

(Published in the Tulsa World

September 21, 2025)

**ORDINANCE NO. 25656**

**AN ORDINANCE AMENDING THE TULSA ZONING CODE, TITLE 42, TULSA REVISED ORDINANCES (HEREINAFTER “TITLE 42”) CHAPTER 5, “RESIDENTIAL DISTRICTS”, BY AMENDING SECTION 5.020, “USE REGULATIONS”, TABLE 5-2: “R-DISTRICT USE REGULATIONS”; AMENDING SECTION 5.030, “LOT AND BUILDING REGULATIONS” BY AMENDING 5.030-B, “TABLE NOTES”; AMENDING CHAPTER 10, “MIXED-USE DISTRICTS”, SECTION 10.010, “GENERAL”, SUBSECTION 10.010-B, “PURPOSES”; AMENDING SECTION 10.030, “CHARACTER DESIGNATIONS” AT SUBSECTION 10.030-B, “PEDESTRIAN CHARACTER DESIGNATION”, NUMERICAL PARAGRAPH 3, “LOT AND BUILDING REGULATIONS”; AMENDING TABLE 10-4, “LOT AND BUILDING REGULATIONS FOR -P CHARACTER ZONES”; AMENDING SECTION 10.030-C, “URBAN CHARACTER DESIGNATION”, AT NUMERICAL PARAGRAPH 3, “LOT AND BUILDING REGULATIONS”; AMENDING TABLE 10-5, “LOT AND BUILDING REGULATIONS FOR -U CHARACTER ZONES”; AMENDING SECTION 10.030-D, “VARIABLE CHARACTER DESIGNATION”, AT NUMERICAL PARAGRAPH 3, “LOT AND BUILDING REGULATIONS”; AMENDING TABLE 10-6, “LOT AND BUILDING REGULATIONS FOR -V CHARACTER ZONES”; AMENDING CHAPTER 15, “OFFICE, COMMERCIAL AND INDUSTRIAL DISTRICTS” BY AMENDING SECTION 15.030, “LOT AND BUILDING REGULATIONS”; AMENDING CHAPTER 20, “OVERLAY DISTRICTS”, SECTION 20.080, “NIO, NEIGHBORHOOD INFILL OVERLAY”, BY ADOPTING NEW SUBSECTION 20.080-F, “ACCESSORY DWELLING UNITS”; AMENDING SECTION 20.090, “NCO, NEIGHBORHOOD CHARACTER OVERLAY” BY AMENDING SUBSECTION 20.090-B, “LOT AND BUILDING REGULATIONS”; AMENDING SECTION 20.100, “NIO-2, NEIGHBORHOOD INFILL OVERLAY-2”, BY ADOPTING NEW SUBSECTION 20.100-G, “ACCESSORY DWELLING UNITS”; AMENDING CHAPTER 25, “SPECIAL DISTRICTS”, SECTION 25.020, “AG, AGRICULTURAL DISTRICT AND AG-R, AGRICULTURAL-RESIDENTIAL DISTRICT”, AT SUBSECTION 25.020-B, “USE REGULATIONS” BY AMENDING TABLE 25-1, “AG DISTRICT USE REGULATIONS”; AMENDING CHAPTER 35, “BUILDING TYPES AND USE CATEGORIES”, SECTION 35.030, “RESIDENTIAL USE CATEGORY”, SUBSECTION 35.030-B, “GROUP LIVING”; AMENDING SECTION 35.050, “COMMERCIAL USE CATEGORY”, SUBSECTION 35.050-Q, “VEHICLE SALES AND SERVICE”, AT NUMERICAL PARAGRAPH 4, “PERSONAL VEHICLE REPAIR AND MAINTENANCE”; AMENDING CHAPTER 45, “ACCESSORY USES AND STRUCTURES”, SECTION 45.030, “ACCESSORY BUILDINGS AND CARPORTS IN R DISTRICTS”, AT SECTION 45.030-A, “ACCESSORY BUILDING SIZE”; AMENDING SECTION 45.031, “ADU, ACCESSORY DWELLING UNITS”, BY AMENDING SECTION 45.031-D, “REGULATIONS”; AMENDING SECTION 45.080, “FENCES AND WALLS”; AMENDING SECTION 45.150, “PARKING AND STORAGE OF RECREATIONAL VEHICLES”; AMENDING CHAPTER 55, “PARKING”, SECTION 55.090, “PARKING AREA DESIGN”, AT**

**SUBSECTION 55.090-F, “SURFACING”; AMENDING SECTION 55.100, “STACKING SPACES FOR DRIVE-THROUGH FACILITIES” AT SUBSECTION 55.100-C, “LOCATION AND DESIGN”; AMENDING CHAPTER 60, “SIGNS”, SECTION 60.030, “SIGN EXCEPTIONS”, AT SUBSECTION 60.030-B, “DRIVE-THROUGH SIGNS”; AMENDING CHAPTER 65, “LANDSCAPING AND SCREENING”, SECTION 65.060, “VEHICULAR USE AREA BUFFERS”, AT SUBSECTION 65.060-C, “REQUIREMENTS”, AMENDING SECTION 65.070, “SCREENING”, AT SUBSECTION 65.070-B, “FEATURES REQUIRED TO BE SCREENED”; AMENDING SUBSECTION 65.070-C, “TYPES OF SCREENS”; AMENDING CHAPTER 70, “REVIEW AND APPROVAL PROCEDURES”, SECTION 70.030, “ZONING MAP AMENDMENTS (REZONINGS)”, AT SUBSECTION 70.030-F, “FINAL ACTION-CITY COUNCIL”; AMENDING SECTION 70.040, “DEVELOPMENT PLANS”, AT SUBSECTIONS 70.040-B, “APPLICABILITY” AND 70.040-G, “FINAL ACTION-CITY COUNCIL”; AMENDING CHAPTER 75, “ADMINISTRATION”, SECTION 75.010, “BOARD OF ADJUSTMENT”, AT SUBSECTION 75.010-J, “POWERS AND DUTIES”; AMENDING SECTION 75.020, “PRESERVATION COMMISSION”; AMENDING CHAPTER 85, “VIOLATIONS, PENALTIES AND ENFORCEMENT”, SECTION 85.040, “REMEDIES AND ENFORCEMENT POWERS”, AT SUBSECTION 85.040-D, “STOP WORK”; AMENDING CHAPTER 90, “MEASUREMENTS”, SECTION 90.090, “SETBACKS”, AT SUBSECTION 90.090-C, “PERMITTED SETBACK OBSTRUCTIONS IN R ZONING DISTRICTS” BY AMENDING TABLE 90-1, “PERMITTED SETBACK OBSTRUCTIONS IN R ZONING DISTRICTS”; AMENDING NUMERICAL PARAGRAPH 2, “DETACHED ACCESSORY BUILDINGS IN R DISTRICTS” AND AMENDING TABLE 90-2, “ACCESSORY BUILDING COVERAGE LIMITS IN REAR SETBACK”; AND AMENDING CHAPTER 95, “DEFINITIONS”, AT SECTION 95.280, “TERMS BEGINNING WITH “Y”; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.**

