

ORDINANCE NO. 3978-A

AN ORDINANCE OF THE CITY OF MUSKOGEE, OKLAHOMA, AMENDING CHAPTER 90, ZONING, ARTICLE 8 RESIDENTIAL DISTRICTS, ARTICLE 12, ON-SITE DEVELOPMENT STANDARDS, ARTICLE 18, DEFINITIONS; BY AMENDING SECTION 90-08-04, RESIDENTIAL DISTRICT DESIGN STANDARDS, SECTION 90-12-04.D.2, DETACHED GARAGES, SECTION 90-18-04, DEFINITIONS (BUILDING MATERIALS); PROVIDING FOR REPEALER, SEVERABILITY, AND CODIFICATION.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA, AS FOLLOWS:

Section 1. The City of Muskogee Code of Ordinances, Chapter 90, Zoning, is hereby amended by revising Article 8 (Residential Districts), Section 90-08-04. (Residential Districts Design Standards; Article 12 (On-Site Development Standards) Section 90-12-04.D.2. (Detached Garages); and Article 18 (Definitions) Section 90-18-04 (Building Materials).

90-08-04. RESIDENTIAL DISTRICTS DESIGN STANDARDS (Section 90-08-04.G)

- G. Metal roofs on the principle structure within residential districts, other than, metal tile, metal shakes, or metal shingles, shall comply with the following design and installation standards. Metal roofs on residential structures located within the A, R-A or R-5 Districts shall be exempt from this requirement.
1. Metal panels shall overhang the roof a minimum of one (1) inch and a maximum of three (3) inches; and
 2. Metal roofs shall be trimmed properly including, but not limited to, ridge and hip caps, valley flashings, gable trim, and eave trim or guttering; and
 3. Metal roof panels and trim items shall have a Kynar or siliconized modified polyester (SMP) coating and a minimum thickness of twenty-six (26) gauge or a Class 4 rating.
 4. Metal panels shall be attached with screws (color shall match metal) or fasteners (no nails) in accordance with the manufacturers listed instructions; and
 5. Metal panels shall not be installed on roofs with a pitch less than 1:12; and
 6. The color of the metal roof panels shall be continuous throughout the entire roof. The trim shall also be a continuous color throughout, with a maximum of two colors per roof system.

90-12-04. ON-SITE DEVELOPMENT STANDARDS (Section 90-12-04.D.2)

2. Detached Garages and Detached Accessory Structures

- a. A detached garage or accessory structure shall not exceed a maximum height of one and a half stories, or eighteen (18) feet as measured from the garage floor to the peak of a pitched roof, whichever is lower.
- b. The square footage of any individual detached structure shall not exceed 40%, of the square footage, of the principle structure located on the property.
- c. The total of all detached garages structures shall not occupy more than 40% of the rear yard.
- d. Detached garages structures ~~are~~ shall not to be located in the front yard setback.
- e. Detached garages structures shall be located a minimum of three (3) feet from any rear lot line or interior side lot line and shall not be located within the corner side yard setback.
- f. If located partially or completely between the side lot line and the principal structure on the lot, a detached garage shall meet the minimum side yard setback requirements established for the principal structure.
- g. Detached garages structures shall be located a minimum of ten (10) feet from the principal structure on a lot. The distance shall be measured from the walls of the structure.
- h. Detached structures shall have a hip or gable roof with a minimum 3:12 pitch and a minimum one (1) foot overhang finished with soffit material.
- i. In addition to the requirements of this Section, detached garages and all other detached accessory structures, larger than one-hundred twenty (120) square feet, constructed with an exterior metal finish, and built after the date of adoption of this Ordinance Section shall comply with the following design standards. Detached garages or detached accessory structure located within the A, ~~or~~ R-A, or R-5 Districts or carports that are open on three (3) or more sides located within any Residential District shall be exempt from this requirement.
 - (i) Side walls shall not exceed a height of ten (10) feet measured from grade to the top of the wall; and
 - (ii) The maximum overhead door height shall not exceed nine (9) feet measured form grade to the top of the door opening; and
 - (iii) Roof panels, wall panels and trim items shall have a Kynar

or siliconized modified polyester (SMP) coating and a minimum thickness of twenty-six (26) gauge or a Class 4 rating.

