGN, CANOPY: See Signs, Wall.

SIGN, CONSTRUCTION: A temporary sign erected during the period of construction advertising the construction of improvements on the property.

SIGN, GROUND: A sign which is part of a freestanding and self-supporting structure other than on a building or portion thereof.

SIGN, IDENTIFICATION: A sign which states only the name of a development.

SIGN, ILLUMINATED: Any sign which is directly lighted by an artificial light source, internal or external, not including light sources specifically and clearly operated for the purpose of lighting the general area in which the sign is located rather than the sign itself.

SIGN, NAMEPLATE: A sign attached flush against a building identifying the name of the building or the name of an occupant thereof.

SIGN, OUTDOOR ADVERTISING (BILLBOARD): A sign which directs attention to a business, commodity, service, or entertainment, sold or offered elsewhere than the premise and only incidentally on the premise, if at all.

SIGN, PROJECTING: A sign which is affixed to a building wall and which extends horizontally more than 15 inches from said wall. It also means a sign which is affixed to a canopy, awning or marquee and which extends horizontally more than 15 inches from said canopy, awning or marquee.

SIGN, REAL ESTATE: A temporary sign advertising the sale, rental, or lease of the lot or portion thereof on which the sign is located.

SIGN, REVOLVING OR ROTATING: A sign or sign part which rotates or revolves.

SIGN, ROOF: A sign which is affixed to a roof, extended roof, pitched roof, or canopy, and which extends above the building wall or parapet wall.

SIGN, TABLET: A sign mounted attached and flush to the wall of a building or other structure and used for inscriptions or as a memorial or for similar purposes.

SIGN, WALL: A sign affixed to a building wall, canopy, awning, marquee or parapet wall, or a sign displayed in or on a window or door which does not extend horizontally more than 15 inches from the wall, canopy, awning, marquee, parapet wall, window or door, nor extend above the parapet wall.

SITE DEVELOPMENT PLAN: A plan drawn at a scale of not less than one inch equals 50 feet which shows:

- A. The topographic characteristics of the site at two (2) foot contour intervals;
- B. The location and dimensions of buildings, yards, courts, parking spaces and other features; and
- C. The use of each building and area, adjacent streets, alleys, utility, drainage and other easements, and the relationship of the development to adjacent areas which it may affect.

SPECIAL EXCEPTION: A use or a design element of a use which is not permitted by right in a particular district because of potential adverse effect, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted by the Board of Adjustment, where specifically authorized by the Zoning Regulations, and in accordance with the substantive and procedural standards of the Zoning Regulations.

STABLE, PRIVATE: A stable which does not accept compensation.

STABLE, PUBLIC: A stable which accepts compensation.

STORY: A room or set of rooms on one floor level of a building.

STORY, HALF: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use. A half story containing independent apartment or living quarters shall be counted as a full story.

STREET: Any public or private thoroughfare which affords the principal means of access to abutting property.

STREET CENTERLINE: For the purposes of bulk and area calculations, the center line of the street is defined as the centerline of the planned right-of-way.

STREET, INTERSECTING: Any street which joins another street at an angle, whether or not it crosses the other.

STREET INTERSECTION: The point at which any street joins another street at an angle, whether or not it crosses the other.

STREET WALL: The wall or part of the building nearest to the street line.

STREET YARD: See Yard, Street.

STRUCTURAL ALTERATIONS: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls.

STRUCTURE: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, and includes buildings, walks, fences, and signs.

SUBDIVISION REGULATIONS: The Subdivision Regulations of Creek County.

SUBSTANTIAL IMPROVEMENT: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- A. Before the improvement or repair is started; or
- B. If the structure has been damaged and is being restored, before the damage occurred.
- C. For the purposes of this definition “Substantial Improvement” is considered to occur when the first alteration affects the external dimensions of the structure. However, Substantial Improvement does not include:
 - 1. Any project for improvement of a structure to comply with the existing state or local health, sanitary, or safety code specifications which is required to improve safety or living conditions; or

2. Any alteration of a structure listed on the National Register of Historic Places or the State of Oklahoma Inventory of Historic Places.

SUPPLEMENTAL DISTRICT: A Zoning District to be mapped as an overlay to a Zoning District. The Overlay modifies or Supplements the regulations of the underlying Zoning District in recognition of distinguishing circumstances such as historic preservation or unit development. The Overlay must also maintain the character and purposes of the general Zoning District over which it is superimposed. A Planned Unit Development (PUD) is an example of a Supplemental or Overlay Zoning District.

TEMPORARY OPEN AIR FACILITY: Any tract, parcel, lot, or site, or any combination thereof, or any part thereof, on which are conducted certain open air land uses which can be objectionable to certain other uses and are, therefore, permitted in certain districts only by Special Exception, in accordance with these Regulations. Provided that compensation is accepted, said uses shall include, but not necessarily be limited to: Boat, car, and motorcycle shows, carnivals, circuses, tent revivals, motorcycle rallies, trade shows, and other such large outdoor activities having in attendance fifty (50) or more persons, but shall not include public gatherings or assemblies on municipal, school, or other publicly-owned lands, including, but not necessarily limited to: sporting events, public auctions, emergency housing shelters, political rallies, town or County fairs, and town hall meetings or other public gatherings or assemblages.

“Compensation,” as used in these regulations, shall mean that, in exchange for admission and/or participation at any level in any of the events taking place, or in exchange for any goods or services available on site, there is submitted money (including payment of a fee or compulsory or voluntary donation), goods or services or other valuable effects (bartering), or any other form of consideration or benefit.

TOP PLATE: The horizontal timber directly carrying the trusses of a roof or the rafters.

TOURIST COURT: An area containing one (1) or more buildings designed or intended to be used as temporary sleeping facilities of one or more transient families and intended primarily for automobile transients.

TOURIST HOME: A dwelling occupied as a permanent residence by an owner or renter in which sleeping accommodations in not more than four (4) rooms are provided or offered for transient guests for compensation.

TOWNHOUSE DEVELOPMENT: A subdivision containing at least three (3) townhouse lots.

TRAILER COURT OR MOBILE HOME PARK: See Manufactured Home Park.

TRAILER HOME OR MOBILE HOME: See Dwelling, Manufactured.

TRAILER, TRAVEL OR CAMPING: See Recreational Vehicle (RV).

TRAILER, HAULING: A vehicle to be pulled behind an automobile or truck which is designed for hauling animals, produce, goods or commodities, including boats.

VARIANCE: A relaxation of a restriction of these Zoning Regulations, granted by the Board of Adjustment, where by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation or condition of a specific piece of property at the time of the original adoption of these regulations or other extraordinary exceptional situation or condition of a specific parcel or property, which condition is not generally prevalent in this area, the strict application of these regulations would result in peculiar and exceptional practical difficulties to, or exceptional and demonstrative undue hardship upon, the owner of such property.

WILD OR EXOTIC ANIMALS: As regulated by herein, wild or exotic animals are:

Primates: Any non-human primate.

Carnivore: Non-domestic flesh-eating mammals.

Venomous Reptiles: Venomous snakes and lizards.

Non-Venomous Reptiles: Those reaching eight feet or more in length and/or weighing 40 pounds or more at maturity.

YARD: An open, unoccupied space on a lot between a building and a lot line. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the shortest horizontal distance between the lot line and the main building shall be used.

YARD, FRONT: A yard extending along the full length of the front lot lines between the side lot lines.

YARD, REQUIRED: The minimum required distance of open unoccupied space between a building and a lot line.

YARD, REAR: A yard extending along the full length of the rear lot line between the side lot lines.

YARD, SIDE: A yard extending along a side lot line between the front yard and the rear yard.

YARD, STREET: The minimum required residential yard abutting a public street or the area of a nonresidential lot contained between the minimum required building setback line and an abutting public street.

ZONING OFFICER: Shall be the County Planner as designated by the Creek County Board of Commissioners.

**ARTICLE 3
ESTABLISHMENT OF DISTRICTS**

**SECTION 3.1
NUMBER OF DISTRICTS**

3.1.1 For the purposes of these regulations, the following zoning districts are hereby established for the unincorporated portions of Creek County:

Agricultural Districts

A-1 General Agricultural District

A-2 Suburban District

Residential Districts

R-1 Single Family Dwelling District

R-2 Multiple Family District

R-3 General Residential District

RMH-1 Single Family Manufactured Home District

RMH-2 Multiple Family Manufactured Home District

Commercial Districts

C-1 Neighborhood Commercial Shopping District

C-2 General Commercial District

Industrial Districts

I-1 Restricted Manufacturing and Warehousing District

I-2 General Industrial District

Office Districts

O Office District

Other

PUD Planned Unit Development

**SECTION 3.2
ZONING MAP AND DISTRICT BOUNDARIES**

3.2.1 The zoning map of Creek County, Oklahoma, is hereby established. Said map is filed with the County Clerk by reference herein to its physical location in the office of the Metropolitan Area Planning Commission. Said map and all of the notations, references, and other matters shown thereon shall be made as much a part of these Regulations as if the notations, references, and other matters set forth by said map were all fully described herein.

3.2.2 The unincorporated positions of Creek County that are bounded by zoning district lines on said maps are divided into zoning districts, as shown on said map.

3.2.3 The original permanent copy of the initial zoning map approved by Resolution of the Board of County Commissioners upon recommendation of the Metropolitan Area Planning Commission after public hearing, shall be kept, unaltered, on file as a public record in the office of the Metropolitan Area Planning Commission. The map consists of the following sheets dated the _____ day of _____ .

(List the original map sheets here)

3.2.4 All rezoning and other changes thereto shall be separately similarly so filed and maintained.

3.2.5 Zoning Map Sheets:

3.2.5.1 The following zoning map sheets are hereby adopted and approved as the official zoning map sheets of the areas within the zoning boundary lines shown thereon, in lieu of any previously adopted zoning map sheets:

a. Maps at the scale of one inch to 800 feet: sheets numbered 01-02, 14, 15, 18, 19, 22, 23, 24, 25, 27, 63, and 63.

b. Maps at the scale of one inch to 400 feet: sheets numbered 183, 194, 234, 622, and 631.

3.2.5.2 Said zoning map sheets and the areas covered thereby are shown on the attached Key Map (page no. 7).

3.2.5.3 Where a planning area boundary line passes through a zoning map sheet, that sheet applies only to the area shown thereon which lies within the planning area boundary.

3.2.6 When any property shall be brought into the zoning jurisdiction of Creek County by disannexation, such property shall be deemed to be in an A-1 General Agricultural District, provided that properties which have been approved for rezoning by Resolution of the Board of County Commissioners prior to annexation shall be deemed to have the zoning classification as most recently approved by Resolution. All disannexed properties which have been assigned a residential, office, commercial, or industrial classification by a municipality prior to disannexation shall be assigned a comparable zoning classification by the Board of County Commissioners, provided the owner of such property requests the Board of County Commissioners, in writing, within 90 days of the action disannexing the property in question. Said request shall include the specific legal description of the property in question, the zoning classification prior to disannexation, the signature of the owner of record, and the date of the request. An appeal from the classification assigned by the Board of County Commissioners shall be processed as an application for zoning map amendment in accordance with the procedural requirements set out in Section 9.3 Amendments.

**ARTICLE 4
SPECIFIC DISTRICT REGULATIONS**

**SECTION 4.1
A-1 GENERAL AGRICULTURAL DISTRICT**

4.1.1 GENERAL DESCRIPTION

This district is intended to provide an area primarily for agricultural uses or the extraction of various products such as oil, minerals, rock and gravel from the earth. The rural nature and low density of population in this district requires only that the buildings and extraction facilities related to the uses of this district have a reasonable setback from the streets and highways. It is the purpose of this district to protect such uses from un-planned urbanization so long as the land therein is devoted primarily to agricultural or extraction of minerals.

4.1.2 USES PERMITTED

Property and buildings in an A-1 General Agricultural District shall be used only for the following purposes.

- A. Single family detached dwelling, provided, this shall not be construed to allow the erection of more than one (1) structure for residential purposes on a single lot.
- B. All agricultural land uses, buildings and activities.
- C. Mining, quarrying and earth-extraction industries.
- D. Oil well or gas well drilling and operations.
- E. Transportation, pipeline and utility easements and right-of-way.
- F. Temporary roadside stands for the sale of farm products grown on the premises; provided, however, that up to one-third of the display area for produce may be used for the sale of products not grown on the premises. The temporary structure shall be required to set back from the roadway an adequate distance to permit the parking and ingress and egress, and shall not be constructed in such a location as would create an undue traffic hazard subject to the determination of the County.
- G. All of the following uses:
 - Cemetery allowing only persons related to the property owner by blood or marriage
 - Church
 - Home occupation
 - Library
 - Park or playground or public recreation area

Plant nursery or greenhouse
Public utility buildings and facilities
School

- H. Accessory buildings which are not a part of the main building, including barns, shed and other farm buildings, private garages and accessory buildings which are a part of the main building.
- I. Tent revivals not accepting compensation, auctions, yard sales, and multi-family yard sales not lasting more than three (3) days or occurring more than three (3) times in a calendar year; The same shall not be considered a temporary open air facility as defined in these regulations.

4.1.3. SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

Adult or child care center
Advertising signs and billboards
Airport or landing field
Antennas and antenna support structures, to include communications towers
Campground, not to include a recreational vehicle park
Cemetery, excluding cemeteries allowing only persons related to the property owner by blood or marriage
Christmas tree, pumpkin, or other farm or perishable product sales facility not elsewhere classified
Commercial special event or resort facilities, when activities are primarily conducted outdoors
Electric regulation stations
Fire protection facilities
Fireworks sales facility
Government services buildings and facilities, public monument or statue, or public art
Gun or archery shooting range, when activities are primarily conducted outdoors
Home Beauty Shop located in a dwelling provided such shop is conducted within the main dwelling, and is operated only by the inhabitants thereof and does not exceed one (1) operator. The use shall be conducted in such a way that it is clearly incidental to the dwelling use and shall not change the character thereof. No sign shall be permitted except one (1) non-illuminated name plate not exceeding two (2) square feet in area, attached to the main building
Kennel or any domestic animal selling, breeding, boarding and/or training enterprise
Manufactured home dwelling, when lot area is at least 2.5 acres, but less than 8.0 acres
Pressure control stations (gas or liquid, excluding storage or service garages and yards)
Private marina, boat docks, golf course or driving range, or other private outdoor recreation activity
Public stable or riding academy

Retail or wholesale garden center
Rodeo or other equine- or bovine-related performance arena, indoor or outdoor
Sale barn or commercial feedpen for livestock
Temporary construction facilities
Temporary open air facilities
Truck driving training facility, outdoor
Wedding chapel or outdoor wedding or family special event facility
Wild or exotic animals: Any property maintaining, selling, breeding, boarding, and/or training wild or exotic animals

4.1.4 AREA REGULATIONS

A. FRONT YARD

All buildings and mining operations, except temporary roadside stands for the sale of farm products grown on the premises, shall be set back from road and street right-of-way lines to comply with the following yard requirements:

- (1) All buildings shall be set back from a state or federal highway or county highway or section line road a minimum of twenty-five (25) feet from the right-of-way line or seventy-five (75) feet from the center line of the right-of-way easement, whichever is greater.
- (2) On all public roads or streets, other than federal, state or county highways and section line roads, all buildings shall set back a minimum of twenty-five (25) feet from the right-of-way line or fifty-five (55) feet from the center line of the right-of-way easement, whichever is greater.

B. SIDE YARD

- (1) For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than eight (8) feet for dwellings of one story, and of not less than twelve (12) feet for dwellings of more than one story, except as hereinafter provided in Article V, Section 2.
- (2) For unattached buildings of accessory use there shall be a side yard of not less than eight (8) feet; provided, however, that unattached one story buildings of accessory use shall not be required to set back more than three (3) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet behind the front lot line.
- (3) For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than fifteen (15) feet in case such lot is back to back with another corner lot, and twenty-five (25) feet in every other case. The interior side yard of a corner lot

shall be the same as for dwellings and accessory buildings on an interior lot.

- (4) Churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than twenty-five (25) feet.

C. REAR YARD

- (1) There shall be a rear yard for a main building of not less than twenty (20) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building.

D. LOT WIDTH

- (1) For dwellings, there shall be a minimum width of two hundred and sixty-five (265) feet at the front building line, and such lot shall abut on a street for a distance of not less than two hundred (200) feet.

E. INTENSITY OF USE

- (1) For each manufactured home and building accessory thereto, there shall be a lot area of not less than eight (8) acres. If the lot area is at least 2.5 acres, but less than 8.0 acres, a manufactured home may be permitted as a Special Exception.
- (2) For each dwelling (not including a manufactured home) and buildings accessory thereto, there shall be a lot area of not less than two and 1/2 (2.5) acres.
- (3) For churches and main and accessory buildings other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and off-street parking areas required in Article 5, Section 8.

F. COVERAGE

- (1) Main and accessory buildings shall not cover more than twenty-five per cent (25%) of the lot area of interior lots, and thirty per cent (30%) of the lot area on corner lots; accessory buildings shall not cover more than twenty per cent (20%) of the rear yard.

SECTION 4.2
A-2 SUBURBAN DISTRICT

4.2.1 GENERAL DESCRIPTION

This district is intended to provide a location for the land situated on the fringe of the urban area that is used for agricultural purposes, but which will be undergoing urbanization in the near future. Many tracts in this district will be in close proximity to residential and commercial uses. Therefore the agricultural activities conducted in this district should not be detrimental to urban land uses. It is not intended that this district provide a location for a lower standard of residential, commercial, or industrial development than is authorized in other districts. The type of uses, required area, and the intensity of use of land permitted in this district is designed to encourage and protect agricultural uses so long as the land therein is devoted primarily to agriculture.

4.2.2 USES PERMITTED

Property and buildings in an A-2 Suburban District shall be used only for the following purposes:

- A. Single family detached dwelling, other than a manufactured home, for farm, owner, operator, or employee.
- B. Church
- C. Public school or school offering general educational courses the same as ordinarily given in the public schools and having no rooms regularly used for housing or sleeping.
- D. Agricultural crops
- E. The raising of farm animals, but not the operation of commercial feed pens for livestock. On all tracts of land containing less than ten (10) acres the raising of hogs shall be prohibited, and on all other tracts the number of hogs weighing more than twenty-five pounds shall not exceed twenty (20) grain fed or three (3) garbage fed hogs. Hogs shall not be located closer than two hundred (200) feet to the property line of the tract on which they are located.
- F. Oil well or gas well, including the drilling thereof.
- G. All of the following uses:
 - Home occupation
 - Library
 - Park or playground or public recreation area
 - Plant nursery or greenhouse

- H. Transportation, pipeline and utility easements, and rights-of-way.
- I. Bulletin board or sign, not exceeding forty (40) square feet in area appertaining to the lease, hire, or sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired or sold.
- J. Accessory buildings which are not a part of the main building, including barns, sheds, and other farm buildings, and private garages and accessory buildings which are a part of the main building.

4.2.3 SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

- Adult or child care center
- Airport or landing field
- Cemetery
- Country club and golf course
- Electric regulation stations
- Fire protection facilities
- Government services buildings and facilities, public monument or statue, or public art
- Home Beauty Shop located in a dwelling provided such shop is conducted within the main dwelling, and is operated only by the inhabitants thereof and does not exceed one (1) operator. The use shall be conducted in such a way that it is clearly incidental to the dwelling use and shall not change the character thereof. No sign shall be permitted except one (1) non-illuminated name plate not exceeding two (2) square feet in area, attached to the main building
- Kennel
- Pressure control stations (gas or liquid, excluding storage or service garages and yards)
- Private marina, boat docks, golf course or driving range, or other private outdoor recreation activity.
- Public stable or riding academy
- Retail or wholesale garden center
- Temporary open air facilities
- Wedding chapel or outdoor wedding and family special event facility

4.2.4 AREA REGULATIONS

A. Front Yard

All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:

- (1) All buildings shall set back from state or federal highway, county highway or section line road a minimum of twenty-five (25) feet from the right-of-way line or seventy-five (75) feet from the center line of the right-of-way easement, whichever is greater.
- (2) On all public roads or streets other than federal, state, or county highways and section line roads all buildings shall set back a minimum of twenty-five (25) feet from the right-of-way line or fifty-five (55) feet from the center line of the right-of-way easement, whichever is greater.
- (3) If twenty-five percent (25%) or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have been observed an average setback line of greater than twenty-five (25) feet, and no building varies more than six (6) feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by existing buildings; but this regulation shall not require a front yard of greater depth than fifty (50) feet.
- (4) When a yard has double frontage the front yard requirements shall be complied with on both streets.

B. SIDE YARD

- (1) For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than eight (8) feet for dwellings of one story, and of not less than twelve (12) feet for dwellings of more than one story, except as hereinafter provided in Article 5, Section 2.
- (2) For unattached buildings of accessory use there shall be a side yard of not less than eight (8) feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than three (3) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet behind the front lot line.
- (3) For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than fifteen (15) feet in case such lot is back to back with another corner lot, and twenty-five (25) feet in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
- (4) Churches and main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than twenty-five (25) feet.

C. REAR YARD

- (1) There shall be a rear yard for a main building of not less than twenty (20) feet or twenty percent (20%) of the depth of the lot, whichever amount is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building.