**BE IT ORDAINED BY THE CITY OF TULSA:**

*Section 1. That Title 42, Chapter 5, “Residential Districts”, Section 5.020, “Use Regulations”, Table 5-2: “R-District Use Regulations”, be and the same is hereby amended to state that “Three or more households on a single lot” is a permitted use in the RS-5 zoning district, and which shall recite as follows:*

“Section 5.020 Use Regulations

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*Table 5-2: R District Use Regulations*

USE CATEGORY Subcategory Specific use	RE	RS-					RD	RT	RM-				RMH	Supplemental Regulations
		1	2	3	4	5			0	1	2	3		
<b>RESIDENTIAL</b>														
Household Living (if in allowed building type identified in Table 5-2.5)														
Single household	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Two households on single lot	-	-	-	S	S	S	P	P	P	P	P	P	-	
Three or more households on single lot	-	-	-	-	-	P	S	P	P	P	P	P	-	

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*Section 2. That Title 42, Chapter 5, “Residential Districts”, Section 5.030, “Lot and Building Regulations”, Subsection 5.030-B, “Table Notes”, be and the same is hereby amended, and which shall recite as follows:*

“5.030-B Table Notes

The following notes refer to the bracketed numbers (e.g., [1]) in Table 5-3:

- [1] See Section 40.240 for detailed regulations governing mobile home parks.
- [2] Minimum street frontage requirements apply to townhouse developments, not to individual townhouse units. Cottage house developments require minimum street frontage of 75 feet. Minimum street frontage requirements do not apply to nonresidential uses.
- [3] For detached houses and duplexes on corner lots, the minimum side street setback may be reduced to 15 feet, provided that the minimum setback for street-facing garage doors is 20 feet or 20 feet from the back of the sidewalk, whichever is greater. The street setback specified in Table 5-3 applies along the other street.”

*Section 3. That Title 42, Chapter 10, “Mixed-Use Districts”, Section 10.010, “General”, Subsection 10.010-B, “Purposes”, be and is hereby amended, and which shall recite as follows:”*

“10.010-B Purposes

1. MX1, Neighborhood Mixed-use  
The MX1, Neighborhood Mixed-use district is intended to accommodate small-scale retail, service and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types.
2. MX2, Community Mixed-use  
The MX2, Community Mixed-use district is intended to accommodate retail, service, entertainment, and employment uses that serve many surrounding neighborhoods. The district also allows a variety of residential uses and building types.
3. MX3, Regional Mixed-use  
The MX3, Regional Mixed-use district is intended to accommodate large-scale employment, retail, civic and institutional and entertainment uses that draw visitors and workers from around the region.”

*Section 4. That Title 42, Chapter 10, “Mixed-Use Districts”, Section 10.030, “Character Designations”, at Subsection 10.030-B, “Pedestrian Character Designation”, at numerical paragraph 3, “Lot and Building Regulations”, be and is hereby amended and which shall recite as follows:*

- “3. Lot and Building Regulations  
The lot and building regulations of Table 10-4 apply to all new construction and building additions in –P character zones, except that civic/institutional buildings and open space sites are subject to –F character zone regulations (see Section 10.030-E).

General exceptions to lot and building regulations and rules for measuring compliance can be found in [Chapter 90](#). See [Figure 10-3](#) for illustration of selected regulations. Existing buildings are exempt from compliance with build-to-zone (BTZ), ground floor ceiling height and transparency regulations.”

*Section 5. That Title 42, Chapter 10, “Mixed-Use Districts”, Section 10.030, “Character Designations”, Subsection 10.030-B, “Pedestrian Character Designation”, numerical paragraph 3, “Lot and Building Regulations”, at Table 10-4, “Lot and Building Regulations for -P Character Zones”, be and is hereby amended and which shall recite as follows:*

*“Table 10-4: Lot and Building Regulations for –P Character Zones*

Minimum Lot Area (sq. ft.)	3,500	Min. Ground Floor Ceiling Height (feet)	12
Minimum Lot Width (feet)	25	Minimum Transparency (%)	
Minimum Street Frontage (feet)	20	Ground floor	50
Minimum Open Space per Unit (sq. ft.)	100	Upper floors	20
Minimum Building Setbacks (feet)		Min. Parking Setbacks (ft) (see also <a href="#">Section 55.080-C</a> )	
		[1]	
Street	0	Primary street	30
Abutting R district	10	Secondary street or R zoning district	10
Abutting nonresidential district	0	Nonresidential zoning district	0
Abutting alley	5	Street-facing Entrance Required	Yes
Build-to-Zone (BTZ) (minimum/maximum in feet) <i>See Section 90.110 for BTZ measurement</i>	0/20		
Primary street BTZ (%)	80		
Secondary street BTZ (%)	30		

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*Section 6. That Title 42, Chapter 10, “Mixed-Use Districts”, Section 10.030, “Character Designations”, Subsection 10.030-C, “Urban Character Designation”, at numerical paragraph 3, “Lot and Building Regulations”, be and is hereby amended and which shall recite as follows:*

**“10.030-C Urban Character Designation**

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**3. Lot and Building Regulations**

The lot and building regulations of [Table 10-5](#) apply to all new construction and building additions in –U character zones, except that civic/institutional buildings and open space sites are subject to –F character zone regulations (see [Section 10.030-E](#)). General exceptions to lot and building regulations and rules for measuring compliance can be found in [Chapter 90](#). Existing buildings are exempt from

compliance with build-to-zone (BTZ), ground floor ceiling height and transparency regulations.”