90-18-04. DEFINITIONS (GENERIC USE/GENERAL TERM)

BUILDING MATERIALS

The following words, terms and phrases, when used in this Ordinance, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

1. *Aluminum, steel or other metal sidings* – means material used to surface the outside of a building which is made of aluminum, steel or metal that is installed by lapping one horizontal or vertical piece over the other.
2. *Architectural precast concrete* – means a construction product produced by casting concrete in a reusable mold or "form" which is then cured in a controlled environment, transported to the construction site and lifted into place.
3. *Clay Brick* – means a solid masonry unit made of clay, usually formed into a rectangular unit while in the plastic state and treated in a kiln at an elevated temperature to harden it.
4. *Concrete block (plain)* – means a masonry building unit of concrete that has been cast into a standard shape, size, and style.
5. *Corrugated metal* – means a thin structural sheet made of iron or steel, formed with alternating ridges and troughs.
6. *Exposed aggregate (rough finish) concrete wall panel* – means a precast concrete wall panel that is tilted into a vertical position after cured, with the cobblestone gravel exposed on the finish surface.
7. *Exterior insulation and finish system (EIFS)* – means a non-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat, creating normally a flat surface.
8. *Glass curtain walls* – means a non-load bearing glass wall extending more than one story and attached to a framed structure.

9. Metal wall panels – means wall panels used to surface the outside of a building which is made of metal that is installed by lapping one vertical piece over the other.
10. Natural or cast stone – means a refined architectural concrete building unit manufactured to simulate natural cut stone, used in unit masonry applications, and is a replacement for natural cut limestone, brownstone, sandstone, bluestone, granite, slate, keystone, travertine and other natural building stones.
11. Plastic – means material made from a wide range of organic polymers that can be molded into shape while soft and then set into a rigid or slightly elastic form.
12. Standing seam metal – means a seam in sheet metal made by turning up two adjacent edges and folding the upstanding parts over on themselves.
13. Stucco – means an exterior product made mostly from Portland cement, sand and lime; typically applied with two (2) base coats totaling a minimum of 3/8 to 1/2 inch thick and a final coat with a color finish that can be either cement or acrylic based, and with a total thickness of the final product being, as a rule, a flat surface with a minimum of 1/2 inch when covering masonry and 5/8 inch on all other material.
14. Utility-sized brick – means a masonry unit that is larger than a standard or modular sized brick, with approximate dimensions of 4 by 4 by 12 inches.
15. Vinyl – means a product that is engineered and manufactured primarily from polyvinyl chloride (PVC) resin, used to cover, decoration and weatherproofing exterior walls.
16. Wood – means timber that is sawed, cut or split into various lengths to produce planks, boards, or beams.

Section 2. CODIFICATION. Chapter 90, Zoning, Section 90-08-04. Residential District Design Standards, Section 90-12-04.D. Detached Garages, Section 90-18-04. Definitions are hereby codified.

Section 3. REPEALER. All other ordinances or parts of ordinances in direct conflict herewith are repealed to the extent of the conflict only.

Section 4. SEVERABILITY. Should any part section, subsection, sentence, provision, clause or phrase hereof be held invalid, void, or unconstitutional for any reason, such holding shall not render invalid, void, or unconstitutional any other section, subsection, sentence, provision, clause, or phrase of this ordinance, and the same are deemed severable for this purpose.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA, THIS ____ DAY OF _____, 2015.

CITY OF MUSKOGEE

JOHN R. COBURN, MAYOR

ATTEST:

PAMELA S. BATES, CITY CLERK

(seal)

Approved as to form and legality this ____ day of _____, 2015.

ROY D. TUCKER, CITY ATTORNEY