D. LOT WIDTH

- (1) For dwellings there shall be a minimum lot width of fifty (50) feet at the front building line and such lot shall abut on a street for a distance of not less than thirty-five (35) feet.

E. INTENSITY OF USE

- (1) For each dwelling, and buildings accessory thereto, there shall be a lot area of not less than two (2) acres.
- (2) For churches and main and accessory buildings other than dwellings and buildings accessory to dwellings the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in Article 5, Section 8.

F. COVERAGE

- (1) Main and accessory buildings shall not cover more than twenty-five percent (25%) of the lot area on interior lots, and thirty percent (30%) of the lot area on corner lots; accessory buildings shall not cover more than twenty percent (20%) of the rear yard.

4.2.5 HEIGHT REGULATIONS

No building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height except as provided in Article 5, Section 3.

SECTION 4.3 R-1 SINGLE FAMILY DWELLING DISTRICT

4.3.1 GENERAL DESCRIPTION

This is the most restrictive residential district. The principal use of land is for single family dwellings and related recreational, religious and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for

dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

4.3.2 USES PERMITTED

Property and buildings in an R-1 Single Family Dwelling District shall be used only for the following purposes:

- A. Single family detached dwelling, other than a manufactured home.
- B. Churches, but not including missions or revival tents or arbors.
- C. Public school or school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.
- D. Public park and playground.
- E. Library.
- F. Agricultural crops, but not the raising of farm animals or poultry.
- G. Home occupation.
- H. Transportation and utility easements, alleys, and rights-of-way.
- I. Accessory buildings which are not a part of a main building, including one private garage, or accessory buildings which are a part of a main building, including one private garage.
- J. A temporary bulletin board or sign, not exceeding twelve (12) square feet in area appertaining to the lease, hire or sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired, or sold.
- K. A church bulletin board or sign, not exceeding twelve (12) square feet in area, located behind the front building line on the same lot with the church building.
- L. Temporary building of the construction industry which is incidental to the erection of buildings permitted in this District, and which shall be removed when construction work is completed.
- M. Parking lot required to serve the uses permitted in this District.
- N. Tent revivals not accepting compensation, auctions, yard sales, and multi-family yard sales not lasting more than three (3) days or occurring more than

three (3) times in a calendar year; The same shall not be considered a temporary open air facility as defined in these regulations.

4.3.3. SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

Adult or child care center

Golf Course

Municipal use, public building and public utility

Plant nursery in which no building or structure is maintained in connection therewith

4.3.3 AREA REGULATIONS

All buildings shall be set back from street right-of-way lines and lot lines to comply with the following yard requirements:

A. FRONT YARD

- (1) The minimum depth of the front yard shall be twenty-five (25) feet.
- (2) If twenty-five percent (25%) or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have observed an average setback line of greater than twenty-five (25) feet, and no building varies more than six (6) feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings; but this regulation shall not require a front yard of greater depth than forty (40) feet.
- (3) When a yard has a double frontage the front yard requirements shall be complied with on both streets.

B. SIDE YARD

- (1) For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than five (5) feet for dwellings of one story, and of not less than ten (10) feet for dwellings of more than one story, except as hereinafter provided in Article 5, Section 2.
- (2) For unattached buildings of accessory use there shall be a side yard of not less than five (5) feet; provided, however, that unattached one story buildings of accessory use shall not be required to set back more than three (3) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet behind the front lot line.

- (3) For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersection street of not less than fifteen (15) feet in case such lot is back to back with another corner lot, and twenty (20) feet in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
- (4) Churches and main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than twenty-five (25) feet.

C. REAR YARD

- (1) There shall be a rear yard for a main building of not less than twenty (20) feet or twenty percent (20%) of the depth of the lot, whichever amount is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building.

D. LOT WIDTH

- (1) For dwellings there shall be a minimum lot width of seventy-five (75) feet at the front building line, and such lot shall abut on a street for a distance of not less than thirty-five (35) feet.

E. INTENSITY OF USE

- (1) For each dwelling, and building accessory thereto, there shall be a lot area of not less than nine thousand (9,000) square feet.
- (2) For churches and main accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this Section and the off-street parking areas required in Article 5, Section 8; provided, however, that the lot area for a church shall not be less than twenty-one thousand (21,000) square feet.

F. COVERAGE

- (1) Main and accessory buildings shall not cover more than twenty-five percent (25%) of the lot area on interior lots, and thirty percent (30%) of the lot area on corner lots. Accessory buildings shall not cover more than twenty percent (20%) of the rear yard.

4.3.4 HEIGHT REGULATIONS

No building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height except as provided in Article 5, Section 3.

SECTION 4.4
R-2 MULTIPLE FAMILY DISTRICT

4.4.1 GENERAL DESCRIPTION

This is a residential district to provide for moderately higher population density and a wider range of dwelling types than in the R-1 District, but otherwise similar to that District. The principal uses of land are single family, two family and low-density multiple family dwellings and related recreational, religious, and educational facilities normally required to provide a balanced and attractive residential area. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through the consideration of the proper functional relationship of the different uses.

4.4.2 USES PERMITTED

Property and buildings in an R-2 Multiple Family District shall be used only for the following purposes:

- A. Any uses permitted in the R-1 Single Family Dwelling District.
- B. Two family dwelling or a single family detached dwelling and a garage apartment; such dwelling shall not include a manufactured home.
- C. Multiple family dwelling, other than one comprised of manufactured homes.
- D. Assisted living center.
- E. Elderly/retirement housing.
- F. Life care retirement center.
- G. Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

4.4.3. SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

Any use permitted by Special Exception in R-1 Single Family Dwelling District.
Doctor's or dentist's office where not more than two beds are provided to keep patients over night

4.4.4. AREA REGULATIONS

All buildings shall set back from street right-of-way and lot lines to comply with the following yard requirements:

A. FRONT YARD

- (1) The minimum depth of the front yard shall be twenty-five (25) feet.
- (2) If twenty-five percent (25%) or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have observed an average setback line of greater than twenty-five (25) feet, and no building varies more than six (6) feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings; but this regulation shall not require a front yard of greater depth than forty (40) feet.
- (3) When a lot has double frontage the front yard requirements shall be provided on both streets.

B. SIDE YARD

- (1) For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than five (5) feet for dwellings of one story, and of not less than ten (10) feet for dwellings of more than one story except as hereinafter provided in Article 5, Section 2.

For unattached buildings of accessory use there shall be a side yard of not less than five (5) feet; provided, however, that unattached one story buildings of accessory use shall not be required to set back more than three (3) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet from the front lot line.

- (2) For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than fifteen (15) feet in case such lot is back to back with another corner lot and twenty-five (25) feet in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
- (3) Churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than twenty-five (25) feet.

C. REAR YARD

- (1) For main buildings, other than garage apartments, there shall be a rear yard of not less than twenty (20) feet or twenty percent (20%) of the depth of the lot, whichever is smaller. Garage apartments may be located in the rear yard of a single family dwelling, but shall not be located closer than ten (10) feet to the rear lot line. Unattached buildings of accessory use may be located in the rear yard of a main building but they shall not cover more than thirty percent (30%) of the rear yard.

D. LOT WIDTH

- (1) For single family dwellings, two family dwellings or single family dwellings and garage apartments, there shall be a minimum lot width of sixty (60) feet at the front building line, and such lot shall abut a street for a distance of not less than thirty-five (35) feet.

E. INTENSITY OF USE

- (1) There shall be a lot area of not less than six thousand (6,000) square feet for a single family dwelling, not less than seven thousand (7,000) square feet for a two family dwelling, and an additional area of not less than four thousand (4,000) square feet for each family, more than two, occupying a dwelling.
- (2) There shall be a lot area of not less than eight thousand (8,000) square feet where a garage apartment is located on the same lot with a single family dwelling. When a garage apartment is located in the rear yard of a two family or multiple family dwelling, the lot area shall not be less than four thousand (4,000) square feet more than is required for the two family or multiple family dwelling.
- (3) For churches and main and accessory buildings, other than dwelling and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking area required in Article 5, Section 8; provided, however, that the lot area for a church shall not be less than twenty one thousand (21,000) square feet.

F. COVERAGE

- (1) Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area. Accessory buildings shall not cover more than twenty percent (20%) of the rear yard.

4.4.5. HEIGHT REGULATIONS

No building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height, except as provided in Article 5, Section 3.

SECTION 4.5
R-3 GENERAL RESIDENTIAL DISTRICT

4.5.1 GENERAL DESCRIPTION

This is a residential district to provide for medium and high population density. The principal use of land may range from single family to multiple family and garden apartment uses. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious and educational facilities normally required to provide an orderly and attractive residential area are permitted.

Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of each use permitted in the District.

4.5.2 USES PERMITTED

- A. Any use permitted in an R-2 Multiple Family District.
- B. Rooming or boarding house.
- C. Garage apartment, when located on a separate lot or on the same lot with another dwelling use.
- D. Accessory buildings and uses customarily incidental to the above uses when located on the same lot.

4.5.3. SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

- A. Any use permitted by Special Exception in an R-2 Multiple Family District.
- B. Institutions of a religious, educational and philanthropic nature.
- C. Private clubs, sororities, fraternities, and lodges, excepting those the chief activity of which is a service customarily carried on as a business.
- D. Medical Facility.
- E. Townhouse development.
- F. An off-street parking lot associated with a C-1 commercial use as required under the provisions of Article 5, Section 8, of these regulations.

4.5.3 AREA REGULATIONS

A. FRONT YARD

- (1) The minimum depth of the front yard shall be twenty-five (25) feet.
- (2) If twenty-five percent (25%) or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have observed an average setback line of greater than twenty-five (25) feet, and no building varies more than six (6) feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings; but this regulation shall not require a front yard of greater depth than fifty (50) feet.
- (3) When a yard has double frontage the front yard requirements shall be complied with on both sides.
- (4) Townhouses shall set back from the street a distance of not less than ten (10) feet.

B. SIDE YARD

- (1) For dwellings located on interior lots there shall be a side yard on each side of the main dwelling of not less than five (5) feet for dwellings of one story and an additional four (4) feet shall be provided on each side yard for each additional story or part thereof.

For unattached buildings of accessory use there shall be a side yard of not less than five (5) feet; provided, however, that unattached one story buildings of accessory use shall not be required to set back more than three (3) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet behind the front property line.

- (2) For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting streets of not less than fifteen (15) feet in case such lot is back to back with another corner lot, and twenty (20) feet in every other case. The interior side yard shall be the same as for dwellings and accessory buildings on an interior lot.
- (3) Churches and main and accessory buildings, other than dwelling and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than twenty-five (25) feet.
- (4) For townhouse dwellings located on interior lots, no side yard shall be required.

For townhouse dwellings located on corner lots, there shall be a side yard setback from the intersecting streets of not less than fifteen (15) feet in case such lot is back to back with another corner lot, and twenty (20) feet in every other case.

C. REAR YARD

- (1) For main buildings, other than garage apartments, there shall be a rear yard of not less than fifteen (15) feet or twenty percent (20%) of the depth of the lot, whichever is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building.
- (2) Garage apartments may be located in the rear yard of another dwelling, but shall not be located closer than ten (10) feet to the rear lot line.
- (3) Townhouses shall set back from the rear line a distance of not less than twenty (20) feet.

D. LOT WIDTH

- (1) There shall be a minimum lot width of sixty (60) feet at the front building line for each single family dwelling and ten (10) feet additional width at the front building line for each additional family more than one occupying the dwelling. However, a lot width at the front building line shall not be required to exceed one hundred fifty (150) feet. A lot shall abut on a street not less than thirty-five (35) feet.
- (2) For townhouses, there shall be a minimum lot width of twenty-five (25) feet at the front building line.

E. INTENSITY OF USE

- (1) There shall be a lot area of not less than six thousand (6,000) square feet for a single family dwelling, not less than seven thousand (7,000) square feet for a two family dwelling, and an additional area of not less than two thousand (2,000) square feet for each family, more than two, occupying a dwelling; provided, however, that for a multiple family dwelling five or more stories in height the lot area shall not be required to exceed an area equal to the gross floor area of the building plus the coverage of the building.
- (2) There shall be a lot area of not less than eight thousand (8,000) square feet where a garage apartment is located on the same lot with a single family dwelling. When a garage apartment is located in the rear yard of a two family or multiple family dwelling the lot area shall not be less than two thousand (2,000) square feet more than is required for the two family or multiple family dwelling.

- (3) For churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking area required in Article 5, Section 8; provided, however, that the lot area for a church shall not be less than twenty-one thousand (21,000) square feet.
- (4) For townhouses, the minimum lot area shall be 2,000 square feet.

F. COVERAGE

- (1) Main and accessory buildings shall not cover more than thirty-five percent (35%) of the lot area. Accessory buildings shall not cover more than thirty percent (30%) of the rear yard.
- (2) Townhouses shall not cover more than sixty-two and one-half percent (62.5%) of the lot area. Accessory buildings shall not cover more than thirty percent (30%) of the rear yard.

4.5.5 HEIGHT REGULATIONS

No buildings shall exceed eight (8) stories or ninety (90) feet in height, except as provided in Article 5, Section 3.

**SECTION 4.6
RMH-1 SINGLE FAMILY MANUFACTURED HOME DISTRICT**

4.6.1 GENERAL DESCRIPTION

This is the most restrictive manufactured home district and the one requiring the lowest residential density. It permits manufactured homes on individual lots and manufactured home subdivisions, as well as the uses permitted in the R-1 District.

4.6.2 USES PERMITTED

Property and buildings in the RMH-1 District shall be used only for the following purposes:

- A. Any use permitted in the R-1 Single Family Dwelling District.
- B. Manufactured home dwelling.
- C. Manufactured home subdivisions.

4.6.3 SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

Any use permitted by Special Exception in the R-1 District.

4.6.4 AREA REGULATIONS

Area regulations for the RMH-1 District shall be the same as those for the R-1 District.

4.6.5 HEIGHT REGULATIONS

Height regulations for the RMH-1 District shall be the same as those for the R-1 District.

SECTION 4.7

(Entire section deleted by Resolution 87-69)

SECTION 4.8

RMH-2 MULTIPLE FAMILY MANUFACTURED HOME DISTRICT

4.8.1 GENERAL DESCRIPTION

This is a manufactured home district to provide for a higher population density than does the RMH-1 District. This district is identical with the R-3 District, except that it permits manufactured home parks, manufactured homes on individual lots, and manufactured home subdivisions as well as the uses permitted in the R-3 District.

4.8.2 USES PERMITTED

Property and buildings in the RMH-2 District shall be used only for the following purposes:

- A. Any uses permitted in the R-3 General Residential District.
- B. Manufactured home dwelling.
- C. Manufactured home parks.
- D. Manufactured home subdivisions.

4.8.3 SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

Any use permitted by Special Exception in the R-3 General Residential District.

4.8.4 AREA REGULATIONS

Area regulations for the RMH-2 District shall be the same as those for the R-3 District, with the addition of the following provisions:

F. MANUFACTURED HOME PARKS

Manufactured home parks shall meet the following minimum requirements:

- (1) Site area: Five thousand (5,000) square feet per manufactured home space, with the total site area being not less than five (5) acres.
- (2) Individual mobile home space: Twenty-five hundred (2,500) square feet.
- (3) Manufactured home parks shall be planned in such a manner that no manufactured home, or related building, shall be located closer than ten (10) feet to any side lot line.

4.8.5 HEIGHT REGULATIONS

Height regulations for the RMH-2 District shall be the same as those for the R-3 District.

SECTION 4.9 C-1 NEIGHBORHOOD COMMERCIAL SHOPPING DISTRICT

4.9.1 GENERAL DESCRIPTION

This commercial district is for the conduct of retail trade and personal service enterprises to meet the regular needs and for the convenience of the people of adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, recreational and educational uses, more restrictive requirements for light, air, open space and off-street parking are made than are provided in other commercial districts.

4.9.2 USES PERMITTED

Property and buildings in a C-1 Neighborhood Shopping District shall be used only for the following purposes:

- A. Any use permitted in an R-3 General Residential District.
- B. Any use permitted by Special Exception in an R-3 General Residential District.
- C. Retail stores and shops which do not exceed fourteen thousand (14,000) square feet of gross floor area and which supply the regular and customary needs of the residents of the neighborhood and which are primarily for their convenience, as follows:

Advertising signs or structures

Antique shop
Appliance store
Arts school, gallery or museum
Artists materials supply studio
Automobile parking lot
Automobile service station
Automobile tune-up shop
Baby shop
Bakery goods store
Bank
Barber shop
Beauty shop
Book or stationary store
Camera shop
Candy store
Catering establishment
Cleaning, pressing, laundry collection agency
Clothing or apparel store
Commercial school
Curio or gift shop
Drug store or fountain
Drygoods store
Dairy products or ice cream store
Delicatessen
Dress shop
Florist shop
Furniture or interior decorating store
Gift shop
Grocery store or supermarket
Hardware store
Hotel
Ice vending machine
Jewelry or notion store
Key store or shop
Leather goods shop
Liquor store`
Lodge hall
Meat market
Medical facility
Messenger or telegraph service
Musical instrument sales
Newspaper or magazine sales
Office business
Office supply
Optometrists sales and service
Paint retail store

Photographer store
Pharmacy
Radio and television sales and service
Restaurant – not to include drive-in or cafeteria
Self-service laundry or dry cleaning
Sewing machine sales, instruction and service
Sporting goods sales
Stock and bond broker
Shoe repair shop
Tailor shop
Toy store
Variety store

- D. Name plate and sign relating only to the use of the store and premises or to products sold on the premises.
- E. Accessory buildings and uses customarily incidental to the above uses.
- F. A building used for any of the above enumerated uses may not have more than forty percent (40%) of its floor area devoted to purposes incidental to the primary use. No materials or goods offered for sale or stored in connection with the uses enumerated in A through E above shall be displayed or stored outside of a building.
- G. Drive-in restaurants, dairy products stores, and other stores where drive-in facilities provide the principal means of serving customers shall not be permitted in this district.

4.9.3 SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

Antennas and antenna support structures, to include communications towers
Electric regulation stations
Fire protection facilities
Pressure control stations (gas or liquid, excluding storage or service garages and yards)
Temporary open air facilities

4.9.4 AREA REGULATIONS

The area requirements for dwellings shall be the same as the requirements of the R-3 General Residential District. The following requirements shall apply to all other uses permitted in this District.

A. FRONT YARD

- (1) All buildings shall set back from the street right-of-way line to provide a front yard having not less than twenty-five (25) feet in depth.

B. SIDE YARD

- (1) On the side of a lot adjoining a dwelling district there shall be a side yard of not less than ten (10) feet. There shall be a side yard setback from an intersecting street of not less than twenty-five (25) feet.

C. REAR YARD

- (1) There shall be provided an alley, service court, rear yard, or combination thereof, of not less than thirty (30) feet.

4.9.5 HEIGHT REGULATIONS

No building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height, except as hereinafter provided in Article 5, Section 3.

**SECTION 4.10
C-2 GENERAL COMMERCIAL DISTRICT**

4.10.1 GENERAL DESCRIPTION

This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

4.10.2 USES PERMITTED

Property and buildings in a C-2 General Commercial District shall be used only for the following purposes:

- A. Any use permitted in a C-1 Neighborhood Commercial District.
- B. New automobile sales and services, new machinery sales and services, and public garages, provided no gasoline is stored above ground; used automobile and machinery sales and service, and automobile and machinery repairing if conducted in conjunction with a retail agency and wholly within a completely enclosed building, but not including automobile or machinery wrecking establishments or junk yards.

- C. Auto court or tourist court
 - Automatic automobile wash
 - Ambulance service, office or garage
 - Automobile retail gasoline service station
 - Bait sales
 - Bakery
 - Bath house
 - Boat sales
 - Bus terminal
 - Cleaning plant, commercial laundry or dry cleaning
 - Commercial school or hall
 - Dance hall
 - Department store
 - Drive-in theater or restaurant
 - Electric transmission station
 - Feed and seed store
 - Frozen food locker
 - Furniture repair and upholstery
 - Funeral parlor or mortuary
 - Golf course, miniature or practice range
 - Heating, ventilating or plumbing supplies, sales and services
 - Hotel
 - Ice storage, locker plant or storage house for food
 - Laboratories, testing and experimental
 - Laundry
 - Motel
 - Museums
 - Novelty Shop
 - Nursery or garden supply store
 - Pawn shop
 - Pet shop
 - Printing plant
 - Recreation center
 - Research laboratories
 - Sign painting shop
 - Storage warehouse
 - Theater
 - Recreational vehicle park
 - Used automobile sales
 - Wholesale distributing center

- D. Buildings, structures and uses accessory and customarily incidental to any of the above uses, provided that there shall be no manufacture, processing or compounding of products other than such as are customarily incidental and essential to retail establishments.

- E. Any other store or shop for retail trade or for rendering personal, professional or business service which does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above.

No article or material stored or offered for sale in connection with uses permitted in paragraph A through E above shall be stored or displayed outside of a building unless it is so screened by permanent ornamental walls, fences, or a planting that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level; provided, however, that no screening in excess of seven (7) feet in height shall be required.