*Section 7. That Title 42, Chapter 10, “Mixed-Use Districts”, Section 10.030, “Character Designations”, Subsection 10.030-C, “Urban Character Designation”, at Table 10-5: Lot and Building Regulations for -U Character Zones, be and is hereby amended and which shall recite as follows:*

*“Table 10-5: Lot and Building Regulations for –U Character Zones*

Minimum Lot Area (sq. ft.)		Min. Parking Setbacks (feet) (see also <a href="#">Section 55.080-C</a> ) [1]	
Townhouse	1,600	Primary street	30
Apartment/Condo	7,500	Secondary street or R zoning district	10
All other	3,500	Nonresidential district	0
Minimum Lot Width (feet)		Min. Ground Floor Ceiling Height (feet)	
Townhouse	20	Vertical mixed-use, mixed-use, and commercial buildings	12
Apartment/Condo	50	Other buildings	–
All other	25	Minimum Transparency (%)	
Minimum Street Frontage (feet)	20	Vertical mixed-use buildings	
Minimum Open Space per Unit (sq. ft.)		Ground floor	40
Townhouse	200	Upper floors	20
Apartment/Condo/Mixed-use	100	Commercial buildings and mixed-use buildings	
Minimum Building Setbacks (feet)		Ground floor	35
Street	0	Upper floors	20
Abutting R district	10	Other buildings	20
Abutting nonresidential district	0	Street-facing Entrance Required	
Abutting alley	5	Yes	
Build-to-Zone (BTZ) (minimum/maximum in feet) <i>See Section 90.110 for BTZ measurement</i>			
Primary street BTZ (%)	60		
Secondary street BTZ (%)	30		

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*Section 8. That Title 42, Chapter 10, “Mixed-Use Districts”, Section 10.030, “Character Designations”, Subsection 10.030-D, “Variable Character Designation”, at numerical paragraph 3, “Lot and Building Regulations”, be and is hereby amended and which shall recite as follows:*

“10.030-D Variable Character Designation

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3. Lot and Building Regulations

The lot and building regulations of [Table 10-6](#) apply to all new construction and building additions in -V character zones, except that civic/institutional buildings and open space sites are subject to -F character zone regulations (see [Section 10.030-E](#)). General exceptions to lot and building regulations and rules for measuring compliance can be found in [Chapter 90](#). See [Figure 10-6](#) for illustration of selected regulations. Existing buildings are exempt from compliance with build-to-zone (BTZ), ground floor ceiling height and transparency regulations.”

*Section 9. That Title 42, Chapter 10, “Mixed-Use Districts”, Section 10.030, “Character Designations”, Subsection 10.030-D, “Variable Character Designation”, at Table 10-6, “Lot and Building Regulations for -V Character Zones”, be and is hereby amended and which shall recite as follows:*

*“Table 10-6: Lot and Building Regulations for -V Character Zones*

Minimum Lot Area (sq. ft.)		Build-to-Zone (BTZ) (minimum/maximum in feet) <i>See Section 90.110 for BTZ measurement</i>	0/110
Townhouse	1,600	Primary street BTZ (%)	50
Apartment/Condo	7,500	Secondary street BTZ (%)	25
All other	3,500	Min. Parking Setbacks (feet) (see also <a href="#">Section 55.080-C</a> ) [1]	
Minimum Lot Width (feet)		Street or R zoning district	10
Townhouse	20	Nonresidential zoning district	0
Apartment/Condo	50	Min. Ground Floor Ceiling Height (feet)	
All other	25	Vertical mixed-use, mixed-use and commercial buildings	12
Minimum Street Frontage (feet)	20	Other buildings	–
Minimum Open Space per Unit (sq. ft.)		Minimum Transparency (%)	
Townhouse	200	Vertical mixed-use buildings	
Apartment/Condo/Mixed-use	100	Ground floor	40
Minimum Building Setbacks (feet)		Upper floors	20
Street	0	Commercial buildings and mixed-use buildings	
Abutting R district	10	Ground floor	35
Abutting nonresidential district	0	Upper floors	20
Abutting alley	5	Other buildings	20
		Street-facing Entrance Required	Yes”

*Section 10. That Title 42, Chapter 15, “Office, Commercial and Industrial Districts”, Section 15.030, “Lot and Building Regulations”, be and is hereby amended, and which shall recite as follows:*

“Section 15.030 Lot and Building Regulations

15.030-A Table of Regulations

The lot and building regulations of [Table 15-3](#) apply to all principal uses and structures in office, commercial and industrial districts, except as otherwise expressly stated in this zoning code. General exceptions to lot and building regulations and rules for measuring compliance can be found in [Chapter 90](#). Additional regulations governing accessory uses and structures can be found in [Chapter 45](#).

*Table 15-3: O, C and I District Lot and Building Regulations*

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Minimum Lot Area (sq. ft.)	–	–	–	10,000	–	–	–	–	–	–	–
Minimum Street Frontage (feet) [4]	50	50	50	–	50	50	–	–	50	50	50
Maximum Floor Area Ratio (FAR)	0.40	0.50	2.00	8.00	0.50	0.75	–	–	–	–	–
Minimum Lot Area per Unit (sq. ft.)	–	–	–	–	–	–	–	–	–	–	–
Min. Open Space per Unit (sq. ft.)	–	–	–	–	–	–	–	–	–	–	–
Building Setbacks (feet)											
Street [1]	10	10	10	10	10	10	–	–	10	10	10
From AG, AG-R, or R district	10	10[2]	10[2]	10	10[2]	10[2]	–	–	75[3]	75[3]	75[3]
From O district	–	–	–	–	–	–	–	–	75[3]	75[3]	75[3]
Max. Building Coverage (% of lot)	–	–	–	–	–	–	–	–	–	–	–
Maximum Building Height (feet)	35	–	–	–	–	–	–	–	–	–	–

15.030-B Table Notes

The following notes refer to the bracketed numbers (e.g., “ [1]”) in [Table 15-3](#):

- [1] Garage doors must be set back at least 20 feet or 20 feet from the back of the sidewalk, whichever is greater.
- [2] When abutting RE-, RS- or RD-zoned lot, 2 feet of additional building setback required for each foot of building height above 15 feet.
- [3] Minimum building setback abutting freeway right-of-way or railroad right-of-way that is zoned AG, AG-R, R, or O is 10 feet.
- [4] Minimum street frontage requirements apply to townhouse developments, not to individual townhouse units.”

*Section 11. That Title 42, Chapter 20, “Overlay Districts”, Section 20.080, “NIO, Neighborhood Infill Overlay”, be and is hereby amended to add and include new Subsection 20.080-F, “Accessory Dwelling Units”, and which shall recite as follows:*

“20.080-F Accessory Dwelling Units  
Accessory dwelling units (ADUs), as defined in [Section 45.031](#), are permitted by right.”

*Section 12. That Title 42, Chapter 20, “Overlay Districts”, Section 20.090, “NCO, Neighborhood Character Overlay”, Subsection 20.090-B, “Lot and Building Regulations” at numerical paragraph 4, “Garage Setbacks”, be and is hereby amended and which shall recite as follows:*

“4. Garage Setbacks

Street-facing garage doors must be set back at least 36 feet and may not be located closer to the street than the front façade of the principal residential building. On corner lots, the side street setback may be reduced to 20 feet.”

*Section 13. That Title 42, Chapter 20, “Overlay Districts”, Section 20.100, “NIO-2, Neighborhood Infill Overlay-2”, be and is hereby amended to add and include new Subsection 20.100-G, “Accessory Dwelling Units”, and which shall recite as follows:*

“20.100-G Accessory Dwelling Units

Accessory dwelling units (ADUs), as defined in [Section 45.031](#), are permitted by right.”

*Section 14. That Title 42, Chapter 25, “Special Districts”, Section 25.020, “AG, Agricultural District and AG-R, Agricultural-Residential District”, Subsection 25.020-B, “Use Regulations” at Table 25-1: “AG District Use Regulations”, be and is hereby amended and which shall recite as follows:*

*“Table 25-1: AG District Use Regulations*

USE CATEGORY	AG	AG-R	Supplemental Regulations
Subcategory ( <a href="#">Section 35.020</a> )			
Specific use			
<b>RESIDENTIAL</b>			
Household Living (if in allowed Building type indicated in <a href="#">Table 25-1.5</a> )			
Single household	P	P	
Group Living			<a href="#">Section 40.160</a>
Community group home	S	S	<a href="#">Section 40.100</a>
Convent/monastery/novitiate	S	S	
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>			
Airport	S	S	
Cemetery	S	S	<a href="#">Section 40.150</a>
College	S	S	<a href="#">Section 40.070</a>
Day Care			
Family Child Care Home established on or before Nov. 15, 2023 [3]	P	P	<a href="#">Section 40.120</a>
Family Child Care Home established after Nov. 15, 2023	S	S	<a href="#">Section 40.120</a>
Child Care Center	S	S	<a href="#">Section 40.120</a>
Detention and Correctional Facility	S	S	<a href="#">Section 40.130</a>
Fraternal Organization	S	S	<a href="#">Section 40.140</a>
Governmental Service or Similar Functions	S	S	
Hospital	S	S	<a href="#">Section 40.070</a>
Library or Cultural Exhibit	S	S	<a href="#">Section 40.200</a>
Natural Resource Preservation	P	P	
Parks and Recreation	S	S	
Postal Service	S	S	
Religious Assembly	S	S	<a href="#">Section 40.320</a>
School			
Established on or before Jan. 1, 1998	P	P	<a href="#">Section 40.350</a>

USE CATEGORY	AG	AG-R	Supplemental Regulations
Subcategory ( <a href="#">Section 35.020</a> ) Specific use			
Others	S	S	<a href="#">Section 40.350</a>
Utilities and Public Service Facility			
Minor	P	P	
Major	S	S	
Wireless Communication Facility			
Freestanding tower	S	S	<a href="#">Section 40.420</a>
Building or tower-mounted antenna	P	P	<a href="#">Section 40.420</a>
<b>COMMERCIAL</b>			
Assembly and Entertainment			<a href="#">Section 40.040</a>
Indoor gun club	S	-	
Outdoor gun club	S	-	
Stable or riding academy	P	-	
Other indoor assembly and entertainment	S	-	
Other outdoor assembly and entertainment	S	-	
Funeral and Mortuary Service			<a href="#">Section 40.150</a>
Crematory	S	-	
Lodging			
Bed & breakfast	S	S	<a href="#">Section 40.060</a>
Rural retreat	S	-	
Short-term rental	P	P	<a href="#">Section 40.375</a>
Marina	S	-	
<b>INDUSTRIAL</b>			
Mining or Mineral Processing	S	-	<a href="#">Section 40.230</a>
<b>AGRICULTURAL</b>			
Animal Husbandry [1]	P	-	
Community Garden	P	P	<a href="#">Section 40.090</a>
Farm, Market- or Community-supported [2]	P	S	<a href="#">Section 40.090</a>
Horticulture Nursery	P	-	<a href="#">Section 40.225</a>
<b>OTHER</b>			
Oil or Gas Well	S	S	<a href="#">Section 40.270"</a>

*Section 15. That Title 42, Chapter 35, “Building Types and Use Categories”, Section 35.030, “Residential Use Category”, Subsection 35.030-B, “Group Living” at numerical paragraph 9, “Transitional Living Center”, be and is hereby amended and which shall recite as follows:*

- “9. Transitional Living Center  
A community-based residential facility that provides room and board, a supervised living environment, counseling and rehabilitation services.”