4.10.3. SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

- A. Amusement enterprises not elsewhere classified
 - Antennas and antenna support structures, to include communications towers
 - Electric regulation stations
 - Fire protection facilities
 - Home delivery services office and vehicle and product storage
 - Off-site service contractor's office and vehicle and equipment storage, to include such uses as:
 - (1) Electrician services
 - (2) Heating, ventilation, and air-conditioning services
 - (3) Home repair services
 - (4) Landscaping services
 - (5) Plumbing services
 - (6) Yard-working services
 - Pressure control stations (gas or liquid, excluding storage or service garages and yards)
 - Temporary open air facilities
- B. Night club
 - Tavern where beer is sold
 - Liquor store

The uses enumerated in Section 4.10.3.B above shall comply with the requirements of the Board of Adjustment upon Special Exception approval and shall comply with the following provisions:

- (1) Shall not be located within 300 feet of another night club, tavern, or liquor store;
- (2) Shall not be located within 300 feet of the property line of a church, school, public or private park;

- (3) Shall not be located within 300 feet of the nearest property lines of a lot zoned residential.

- C. Automobile body or collision repair, painting, upholstery, and reconditioning service, or any service offering any combination thereof
Automobile towing or wrecking services with or without impound lot
Automobile-related services not elsewhere classified
Truck repairing and overhauling

The uses enumerated in Section 4.10.3.C above shall comply with the requirements of the Board of Adjustment upon Special Exception approval and shall comply with the following provisions:

- (1) Shall be so screened by permanent ornamental walls, fences, or planting that no automobile parked or stored in connection with any offered service can be seen from adjoining streets or lots when viewed by a person standing on ground level; provided, however, that no screening in excess of seven (7) feet in height shall be required.
- (2) All servicing of vehicles shall be conducted within a completely enclosed building.
- (3) Wrecked and/or partially dismantled automobiles and automobiles parked or stored in connection with any offered service shall be removed from the property within 60 days of arrival and shall not be offered for sale.

- D. Machine shop

Machine shops shall comply with the requirements of the Board of Adjustment upon Special Exception approval and shall comply with the following provisions:

- (1) All machining activities shall be conducted within a completely enclosed building.
- (2) All buildings and product storage areas shall be screened by permanent, sight-proof walls or fences along all streets and all property lines adjoining lots within Agricultural, Residential, and Office districts; Screening shall not be less than six (6) or more than seven (7) feet in height.
- (3) The Board of Adjustment shall be provided and shall consider information detailing the proposed locations and sizes of buildings (width, depth, and height), setbacks from property lines, hours of operation, maximum number of employees, parking areas, lighting, signage, and other such information as the Board deems necessary to determine the anticipated impact of the operation upon adjoining properties.”

4.10.4. OPEN DISPLAY USES PERMITTED

The following uses shall be permitted in the C-2 General Commercial District provided that they comply with the additional provisions of this sub-section:

- A. Boat sales and service
- B. Farm implement and machinery, new and used, sales
- C. Metal and wood fencing, ornamental grillwork and decorative wrought iron work and play equipment sales
- D. Manufactured home and recreational vehicle sales
- E. Monument sales
- F. New and used automobile sales
- G. Prefabricated house sales
- H. Trailer for hauling, rental and sales

The uses enumerated in A through H above shall comply with the following provisions:

- (1) All open storage and display of merchandise, material and equipment shall be so screened by ornamental fencing or evergreen planting that it cannot be seen by a person standing on ground level adjacent to the side or the rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required in excess of seven (7) feet in height. All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale, in addition to complying with the above screening requirements, shall be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.
- (2) All yards, unoccupied with buildings or merchandise or used as traffic ways, shall be landscaped with grass and shrubs and maintained in good condition the year round.
- (3) All of the lot used for the parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.

- (4) All servicing of vehicles carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- (5) Driveways used for ingress and egress shall not exceed twenty-five (25) feet in width, exclusive of curb returns.
- (6) Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent land uses or the use of adjacent streets, and shall not be of a flashing or intermittent type.

4.10.5. AREA REGULATIONS

The area regulations for dwellings shall be the same as the requirements of the R-2 Multiple Family District. The following requirements shall apply to all other uses permitted in this District.

A. FRONT AND SIDE YARDS

- (1) There is no specific front or side yard requirements for uses other than dwellings.

B. REAR YARD

- (1) There shall be provided an alley, service court, rear yard, or combination thereof, of not less than thirty (30) feet in width.

C. AREA FOR OFF-STREET PARKING

- (1) Buildings shall be provided with a yard area adequate to meet the off-street parking requirements set forth in Article 5, Section 8.

4.10.6. HEIGHT REGULATIONS

The height regulations for dwellings and buildings accessory to buildings shall be the same as those of the R-3 General Residential District. For other uses no building shall exceed ninety (90) feet in height except as hereinafter provided in Article 5, Section 3.

SECTION 4.11

I-1 RESTRICTED MANUFACTURING AND WAREHOUSING DISTRICT

4.11.1 GENERAL DESCRIPTION

This industrial district is intended primarily for manufacturing and assembly plants and warehousing that are conducted so the noise, odor, dust, and glare of each operation is completely confined within an enclosed building. These industries may require direct

access to rail, air or street transportation facilities; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the general industrial district. Buildings in this District should be architecturally attractive and surrounded by landscaped yards.

4.11.2 USES PERMITTED

Property and buildings in an I-1 Restricted Manufacturing and Warehousing District shall be used only for the following purposes:

A. Any use, except residential use, permitted in a C-2 General Commercial District. No dwelling uses except sleeping facilities for caretakers and night watchmen employed on the premises shall be permitted.

B. Any of the following uses:

- Bakery
- Bottling works
- Book bindery
- Candy manufacturing
- Engraving plant
- Electrical equipment assembly
- Electronic equipment assembly and manufacturer
- Food products processing and packing
- Furniture manufacturing
- Home delivery services office and vehicle and product storage
- Instrument and meter manufacturing
- Jewelry and watch manufacturing
- Laundry and cleaning establishment
- Leather goods fabrication
- Machine shop
- Off-site service contractor's office and vehicle and equipment storage, to include such uses as:
 - (1) Electrician services
 - (2) Heating, ventilation, and air-conditioning services
 - (3) Home repair services
 - (4) Landscaping services
 - (5) Plumbing services
 - (6) Yard-working services
- Optical goods manufacturing
- Paper products manufacturing
- Shoe manufacturing
- Sporting goods manufacturing
- Wholesale or warehousing enterprise

All of the uses permitted under this section shall have their primary operations conducted entirely within enclosed buildings, and shall not emit any dust or smoke, or noxious odor or fumes outside of the building housing the operation, or produce a noise level at the property line that is greater than the average noise level occurring on the adjacent street. Any article or material stored temporarily outside of an enclosed building as an incidental part of the primary operation shall be so screened by ornamental walls and fences or evergreen planting that it cannot be seen from adjoining public streets of adjacent lots when viewed by a person standing at ground level.

4.11.3. SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

- A. Antennas and antenna support structures, to include communications towers
Electric regulation stations
Fire protection facilities
Kennel
Pressure control stations (gas or liquid, excluding storage or service garages and yards)
Temporary open air facilities
- B. Night club
Tavern where beer is sold
Liquor store

The uses enumerated in Section 4.11.3.B above shall comply with the requirements of the Board of Adjustment upon Special Exception approval and shall comply with the following provisions:

- (1) Shall not be located within 300 feet of another night club, tavern, or liquor store;
 - (2) Shall not be located within 300 feet of the property line of a church, school, public or private park;
 - (3) Shall not be located within 300 feet of the nearest property lines of a lot zoned residential.
- C. Automobile body or collision repair, painting, upholstery, and reconditioning service, or any service offering any combination thereof
Automobile towing or wrecking services with or without impound lot
Automobile-related services not elsewhere classified
Truck repairing and overhauling

The uses enumerated in Section 4.11.3.C above shall comply with the requirements of the Board of Adjustment upon Special Exception approval and shall comply with the following provisions:

- (1) Shall be so screened by permanent ornamental walls, fences, or planting that no automobile parked or stored in connection with any offered service can be seen from adjoining streets or lots when viewed by a person standing on ground level; provided, however, that no screening in excess of seven (7) feet in height shall be required.
- (2) All servicing of vehicles shall be conducted within a completely enclosed building.
- (3) Wrecked and/or partially dismantled automobiles and automobiles parked or stored in connection with any offered service shall be removed from the property within 60 days of arrival and shall not be offered for sale.

4.11.4. AREA REGULATIONS

All buildings shall be set back from the street right-of-way lines and lot lines to comply with the following yard requirements:

A. FRONT YARD

- (1) All buildings shall set back from the street right-of-way line to provide a front yard having not less than twenty-five (25) feet in depth.

B. SIDE YARD

- (1) No building shall be located closer than twenty-five (25) feet to a side lot line.

C. REAR YARD

- (1) No building shall be located closer than twenty-five (25) feet to the rear lot line.

D. COVERAGE

- (1) Main and accessory buildings and off-street parking and loading facilities shall not cover more than eighty percent (80%) of the lot area.

All yard areas required under this section and other yards and open spaces existing around buildings shall be landscaped and maintained in a neat condition.

4.11.5. HEIGHT REGULATIONS

No building or structure shall exceed ninety (90) feet in height, except as hereinafter provided in Article 5, Section 3 of these regulations.

SECTION 4.12 I-2 GENERAL INDUSTRIAL DISTRICT

4.12.1 GENERAL DESCRIPTION

This industrial district is intended primarily for the conduct of manufacturing, assembling, and fabrication. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air or street transportation facilities.

4.12.2 USES PERMITTED

Property and buildings in an I-2 General Industrial District shall be used only for the following purposes:

A. Any use, except dwellings, permitted in the C-2 Commercial District or in the I-1 Restricted Manufacturing and Warehousing District. No dwelling use, except sleeping facilities required by caretakers or night watchmen employed on the premises, shall be permitted in an I-2 General Industrial District.

B. Any of the following uses:

Building material sales yard and lumber yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business, but not including a concrete batch plant or transit mix plant.

Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.

Freighting or trucking yard or terminal.

Oil field equipment storage yard.

Public utility service yard or electrical receiving or transforming station.

Sale barn

No article or material permitted in B above shall be kept, stored, or displayed outside of a building unless it be so screened by fences, walls, or planting that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on ground level immediately adjacent to the lot on which the use is located; provided, however, that screening shall not be required in excess of seven (7) feet in height.

C. The following uses when conducted within a completely enclosed building:

- The manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
- The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn, and paint not employing a boiling process.
- The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
- The manufacture and maintenance of electric and neon signs, commercial advertising structure, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like.
- Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
- Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping and battery manufacturing.
- Machine shop
- Foundry casting lightweight nonferrous metal not causing noxious fumes or odors.
- Assembly of electrical appliances, electronic instruments and devices, radios, and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holder and the like.

- D. Buildings, structures and uses accessory and customarily incidental to any of above uses.

The uses permitted under this section shall be conducted in such a manner that no noxious odor, fumes, or dust will be emitted beyond the property line of the lot on which the use is located.

4.12.3 SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

- A. Aircraft and aerospace parts manufacturing and remanufacturing.
- Antennas and antenna support structures, to include communications towers.
- Cement, lime or gypsum manufacture.
- Commercial feed pens for livestock.
- Concrete batch plant or transit or ready-mix plant.
- Electric regulation stations.
- Fire protection facilities.

Hazardous materials: Any manufacturing, compounding, processing, packaging, treatment, warehousing, holding, or distribution enterprise.

Kennel.

Manufactured and modular buildings manufacturing.

Metal fabrication or welding facilities.

Natural gas production and distribution.

Petroleum production and refining.

Pressure control stations (gas or liquid, excluding storage or service garages and yards).

Rubber manufacturing or recycling.

Temporary open air facilities.

Wholesale or bulk storage of gasoline, propane, or butane, or other petroleum products.

Disposal plants of all types including trash and garbage, sewage treatment including lagoons and compost plants.

Salvage yards for automobiles, building materials, scrap metal, junk or for any other kind of salvage; provided, however, that all salvage operations shall be so screened by ornamental walls, fences, or evergreen planting that it cannot be seen by a person standing at ground level at any place immediately adjacent to the lot on which the salvage operation is located.

Sandblasting and/or industrial coating or painting facilities.

Trades, industries, or uses that have heavily objectionable environmental influences by reason of the emission of odor, heat, smoke, noise, dust, or vibration.

Any use not otherwise authorized by these regulations.

The uses enumerated in Section 4.12.3.A above shall comply with the following provisions:

- (1) All requirements of the Board of Adjustment upon Special Exception approval
- (2) All materials and products stored or worked upon in connection with any offered service shall be so stored or worked upon within a completely enclosed building, or otherwise shall be so screened by permanent ornamental walls, fences, or planting that no such material or product can be seen from adjoining lots within an Agricultural, Residential, or Office district or streets when viewed by a person standing on ground level; provided, however, that no screening in excess of seven (7) feet in height shall be required.

- B. Night club
 Tavern where beer is sold
 Liquor store

The uses enumerated in Section 4.12.3.B above shall comply with the requirements of the Board of Adjustment upon Special Exception approval and shall comply with the following provisions:

- (1) Shall not be located within 300 feet of another night club, tavern, or liquor store;
- (2) Shall not be located within 300 feet of the property line of a church, school, public or private park;
- (3) Shall not be located within 300 feet of the nearest property lines of a lot zoned residential.

4.12.4 AREA REGULATIONS

A. FRONT AND SIDE YARD

- (1) There are no specific front or side yard requirements for uses in this District; provided, however, that a building shall set back a distance of not less than twenty-five (25) feet from the side lot line that adjoins a dwelling district.

B. REAR YARD

- (1) Where a building is to be serviced from the rear there shall be provided an alley, service court, rear yard or combination thereof or not less than thirty (30) feet in width or of adequate area and width to provide for maneuver of service vehicles, whichever is the greater. In all other cases no rear yard is required; provided, however, that a building shall set back a distance of not less than twenty-five (25) feet from the rear lot line that adjoins a dwelling district.

C. REAR AREA

- (1) Buildings shall be provided with a yard area adequate to meet the off-street parking requirements set forth in Article 8, Section 8.

4.12.5 HEIGHT REGULATIONS

No building shall exceed ninety (90) feet in height, except as hereinafter provided in Article 5, Section 3.

SECTION 4.13 O OFFICE DISTRICT

Purpose- The office districts are designed to preserve and promote the general development of efficient office facilities and to minimize the incompatibility with other land uses by establishing bulk and area controls; requiring off-street parking and loading facilities; establishing the several

districts necessary to meet the need for a variety of office types; and controlling the number, area, location and types of signs.

Purposes of the O Office District

The O District is designed to facilitate the development and preservation of low intensity office development.

4.13.1 Description

Offices, studios, medical and dental laboratories.

4.13.2. Uses Permitted:

- A. Abstract company, advertising agency, artist's studio, broadcasting or recording studio, computing service, copying service, data processing service, drafting service, dental clinic and laboratory, employment agency, financial institution (other than a pawn shop), interior design consultant (no retail sales), medical and dental offices, and general business offices (excluding on premise sale of merchandise), optician or optical services laboratories, photography studio, studio or school for teaching ballet, dance, drama, fine arts, music, language, business or modeling.
- B. Signs as Principle Uses are not allowed in Office Districts
- C. Signs as Accessory Uses are subject to the following conditions.
 - 1. One business sign not exceeding 32 square feet in surface area may be erected on each street frontage of a lot. Ground signs shall not exceed the height of the building in which the principal use is located within 20 feet, whichever is lower. No business signs shall be located within 50 feet of an R district if visible from such district. Illumination, if any, shall be by constant light.
 - 2. During the period of construction, a temporary sign advertising the construction of improvements on the premises may be located on each major street frontage of the development. The sign shall not exceed 160 square feet in surface area nor 15 feet in height, and illumination, if any shall be done by constant light.
 - 3. A temporary real estate sign advertising the sale, rental or lease of the premises may be erected on each street frontage of a lot. The sign shall not exceed 32 square feet in surface area nor 15 feet in height, and illumination, if any, shall be by constant light.
- D. Use Conditions

The uses described in the above Uses Permitted, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district.

- E. A building used for any of the above enumerated uses may not have more than 40% of its floor area devoted to purposes incidental to the primary use. No material or goods offered for sale or stored in connection with the uses enumerated in A above shall be displayed or stored outside a building.

4.13.3. SPECIAL EXCEPTION USES

The following uses may be permitted by Special Exception by the Board of Adjustment in accordance with Section 8.7 of these Regulations:

- Antennas and antenna support structures, to include communications towers.
- Electric regulation stations
- Fire protection facilities
- Pressure control stations (gas or liquid, excluding storage or service garages and yards)
- Temporary open air facilities

4.13.4. Area Regulations

- SETBACKS: Same as C-1.
- LOT WIDTH: Same as C-1.
- HEIGHT REGULATIONS: Same as C-1

SECTION 4.14 PUD – PLANNED UNIT DEVELOPMENT

4.14.1. PUD AUTHORIZED

- A. A PUD may be authorized by approval of an amendment to the Official Zoning Map after public hearings, review and recommendations by the Sapulpa Metropolitan Area Planning Commission (SMAPC) and upon consideration and approval by the Creek County Board of Commissioners. The underlying zoning shall be the basis for a PUD in accordance with the standard Zoning Code classifications, regulations and requirements. Flexibility within these standards shall be only as provided for in the Zoning Code and the approved PUD, and is only permitted upon the approval and recording of a PUD Subdivision Plat.
- B. A PUD shall be considered a “Supplemental” or “Overlay” Zoning District, and may only be authorized for use or uses as permitted in these regulations.
- C. Because the PUD provides the opportunity for higher densities and greater design flexibility, the applicant shall provide a series of required amenities and services that may not otherwise be required in a conventionally zoned development. Review and approval

of a PUD is, therefore, a planning process between the SMAPC, Creek County and the applicant to achieve the intent, purposes and requirements of these regulations and the Comprehensive Plan.

- D. Unless specified and approved in the PUD Master Development Plan, special development regulations and flexibility are not permitted, and the requirements of the most restrictive conventional zoning district in which a proposed use of a structure or land is permitted shall be applied to the development.
- E. An application for the Supplemental District Designation PUD may be processed at the same time as an application for an amendment to underlying Zoning District.
- F. PUD approval may be granted contingent upon approval of an amendment to the underlying zoning.

4.14.2. GENERAL PROVISIONS OF A PLANNED UNIT DEVELOPMENT

- A. Purpose of the PUD: The purpose of the PUD Overlay district is to augment the specific zoning district standards in harmony with the standards of the Subdivision Regulations by providing development and procedural standards for the approval of a PUD development. The PUD regulations have been developed and designed to establish the minimum standards, policies and regulations that apply to PUD developments in Creek County.
- B. PUD as an Overlay: PUD is a “Supplemental”, or “Overlay” zoning district that provides an optional approach to conventional land use controls. The PUD may be used for particular tracts or parcels of land that are under common ownership and to be developed as one unit according to a PUD Master Development Plan. The PUD is subject to special review procedures as provided herein, and once approved by the SMAPC and the Creek County Board of Commissioners, it becomes a Supplemental or Overlay zoning classification for the subject property that:
 - (1) Promotes the proper use of land by providing a vehicle for modification of conventional development requirements to allow creative and innovative designs while protecting the public health, safety and welfare;
 - (2) Permits flexibility within the development to encourage the preservation of the natural amenities of the land and provides a sustainable environment for the efficient use of land by comprehensive and efficient use of streets, utilities and building sites;
 - (3) Includes specific areas dedicated for meaningful common open space with appropriate covenants to ensure permanent private maintenance of said common areas;

- (4) Maintains appropriate limitations on the character and intensity of use while ensuring compatibility with adjoining and proximate properties in accordance with the Comprehensive Plan; and
- (5) Encourages the efficient use of land, facilitates the economic arrangement of buildings and circulation systems, and encourages mixed use development and a continuity of function and design within the development.

C. PUD Master Plan Required for Common Open Space: A PUD shall include a PUD Master Development Plan, which shall be required to ensure harmonious and sustainable development, and such Plan shall include the following minimum standards:

- (1) A minimum percentage, as specified herein, of the total developed area of a PUD is required for landscaped common open space;
- (2) The required open space shall be developed and landscaped by the developer/owner in accordance with an approved PUD Detailed Landscape Plan, which shall be submitted and approved prior to start of construction;
- (3) Landscaped common open space areas shall be defined and delineated on a PUD Detailed Landscape Plan with appropriate protective Deeds of Dedication and Restrictive Covenants to ensure that said Plan is adhered to;
- (4) Required landscaping shall be installed prior to the occupancy of buildings constructed in the PUD;
- (5) Road right-of-way, road easement areas, or parking areas or drives shall not be counted toward the required open space; and
- (6) The 100-year floodplain and elevation shall be shown as established on the FEMA Floodplain Maps.

D. Minimum Development Standards: The standards and specifications contained herein are the minimum standards for PUD proposals. Higher standards may be required as necessary to ensure the public health, safety and welfare. A PUD shall be designed to accomplish the following minimum development standards:

- (1) Provide efficient land utilization;
- (2) Encourage innovative design;
- (3) Provide and preserve a sustainable natural and man-made environment;
- (4) Preserve and protect, where feasible, the character of the existing landscape;

- (5) Adopt a plan for the specific use of required landscaped common open space and recreation areas;
- (6) Ensure compliance with the PUD Master Development Plan by the inclusion of Deeds of Dedication and Restrictive Covenants to which the Creek County Board of Commissioners shall be named as a beneficiary in a PUD Subdivision Plat;
- (7) Establish a positive character and design within the PUD development, and ensure harmony of design and compatibility of use with existing and future adjacent land uses; and
- (8) The design of non-residential centers shall minimize curb cuts on abutting arterial streets and discourage curb cuts onto local streets. Interior streets for access and circulation within the center shall be designed so as to minimize traffic congestion, promote vehicular and pedestrian access, and promote vehicular and pedestrian safety. Non-residential center buildings should be designed and located near the public street with parking facilities in the rear.