*Section 16. That Title 42, Chapter 35, “Building Types and Use Categories”, Section 35.050, “Commercial Use Category”, Subsection 35.050-Q, “Vehicle Sales and Service” at*

*numerical paragraph 4, “Personal Vehicle Repair and Maintenance”, be and is hereby amended and which shall recite as follows:*

- “4. Personal Vehicle Repair and Maintenance  
Uses that repair, install or maintain the mechanical components of automobiles, small trucks or vans, motorcycles, motor homes, or recreational vehicles including recreational boats. Uses that wash, clean, or otherwise protect the exterior or interior surfaces of these vehicles are also included.”

*Section 17. That Title 42, Chapter 45, “Accessory Uses and Structures”, Section 45.030, “Accessory Buildings and Carports in R Districts”, at Subsection 45.030-A, “Accessory Building Size”, be and is hereby amended and which shall recite as follows:*

“45.030-A Accessory Building Size

1. RE and RS-1 Districts  
In RE and RS-1 districts, the total aggregate floor area of all detached accessory buildings not erected as an integral part of the principal residential building may not exceed 750 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1] [2]
  2. RS-2, RS-3, RS-4, RS-5, RD, RT, and RM Districts  
In RS-2, RS-3, RS-4, RS-5, RD, RT, and RM districts, the total aggregate floor area of all detached accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1] [2]
- [1] For detached accessory buildings located within rear setbacks, see Section 90.090-C.
- [2] See Section 45.031-D.6 for exceptions to these floor area limits for accessory buildings containing an Accessory Dwelling Unit.”

*Section 18. That Title 42, Chapter 45, “Accessory Uses and Structures”, Section 45.031, “ADU, Accessory Dwelling Units”, Subsection 45.031-D, “Regulations”, at numerical paragraph 8, “Additional Regulations for Accessory Dwelling Units”, at subparagraph “a” be and is hereby amended and which shall recite as follows:*

- “a. Entrances  
Building entrances to accessory dwelling units may not face the nearest side or rear property line unless there is an alley or street abutting that property line.”

*Section 19. That Title 42, Chapter 45, “Accessory Uses and Structures”, Section 45.080, “Fences and Walls”, at Subsection 45.080-A, be and is hereby amended and which shall recite as follows:*

"45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R-zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Section 70.120. See Section 90.170-A for fence and wall measurements. See also Title 24, Section 103 of the Tulsa Revised Ordinances for sight-distance triangle requirements."

*Section 20. That Title 42, Chapter 45, "Accessory Uses and Structures", Section 45.150, "Parking and Storage of Recreational Vehicles", at Subsection 45.150-C, be and is hereby amended and which shall recite as follows:*

"45.150-C If the regulations of Section 45.150-A cannot be met, parking or storage of recreational vehicles in the street yard requires approval in accordance with the special exception procedures of Section 70.120."

*Section 21. That Title 42, Chapter 55, "Parking", Section 55.090, "Parking Area Design", at Subsection 55.090-F, "Surfacing", be and is hereby amended and which shall recite as follows:*

"55.090-F Surfacing

1. All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of Section 55.090-F.6. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.
2. All motorized vehicles designed for travel upon public streets and all recreational vehicles that are being parked, stored or displayed for sale must be parked, stored or displayed on a dustless, all-weather surface. This surfacing requirement does not apply to junk or salvage yards. The board of adjustment is authorized to grant a special exception permitting the parking, storage or display of motorized vehicles or recreational vehicles on a surface other than one consisting of a dustless, all-weather surface if the location complies with all applicable minimum building setbacks.
3. Driveways, not including parking spaces, that serve residential uses in AG and AG-R zoning districts may be surfaced with gravel in place of a dustless, all-weather surface outside of the street right-of-way.
4. As an alternative to fully paved driveways, ribbon driveways serving residential dwelling units are allowed, subject to the following provisions.
  - a. Ribbon driveways consist of at least two wheel strips, at least 2 feet in width each, constructed with concrete.

- b. The wheel strips must be separated by a permeable surface with a maximum width of 4 feet. The space between the wheel strips may be planted with turf, grass, or other ground cover, or filled with landscaping rocks or gravel. Gravel or rocks that have migrated onto adjacent areas must be regularly swept and removed. The permeable space between wheel strips does not count toward satisfying minimum open space per unit requirements.
  - c. The overall width of the driveway is measured from the outer edges of the outside wheel strips and includes the aggregate widths of all wheel and permeable strips.
  - d. Within the right-of-way, driveways must be fully paved across their total width. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704.)
5. In RE, RS, RD, and RT zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of Section 70.120, or, if in a PUD, in accordance with the amendment procedures of Section 30.010-I.2. (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704.)

*Table 55-6: Maximum Driveway Widths in RE, RS, RD, and RT Zoning Districts*

Maximum Driveway Width					
Street Frontage	75'+	60' – 74'	46' – 59'	30' – 45'	Less than 30' [2]
Driveway Within Right-of-Way (feet) [1]	27'	26'	22'	20'	12'
Driveway Within Street Setback (feet) [1]	30'	30'	–	–	–

[1] Maximum width is the sum of the width of all driveways.

[2] Provided that for street frontages less than 24 feet, a driveway up to 12 feet in width is permitted.

For approvals granted under the terms of the zoning code in effect prior to January 1, 2016, including (1) variances of maximum driveway coverage measured by width, square footage or percentage of yard and (2) establishment of PUD development standards that increase the maximum permitted driveway coverage measured by any such means, the foregoing maximums do not apply.

- 6. Pervious pavement or pervious pavement systems, including pervious asphalt, pervious concrete, modular pavers designed to funnel water between blocks, lattice or honeycomb shaped concrete grids with turf grass or gravel filled voids to funnel water, plastic geocells with turf grass or gravel, reinforced turf grass or gravel with overlaid or embedded meshes, resin-bound pervious pavement systems, or similar structured and durable systems are allowed as parking lot surfacing materials. Gravel, turf, or other materials that are not part of a structured system designed to manage stormwater are not considered pervious

pavement or a pervious pavement system. Pervious pavement and pervious pavement systems must comply with the following:

- a. Materials must be installed and maintained in accordance with all applicable city standards. Damaged areas must be promptly repaired. Gravel that has migrated from a pervious pavement system onto adjacent areas must be regularly swept and removed.
- b. Accessible parking spaces and accessible routes from the accessible space to the principal structure or use served must comply with the building code.
- c. Pervious pavement or pervious pavement systems are prohibited in areas used for the dispensing of gasoline or other liquid engine fuels or where other hazardous materials are used or stored.
- d. Parking areas with pervious pavement or pervious pavement systems must have the parking spaces marked as required by this chapter, except that pervious pavement systems that utilize gravel or turf may use alternative marking to indicate the location of the parking space, including markings at the end of spaces on the drive aisle or curbing, wheel stops, or concrete or paver strips in lieu of painted lines."