E. Goal of the PUD: The goal of the PUD process is to foster desirable and sustainable development through the provision of quality planning and design standards, to be accomplished by the adoption of clear and complete development standards for approval and development of a PUD.

4.14.3. PUD MASTER DEVELOPMENT PLAN REQUIRED

The basis for review and approval of a PUD application shall be the PUD Master Development Plan, which shall be adopted as a part of the PUD zoning in conformance with the following requirements:

- A. PUD Master Plan Requirements: The PUD Master Development Plan shall include the following design standards and shall:
 - (1) Establish densities and intensities, as well as amount, type, and general location of all associated land uses and required amenities;
 - (2) Serve as the basis for review and approval of all PUD subdivision plats, building permits, or other required construction or development approvals; and
 - (3) Include and require the formation of a mandatory private association for maintenance of all common areas.
- B. Standards Established: A PUD shall establish the minimum architectural standards, development timing, types and density of housing, intensity of commercial industrial and office principal and accessory uses, bulk and area standards, traffic patterns, parking

design (number of spaces and design standards), and landscaping standards and requirements to be included in the PUD Master Development Plan.

4.14.4. ELEMENTS OF THE PUD MASTER DEVELOPMENT PLAN

- A. Required Elements: Approval of a PUD Overlay zoning district adopts the PUD Master Development Plan, which shall include a graphic and textual representation of the proposed PUD, to include the following elements:
- (1) Proposed development features;
 - (2) Number and layout of off-street parking and loading spaces;
 - (3) The location, number and size of business or other signs;
 - (4) Maximum building heights and minimum building setbacks;
 - (5) Proposed public and private vehicular and pedestrian circulation systems;
 - (6) Proposed density and types of residential uses expressed in number of dwelling units and proposed intensity and types of nonresidential uses expressed in Floor Area Ratio;
 - (7) Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and planned, if known;
 - (8) Proposed locations, types, sizes and amount of landscaping, common open space and screening;
 - (9) Existing topographic character of the land, including identification of the 100- and 500-year floodplain and floodway, water features, rivers, creeks and any other unique natural or man-made characteristics inherent in the land. In instances of probable development constraints due to such physical characteristics as slope and/or soil composition, additional information may be required to further determine the feasibility of the proposed development during the review and approval process;
 - (10) Building facades and elevations;
 - (11) An explanation of the character, development and standards of the proposed PUD;
 - (12) The expected schedule of development; and
 - (13) Such other information as may be required by the SMAPC and Creek County Board of Commissioners to evaluate the proposed PUD.

B. Design Standards: The proposed PUD shall be designed to provide for the unified development of the area in accordance with the goals, policies, and objectives of the Comprehensive Plan, development district plans, corridor plans, other adopted master plans and the land uses and zoning districts within and adjacent to the PUD as follows:

- (1) Design of the PUD may provide for modification of conventional Zoning Code requirements for such elements as yard areas, densities, setbacks, amenities, design standards, bulk and area requirements and building heights on individual lots in accordance with the PUD Master Development Plan and as provided in the Zoning Code;
- (2) Density, land use and intensity of use requirements shall be based on the PUD Master Development Plan and shall be reviewed for conformance to the Comprehensive Plan, development district plans, corridor plans and surrounding land use;
- (3) The perimeter setbacks along the boundary of the PUD shall not be modified from the minimum setbacks specified in the Zoning Code;
- (4) Building code and construction requirements, as applicable, shall not be reduced in the design of a PUD, nor shall drainage and stormwater management standards, Engineering Design Criteria, floodplain management standards and requirements, utility construction, road construction requirements or State Highway or Section Line Road and perimeter setbacks or other such related regulations be reduced; and

C. Densities and Intensities:

- (1) General:
 - (a) Densities and intensities shall be calculated as gross and net developed areas;
 - (b) Ponds, floodplain areas and lakes shall not be used in the calculation of net densities and intensities;
 - (c) The location and type of housing shall be established and shown on the PUD Master Development Plan map as well as be described in the text of the Plan; and
 - (d) The proposed uses shall have a beneficial effect, in terms of public health, safety and welfare, on present and future surrounding land uses and shall not adversely impact the public utility and circulation system, surrounding properties, or the environment.

- (2) Residential Densities: Proposed residential densities for one zoning district shall conform to density guidelines in the Comprehensive Plan and any other applicable Development District Plan, and be allocated in a manner and at a scale that will be compatible with adjacent developed areas, and not exceed the maximum number of dwelling units calculated as follows:

Gross area of property located within a Residential District

Divided By

**Minimum land area per dwelling unit permitted in the
Applicable District.**

For the purpose of intensity computations, gross area shall mean the lot area plus one-half (1/2) of the planned right-of-way of any abutting street to which the lot has access not to exceed 30 feet.

The minimum land area per dwelling unit, for the purpose of the above described computation, shall be the least restrictive minimum land area per dwelling unit permitted in the applicable single-family residential zoning district bulk and area requirements in single-family zoning districts, duplex development as a special exception use in single-family residential districts, or townhouses as a special exception use in duplex districts.

Each 600 square feet of a quasi-residential use, such as a care home, shall be calculated as one (1) dwelling unit.

- (3) Two or More Residential Districts:
- (a) If the PUD is within two (2) or more different Residential Districts, the permitted density will be the sum of the permitted dwelling units computed separately for the gross area within each District.
 - (b) For a PUD located totally within a Residential District or Districts, the gross area for the purposes of the above described computation shall be reduced by the area or areas designated for any approved non-residential accessory use other than dwelling, quasi-dwellings, residential open space and recreation areas.
- (4) The intensity of use of a PUD located within two (2) or more different Residential, Office, Commercial and Industrial Zoning Districts shall be separately calculated and allocated within the PUD by general classification.
- (5) Proposed Non-Residential intensities shall conform to intensity guidelines in the Comprehensive Plan and any other applicable Development District Plan, be allocated in a manner and at a scale that will be compatible with adjacent developed areas, and be calculated as follows:

Gross area of property located within a Non-residential district multiplied by the Floor Area Ratio (FAR) permitted either by Right or Special Exception within the Bulk and Area requirements of the applicable Zoning District.

For the purpose of intensity computations, Gross Area means the lot area plus one-half (1/2) of the planned right -of-way of any abutting street to which the lot has access not to exceed 30 feet.

Where an FAR is not specified, a maximum FAR of 0.75 shall apply.

- D. Housing: The character, design and layout of the proposed uses in a PUD shall be adequate and appropriate to encourage a desirable and sustainable living environment.
- E. Infrastructure:
- (1) The number and dimensions of off-street parking and loading areas shall meet the minimum requirements of the Zoning Code. However, the applicant may propose a reduction in the overall required number and size of spaces for shared parking arrangements, which shall be subject to approval by the SMAPC and Creek County Board of Commissioners and incorporated into the PUD Master Development Plan.
 - (2) All parking lots shall be designed with landscaped islands containing some combination of grass, trees, and shrubs.
 - (3) Landscaping and amenities shall be provided to buffer differing uses, provide for aesthetic design elements, and promote environmental quality and heat abatement.
 - (4) Preservation of significant natural, historical and architectural features that are integral to the landscape is required.
 - (5) Drainage and stormwater runoff shall be detained on-site and shall not exceed predevelopment conditions as required by the Subdivision Regulations, Engineering Design Criteria, and these regulations.
 - (6) Erosion control measures shall be required to prevent soil erosion during the development process.
 - (7) Adequate water and sanitary and storm sewerage services shall be provided by the developer.
 - (8) Development within the 100-year floodplain is discouraged; however, if permitted, such development shall be subject to the requirements of all Creek County regulations for a floodplain Development Permit. Factors mitigating any adverse impacts from such development shall be included in the PUD Master Development Plan.

- (9) Other such factors not listed herein may also be required by the SMAPC and Creek County Board of Commissioners in the review and approval process in order to fully evaluate specific infrastructure needs and demands of the proposed development and its relationship to abutting uses.

F. Uses Requiring Special Zoning Approval: Churches, schools and day care facilities and other such uses permitted by Special Exception or other required special zoning approvals may be permitted in a PUD.

4.14.5. PUD DEVELOPMENT GUIDELINES

A. Minimum Standards: The following minimum development guidelines are required in a PUD Master Development Plan:

- (1) Amenities are a required element of a PUD.
- (2) Where gross or net densities are to be increased, or where other flexibility in development design is proposed, meaningful open space is required.
- (3) Sidewalks and pedestrian ways are required to provide amenities and public safety.
- (4) Minimum standards and specific locations for common access driveways both within the development and onto abutting streets shall be shown.
- (5) The PUD Master Development Plan and map shall show the relationship of the proposed development to existing and planned adjacent development(s) and the methods that will be employed to separate and buffer the PUD from abutting properties, including access, landscaping, screening, earth berms, walls, fencing, or other such similar techniques.

B. General Design Guidelines

- (1) Cut-through non-neighborhood access onto local residential streets, or that directs such traffic onto such streets, is not permitted.
- (2) Commercial or industrial points of access shall not be oriented onto local minor or local collector streets that primarily serve residential neighborhoods.
- (3) Height limitations shall be established where a transition to more intense uses is proposed or where higher intensity development is proposed to abut a lower intensity area.

- (4) Where non-residential uses in a PUD abut land developed for or designated for single-family use in the Comprehensive Plan, a Designated Residential Area in the PUD, or residentially zoned land abutting the PUD, the maximum height as designated in the PUD shall be 15 feet within 20 feet of the common boundary, and shall increase a minimum of 2 feet for each additional foot above 15 feet. The minimum required setbacks along the perimeter boundary of the PUD shall be met as required by the Zoning Code.
- (5) Where multi-family residential uses in a PUD abut land developed for or designated for single-family use in the Comprehensive Plan, a Designated Residential Area in the PUD, or residentially zoned land abutting the PUD, the maximum height as designated in the PUD shall be 26 feet within 25 feet of the common boundary, and shall increase a minimum of 2 feet for each additional foot above 26 feet. The minimum required setbacks along the perimeter boundary of the PUD shall be met as required by the Zoning Code.
- (6) Site-proof screening is required along common internal PUD boundaries and perimeter PUD/non-PUD boundary lines to separate differing uses and densities from lesser or more intense uses and densities. Such site proofing shall consist of an opaque fence, solid brick or stone wall a minimum of six (6) feet in height, or a combination of an earth berm and a fence or wall to achieve the required height and screening. However, earth berms shall not exceed three (3) feet in height. The method of screening and screening materials shall be shown on the PUD Master Development Plan and described in the project narrative.
- (7) An interior landscaped strip a minimum of 10 feet in width shall be provided along all boundaries where site-proofing is required. Such strips shall be landscaped with trees of evergreen or canopy species at least two (2) inches in caliper. Mandatory provisions shall be made in the Deeds of Dedication or Restrictive Covenants by the developer for a mandatory owners association to maintain such areas, and to keep all trees alive, trimmed and free of disease. All dead or severely diseased trees shall be replaced in the current planting season for which the condition was identified.

C. Required Design Elements: The following PUD design guidelines shall apply to the development proposal:

- (1) Densities and intensities may exceed the general standards of the underlying zoning classifications only as provided for in this PUD Chapter of the Zoning Code and only as specifically approved in the PUD Master Development Plan.
- (2) The focus of the PUD Master Development Plan shall be to promote and maintain the livability and sustainability of the development.

- (3) Livability standards (green space and open space area per dwelling unit) shall exceed the minimums set forth in the Zoning Code as modified by the PUD Master Development Plan.
- (4) Densities shall not exceed the capacity of the infrastructure that serves the proposed PUD. However, if the infrastructure capacity is increased, densities may also be increased in accordance with the approved PUD.
- (5) All open space shall be located for maximum accessibility within the PUD. Open water features shall not be included in open space calculation; however, development incentives and flexibility may be provided recognizing preservation or provision of such features in the PUD Master Development Plan.
- (6) Open space should be interconnected throughout the development and include public access points. The location of access points shall be designed so as to minimize pedestrian travel along or across streets.
- (7) Proposed residential densities shall conform to density guidelines in the Comprehensive Plan and PUD Master Development Plan, and be allocated in a manner and at a scale that will be compatible with adjacent developed areas.
- (8) Densities shall be calculated as gross and net developed areas as provided herein.
- (9) Common areas, ponds, floodplain areas, and lakes shall not be used in the calculation of net or gross density.
- (10) Building setbacks may vary for front and rear yards only in accordance with the approved PUD Master Development Plan. However, side setbacks shall be a minimum of 5 feet.
- (11) Lot sizes may vary and may include livability areas smaller than required in the PUD; however, total open space area shall meet or exceed the overall required minimum of the Zoning Code or PUD Master Development Plan, and must make up the difference per lot in common areas so as to achieve the minimum standards of the Zoning Code as it relates to the proposed densities.
- (12) Within a PUD, minimum landscaped open space shall be required for each type of Non-residential development area as follows:

(a) Office Use	8%
(b) Commercial Use	6%
(c) Industrial Use	4%

D. Buffering Requirements:

- (1) Buffering shall be established to separate differing uses within the PUD and to separate the PUD from surrounding uses along the common property lines. All non-residential uses within a PUD shall be separated from Designated Residential Development Areas and abutting residential areas by a minimum 15 foot wide landscaped buffer strip and a sight-proof (opaque) screening fence a minimum of six (6) feet in height. Said buffer strip shall contain trees planted a minimum of every 25 feet that will obtain a height of 15 feet or greater within 3 years.
- (2) Multi-family uses shall be buffered from single-family uses within or abutting a PUD by a minimum 15 foot wide landscaped buffer strip and a sight-proof (opaque) screening fence a minimum of six (6) feet in height. Said buffer strip shall contain trees planted a minimum of every 25 feet that will obtain a height of 15 feet or greater within 3 years. Should the multi-family units be of a multiple-story design, trees shall be planted a minimum of every 25 feet of the buffer strip which shall obtain a height of 25 feet or greater within 3 years.
- (3) A credit for buffering multi-family from single-family may be given if a berm is used as part of the minimum requirements for the sight-proof screening height or for the preservation of trees on the site.
- (4) Buffering between incompatible uses or uses of differing intensities shall be required to minimize any adverse impacts of diverse types of development. Within a PUD, perimeter requirements for screening, landscaping and setbacks are required to ensure compatibility with adjoining and proximate properties, and shall be included in the subdivision plat, construction plans, and landscape plan.
- (5) Buffer areas shall remain free of buildings, parking areas and structures. Buffer areas shall be designed and maintained as specified in the PUD Master Development Plan and as shown on the approved final plats and the approved landscape and construction plans. Construction is not allowed in the buffer area beyond that which has been previously approved through the platting process.
- (6) All multi-family parking and drive areas and non-residential industrial uses shall be screened, buffered and landscaped along the boundaries of adjoining residential areas of a PUD to mitigate any negative visual, noise or other impact.
- (7) Buffer areas shall be established as separate common open space areas in residential areas and shall be conveyed to a mandatory owners association or similar entity created to own and maintain the common space within the project.
- (8) The approved PUD Landscape Plan shall govern the type and species selection of trees. A combination of shade trees, ornamentals, evergreen trees and shrubs may be used to achieve the desired buffering effect.

- (9) Berms may be used as part of the buffering plan and should not be more than three (3) feet in height, graded to appear smooth, rounded and naturalistic, and should not exceed a 3:1 slope. No buffer shall be required for community recreational facilities when constructed as free standing uses internal to a residential area and a golf course internal to a residential PUD.
- (10) When existing wooded areas are located within the entire minimum buffer area, preservation of the wooded areas shall be required and may be allowed as a substitute for the required plant materials if such area meets the minimum landscape requirements.
- (11) Landscape, buffering and planting requirements shall provide effective noise and heat abatement, screening and visual separation from arterial streets, section line roads, collector streets, state highways, interstate highways, incompatible uses and differing residential intensities within a PUD.

E. Landscape Plan and Requirements:

- (1) PUD Landscape Plans shall be included in the PUD Master Development Plan and shall govern the design and layout of PUD uses and the relationship between differing uses.
- (2) The developer shall submit a PUD Landscape Plan as part of the PUD zoning request in graphic and textual format. The landscaping standards and areas shall be included in the PUD Master Plan document and covenants of the PUD.
- (3) Non-residential and multi-family area landscape standards shall conform to the approved PUD Landscape Plan. In a PUD, all parking lots shall be designed to provide a common thoroughfare for vehicular and pedestrian traffic and have internal landscaped islands that include both grass and tree plantings.
- (4) All commercial, industrial and office parking lots shall be landscaped to achieve both of the following minimum standards:
 - (a) One 1.5” caliper tree per 25 feet of street frontage; and
 - (b) One 1.5” caliper tree per 1000 square feet of building floor area.
- (5) All non-residential parking lots shall be required to provide and maintain a 15-foot landscaped strip of grass and trees along all arterial streets, section line roads, and state and interstate highway frontages, and a 10-foot landscaped strip of grass and trees along collector and local streets.

F. Street and Access Requirements:

- (1) Provide a safe, convenient, un-congested and well-defined vehicular and pedestrian circulation system for ingress and egress shall be provided into and within the site.
- (2) Street design should discourage cut-through traffic into residential areas.
- (3) The design of short local streets, such as cul-de-sacs, serving the development is encouraged. Reductions of conventional minor street design widths may be considered appropriate on such streets when they are designed with limited length, consolidate access points, minimize driveway and curb cuts, and serve only the internal areas of the PUD.
- (4) Reduction of design widths on minor streets developed in a conventional pattern may be approved upon review, upon meeting the related requirements of this section.
- (5) Development of a private street system may be considered appropriate, such as where there is no through traffic; however, such private streets shall not provide through access from one public street to another. A private street system shall not serve as a basis for reduction of minimum design and construction standards (i.e. paving thickness, etc.). Private streets shall be constructed to Creek County Standards and include considerations for stormwater management. Private streets shall also require the formation of a mandatory property owners association to ensure proper maintenance.
- (6) On-street parking bays or other similar areas where vehicles must be backed into the traffic flow shall not be approved on any public street.
- (7) Interior local or minor residential streets and parking areas shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at points of ingress and egress.
- (8) Engineering standards shall conform to the Subdivision Regulations, Engineering Design Criteria, and Construction Standards and Specifications. Modification of certain elements may be approved upon review based on demonstrating that the intent and requirements of the regulations are met even though the design is an alternative to the specified conventional practice.
- (9) Proposed private street modifications shall be in accordance with the minimum design criteria for public facility modifications.
- (10) The owner/applicant/developer shall establish by the PUD Subdivision Plat a mandatory property owners association to provide for the ongoing and long-term maintenance of private streets, allies and stormwater detention facilities.

- (11) Accessory commercial portions of a residential PUD shall be designed to minimize curbs cuts on public streets. The interior circulation system shall be designed so as to pull traffic, both vehicular and pedestrian, off of the major transportation arteries and direct it towards the internal circulation system. No curb cut shall be allowed closer than 100 feet to an intersection of primary or secondary arterial street, or to an intersection of an arterial and a collector street.
- (12) Off-street parking and loading spaces shall be provided as required by the Zoning Code for the applicable uses and designed in accordance with the PUD Master Development Plan. Required spaces shall be located on the lot containing the use or in common parking areas. Common parking areas shall be designed to provide adequate parking for all current and future uses they are intended to serve. Provision for the ownership and maintenance of the common parking areas shall be incorporated into the Deeds of Dedication and Restrictive Covenants included in the PUD Subdivision Plat.