*Section 22. That Title 42, Chapter 55, "Parking", Section 55.100, "Stacking Spaces for Drive-through Facilities", at Subsection 55.100-C, "Location and Design", be and is hereby amended and which shall recite as follows:*

"55.100-C Location and Design

1. Stacking lanes must be located on the subject property. They may not be located within required driveways or drive aisles, parking spaces or loading areas and may not interfere with access to parking and ingress and egress from the street.
2. Except on corner lots, all areas associated with drive-through facilities, including drive-through signs, stacking lanes, trash receptacles, loudspeakers and service windows must be located to the rear or on the non-street-facing side of the property.
3. All areas associated with drive-through facilities must be screened from the street in accordance with the S2 screening standards of Section 65.070-C and the Street Frontage Buffer requirements of Section 65.060-C. The tree requirements of the S2 screen may be used to satisfy the street tree requirements of Section 65.040-B.
4. Drive-through lanes must be set back at least 10 feet from abutting R- or AG-R-zoned lots, and a screening wall or fence must be provided along the common lot line in accordance with the F1 screening fence or wall standards of Section 65.070-C."

*Section 23. That Title 42, Chapter 60, "Signs", Section 60.030, "Sign Exceptions", at Subsection 60.030-B, "Drive-through Signs", be and is hereby amended and which shall recite as follows:*

“60.030-B Drive-through Signs

Drive-through signs are permitted in conjunction with drive-through uses, in accordance with the following regulations.

1. Location  
Drive-through signs must be located within 10 feet of a drive-through lane.
2. Number and Dimensions  
One primary drive-through sign not to exceed 36 square feet in area or 8 feet in height is allowed per order station up to a maximum of 2 primary drive-through signs per lot. One secondary drive-through sign not to exceed 15 square feet in area or 6 feet in height is allowed per order station, up to a maximum of 2 secondary drive-through signs per lot.”

*Section 24. That Title 42, Chapter 65, “Landscaping and Screening”, Section 65.060, “Vehicular Use Area Buffers”, Subsection 65.060-C, “Requirements”, at numerical paragraph 2, “R or AG-R District Buffers” be and is hereby amended and which shall recite as follows:*

- “2. R or AG-R District Buffers
  - a. When a vehicular use area is located on a lot abutting an R- or AG-R-zoned lot, an R or AG-R district buffer must be provided in the form of an F1 screen, in accordance with §65.070-C.”

*Section 25. That Title 42, Chapter 65, “Landscaping and Screening”, Section 65.070, “Screening”, Subsection 65.070-B, “Features Required to be Screened”, at numerical paragraph 2, “Dumpsters” be and is hereby amended and which shall recite as follows:*

- “2. Dumpsters  
All dumpsters must be screened from view of all street rights-of-way and R-zoned property, and AG-R zoned property. Screening of dumpsters located in alley rights-of-way is not required. Dumpsters may be screened from view by a principal structure or by an F1 screening fence or wall in accordance with §65.070-C. When an F1 screening fence or wall encloses a dumpster on four sides, one side of the storage area must be furnished with an opaque, lockable gate kept closed at all times except during waste deposit or collection. The gate must be located and constructed to allow for unobstructed access to each dumpster during collection.”

*Section 26. That Title 42, Chapter 65, “Landscaping and Screening”, Section 65.070, “Screening”, Subsection 65.070-C, “Types of Screens”, by adopting new numerical paragraph 2, “S-2, Mid-profile Screen” be and is hereby amended and which shall recite as follows, with existing numerical paragraphs 2, 3, 4, and 5 being renumbered as follows:*

- “2. S2, Mid-profile Screen
  - a. Purpose

The S2, mid-profile screen is intended to shield vehicles, headlights, and other elements of drive-throughs from view of abutting streets.

b. Design

The S2 screen requires a low wall or berm, plus shrubs and trees between the wall/berm and the lot line.

(1) Enough shrubs must be planted to form a continuous hedge at least 3 feet in height. Shrubs must be at least 24 inches tall at the time of planting. Up to 40% of shrubs may be deciduous.

(2) One large tree, as defined in Section 65.080-B and listed in the Recommended and Prohibited Tree Species List, is required per 25 linear feet of landscaped area. If large trees are not feasible due to the presence of overhead lines or other utility obstructions, as determined by the land use administrator, at least one small tree is required per 15 linear feet of landscaped area.

(3) A screening wall or earthen berm with a minimum height of 3 feet and a maximum height of 4 feet is required along the full length of the interior side of the landscaped area. Walls used to satisfy S2 screening requirements must be constructed of brick, stone, cast stone, formed concrete or similar durable, low-maintenance materials. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or another decorative material.

3. F1, Screening Fence or Wall

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4. Materials, Installation and Maintenance

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5. Modification of Requirements

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6. Screening or Setbacks Triggered by Proximity to Nonresidential Areas/Features"

*Section 27. That Title 42, Chapter 70, "Review and Approval Procedures", Section 70.030, "Zoning Map Amendments (Rezoning)", Subsection 70.030-F, "Final Action-City Council", be and is hereby amended and which shall recite as follows:*

"70.030-F Final Action—City Council

1. Following receipt of the planning commission's recommendation, the city council must hold a public hearing on the application and act to approve the proposed zoning map amendment, approve the proposed amendment with modifications, including approval of a less intensive zoning district or an optional development plan, or deny the proposed amendment. The city council is also authorized to remand the proposed zoning map amendment back to the planning commission for further consideration."