G. Signage:

- (1) A PUD Sign Plan shall be included in the PUD Master Development Plan.
- (2) Accessory signs located in residential areas of a PUD shall conform to the approved PUD development standards and shall in no case exceed the maximums permitted by the Zoning Code.
- (3) Home occupation signs shall only be located on the principle structure, shall not exceed four (4) square feet in display surface area, and shall not be illuminated.
- (4) Roof signs are not permitted in a PUD.
- (5) No sign shall be located in the street, highway, or freeway right-of-way except those permitted by State law and the Zoning Code. Temporary signs shall not be displayed or placed on the street, highway, or freeway right-of-way.
- (6) Wall and building (non-roof) on-premise signs when permitted in a non-residential PUD shall conform to the approved PUD and shall in no case exceed the maximums permitted in the Zoning Code.
- (7) Promotional business signs such as banners (On-Premise Signs) shall:
 - (a) Not exceed 32 square feet of display surface area;
 - (b) Be utilized only in accordance with the approved PUD;
 - (c) Not exceed the maximums permitted in the Zoning Code; and

- (d) Not be placed on the street right-of-way on a temporary or permanent basis.
- (8) Monument Signs (On-Premise Signs) are encouraged for use in multi-family and non-residential PUD site plans and shall:
- (a) Not exceed 15 feet in height;
 - (b) Be landscaped at the base;
 - (c) Have only constant lighting that does not interfere with vehicular traffic;
 - (d) Not exceed a maximum display surface area of 300 square feet; and
 - (e) Be setback a minimum of 50 feet from other ground signs and 30 feet from an abutting designated residential development area or an R District.
- (9) On-Premise Ground Signs:
- (a) If less than 300 square feet in Display Surface Area, if visible from an R District not occupied by street or highway right-of-way, or if visible from a Designated Residential Development Area in a PUD, shall not be located within 100 feet of said District or Area;
 - (b) If 300 square feet or larger in Display Surface Area, visible from an R District not occupied by street or highway right-of-way, or if visible from a Designated Residential Development Area in a PUD, shall not be located within 200 feet of said District or Area;
 - (c) Shall maintain a minimum separation of 50 feet from all other ground signs;
 - (d) Along non-freeways in a PUD, signs shall not exceed 20 feet in height, measured from the mean curb level of the lot upon which it is erected, unless, in addition to the minimum setback prescribed in the approved PUD or in the Zoning Code, whichever is greater, the sign is set back one (1) foot for each foot of height exceeding 20 feet;
 - (e) Total sign height shall not exceed 35 feet, provided that in those cases where the abutting street is a designated freeway, the maximum permitted sign height is 50 feet; and
 - (f) No portion of the Sign shall be within 10 feet of the freeway right-of-way. Any sign provision not otherwise specified in these regulations shall conform to the standard requirements of the Zoning Code.
- (10) Off-Premise Advertising Signs:

- (a) Shall not be permitted in Designated Residential Development Areas or office areas of a PUD, shall otherwise be in accordance with the approved PUD, and shall be located only as approved on the PUD Sign Plan submitted prior to approval of a sign permit or start of construction.
- (b) If approved, shall be restricted to locations along state and interstate highways and shall maintain a 1320 foot separation from all other Off-Premise Signs and 100 feet from On-Premise Business Signs.
- (c) Off-Premise Advertising Signs shall not be located in required buffer strips.
- (d) Shall not exceed a Display Surface Area of 672 square feet.

H. Parking Lot Lighting

All lighting used for parking lots, off-street parking and loading areas and buildings that abut a Designated Residential Development Area, R District, or a public street, shall be shielded and oriented to direct light downward and away from such areas to avoid causing a glare or condition that is unsafe or a nuisance to such areas.

4.14.6. PUD ADMINISTRATION

- A. Any person, corporation, partnership, association, or combination thereof, owning or possessing a property right or interest in or to a tract of land may make application for a PUD Overlay district. Such application shall be subject to the minimum Zoning Code and PUD Master Development Plan requirements.
- B. All application materials, including the required application fee and sign posting fee shall accompany the application at the time it is submitted. Incomplete or partially complete applications shall not be accepted and all applications shall be submitted in accordance with the application submission deadlines as approved by the SMAPC for proper review and processing.
- C. The application shall include all elements of the PUD Master Development Plan including but not limited to graphic and textual representations of the proposed PUD such as maps, exhibits, development standards and site plan, landscaping and signage, and other such text and graphics on paper and also in electronic format, as described in these regulations.

4.14.7. PLANNING COMMISSION ACTION ON A PUD

- A. The SMAPC, upon the filing of a completed application, shall set the matter for a public hearing and give 20 days notice by posting a sign on the property sought for PUD zoning approval and by publication in a newspaper of general circulation.
- B. The SMAPC shall review and make a recommendation to the Creek County Board of Commissioners based upon the following:
 - (1) Whether the PUD is consistent with the Comprehensive Plan;
 - (2) Whether the PUD is consistent with the existing and expected development of the surrounding area;
 - (3) Whether the PUD is a unified treatment of the entire development possibilities of the project site;
 - (4) Whether the PUD is consistent with the stated purposes and standards of the Comprehensive Plan, Zoning Code and Subdivision Regulations; and
 - (5) Whether the PUD site plan is consistent with the PUD Master Development Plan as written.
- C. The SMAPC shall forward its recommendations upon completion of the required public hearing to the Creek County Board of Commissioners for final action.
- D. If the SMAPC recommends denial or approval with conditions unacceptable to the applicant, or finds that the necessary and required information has not been submitted, the SMAPC may direct or the applicant may request that the public hearing be continued to a date certain in order to make revisions and resubmit the proposal to the SMAPC.
- E. If the application is not revised and resubmitted at the meeting specified above and absent any further continuance, the SMAPC shall make such recommendation as it determines appropriate and correct based on the available information and shall forward that recommendation to the Creek County Board of County Commissioners for final action.

Section 4.14.8. COUNTY BOARD OF COMMISSIONERS ACTION ON A PUD

- A. The Creek County Board of Commissioners may approve the SMAPC recommendations, approve with modifications or additional requirements, refer the PUD back to the SMAPC, or deny the application.
- B. If the application is denied, the same application may not be resubmitted within 12 months of the date of such denial for reconsideration by the SMAPC.

4.14.9. PUD APPROVAL AND AMENDMENT OF THE OFFICIAL ZONING MAP

Upon completion of public hearings by the SMAPC and final approval by the Creek County Board of Commissioners, the Official Zoning Map shall be amended accordingly and the applicant shall be authorized to proceed with the PUD subdivision platting process.

4.14.10. PUD PRELIMINARY PLAT

At the time of submission of the PUD Preliminary Plat the following items shall be submitted:

- A. Deeds of Dedication and Restrictive Covenants that include the applicable development and design standards of the PUD Master Development Plan;
- B. Hydrology, taking into account the full development of the area proposed to be developed, the developed area and the contributing drainage areas, including a storm water management plan showing hydrology calculations and design of detention facilities;
- C. Preliminary construction plans as required by the Subdivision Regulations; and
- D. All other Preliminary Plat requirements as stated in the Subdivision Regulations and Zoning Code.

Section 4.14.11. PUD FINAL PLAT

- A. Prior to PUD Final Plat approval the following plans shall be submitted and approved:
 - (1) Detailed hydrology, ~~and~~ storm water detention system information and data;
 - (2) Finalized Detailed Site Plans for Building Layout and Design, Signs, Landscape, Trails, Open Space, Screening and Site Proofing, Berming, and Lighting based on the approved PUD Master Development Plan;
 - (3) Final construction plans for infrastructure as required by the Subdivision Regulations;
 - (4) Deeds of Dedication and Restrictive Covenants to which the Creek County Board of Commissioners is named a beneficiary that will ensure that the approved PUD Master Development Plan will be followed and that sufficient dues and resources are collected to provide continued and proper maintenance of the common areas, streets, and utilities not dedicated to the public; and
 - (5) All other PUD Final Plat requirements as stated in the Subdivision Regulations and Zoning Code.

- B. Applicants shall also submit all required plans to state agencies, such as the Oklahoma Department of Environmental Quality or the Oklahoma Department of Transportation. A copy of all required permit applications and approvals shall be submitted to the Creek County Planner prior to approval of the PUD Final Plat.
- C. All other PUD Final Plat requirements shall be satisfied in accordance with the Subdivision Regulations, and in particular, Section 5 Requirements for Improvements and Bonding.
- D. Detailed Site Plans, including plans such as for Signs, Lighting, Landscaping, Screening and Fencing shall be submitted prior to approval and filing of the Final PUD Plat and prior to the issuance of a building permit or the start of construction;
- E. After filing of an approved PUD Final Plat, no building permit shall be approved or construction allowed on lands within the PUD except in accordance with the approved PUD Subdivision Plat, and the approved PUD Master Development Plan and the approved Detailed Site Plans.
- F. Prior to issuance of a building permit or start of construction, notice of the start of construction shall be given to the Creek County Planner and all submission and approval requirements of the PUD Final Plat process shall be completed.

4.14.12. SUBMISSION AND APPROVAL OF PUD DETAILED SITE PLANS

- A. Prior to the approval and filing of the PUD Final Plat and prior to the issuance of a building permit or start of construction, applications for approval of Detailed Site Plans as required herein shall be prepared in accordance with the PUD Master Development Plan and submitted to the County Planner for processing.
- B. Notice of any decision to approve, conditionally approve, or deny approval of any application for Detailed Site Plan approval shall be given to the applicant in writing by the County Planner within 30-days of the submission of such application. Said decision may be appealed by any person or persons aggrieved by such action.
- C. When authorized by the Creek County Board of Commissioners at the time of PUD approval, the County Planner may be authorized to approve, conditionally approve, or deny approval of any PUD Detailed Site Plan. In all other cases, such action shall be required by the SMAPC.
- D. Appeal to the SMAPC of a decision by the County Planner to approve, conditionally approve or deny approval of a Detailed Site Plan shall be made in writing and may be filed by any person or persons aggrieved by said decision. Said appeal shall be made in writing and filed with the County Planner within 15 days of the date of the written notice to the applicant and placed on the next agenda of the SMAPC.

- E. Appeal of any action by the SMAPC to approve, conditionally approve or deny approval of a Detailed Site Plan may be filed by any person or persons aggrieved by said decision and shall be filed in writing within 15-days of the date of the written notice to the applicant by the SMAPC with the County Planner and placed on the next agenda of the Creek County Board of Commissioners for final action.

4.14.13. MINOR AMENDMENTS TO A PUD

- A. Minor Amendments to the approved PUD Master Development and/or any Detailed Site Plan (Signage, Screening, Landscape, etc.) may be approved as provided herein by the Creek County Planner. The following changes to a PUD may be considered as Minor Amendments:
- (1) Increase or decrease in densities up to 10% or as would otherwise be permitted by the underlying zoning, whichever is less. However, if an increase is proposed, the minimum requirement for open space per dwelling unit shall not be reduced to less than would be required by the Zoning Code for a PUD;
 - (2) Increase or decrease in the Floor Area Ratio by up to 10%; however, such increase shall not be greater than would otherwise be permitted by the Zoning Code;
 - (3) Minor changes in road or infrastructure placement due to hardships inherent in the land;
 - (4) Adjustment of internal development area boundaries, provided the allocation of intensities or densities to particular uses and the relationship of uses within the project or to abutting existing or planned development are not substantially altered;
 - (5) Changes in the points of access, provided traffic ingress and egress design and capacity are not substantially altered;
 - (6) Addition of customary accessory buildings and uses within the delineated common open space of the Designated Residential Areas of a PUD, such as swimming pools, cabanas, security buildings, club houses and tennis courts;
 - (7) Changes in the approved building setbacks up to 10%; however, side yard setbacks and perimeter setbacks along the boundary of a PUD as required by the Zoning Code shall not be changed;
 - (8) Modification of the approved signage, screening or landscaping plans, provided the modification is not substantial from the approved plan and does not affect the approved materials by more than 10%. However, the

minimum required number of trees as required in the PUD shall remain unchanged; and

- (9) All such proposed changes shall be shown on revised plans and submitted to the Creek County Planner with the Minor Amendment application with sufficient information for review and consideration.
- B. The Creek County Planner shall review all applications for a Minor Amendment and give a written response to the applicant within 30 days of the receipt of such completed application, specifying approval, denial, approval with conditions, or a request for additional information, and shall give written reasons for such findings or requests.
- C. If the Creek County Planner denies such requested change, requires conditions of approval not acceptable to the applicant, or determines that the proposed change should be classified as a Major Amendment based on the above criteria, written notice of appeal by the applicant to the SMAPC shall be filed with the Planner within 15 days of such receipt of written notice.
- D. If an applicant wishes to make changes greater than that permitted as a Minor Amendment, an application for a Major Amendment shall be submitted to the Creek County Planner for public hearings by the SMAPC and final action by the Creek County Board of Commissioners.
- E. All proposed amendments not identified herein as a Minor Amendment shall be considered a Major Amendment.

4.14.14. MAJOR AMENDMENTS TO A PUD

Amendments to a PUD that would substantially alter the intent or character of the approved PUD, such as changes in use or changes in the relationship to abutting developments or properties, or changes not specified above as a Minor Amendment, shall be considered Major Amendments and are subject to the application, public hearing and notification requirements of the original PUD.

4.14.15. ABANDONMENT OF A PUD

- A. Abandonment of a PUD shall require the approval of the Creek County Board of Commissioners, after public hearing and recommendation by the SMAPC on an application for an amendment to the Zoning Map repealing the PUD Overlay district and any underlying zoning designation approved with the PUD.

- B. Upon final action authorizing the abandonment of the PUD, no construction shall be allowed except in accordance with the restrictions and limitations of the underlying Zoning District or Districts.
- C. Upon approval of the abandonment of a PUD, the underlying zoning shall be returned to that which preceded the PUD approval on the Official Zoning Districts Map.

**ARTICLE 5
GENERAL PROVISIONS APPLYING TO ALL OR TO
SEVERAL DISTRICTS**

**SECTION 5.1
APPLICATION OF REGULATION TO THE USES OF A MORE RESTRICTED
DISTRICT**

5.1.1 Whenever the specific district regulations pertaining to one district permit the uses of a more restricted district, such uses shall be subject to the conditions as set forth in the regulations of the more restricted district, unless otherwise specified.

5.1.2 It is intended that these regulations be interpreted as not permitting a dwelling unit to be located on the same lot with or within a structure used or intended to be used primarily for non-residential purposes.

**SECTION 5.2
OPEN SPACE**

5.2.1 The following requirements are intended to provide exceptions or qualify and supplement, as the case may be, the specific district regulation set forth in Article 4 herein.

- A. An open space or lot area required for an existing building or structure shall not be counted as open space for any other building or structure.
- B. Open eaves, cornices, window sills, and belt courses may project into any required yard a distance not to exceed two (2) feet. Open uncovered porches or open fire escapes may project into a front or rear yard a distance not to exceed five (5) feet. Fences, walls, and hedges in residential districts may be erected in any required yard, or along the edge of any yard, provided that no fence, wall or hedge located in front of the front building line shall exceed three (3) feet in height and no other wall or fence shall exceed seven (7) feet in height.
- C. Where the dedicated street right-of-way is less than fifty (50) feet, the front yard depth shall be determined by measuring fifty feet back from the center line of the street easement.
- D. No dwelling shall be erected on a lot which does not abut on at least one street, at least fifty (50) feet in width, for at least thirty-five (35) feet. A street shall form

the direct and primary means of ingress and egress for all dwelling units. Alleys, where they exist, shall form only a secondary means of ingress and egress. A garage apartment may be built to the rear of a main dwelling if there is compliance with all other provisions of these regulations. Accessory buildings which are not a part of the main building may be built in the rear yard but shall not cover more than thirty percent (30%) of the rear yard.

- E. No minimum lot sizes and open spaces are prescribed for commercial and industrial uses. It is the intent of these regulations that lots of sufficient size be used by any business or industry to provide adequate parking and loading and unloading space required for operation of the enterprise.
- F. On any corner lot on which a front and side yard is required, no wall, fence, sign, structure or any plant growth which obstructs sight lines at elevations between two feet six inches (2'6") and six (6) feet above any portion of the crown of the adjacent roadway shall be maintained in a triangle formed by measuring from the point of intersection of the front and exterior side lot lines a distance of twenty-five (25) feet along the front and side lot lines and connecting the points so established to form a right triangle on the area of the lot adjacent to the street intersection.
- G. An attached or detached private garage which faces on a street shall not be located closer than twenty-five (25) feet to the street easement line.
- H. No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used unless the main building on the lot is also being used.
- I. Whenever one or more residential, institutional, commercial or industrial buildings are proposed to be located in a cluster or grouping which has a different arrangement, orientation, or other site planning variation from that of other buildings, structures or uses in the area or on adjacent properties, the architectural design, location, orientation, service and parking areas of such buildings shall be planned so as not to adversely affect the use of adjacent or other properties in the area, as determined by the planning commission.

SECTION 5.3 HEIGHT

5.3.1 The following requirements are intended to provide exceptions or qualify and supplement, as the case may be, the specific district regulations set forth in Article 4 herein.

- A. In measuring heights, a habitable basement or attic shall be counted as a story. A story in a sloping roof, the area of which story at a height of four (4) feet above the floor does not exceed two-thirds (2/3) of the floor area of the story

immediately below it and which does not contain an independent apartment, shall be counted as a half story.

- B. Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may extend above the height limit.
- C. Churches, schools, hospitals, sanatoriums, and other public and semi-public buildings may exceed the height limitation of the District if the minimum depth of rear yards and the minimum width of the side yards required in the District are increased one (1) foot for each two (2) feet by which the height of such public or semi-public structure exceeds the prescribed height limit.

SECTION 5.4 GROUP HOUSING PROJECTS

5.4.1 In the case of a housing project consisting of a group of two or more buildings to be constructed on a plot of ground of at least two (2) acres not sub-divided into the customary streets and lots, and which will not be so subdivided, or where the existing or contemplated street and lot layout make it impracticable to apply the requirements of these regulations to the individual buildings, in such housing project, the application of such requirements to such housing project may be changed by the Metropolitan Area Planning Commission, in a manner that will be harmony with the character of the neighborhood, will insure a density of land use no higher and a standard of open space at least as high as required by these regulations in the District in which the proposed project is to be located. In no case shall a use or building height or density of population be permitted which is less than the requirements of the District in which the housing project is to be located.

SECTION 5.5 STORAGE AND PARKING OF RECREATIONAL VEHICLES, COMMERCIAL VEHICLES, AND MANUFACTURED HOMES

5.5.1 Commercial vehicles, recreational vehicles of all types, and manufactured homes shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential district except in accordance with the following provisions:

- A. Not more than one commercial vehicle, which does not exceed one and one-half (1-1/2) tons rated capacity, per family living on the premises, shall be permitted; and in no case shall a commercial vehicle used for hauling explosives, gasoline or liquefied petroleum products be permitted.
- B. Not more than one recreational vehicle per family living on the premises shall be permitted and further provided that said recreational vehicle shall not be parked or stored for more than forty-eight (48) hours unless it is located behind the front yard building line.

- C. A manufactured home used for dwelling purposes shall be parked or stored only in a manufactured home park, or as otherwise provided in these regulations.

**SECTION 5.6
STORAGE OF LIQUIFIED PETROLEUM GASES**

5.6.1 The use of land or buildings for the commercial wholesale or retail storage of liquefied petroleum gases shall be in accordance with the regulations of the Liquefied Petroleum Gas Administration of the State of Oklahoma.

**SECTION 5.7
RECREATIONAL VEHICLE AND MANUFACTURED HOME PARK REGULATIONS**

5.7.1 Recreational vehicle parks and manufactured home parks shall be constructed in accordance with the requirements of the Sapulpa Metropolitan Area Planning Commission.

**SECTION 5.8
OFF-STREET AUTOMOBILE AND VEHICLE
PARKING AND LOADING**

5.8.1 GENERAL INTENT AND APPLICATION

It is the intent of these requirements that adequate parking and loading facilities be provided off the street easement for each use of land. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all Districts.

5.8.2 REQUIRED OPEN SPACE

Off-street parking or loading space shall be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.

- A. The area required for off-street parking shall be in addition to the yard areas herein required; except that the front yard required in a C-1 Neighborhood Shopping District or an I-1 Restricted Manufacturing and Warehousing District may be used for uncovered parking area; and further provided that the front yard required in a residential district may be used for the uncovered parking area for six (6) or less vehicles associated with a residential use when the area is surfaced with a sealed surface pavement adequate to prevent the occurrence of mud and dust with continued use, and may be used for uncovered parking area for more than six (6) vehicles in accordance with Article 5, Sub-section 8.

5.8.3 LOCATION

The off-street parking lot shall be located within two hundred (200) feet, exclusive of street and alley widths, of the principal use and shall have direct access to a street or alley.

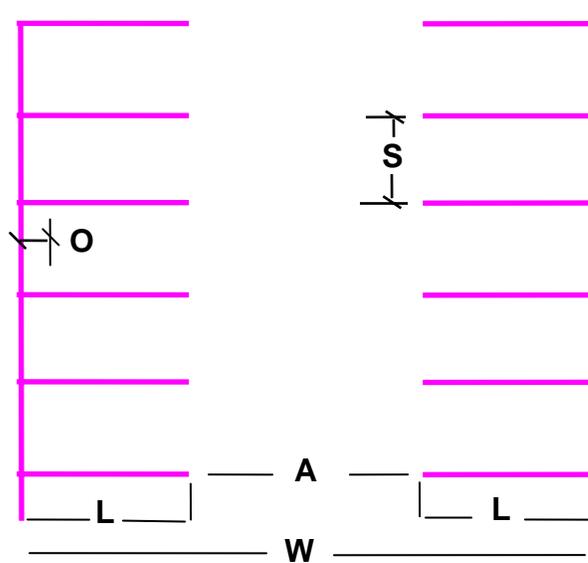
5.8.4 JOINT PARKING FACILITIES

Whenever two or more uses are located together in a common building, shopping center or other integrated building complex, the parking requirements may be complied with by providing a permanent common parking facility, cooperatively established and operated, which contains the requisite number of spaces for each use. The total number of spaces provided shall not be less than the sum of the individual requirements.