*Section 28. That Title 42, Chapter 70, “Review and Approval Procedures”, Section 70.040, “Development Plans”, Subsection 70.040-B, “Applicability”, at numerical paragraph 2, “Optional”, be and is hereby amended and which shall recite as follows:*

*“2. Optional*

*Property owners may elect to submit a development plan with any zoning map amendment application. The optional development plan process is also used to process proposals to provide access to lots via a private street. In acting on optional development plans, the planning commission is authorized to recommend and the city council is authorized to approve use and development limitations that are at least as restrictive or are more restrictive than the base zoning regulations. Optional development plans may not be used to obtain relief from otherwise applicable zoning code regulations. The city council is authorized to request an optional development plan from the applicant if they deem it appropriate at the time of their consideration of a proposed zoning map amendment.”*

*Section 29. That Title 42, Chapter 70, “Review and Approval Procedures”, Section 70.040, “Development Plans”, Subsection 70.040-G, “Final Action-City Council”, at numerical paragraph 1, be and is hereby amended and which shall recite as follows:*

*“70.040-G Final Action—City Council*

- 1. Following receipt of the planning commission’s recommendation, the city council must hold a public hearing on the development plan and act to approve the proposed development plan, approve the proposed development plan with modifications or deny the proposed development plan. The city council is also authorized to remand the proposed development plan back to the planning commission for further consideration. The city council may, but is not required to, consider and act upon an optional development plan submitted after the planning commission’s public hearing on a proposed zoning map amendment.”*

*Section 30. That Title 42, Chapter 75, “Administration”, Section 75.010, “Board of Adjustment”, at Subsection 75.010-J, “Powers and Duties”, be and is hereby amended and which shall recite as follows:*

*“75.010-J Powers and Duties*

*The board of adjustment has the powers and duties that are expressly identified in this zoning code, including hearing and acting on applications for variances, special exceptions, and appeals of administrative decisions.”*

*Section 31. That Title 42, Chapter 75, “Administration”, Section 75.020, “Preservation Commission”, at Subsections 75.020-A, “Composition”, 75.020-B, “Appointments”, and 75.020-C, “Terms”, be and are hereby amended and which shall recite as follows:*

*“Section 75.020 Preservation Commission*

#### 75.020-A Composition

Members of the preservation commission must have a demonstrated interest in historic preservation, as required by the Oklahoma State Historic Preservation Office, to maintain certified local government status with the National Park Service. The preservation commission must be composed of 11 members appointed to positions as "professional members," "historic property owner members," a planning commission member, and an at-large member. The composition and qualifications of each class of members are as follows:

1. Professional Members

The professional membership of the preservation commission must be composed of 5 members as follows:

- a. One member must be a licensed architect;
- b. One member must be a licensed landscape architect;
- c. One member must be a developer or builder;
- d. One member must be a licensed real estate broker; and
- e. One member must be an architectural historian or historian.

2. Historic Property Owner Members

The historic property owner membership of the preservation commission must be composed of 4 members, each of whom must own an individual National Register-listed property or a property within a National Register-listed or eligible historic district. For a district to be considered eligible, it must be identified as eligible for National Register listing in the Tulsa Historic Preservation Resource Guide and agreed to by the Oklahoma State Historic Preservation Office. At least 3 of the 4 historic property owner members must reside in their historic property, or within their listed or eligible historic district, and at least one of the historic property owner members must reside within an HP district.

3. Planning Commission Member

One member of the preservation commission must be a member of the planning commission.

4. At-Large Member

The at-large member must be someone with a demonstrated interest in historic preservation.

#### 75.020-B Appointments

Professional members, historic property owner members, and the at-large member of the preservation commission must be appointed by the mayor and confirmed by the city council. The planning commission member must be appointed by the planning commission to serve on the preservation commission.

#### 75.020-C Terms

The terms of office of all members of the preservation commission, except the planning commission member, will be 3 years. The planning commission member will serve terms on the preservation commission commensurate with the term of office served on the planning commission, without any of the limitations on terms provided in this paragraph. Regardless of the expiration of any term of office, except in the event of death,

resignation, or removal from office, all members of the preservation commission must continue to serve until their successor is duly appointed by the mayor."

*Section 32. That Title 42, Chapter 85, "Violations, Penalties and Enforcement", Section 85.040, "Remedies and Enforcement Powers", at Subsection 85.040-D, "Stop Work", be and is hereby amended and which shall recite as follows:*

"85.040-D Stop Work

A code enforcement official or the development administrator, with or without revoking permits, may stop work on any building or structure on any land on which there is an uncorrected violation of a provision of this zoning code or of a permit or other form of authorization issued under this or previous zoning codes. A stop work order shall be in writing and shall be posted at the property. A stop work order will be effective immediately upon posting at the property. Written notice, which states the reason for the stop work order and the conditions under which the cited work is authorized to resume, shall also be given to the owner of the property by mail based on property ownership information from the County Assessor's office. No prior notice is required before a stop work order is issued. Any person who violates a posted stop work order may be subject to the criminal penalties described in Section 85.040-A."

*Section 33. That Title 42, Chapter 90, "Measurements", Section 90.090, "Setbacks", at Subsection 90.090-C, "Permitted Setback Obstructions in R Zoning Districts", at Table 90-1, "Permitted Setbacks in R Zoning Districts", be and is hereby amended and which shall recite as follows:*