5.8.5 DESIGN STANDARDS FOR OFF STREET PARKING AREAS

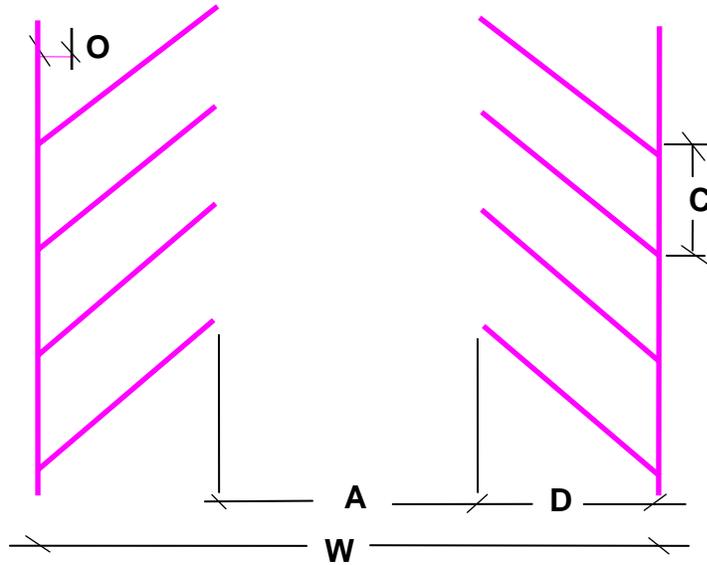
- A. The design and dimensions of off-street parking areas shall be in accordance with the provisions of the following tables.
- B. Off-street parking spaces shall be clearly marked according to the standard stall layout as shown in Figures 1 or 2 below. Parking spaces abutting an adjoining property line or street right-of-way shall be provided with wheel guards or bumper guards so located that no part of a normally parked vehicle will extend beyond the property line. When wheel guards are used, they shall be centered at least 2.5 feet from the property line for 90 degree parking, 2.3 feet for 60 degree angle parking, and 2.0 feet for 45 degree angle parking.

Figure 1
Minimum Required Dimensions for 90° Parking



O Front Overhang	S Stall Width	A Aisle Width	W Bay Width	L Stall Length
2.5 feet	9 to 9.5 feet	24 to 27 feet	60 to 65 feet	18 to 20 feet

Figure 2
Minimum Required Dimensions for Angle Parking²

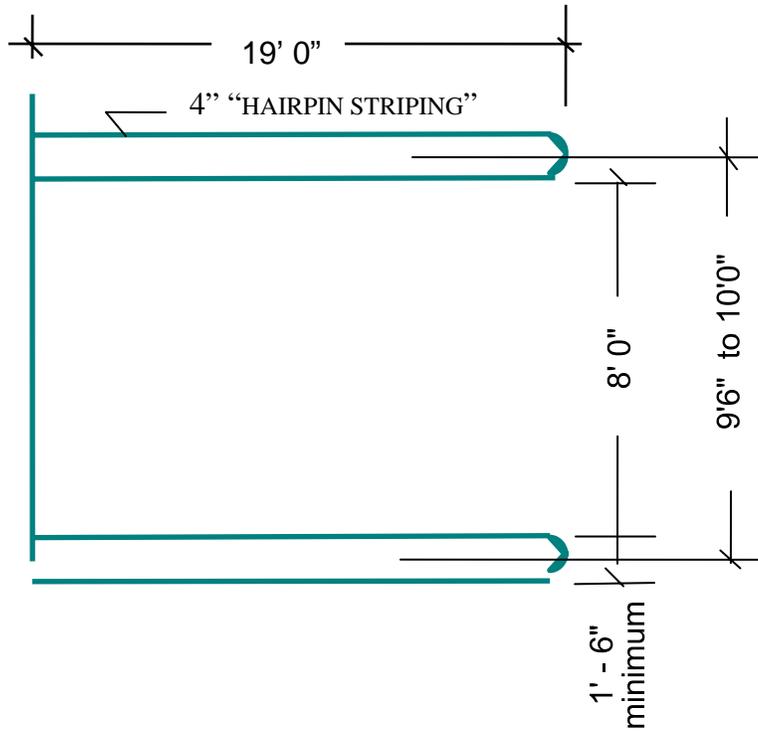


²Dimensions for other angles and other minor modifications may be approved by Sapulpa Metropolitan Area Planning Commission upon Site Plan approval.

Application	S Stall Width	C Curb Length	D Stall Length	O Front Overhang	A Aisle Width	W Bay Width
60° Angle	9.5 ft.	11.0 ft.	16.5 ft.	2.3 ft.	22 ft.	55 ft.
45° Angle	9.5 ft.	13.4 ft.	13.5 ft.	2.0 ft.	19 ft.	46 ft.

- C. Pedestrian access to buildings shall be provided from rights-of-way and parking areas by means of a pathway leading to at least one public entrance. Such pathway shall be clear of any and all obstructions and any parking spaces shall be designed so as not to permit any portion of a vehicle to obstruct the sidewalk. Where curbs exist along such pathways, as between a parking lot surface and sidewalks surface, inclined curb approaches or curb cuts having a gradient of not more than one (1) foot in twelve (12) feet and width of not less than four (4) feet shall be provided for access by wheelchair.

Figure 3
Standard Handicapped Stall Layout and Striping



- D. A parking lot servicing each entrance pathway shall have a number of level parking spaces, as set forth in the following table, identified by above-grade signs as being reserved or physically handicapped persons; provided that a maximum of two (2) handicapped spaces shall be required for industrial uses in industrial districts. Each parking space so reserved shall not be less than twelve feet (12) in width.

Table 2
PARKING SPACES FOR THE HANDICAPPED

Total Spaces in Lot	Required No. of Reserved Spaces
up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	10
over 1000	10 plus 1 for each 100 over/1000

Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. Parking spaces for the physically handicapped shall be located so that such persons are not compelled to wheel or to walk behind parked cars to reach entrances, ramps, walkways and elevators.

5.8.6 AMOUNT OF OFF-STREET PARKING AND LOADING REQUIRED

Off-street parking and loading facilities shall be provided in all districts accordance with the following schedule:

- A. Dwelling, Single Family or Duplex: One (1) parking space for each separate dwelling unit within the structure.
- B. Dwelling, Multiple Family: The number of spaces provided shall not be less than one and one-half (1-1/2) times the number of units in the dwelling.
- C. Boarding or Rooming House or Hotel: One (1) parking space for each two (2) guests provided overnight accommodations.
- D. Hospital: One (1) space for each four patient beds, exclusive of bassinets, plus one (1) space for each three (3) employees including nurses, plus adequate area for the parking of emergency vehicles.
- E. Medical or Dental Clinics or Offices: Six (6) spaces per doctor plus one (1) space for each two (2) employees.
- F. Sanatoriums, Convalescent or Nursing Homes: One (1) space for each six (6) patient beds plus one (1) space for each staff or visiting doctor plus one (1) space for each two (2) employees including nurses.
- G. Community Center, Theater, Auditorium, Church Sanctuary: One (1) parking space for each four (4) seats, based on maximum seating capacity.
- H. Convention Hall, Lodge, Club, Library, Museum, Place of Amusement or Recreation: One (1) parking space for each fifty (50) square feet of floor area used for assembly or recreation in the building.
- I. Office Building: One (1) parking space for each three hundred (300) square feet of gross floor area in the building, exclusive of the area used for storage, utilities, and building service.
- J. Commercial Establishments Not Otherwise Classified: One (1) parking space for each one hundred fifty (150) square feet of floor space used for retail trade in the building and including all areas used by the public.

- K. Commercial and Industrial Establishments: Off street loading and unloading facilities consisting of service courts, ramps, wells, berths, parking spaces or similar provisions to be used for the loading and/or unloading of retail or wholesale commercial or industrial products shall be provided on the premises reasonably sufficient to meet the requirements of the particular use contemplated, said area to be, in each case, determined and prescribed by the Planning Commission, after hearing, and shall be contained in its recommendation to the Board of County Commissioners for its consideration and action prior to the issuance of a building permit for the construction of a commercial or industrial use building. Said loading and/or unloading facilities recommended by the Planning Commission may be modified subject to appropriate conditions, by the said Board of County Commissioners.
1. In exercising the above mentioned powers the Planning Commission, in its consideration, shall consider whether or not such facilities will seriously injure the appropriate use of neighboring property or destroy or impair the purposes and intent of the Zoning Plan of the County Commissioner's District Number One.
 2. Where the off-street loading and/or unloading space does not abut on a street, public or private alley, or easement of access, there shall be provided an access drive at least twelve (12) feet in width leading to the loading areas required hereunder; such drive shall be of such design as to permit ready access by semi-trailer trucks.
 3. Such space shall be so located that trucks using same shall not interfere with areas designated for off-street parking required by these regulations nor project into any public right-of-way and shall be contiguous to the building to be served thereby.
 4. Such space may occupy all or any part of any required yard or court.
 5. Each required loading and/or unloading space shall measure not less than twelve (12) feet by thirty (30) feet and shall have an unobstructed height of not less than fifteen (15) feet.
 6. Any required off-street loading and/or unloading facilities shall be so graded and drained to dispose of all surface waters accumulated within the area, shall be paved, and shall be so arranged and marked as to provide for orderly and safe loading and unloading.
 7. Loading areas near residential property – In the event that either of the following conditions exist, such loading space shall be screened from adjacent property in any residential district by the same type of fence, wall, or planting as is required in the applicable district provisions for screening open storage.

- (a) Where such property is across a street from such space and such street has a right-of-way width of less than one hundred fifty (150) feet.
- (b) Where such property is contiguous to a lot on which such space is located and is located within fifty (50) feet of such space.

Such screening shall be at least seven (7) feet in height, measured from the elevation of the loading or unloading space.

For all uses not covered in A through K above the Planning Commission shall make a determination of the parking demand to be created by the proposed use and the amount of parking thus determined shall be the off-street parking requirement for the permitted use.

5.8.7 PAVED SURFACE REQUIRED

All parking spaces and all driveways shall be paved with a sealed surface pavement or asphalt and maintained in a manner that no dust will result from continued use, with the following exceptions:

- A. Parking spaces and driveways serving single-family detached dwellings, single-family manufactured dwellings on individual lots, agricultural, mining, and mineral extraction uses shall not be subject to the paving requirement.
- B. For all uses other than single-family detached dwellings, single-family manufactured dwellings on individual lots, agricultural, mining, and mineral extraction uses, the Board of Adjustment may waive the paving requirement in accordance with the procedural and substantive standards for a Special Exception as provided in Section 8.7 of these Regulations.

5.8.8 OFF-STREET PARKING LOTS IN RESIDENTIAL DISTRICTS

Whenever off-street parking lots for more than six (6) vehicles are to be placed within or adjacent to a residential district, the following provisions shall apply:

- A. All sides of the lot within or abutting the residential district shall be enclosed with an opaque fence, wall, or dense evergreen hedge having a height of not less than five (5) nor more than six (6) feet. Such fence, wall or hedge shall be maintained in good condition.
- B. No parking shall be permitted within a front yard setback line established fifteen (15) feet back of the property line of interior and corner lots wherever the parking lot is located in a residential district or immediately abuts the front yard of a residential unit. In all other cases no setback shall be required.

- C. All yards shall be landscaped with grass and shrubs and maintained in good condition the year round.
- D. Driveways used for ingress and egress shall be confined to and shall not exceed twenty-five (25) feet in width, exclusive of curb returns.
- E. All of the lot used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- F. Whenever lighting is provided, the intensity of light and arrangement of reflectors shall be such as not to interfere with residential district uses.
- G. No sign of any kind shall be erected except information signs used to guide traffic and to state the condition and terms of the use of the lots. Only non-intermittent white lighting of signs shall be permitted.

**ARTICLE 6
NONCONFORMING BUILDINGS, STRUCTURES,
USES OF LAND AND LOTS**

**SECTION 6.1
NONCONFORMING BUILDINGS AND STRUCTURES**

A nonconforming building or structure existing at the time of adoption of this Ordinance may be continued, maintained and repaired, except as otherwise provided in this section.

6.1.1 ALTERATION OR ENLARGEMENT OF BUILDINGS OR STRUCTURES

A nonconforming building or structure shall not be added to or enlarged in any manner unless said building or structure, including additions and enlargements is made to conform to all of the regulations of the District in which it is located; provided, however, that if a building or structure is conforming as to use, but nonconforming as to yards or height or off-street parking space, said building or structure may be enlarged or added to provided that the enlargement or addition complies with the yard and height and off-street parking requirements of the District in which said building or structure is located.

No nonconforming building or structure shall be moved in whole or in part to another location on the lot unless every portion of said building or structure is made to conform to all of the regulations of the District in which it is located.

6.1.2 OUTDOOR ADVERTISING SIGNS AND STRUCTURES

Any advertising sign, billboard, commercial advertising structure, or statuary, which is lawfully existing and maintained at the time these regulations became effective, which does not conform with the provisions hereof shall not be structurally altered and all such nonconforming

advertising signs, billboards, commercial advertising structures and statuary, and their supporting members shall be completely removed from the premises not later than three (3) years from the effective date of these regulations.

6.1.3 BUILDING VACANCY

A building or structure or portion thereof, which is nonconforming as to use, which is or hereafter becomes vacant and remains unoccupied for a continuous period of one (1) year shall not thereafter be occupied except by a use which conforms to the use regulations of the District in which it is located.

6.1.4 CHANGE IN USE

A nonconforming use of a conforming building or structure shall not be expanded or extended into any other portion of such conforming building or structure or changed except to a conforming use. If such a nonconforming use, or a portion thereof, is discontinued or changed to a conforming use, any future use of such building, structure, or portion thereof shall be in conformity with the regulations of the District in which such building or structure is located. A vacant or partially vacant nonconforming building or structure may be occupied by a use for which the building or structure was designed or intended if occupied within a period of one (1) year after the effective date of this resolution, but otherwise it shall be used in conformity with the regulations of the District in which it is located.

The use of a nonconforming building or structure may be changed to a use of the same or a more restricted district classification; but where the use of nonconforming building or structure is changed to a use of more restricted district classification, it thereafter shall not be changed to a use of a less restricted district classification; provided, however, that a building or structure that is nonconforming as to use at the time of adoption of this resolution, or at any time thereafter, shall not be changed to a wholesale or retail liquor store unless such change in use conforms to the provisions of the District in which it is located.

SECTION 6.2 NONCONFORMING USES OF LAND

A nonconforming use of land, where the aggregate value of all permanent buildings or structures is less than one thousand (\$1,000) dollars, existing at the time of adoption of this resolution, may be continued for a period of not more than three (3) years there from, provided that:

- A. Said nonconforming use may not be extended or expanded, nor shall it occupy more area than was in use on the effective date of the exemption statute June 11, 1963.
- B. If said nonconforming use or any portion thereof is discontinued for a period of six (6) months, or changed, any future use of such land, or change in use, shall be in conformity with the provisions of the District in which said land is located.

**SECTION 6.3
NONCONFORMING LOTS**

6.3.1 Where a lot has an area or width which does not conform with the requirements of the district in which it is located, but such lot was a lot of record at the time of the adoption or subsequent amendment of these regulations, then such lot may be used for any use permitted in the district in which it is located, provided that in the case of dwellings only one single-family dwelling shall be permitted on any such lot.

6.3.2 If two or more adjoining lots with continuous frontage are in a single ownership at any time after the adoption or amendment of these regulations and such lots individually are too small to meet the yard, width, frontage, or area requirements of the district in which they are located, such groups of lots shall be considered as a single lot or several lots of minimum permitted size. If the combined lots are less than the minimum required, such groups of lots shall be considered as a single lot having a maximum yard, width, frontage, or area that can be attained by combining such lots.

**ARTICLE 7
ZONING MAPS**

SECTION 7.1

The original permanent copy of the initial zoning map approved by Resolution of the Board of County Commissioners upon recommendation of the Metropolitan Area Planning Commission after public hearing, shall be kept, unaltered, on file as a public record in the office of the Metropolitan Area Planning Commission. These maps consisting of sheets dated the day of , 1967 and are hereto attached by reference.

All rezoning and other changes thereto shall be separately similarly so filed and maintained.

[\(See Sections 3.2.3 and 3.2.4\)](#)

**ARTICLE 8
BOARD OF ADJUSTMENT**

**SECTION 8.1
BOARD OF ZONING ADJUSTMENT AND METHODS OF APPEAL**

There is hereby, created for all the unincorporated area of Creek County, Oklahoma, a Board of Adjustment with the powers and duties as hereinafter set forth.

**SECTION 8.2
MEMBERSHIP**

8.2.1 The Board of Adjustment shall be composed of five (5) members, residents of Creek County. Two (2) of whom shall reside outside the corporate limits of the City of Sapulpa. Each

member shall be appointed by the Board of County Commissioners for a term of three (3) years; provided, however, that for the first appointment under these regulations, the term of office of two (2) of said members shall be one (1) year, the term of two (2) said members shall be two (2) years, and the time of office of one (1) of said members shall be three (3) years. All appointments thereafter shall be for a term of three (3) years. A member of such County Board of Adjustment, once qualified, can thereafter be removed during his term of office only for cause and after a hearing held before the Board of County Commissioners. In the event of the death, resignation or removal of any such member before the expiration of his term, a successor shall be appointed by the Board of County Commissioners to serve his unexpired term. All members of the County Board of Adjustment shall serve as such without compensation.

8.2.2 Members of the Board of Adjustment may be appointed from the membership of the Sapulpa Metropolitan Area Planning Commission, provided that there shall not be more than two (2) such members.

8.2.3 The County Board of Adjustment shall elect its own Chairman from its membership to serve for a term of two (2) years. A quorum of the County Board of Adjustment shall be the same as required by State Statute. All meetings of the County Board of Adjustment shall be open to the public and a public record shall be kept of all proceedings.

SECTION 8.3 PROCEDURE

The Board of Adjustment shall adopt rules in accordance with the provisions of these Regulations. Meetings of the Board of Adjustment shall be held at the call of the Chairman and at such other times as the Board of Adjustment may determine. The Chairman, or in his absence, the Acting Chairman, may administer oaths and compel the attendance of witnesses. The Board of Adjustment shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the County Clerk and shall be a public record. All records are considered to be filed with the County Clerk by reference herein to the physical location of the minutes in the Creek County Planning Office, and to the actual recording of the Decision of Record in the land records maintained in the office of the County Clerk. The concurring vote of three (3) members of the Board shall be necessary to reverse any order, requirement, decision or determination of any administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under such Regulations, or to effect any variation in such Regulation.

SECTION 8.4 APPEALS TO BOARD

Appeals to the County Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of Creek County affected by any decision of the County Inspecting Officer in administering the County zoning regulations or building line and setback regulations. Such appeals shall be taken within a period of not more than ten (10) days, by filing written notice with the County Board of Adjustment and the County Inspecting Officer, stating

the grounds thereof and by paying, at the time the notice is filed, a filing fee in accordance with the duly adopted fee schedule. An appeal to the County Board of Adjustment shall stay all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken shall certify to the Board of Adjustment that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record on application and notice to the officer from whom the appeal is taken and on the cause shown. The officer from whom the appeal is taken shall forthwith transmit to the County Board of Adjustment 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, giving 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 appeal in person or by agent or by attorney.

SECTION 8.5 POWERS OF BOARD

The County Board of Adjustment shall have the following powers and it shall be its duty:

- (1) To hear and decide appeals where it is alleged that there is error of law in any order, requirement, decision or determination made by the County Inspecting Officer in the enforcement of the County Zoning Regulations.
- (2) To hear and decide requests for map interpretations or for decisions on other special questions upon which it is authorized to pass the regulations adopted by the Board.
- (3) Powers Relative to Variations: Where, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation or condition of a specific piece of property at the time of the original adoption of these regulations or other extraordinary exceptional situation or condition of a specific parcel or property, which condition is not generally prevalent in this area, the strict application of these regulations would result in peculiar and exceptional practical difficulties to, or exceptional and demonstratable undue hardship upon, the owner of such property, the Board is hereby empowered to authorize upon an appeal relating to such property, a variation from such strict application so as to relieve such difficulties or hardship, but may establish such requirements relative to such property as would carry out the purpose and intent of these regulations.

In exercising the above mentioned powers the Board of Adjustment in conformance with the provisions of these Regulations, may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

In considering all appeals from rulings made under these Regulations, the Board of Adjustment, in making its findings on any specific case, shall determine the effect of the proposed change upon the supply of light and air to adjacent property, upon the congestion in the public streets, upon the public safety from fire and hazards, upon the established property values within the surrounding area, and upon other factors relating to the public health, safety, comfort, morals, and general welfare of the people of Creek County. Every ruling made upon any appeal to the Board shall be accompanied by a written finding of fact based upon the testimony received at the hearing afforded by the Board of Adjustment, and shall specify the reason for granting or denying the appeal.

An application for Variance, where authorized by these Regulations, shall constitute an appeal from the Zoning Regulations and the determination of the County Inspecting Officer, Board of Adjustment Secretary, County Planner, or other such administrative official of the County duly authorized and performing in the capacity of any of the same, and shall operate to the perfection of the statutory prerequisite for the same in accordance with Title 19 O.S. Section 866.23 (2004).

Should the Board of Adjustment deny a request, no application for the same action for the subject tract of land, or any part of the tract, shall be accepted for public hearing for one (1) year unless the request is substantially modified, as determined by the Board of Adjustment or its secretary.

SECTION 8.6 PUBLIC NOTICE REQUIREMENTS

8.6.1 PUBLIC NOTICE REQUIRED

The Board of Adjustment shall give notice and conduct a public hearing before acting on any request for map interpretation, or before granting any Special Exception or Variance, or appeal from a determination of the County Inspecting Officer, Board of Adjustment Secretary, County Planner, or other such administrative official of the County duly authorized and performing in the capacity of any of the same.

8.6.2 SPECIFIC REQUIREMENTS

A. At least ten (10) days notice of public hearing shall be given as follows:

1. For map interpretations, Special Exceptions, Variances, or Appeals from a determination of an administrative official:
 - a. By publication one (1) time in a newspaper of general circulation; and,
 - b. By mailing written notice to all owners of property within a three hundred (300) foot radius of the exterior boundary of the subject property.

2. For all other special questions upon which it is authorized to pass by the regulations adopted by the Board of County Commissioners, notice shall be required as specified by such legislative directive.

B. The notice shall contain:

1. The legal description of the property or properties, or part thereof concerned, and the street address or approximate location of the same.
2. The present zoning classification, where applicable, of the property or properties, or part thereof concerned, and the nature of the relief sought, including any waivers of standards requested with the application.
3. The date, time, and place of the hearing.

SECTION 8.7 SPECIAL EXCEPTION USES

8.7.1 GENERAL PROVISIONS

As authorized by Title 19 O.S. Section 866.23 and Section 8.5(2) of these Regulations, the Board of Adjustment of Creek County, upon application, and after notice as required for a public hearing, subject to the procedural and substantive standards hereinafter set forth, may grant Special Exceptions as provided in these Regulations.

8.7.2 APPLICATION

A. A request for a Special Exception shall be initiated by the filing of an application with the Board of Adjustment Secretary and shall be set for public hearing by the Secretary in accordance with the rules established by the Board.

A. Applications. Unless otherwise specified in these Regulations, Special Exception applications shall include:

- (1) A completed application form signed by the property owner or their designated agent.
- (2) A copy of the current deed to the property.
- (3) A site plan, at least one (1) copy of which shall be on paper sized no larger than 11" X 17", that includes:
 - a. All existing property lines and dimensions.
 - b. All existing buildings, improvements and their setbacks from property lines.
 - c. Adjacent road or street right-of-way or easement widths and roadway surface widths.

- d. The location of all existing and any proposed driveways and driveway approaches onto adjacent streets and roads.
 - e. North Arrow, scale of drawing, drawing preparation date, and name of person preparing the drawing.
 - f. Location of existing easements, setback lines, and access limitations, if applicable.
- (4) A survey of the property (if available), at least one (1) copy of which shall be on paper sized no larger than 11" X 17".
 - (5) The billing address to be used for the legal advertisement in the newspaper.
 - (6) Certified list of property owners within 300 feet of the subject property boundaries, prepared, signed, and sealed by a title abstract company. A certified list shall expire and may not be used for application purposes after 90 days of the date certified by the title abstract company.
 - (7) Printed mailing labels including all property owners and addresses as per the title abstractor's certified list of property owners within 300 feet of the subject property boundaries.
 - (8) Application review fee of \$100.00 plus \$5.00 per each name on the certified title abstractor's list, or as otherwise modified by the current adopted fee schedule.

8.7.3 BOARD OF ADJUSTMENT ACTION

The Board of Adjustment shall hold the public hearing and, upon the concurring vote of at least three (3) members, may grant the Special Exception after finding that the Special Exception will be in harmony with the spirit and intent of the Comprehensive Plan and these Regulations, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. Provided that the Board of Adjustment, in granting a Special Exception, may require appropriate conditions and safeguards, and may require such evidence and guarantee or bonds as it may deem necessary to enforce compliance with the conditions and safeguards attached.

8.7.4 DECISION OF RECORD

The Decision of Record shall be recorded with the Creek County Clerk by the applicant for the Special Exception or the Board of Adjustment Secretary, at the applicant's expense, using an instrument prepared by the Board of Adjustment Secretary. This Instrument shall include a legal description supplied by the applicant and a complete record of the decision of the Board of Adjustment. A Special Exception for which the Decision of Record has not been recorded within 60 days of the Board of Adjustment action shall be disapproved.

8.7.5 TIME LIMITATION ON SPECIAL EXCEPTIONS

A Special Exception which has not been utilized within one (1) year from the date of the order granting same shall thereafter be void. For the purpose of this provision, utilization shall mean actual use or the issuance of a building permit, when applicable, or actual start of construction, provided construction is diligently carried to completion.

8.7.6 SPECIAL EXCEPTIONS FOR TEMPORARY OPEN AIR FACILITIES

Temporary open air facilities may continue for a period not to exceed sixty (60) days per each application for Special Exception approved by the Board of Adjustment.

8.7.7 SPECIAL EXCEPTIONS FOR ANTENNAS AND ANTENNA SUPPORT STRUCTURES

A. Applications. Special Exception applications for antennas and antenna support structures, including towers, shall include:

- (1) A completed application form signed by the property owner or their designated agent.
- (2) A copy of the deed to the property and any lease agreements in use (specific monetary terms and other such sensitive information may be omitted).
- (3) A location map, at least one (1) copy of which shall be on paper sized 11" X 17", identifying:
 - a. The proposed site of the tower or other antenna support structure.
 - b. Any existing tower or other antenna support structures sites, or any such sites for which an application is pending, within five (5) miles of the proposed new site and the distances of such other sites relative to the proposed new site measured in mile units to the 1/100th mile.
 - c. Any municipally incorporated areas within five (5) miles of said proposed new site and the distances of such areas to the proposed new site measured in mile units to the 1/100th mile.
- (4) A site plan, at least one (1) copy of which shall be on paper sized 11" X 17", that includes:
 - a. All existing parent tract property lines and dimensions.
 - b. The proposed locations of the tower or other antenna support structure, the lease site compound (fenced areas, etc.), and any guy wire anchors, when permitted by Waiver in accordance with these Regulations.
 - c. The proposed general locations of site screening measures.
 - d. All existing habitable dwellings and other buildings and improvements and their setbacks from property lines as measured in feet.

- e. Topography at 10-foot contour intervals.
 - f. Adjacent streets, street widths and existing access limitations.
 - g. The location of all existing and any proposed driveways and driveway approaches onto adjacent streets and roads.
 - h. North Arrow, scale of drawing, and drawing preparation date.
 - i. Location of existing easements, if applicable.
- (5) A survey of the property (if available), at least one (1) copy of which shall be on paper sized 11" X 17".
 - (6) A detailed site screening and landscaping plan demonstrating compliance with the screening and landscaping standards of Section 8.7.7, at least one (1) copy of which shall be on paper sized 11" X 17".
 - (7) Certification from applicant's Oklahoma licensed Radio Frequency (RF) engineer and/or professional engineer responsible for the design of the tower or other antenna support structure shall be submitted with the Special Exception application certifying that the tower or other antenna support structure is designed in such a manner as to accommodate the collocation of a minimum of two (2) wireless telecommunication system providers, and that the facility will meet all standards of the FCC, FAA, and/or other Federal agencies having jurisdiction.
 - (8) The billing address to be used for the legal advertisement in the newspaper.
 - (9) Certified list of property owners within 300 feet of the "parent tract" subject property boundaries, prepared, signed, and sealed by a title abstract company. A certified list shall expire and may not be used for application purposes after 90 days of the date certified by the title abstract company.
 - (10) Printed mailing labels including all property owners and addresses as per the title abstractor's certified list of property owners within 300 feet of the "parent tract" subject property boundaries.
 - (11) Application review fee of \$100.00 plus \$5.00 per each name on the certified title abstractor's list, plus \$50.00 for each Waiver requested, if any, or as otherwise modified by the current adopted fee schedule.
 - (12) All requests for Waivers of standards, as authorized in these Regulations, shall be submitted in writing along with the Special Exception application.
- B. Co-location Requirement. In determining the appropriateness of granting a Special Exception for a proposed new tower or other antenna support structure, the applicant shall demonstrate to the satisfaction of the Board of Adjustment that no existing tower or other antenna support structure can accommodate the applicant's proposed antenna. All evidence submitted shall be signed and sealed by appropriate licensed

professionals or qualified industry experts. Evidence submitted to demonstrate that no existing tower or structure can accommodate the proposed antenna(s) shall consist of one (1) or more of the following:

- (1) That no existing towers or suitable alternative tower structures are located within the geographic antenna placement area required to meet the applicant's engineering requirements.
- (2) That existing towers or other antenna support structures are not of sufficient height to meet the applicant's engineering requirements.
- (3) That existing towers or other antenna support structures do not have sufficient structural strength to support the applicant's antenna and related equipment.
- (4) That the applicant's proposed antenna(s) would cause electromagnetic interference with the antenna(s) on the existing towers or other antenna support structures, or the antenna on the existing towers or other antenna support structures would cause interference with the applicant's proposed antenna(s).
- (5) That the cost or contractual provisions required by the tower owner to share an existing tower or structure or to adapt an existing tower or other antenna support structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
- (6) That the applicant adequately demonstrates that there are other limiting factors that render existing towers or other antenna support structures unsuitable.

C. Specific Standards. All new towers or other antenna support structures shall meet the following standards:

- (1) All new towers or other antenna support structures shall be set back a distance not less than 110% of the total height of the tower plus any projecting antennas, as measured at grade, from the following:
 - a. All property lines, including those of the subject property and highway right-of-way lines.
 - b. All habitable structures, including those located on the subject property.
 - c. All R Residential zoning district boundaries.
- (2) All new towers or other antenna support structures shall maintain a minimum separation from other existing towers or other antenna support structures, or any such sites for which an application is pending, of one-quarter ($\frac{1}{4}$) of a mile if located in a C Commercial or I Industrial zoning district and one (1) mile if located in an A Agricultural or O Office zoning district.

- (3) The total height of the proposed tower or other antenna support structure, including any projecting antennas, shall not exceed 200 feet, except when waived by the Board of Adjustment at the time of the Special Exception approval. Requests for a Waiver of this standard shall be submitted in writing with the application for Special Exception, and all public notices shall state that such a Waiver has been requested and describe the requested Waiver. The Board of Adjustment is authorized to waive this maximum height standard when it has been adequately demonstrated to the Board that the proposal meets the following conditions:
 - a. The elevation on the subject property at which the proposed tower or other antenna support structure is to be located is not more than twenty-five (25) feet lower in elevation than the highest point on all abutting parcels of land.
 - b. The area within a one (1) mile radius, centered on the proposed tower or other antenna support structure site, has a residential density ratio of not more than one (1) dwelling unit to 10 acres.
 - c. The proposed tower site is not within one (1) mile of an incorporated city or town, exclusive of “fencelines” or other strips of incorporated area less than 300’ in width.
 - d. The proposed tower site is not located in an area designated on a duly adopted (by Creek County and/or by any town or city) Comprehensive Plan land use map as highly preferred for residential development.
- (4) The tower or other antenna support structure shall be of monopole design, unless the tower height is allowed by waiver to exceed 200 feet, and only upon waiver granted by the Board of Adjustment in accordance with Section 8.7.7.C.3.
- (5) All supports and peripheral anchors for towers or other antenna support structures shall be located entirely within the boundaries of the property and shall not be less than five (5) feet from the property line. Towers, guys, and accessory buildings shall satisfy minimum zoning setbacks.
- (6) To mitigate the operational and visual impacts of such uses from the vantage points of adjacent or abutting major roads, state highways, interstate highways, and abutting and adjacent land uses, all tower or other antenna support structure sites shall be screened by a combination of an opaque wall or fence and a vegetative buffer, in accordance with the following standards:
 - a. The opaque screening wall or fence shall be a minimum of six (6) feet and a maximum of eight (8) feet in height.
 - b. The decorative side of the opaque wall or fence shall face outward.
 - c. When a chain-link fence is to be used, the opaque wall or fence shall be erected in such a manner as to contain the chain-link fence.
 - d. The standard vegetative buffer shall consist of a landscaped strip, a minimum of four (4) feet in width located around the periphery of the opaque wall or

fence, which shall contain trees and/or shrubs of a species which will achieve a height of 15 feet or greater within three (3) years.

- e. An earth berm may be used in combination with the opaque wall or fence to achieve the required height. However, earth berms shall not exceed three (3) feet in height, shall be graded to appear smooth, rounded, and naturalistic, and should not exceed a 3:1 slope.
- f. When existing wooded areas are located within the entire minimum buffer area, preservation of the wooded areas shall be required and may be allowed as a substitute for the required landscaping if such area meets the minimum landscape requirements.

Provided, however, that the Board of Adjustment, at the time of Special Exception approval, may increase to the extent necessary, reduce, or waive entirely the screening standards set forth above based upon the conditions of the site and the character of the subject property and adjacent areas. Requests for a Waiver of this standard shall be submitted in writing with the application for Special Exception, and all public notices shall state that such a Waiver has been requested and describe the requested Waiver.

- (7) All new towers or other antenna support structures shall be subject to initial and continuing compliance with all other applicable local, state, and federal codes and standards for operation of that particular facility. These requirements shall include, but not necessarily be limited to meeting the standards and requirements of the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), Electronic Industries Association (EIA), and the American National Standards Institute (ANSI), and specifically, the most current version of the EIA Standard 222 (EIA-222).
- (8) If the operation and use of the facility ceases for a period of 180 days, unless or except an extension of time is granted in writing by the Secretary of the Board of Adjustment upon the receipt of a written request for the same within sixty (60) days of the end of the initial 180 day period, it shall be removed by the owner at the owner's cost or be subject to removal by Creek County at the owner's cost.
- (9) To guarantee the compliance with the removal requirement of Section 8.7.7.C.8, a removal bond, for which Creek County is the named beneficiary, shall be provided to Creek County within sixty (60) days of the approval of the Special Exception and prior to the commencement of construction, and shall be in the amount necessary to wholly and completely remove all above-ground materials related to the facility and its operations. An extension of this sixty (60) day period may be granted by the Secretary of the Board of Adjustment upon the receipt of a written request for the same prior to the expiration of the sixty (60) day period. Failure to comply with this requirement shall give cause and provide grounds for the Secretary to declare the facility in substantial noncompliance, the recourse for which shall be a new application to Board of Adjustment for Special Exception.

- (10) The tower or other antenna support structure shall be designed and constructed in such a manner as to accommodate a minimum of two (2) wireless telecommunications system providers unless it can be demonstrated by the applicant to the Board of Adjustment that such collocation is not technically feasible or that it would unreasonably impede or otherwise impair the operation of the initial or subsequently located facilities.
 - (11) Access to the tower or other antenna support structure shall be restricted to publicly-maintained public roads. The location of the proposed driveway approach onto said publicly-maintained public roads shall be subject to the approval of the Board of Adjustment, and its location and construction details shall be clearly represented on the submitted site plan. All proposed driveway approaches onto paved roads shall be paved with similar materials to the extent the driveway approach is within the public right-of-way.
 - (12) Upon completion of construction and prior to commencement of operations, the more qualified person of applicant's Oklahoma licensed Radio Frequency (RF) engineer or Oklahoma licensed professional engineer responsible for the design of the tower or other antenna support structure shall provide written certification that the facility:
 - a. Has been constructed in accordance with the design standards and plans approved by Creek County. Satisfaction of this requirement shall include As-built drawings of the tower or other antenna support structure.
 - b. Has been constructed in a manner that complies with all standards and requirements of the FCC, FAA, and other Federal agencies having jurisdiction.
 - c. Has been constructed in a manner that complies with the minimum co-location requirements of these Regulations.
 - (13) Operators of towers or other antenna support structures shall give the Secretary of the Board of Adjustment thirty (30) days prior written notice of any change or modification in the operation of the facility that would cause the facility to no longer be in compliance with these regulations or the conditions of approval of the Special Exception. Said notice shall include detailed information about the nature of all such changes. Further, such changes shall give cause and provide grounds for the Secretary to declare the facility in substantial noncompliance, the recourse for which shall be a new application to Board of Adjustment for Special Exception.
- D. Exemptions: A Special Exception shall not be required in the following instances, provided that the tower or other antenna support structure complies with the administrative approval requirements of Section 8.7.7.E:

- (1) The installation of new antennas and antenna support structures on facilities constructed prior to the adoption of special zoning approval requirements, adopted December 11, 1995 per Resolution # 95-93, provided that such facilities were legally conforming at the time of construction.
 - (2) The installation of new antennas and antenna support structures on facilities constructed on or after December 11, 1995, provided that such facilities were legally conforming, having fully satisfied the applicable zoning standards and requirements at the time of construction.
- E. Administrative Approval. The Board of Adjustment Secretary may administratively approve the placement of additional antenna(s) upon existing towers or other antenna support structures qualifying under Section 8.7.7.D in accordance with the following:
- (1) Each applicant requesting an administrative approval under this Section shall submit the following documents and drawings, signed and sealed by licensed professionals, including but not limited to:
 - a. A completed application, including the application review fee.
 - b. Scaled Site Plan representing the dimensioned location of the tower or other antenna support structure in relation to property lines and lease site lines, as applicable, topography at ten (10) foot minimum contours, adjacent streets and street widths, setback and easement lines, parking areas, and existing driveway(s) and their approaches onto adjacent streets or roads, and fencing and landscaping with notation describing the same.
 - c. Scaled profile/elevation view and supporting drawings.
 - d. Certification of a professional engineer licensed to practice in the State of Oklahoma that the existing structure will accommodate the additional antenna load without requiring structural modifications.
 - e. Any other information deemed necessary by the Secretary to assess compliance with these regulations and compatibility with surrounding uses.
 - (2) The Secretary shall respond to each application within (5) working days upon receiving a completed application, by either approving or denying the application, or approving with modifications or subject to the submission of additional information. If additional time is necessary to adequately assess the request, the Secretary may exercise an extension of this review period.
 - (3) If a request for administrative approval is denied, the applicant may appeal the decision with the Board of Adjustment, which shall be processed as an application for Special Exception.
 - (4) The application review fee for an administrative approval request shall be \$50.00 per request, or as otherwise modified by the current adopted fee schedule.”

SECTION 8.8 VARIANCES

8.8.1 GENERAL PROVISIONS

As authorized by Title 19 O.S. Section 866.23 and Section 8.5(3) of these Regulations, the Board of Adjustment of Creek County, upon application, and after notice as required for a public hearing, subject to the procedural and substantive standards hereinafter set forth, may grant Variances as provided in these Regulations.

8.8.2 APPLICATION

A. A request for a Variance shall be initiated by the filing of an application with the Board of Adjustment Secretary and shall be set for public hearing by the Secretary in accordance with the rules established by the Board.

B. Applications. Variance applications shall include:

- (1) A completed application form signed by the property owner or their designated agent.
- (2) A copy of the current deed to the property.
- (3) A site plan, at least one (1) copy of which shall be on paper sized no larger than 11" X 17", that includes:
 - a. All existing property lines and dimensions.
 - b. All existing buildings, improvements and their setbacks from property lines.
 - c. Adjacent road or street right-of-way or easement widths and roadway surface widths.
 - d. The location of all existing and any proposed driveways and driveway approaches onto adjacent streets and roads.
 - e. North Arrow, scale of drawing, drawing preparation date, and name of person preparing the drawing.
 - f. Location of existing easements, setback lines, and access limitations, if applicable.
- (4) A survey of the property (if available), at least one (1) copy of which shall be on paper sized no larger than 11" X 17".
- (5) The billing address to be used for the legal advertisement in the newspaper.
- (6) Certified list of property owners within 300 feet of the subject property boundaries, prepared, signed, and sealed by a title abstract company. A certified list shall expire and may not be used for application purposes after 90 days of the date certified by the title abstract company.

- (7) Printed mailing labels including all property owners and addresses as per the title abstractor's certified list of property owners within 300 feet of the subject property boundaries.
- (8) Application review fee of \$100.00 plus \$5.00 per each name on the certified title abstractor's list, or as otherwise modified by the current adopted fee schedule.

8.8.3 BOARD OF ADJUSTMENT ACTION

The Board of Adjustment shall hold the public hearing and, upon the concurring vote of at least three (3) members, may grant the Variance after finding that the Variance complies with the standards and terms of Section 8.5(3) of these Regulations. Provided that the Board of Adjustment, in granting a Variance, may require appropriate conditions and safeguards, and may require such evidence and guarantee or bonds as it may deem necessary to enforce compliance with the conditions and safeguards attached.

8.8.4 DECISION OF RECORD

The Decision of Record shall be recorded with the Creek County Clerk by the applicant for the Variance or the Board of Adjustment Secretary, at the applicant's expense, using an instrument prepared by the Board of Adjustment Secretary. This Instrument shall include a legal description supplied by the applicant and a complete record of the decision of the Board of Adjustment. A Variance for which the Decision of Record has not been recorded within 60 days of the Board of Adjustment action shall be disapproved.

8.8.5 TIME LIMITATION ON VARIANCES

A Variance which has not been utilized within one (1) year from the date of the order granting same shall thereafter be void. For the purpose of this provision, utilization shall mean actual use or the issuance of a building permit, when applicable, or actual start of construction, provided construction is diligently carried to completion."

SECTION 8.9 APPEALS TO DISTRICT COURT

An appeal to the District Court from any decision, ruling, judgment or order of said County Board of Adjustment may be taken by any person or persons, firm or corporation jointly or severally, aggrieved thereby, or any department, board or official of government by filing with the Clerk of said board within ten (10) days a notice of such appeal, which notice shall specify the ground for such appeal. No bond shall be required for such appeal, but costs may be required in the District Court as in other cases. Upon filing of such notice, the Clerk of said board shall forthwith transmit to the Clerk of the District Court the originals or certified copies of all papers constituting the record in such case together with the order, judgment or decision of said Board. Said cause shall be tried de nova in the District Court and said Court shall have the same power and authority as the County Board of Adjustment, together with all other powers of the District

Court in law or in equity. An appeal to the Supreme Court from the decision of the District Court shall be allowed as in other cases.

**ARTICLE 9
ADMINISTRATION**

**SECTION 9.1
BUILDING PERMIT REQUIRED**

These regulations shall be enforced by the County Inspecting Officer, acting at the direction of the Board of County Commissioners. It shall be a violation of these regulations for any person to change or permit the change in use of land or buildings or structure or to erect, alter, move or improve any building or structure until a Building Permit has been obtained under the following conditions:

9.1.1 BUILDING PERMITS

Every application for a building permit shall be accompanied by:

- A. A plat drawn to scale, showing the actual shape and dimensions of the lot to be built upon, the exact size and location on the lot of existing buildings and structures and the lines within which the proposed building or structure shall be erected or altered.
- B. A declaration of the existing and intended use of each building or part of a building, the number of families and housekeeping units the building is designed to accommodate.
- C. Such other information with regard to the lot and neighboring lots and their use as may be necessary to determine and provide for the enforcement of these regulations.

9.1.2 FEES

The cost of building permits shall be in amount as set forth by a resolution of the Board of County Commissioners in accordance with Title 19, Oklahoma Statutes, 1961, Section 866.28.

**SECTION 9.2
ZONING OF RIGHTS-OF-WAYS**

- A. Whenever any street, alley or other public right-of-way is vacated, the portion vacated shall have the same district classification as the land to which the vacated portion accrues.
- B. The boundary line of each zoning district shall be deemed to extend to the centerline of the abutting streets, alleys, or other rights-of-way not including turnpikes or railroads, and shall be so designated on the official zoning map.

**SECTION 9.3
AMENDMENTS**

- A. The Board of County Commissioners may from time to time, on its own motion or on petition, amend the regulation and districts herein established.
- B. Every petition for amendment shall be submitted to the Sapulpa Metropolitan Area Planning Commission of the City of Sapulpa and Creek County, for investigation and report to the Board of County Commissioners of Creek County, Oklahoma.
- C. For each petition for amendment, a fee in accordance with the duly adopted fee schedule shall be deposited with the County Treasurer of said county as required by law, and credited to the General Fund of the county. No action shall be taken on any application for amendment unless all fees are paid and all required application elements are submitted.
- D. For each proposed amendment, at least fifteen (15) days notice shall be published in a newspaper of general circulation in the county to advise of the time and place of the public hearings to be held on such proposed amendment before the Sapulpa Metropolitan Area Planning Commission. The Notice shall contain:
 - 1. Date, time, and place of public hearing;
 - 2. Legal description of the property and the street address or approximate location of the property;
 - 3. The present zoning district classification of the property and the proposed zoning classification provided:
 - a. Notice of a proposed R-3 rezoning shall confer jurisdiction on the Sapulpa Metropolitan Area Planning Commission and the Board of County Commissioners to consider and act upon R-2, R-1, or A-2, or combination thereof in the disposition of the application, and in like manner, notice of any R District shall confer jurisdiction to consider any less dense R District, except RMH-1 or RMH-2.
 - b. Notice of a proposed RMH-2 rezoning shall confer jurisdiction on the Sapulpa Metropolitan Area Planning Commission and the Board of County Commissioners to consider and act upon RMH-1, R-3, R-2, R-1, or A-2, or combination thereof in the disposition of the application, and in like manner, notice of any RMH-1 District shall confer jurisdiction to consider and act upon R-1 or A-2, or combination thereof.
 - c. Notice of a proposed C-2 rezoning shall confer jurisdiction on the Sapulpa Metropolitan Area Planning Commission and the Board of County Commissioners to consider and act upon C-1 or O or combination thereof in the disposition of the application, and in like manner, notice of a C-1 District shall confer jurisdiction to consider and act upon the O District.

- d. Notice of a proposed I-2 rezoning shall confer jurisdiction on the Sapulpa Metropolitan Area Planning Commission and the Board of County Commissioners to consider and act upon I-1, C-2, C-1, or O, or combination thereof in the disposition of the application, and in like manner, notice of an I-1 district shall confer jurisdiction to consider and act upon C-2, C-1, or O, or combination thereof.
 - e. Specific notice of a proposed A-1, A-2, O, or PUD District shall be required to confer jurisdiction on the Sapulpa Metropolitan Area Planning Commission and the Board of County Commissioners to consider such A-1, A-2, O, or PUD District.
- E. For each proposed amendment, at least one (1) sign shall be posted on the property that is the subject of the proposed zoning change. The sign must be visible from adjacent public roadways and be continuously on site 15 days prior to the hearing. It shall contain information relative to the requested change such as date of public hearing, existing and proposed zoning and other pertinent information, provided that alternative districts may be considered by the Sapulpa Metropolitan Area Planning Commission and the Board of County Commissioners as set forth in preceding Section 9.3.D. Failure to post a sign will result in the request being tabled by the Planning Commission.
- F. Should the request for a rezoning be denied by the Board of County Commissioners, no application for the same zoning classification of the subject tract of land or any part of the tract shall be accepted for public hearing for one (1) year for the same zoning or six (6) months for a lesser zoning after the date of the action of the Board of County Commissioners.

**SECTION 9.4
VIOLATIONS AND PENALTIES**

Any person who shall violate any of the provisions of the Regulations hereby adopted or who shall fail to comply with any of the requirements hereof, and from which no appeal has been taken, or who shall fail to comply with a lawful order of the County Inspecting Officer, affirmed or modified by the County Board of Adjustment of Creek County, Oklahoma or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every violation and non-compliance respectfully, be guilty of a violation of the provisions of these Regulations, which shall be deemed a misdemeanor and shall be punished by fine or imprisonment or both, as provided by law for misdemeanors. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such person shall be required to correct or remedy such violation within a reasonable time, and when not otherwise specified, each day of such continuing violation shall constitute a separate offense.

**SECTION 9.5
ABATEMENT**

The imposition of the penalties provided for herein shall not preclude the Board of County Commissioners of said county acting by its duly constituted officers from instituting appropriate

action or proceeding to prevent an unlawful act, as defined herein, or to restrain, correct or abate such violation thereof in or about any premises.

**SECTION 9.6
INVALIDITY OF A PART**

In the event any section, portion thereof, or provision of the Regulations adopted hereby is declared invalid by a court of competent jurisdiction, such decision shall not invalidate any other provisions of these regulations.

SECTION 9.7

All resolutions or parts of Resolutions of the Board of County Commissioners, Creek County, Oklahoma in conflict herewith are hereby rescinded.

**SECTION 9.8
EMERGENCY CLAUSE**

For the preservation of the public peace, health and safety, an emergency is hereby declared to exist and these Regulations shall be in full force and effect from and after its passage and approval as required by law.

PASSED and APPROVED this 10th day of April, 1967

BOARD OF COUNTY COMMISSIONERS
CREEK COUNTY, OKLAHOMA

(s)
W. T. Smith, Chairman

ATTEST:

(s)
R. D. Copeland, Member

(s)
Leo Bruce, County Clerk
Creek County, Oklahoma

(s)
J. W. Weaver, Member

APPENDIX A LANDSCAPE MATERIALS AND RELATED DEFINITIONS

Balled and Burlap Tree: A tree with a firm soil ball surrounding the root system, being the most common form of root transportation for larger trees.

Bare Root Tree: A tree that is sold without a large burlapped ball of soil, typically raised on tree farms, dug at specific times of the year and shipped to nurseries. Bare root trees are typically smaller and may not fit all of the minimum tree requirements.

Branch Collar: The raised area that surrounds the branch where it joins the trunk, which forms a protection to prevent decay from entering the trunk.

Caliper: The diameter of the tree trunk measured at six (6) inches above the ground level for a tree trunk having a diameter of four (4) inches or less and the diameter of the tree trunk measured at 12 inches above ground level for a tree trunk exceeding 12 inches.

Canopy: The leaves, foliage and branching structure of a tree, sometimes also referred to as the spread or crown.

Container Tree: Usually a smaller tree that has been grown and sold in a container and the container sizes could vary from 3 to 10 gallons or more.

Creek Mix: Areas along creeks, marshes, floodplain and low-lying areas that have similar native and naturalized plant materials growing in them. These plants include but are not limited to: Willows, River Birch, Poplars, Sycamore, Pecan, Red Maple, Bur Oak, Shumard Oak, Water Oak, Bald Cypress, Pond Cypress, Cottonwood, some American Elm, Sweet Gum, Black Locust, Catalpa, Sugar Maple, White or Green Ash, Roughleaf Dogwood, Western Soapberry, cattails, bamboo and reeds. Each wet area will have a different mixture of these native plants in varying percentages, but most of the species will be found from this list. In some cases these masses of trees will grow so close that an exact determination of tree amounts and varieties is very difficult.

Creek/Water Tree: Trees that are best suited for moist soils and low-lying areas. These trees would naturally be found in wet soils bordering creeks, ponds, slow running streams, large drainage swales and marshy areas.

Dripline: The periphery of the area underneath a tree which would be encompassed by perpendicular lines extending from the exterior edges of the crown of the tree.

Guying Stakes: Hardwood stakes used in conjunction with galvanized wire and rubber hose to help stabilize newly planted trees for the first year after planting. These stakes are usually two (2) inch by two (2) inch by a minimum of thirty-six (36) inches high and are set at a slight angle.

Highway Mix: “Highway Mix” refers to the mixed trees growing closely together along the sides of the major highways and streets. These tree masses are primarily made up of native and

naturalized species such as: Post Oak, Blackjack Oak, Shumard Oak, Sawtooth Oak, Bur Oak, Eastern Cottonwood, American Elm, Sycamore, Black Walnut, Hackberry, Chittamwood, Chinese Elm, Red Maple, Boxelder, Sugar Maple, Pecan, Redbud, Sumac, Black Locust, Eastern Redcedar, Ponderosa Pine, Austrian Pine, and Japanese Black Pine. Other trees that can be found in specific areas of these mixes are: Mimosa, Catalpa, and Swiss Mountain pine; these particular trees are usually found only in small amounts and are the result of careless planting. Much like the Creek Mix the exact percentages of each tree species will differ from area to area, but the plant materials will be similar. In some cases these tree masses will grow so close that an exact determination of tree amounts and varieties is very difficult.

Highway Tree: Large, usually native or naturalized trees that can tolerate being planted along roads of high use, which are hardy trees that will not be affected by smog, exhaust, or other vehicular associated pollutants. Highway trees should be planted 30 feet or more from the edge of the highway to control limb overhang and in such a manner to avoid runoff of materials (salt, etc.) from the roadway that could damage the trees. These trees may be planted closely, but will last longer if they are spaced further apart and allowed to reach their full size.

Leader: The main top branch or trunk, of a tree. For maximum strength, trees should be pruned shortly after planting to have only one main leader.

Male Form Trees Some trees have distinctions between the male and female varieties and display different reproductive characteristics. “Male Form” is specified when the female form of a tree has excessive nut, flower, or fruit litter that can become a nuisance.

Microclimates: Small areas with slightly different temperatures and weather conditions, including shade, wind and rain caused by buildings, trees and other dense materials that create shelter from the environment. Microclimates are sometimes referred to as weather pockets.

Naturalized Trees: Trees that are not native to an area, but because of extensive cultivation, as well as wildlife attraction, have spread throughout the region. Naturalized trees become acclimated to the weather and soil types and can begin to show up in areas with native materials. Some naturalized plant material will still be susceptible to disease and pests, but usually tolerate the most common diseases found in the area.

Ornamental Tree: Trees that are planted in small quantities for decorative purposes. Ornamental trees tend to be smaller in size and have specialized characteristics such as branching structure, bark, flowers, scent, leaves, or fruit.

Prune: The act of selectively removing branches and limbs. The first pruning should occur shortly after the planting of a tree, with follow-up pruning about every three (3) years. Dead limbs and suckers should be removed as needed.

Suckers: Limbs and new plant starts, also referred to as water sprouts or epicormic sprouts that usually emerge from the trunk and take nutrients from the rest of the plant. If suckers are left unattended, a new trunk could form or the existing plant could be damaged.

Streetscape Tree: Medium to tall shade trees planted within 20 feet of the street, which may be planted in a planting box or a cutout in the pavement. Streetscape trees are usually on a street with a sidewalk or an area open to building fronts. Streets trees are typically not planted along highways, but are planted along main roads, commercial roads, residential streets or roads of special interest within an area.

Topped: The severe cutting back of limbs to stubs, larger than three (3) inches in diameter, within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Topping can cause starvation for the tree, shock, insects, disease, weak limbs, rapid new growth, and even tree death. Other names for this practice are stubbing, heading, heading-back, stubbing-off, hat racking, topping-off, dehorning, and lopping.

Tree: A woody plant as set forth within an approved list of trees and included for reference in Zoning Code Landscape Regulations.

Urban Forestry: The aggregate of all vegetation within an urban area, the management of populations of trees, and the intersection of people with the urban flora and fauna.

APPENDIX B LIST OF TREES

The following is only a list of trees, the planting of which depends on the location, species, soil type and conditions, soil moisture content, depth of the soil, susceptibility to insects, and the character of the surrounding conditions such as development or drainage from an adjacent highway that could subject the tree to runoff materials that would damage the tree. Not all trees in this list are suited for all applications and care must be taken in the selection, planting and care to assure the maximum benefit and potential of growth of the tree as well as assuring that the tree does not become a nuisance.

Deciduous Trees

<u>Common Name</u>	<u>Botanical Name</u>	<u>Height</u>	<u>Width</u>	<u>Category</u>
Ash, White	Fraxinus Americana	50-80'	50-80'	CR/H
Birch, River	Betula nigra	40-70'	40-70'	CR
Birch, Asian White	Betula platyphylla	40-50'	varies	H
Boxelder	Acer negundo	30-50'	30-50'	CR
Catalpa, Southern	Catalpa bignonioides	30-40'	30-40'	H
Coffee Tree, Kentucky*	Gymnocladus dioica	60-75'	40-50'	H
Cottonwood, Eastern*	Populus deltoids	75-100'	50-75'	CR/H
Crabapple, Carmine	Malus x atosanguinea	10-20'	10-20'	OR
Cypress, Bald	Taxodium distichum	50-70'	20-30'	ST/CR
Dogwood, Flowering	Cornus florida	20-40'	20-40'	OR
Elm, Lacebark	Ulmus parvifolia	40-50'	30-40'	ST
Euonymus, Winterberry	Euonymus bungeana	15-20'	10-12'	H
Ginkgo*	Ginkgo biloba	50-80'	varies	ST
Gum, American Sweet	Liquidambar styraciflua	60-75'	30-50'	ST/H
Hickory	Carya spp.	60-80'	40-60'	H
Hophornbeam, American	Ostrya virginiana	25-40'	25-40'	ST/H
Hornbeam, American, Ironwood	Carpinus caroliniana	20-30'	20-30'	H
Magnolia, Southern	Magnolia grandiflora	60-80'	30-50'	H
Magnolia, Star	Magnolia stellata	15-20'	10-15'	OR
Magnolia, Sweetbay	Magnolia virginiana	30-60'	20+	OR
Maple, Red	Acer rubrum	40-60'	30-60'	ST/H
Maple, Sugar	Acer saccharum	60-75'	40-70'	ST/H
Mulberry, White	Morus alba 'Pendula'	30-50'	30-50'	OR
Oak, Black	Quercus velutina	60-70'	varies	H
Oak, Bur	Quercus macrocarpa	70-80'	20-30'	H
Oak, Northern Red	Quercus rubra	60-75'	40-50'	ST/H
Oak, Sawtooth	Quercus acutissima	35-40'	35-40'	ST/H
Oak, Shumard	Quercus shumardii	80-100'	50-60'	ST/H
Oak, Southern Red	Quercus falcate	60-80'	varies	H
Oak, Swamp White	Quercus bicolor	50-60'	50-70'	CR
Oak, Water	Quercus nigra	60-80'	varies	CR
Oak, White	Quercus alba	50-80'	50-80'	H

Oak, Willow	Quercus phellos	40-60'	30-40'	CR
Osage-Orange, Bois D'Arc	Maclura pomifera	20-40'	15-35'	H
Pear, Aristocrat	Pyrus calleryana 'Aristocrat'	20-25'	20'+	OR/H
Pecan	Carya illinoensis	70-100'	40-70'+	H/CR
Persimmon, Common	Diospyros virginiana	35-60'	20-35'	H
Planetree, London	Platanus x acerifolia	70-100'	65-80'	ST
Redbud, Eastern	Cercis Canadensis	20-30'	20-25'	OR
Redbud, Oklahoma	Cercis reniformis 'Oklahoma'	20-25'	12-15'	OR
Smoketree	Cotinus coggygia	10-20'	10-20'	OR
Sugarberry	Celtis laevigata	60-80'	60-80'	H/CR
Sweetgum, American	Liquidambar styraciflua	60-75'	30-50'	ST/H/CR
Sycamore	Platanus occidentalis	70-100'	70-100'	ST/H/CR
Walnut, Black	Juglans nigra	50-75'	varies	CR/H
Willow, Black	Salix nigra	50'	varies	CR

Evergreen and Broadleaf Trees

<u>Common Name</u>	<u>Botanical Name</u>	<u>Height</u>	<u>Width</u>	<u>Category</u>
Cedar, Altas	Cedrus atlantica	40-60'	30-50'	H
Holly, American	Ilex opaca	40-70'	18-40'	CR/H
Holly, Possumhaw, Deciduous	Ilex deciduas	10-15'	10-12'	OR
Pine, Austrian	Pinus nigra	50-60'	20-40'	ST/H
Pine, Japanese Black	Pinus thunbergii	20-40'	varies	H
Pine, Loblolly	Pinus taeda	50-70'	varies	CR/H
Pine, Pinyon	Pinus cembroides	20-30'	15-20'	H

*=Male Tree Required

ST=Streetscape Trees

CR= Creek/Water Trees

H=Highway Trees

Trees in the CR or H categories are not appropriate for box planting or in cutout planting in sidewalks.

OR= Ornamental Trees

**APPENDIX C
PUD LANDSCAPE PLAN REQUIREMENTS**

Standardized notation box for detailed landscape plans.
(Must be included as a sidebar notation box on the face of the plans)

Name of PUD: _____ **Date:** _____

Plan Type:

- Concept Plan Preliminary Plan Final Plan
 Sketch plat Preliminary Plat Final Plat
 Other, Specify _____

Development Area/Phase: _____

Total Landscaped Area in Acres: _____ **% Of Development:** _____

Required Buffer Areas and Acreage: _____

Proposed Type of Landscape or Buffering: _____

(a) Street Yard Area per Street Frontage:

Street Name: _____	_____	Yard sq. ft.
Street Name: _____	_____	Yard sq. ft.
Street Name: _____	_____	Yard sq. ft.
Street Name: _____	_____	Yard sq. ft.
Street Name: _____	_____	Yard sq. ft.

(b) Landscaped Area per Street Frontage:

Street Name: _____	Required: _____	Provided: _____
Street Name: _____	Required: _____	Provided: _____
Street Name: _____	Required: _____	Provided: _____
Street Name: _____	Required: _____	Provided: _____
Street Name: _____	Required: _____	Provided: _____

(c) Number of Trees for Parking Areas:

Required: _____ **Provided:** _____

trees

trees

(d) Certification by a Registered Landscape Architect or Affidavit by Applicant:

Proposed Landscaping shall exceed the general requirements of the Creek County Zoning Code and Landscape Code for a proposed use in a PUD.

**APPENDIX D
PUD SITE PLAN REQUIREMENTS**

(i) Standardized Notation Box for Detail Site Plans
(Must be included as a sidebar notation box on face of plans.)

PUD Name: _____
Detail Site Plan: _____ **Other Plan Type:** _____

Development Areas: _____
1. _____
2. _____

Permitted Uses: _____

Proposed Uses: _____

Maximum Building Floor Area Permitted: _____

Bldg. Floor Area Proposed for Each Use: _____

Maximum Bldg. Height Permitted: _____

Maximum Bldg. Height Proposed: _____

Minimum Bldg. Setbacks Required: _____

(Measured from centerline of adjacent streets(s) and PUD and/or Development Area boundaries)

Off Street Parking:

Parking Ratio per Use _____
Number of Spaces required per Use _____
Number of Spaces proposed per Use _____
Total Number of Spaces Required _____
Total Number of Spaces Proposed _____

Off-Street Loading: _____

Number: _____
Type: _____

Signage:

Type: _____
Number: _____
Display Surface Area: _____
Setback from Existing Signs: _____

Setback from Designated Residential Areas or Adjacent and Abutting Areas: _____

Minimum Percentage and Corresponding Landscaped Area Required: _____% Square Feet _____

Minimum Percentage and Corresponding Landscaped Area Provided: _____% Square Feet _____

Landscaped Street Yard per Street Frontage:
Required: _____ Provided: _____
Square Feet _____ Square Feet _____

Additional Landscape Area(s) required (if any):

Lighting Height for Parking Areas:

Maximum Height Permitted: _____ Height Proposed: _____