"Table 90-1: Permitted Setback Obstructions in R Zoning Districts

Obstruction	Setback		
	Street	Side	Rear
Accessory buildings (see also <u>Section 90.090-C.2</u> )	No	No [4]	Yes [4]
Air conditioning units	No	Yes	Yes
Arbors and trellises	Yes	Yes	Yes
Awnings, canopies, light shelves and architecturally integrated solar shading devices projecting no more than 2 feet into the setback	Yes	Yes	Yes
Barbeque pits and outdoor fireplaces	No	No	Yes
Bay windows projecting no more than 2 feet into the setback	Yes	Yes	Yes
Carports	Yes [1]	Yes [2]	Yes [2]
Chimneys and flues projecting no more than 2 feet into the setback	Yes	Yes	Yes
Clotheslines	No	Yes	Yes
Decks, patios, and other features and structures less than 30 inches in height above grade	Yes	Yes	Yes
Eaves and gutters projecting no more than 2 feet into the setback	Yes	Yes	Yes
Fences and walls (see also <u>Section 45.080</u> )	Yes	Yes	Yes
Fire escapes projecting no more than 4.5 feet into the setback	Yes	Yes	Yes
Flagpoles and similar features	Yes	Yes	Yes
Geothermal heat pumps and geothermal heat exchange system equipment up to 4 feet in height above grade	No	No	Yes
Green houses and hoop houses (see also <u>Section 90.090-C.2</u> )	No	No [4]	Yes [4]
Insulation added to the outside of the exterior wall of an existing building	Yes	Yes	Yes
Plants and cold frames	Yes	Yes	Yes
Rainwater harvesting equipment projecting no more than 4.5 feet into the setback	Yes	Yes	Yes
Recreational equipment (e.g., swing sets, playground equipment, tree houses, etc.)	No	No	Yes

Obstruction	Setback		
	Street	Side	Rear
Satellite dish antennas	See Section 45.180		
Signs (see also Chapter 60)	Yes	Yes	Yes
Sills, belt courses, cornices and similar architectural features projecting no more than 2 feet into the setback	Yes	Yes	Yes
Solar energy systems (see also Section 45.190)	No	Yes	Yes
Swimming pools and tennis courts	No [3]	No	Yes
Vehicle parking/storage, inoperable (see also Section 45.140)	No	No	Yes
Wheelchair lifts and ramps that meet federal, state and local accessibility standards	Yes	Yes	Yes

**Table 90-1 Notes**

- [1] Special exception approval required; see Section 90.090-C.1.
- [2] Detached carports located outside of the street setback and street yard in an R district must be set back at least 3 feet from side and rear lot lines. See Section 90.090-C.1 for carports located in street setbacks or street yards in R districts.
- [3] May be allowed in the street setback within a rear yard.
- [4] Except that, when located in the rear setback, accessory buildings must be set back at least 3 feet from all interior lot lines; see Section 90.090-C.2."

*Section 34. That Title 42, Chapter 90, "Measurements", Section 90.090, "Setbacks", Subsection 90.090-C, "Permitted Setback Obstructions in R Zoning Districts", at numerical paragraph 2, and including Table 90-2, "Accessory Building Coverage Limits in Rear Setback", be and is hereby amended and which shall recite as follows:*

"2. Detached Accessory Buildings in R Districts

- a. Detached accessory buildings may be located in rear setbacks, provided that:
  - (1) The accessory building does not exceed one story or 18 feet in height and is not more than 10 feet in height to the top of the top plate; and
  - (2) The accessory building does not exceed two stories or 25 feet in height and is not more than 18 feet in height to the top of the top plate if it contains an Accessory Dwelling Unit on the second floor; and
  - (3) Garage doors are limited to 8 feet in height; and
  - (4) Accessory building coverage in the rear setback does not exceed the maximum limits established in Table 90-2:

*Table 90-2: Accessory Building Coverage Limits in Rear Setback*

Zoning District	Maximum Coverage of Rear Setback
RE and RS-1 Districts	30%
RS-2 District	35%
RS-3, RS-4, RS-5, RD, RT, and RM Districts	40%"

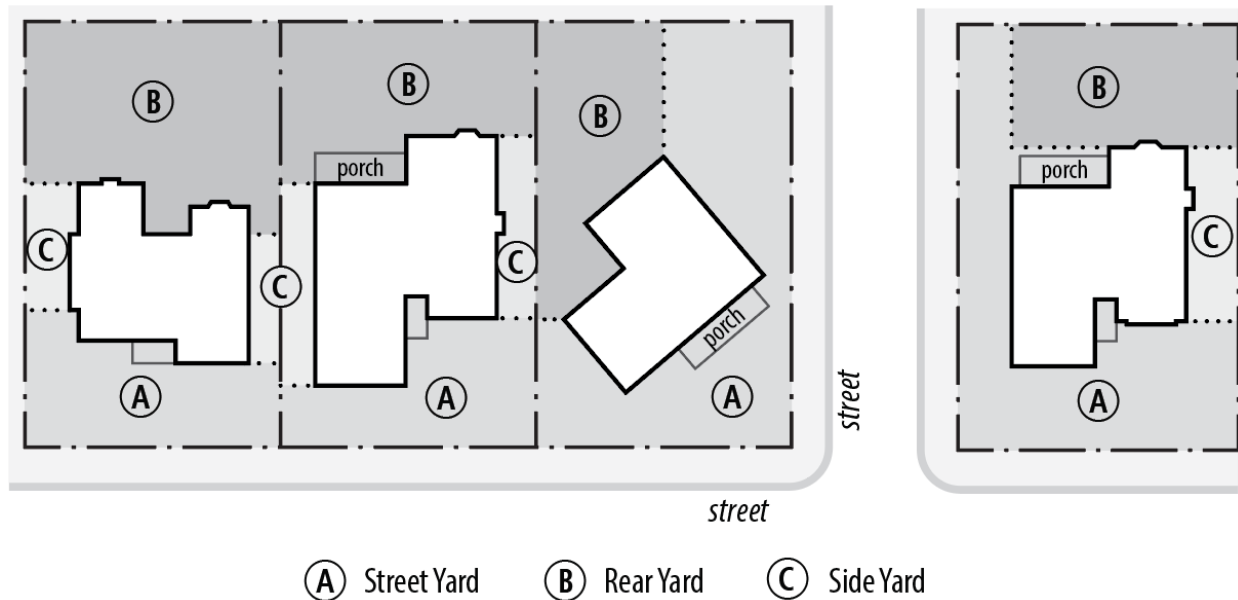
*Section 35. That Title 42, Chapter 95, "Definitions", Section 95.280, "Terms Beginning with "Y"", be and is hereby amended and which shall recite as follows:*

“Section 95.280 Terms Beginning with “Y”

Yard

An actual (as opposed to “required”) open, unoccupied space that exists on a lot between a principal building and a lot line.

Figure 95-16: Yards



Yard, Front

A yard extending along the full width of the lot from the front lot line to the façade of the principal building oriented toward the front lot line, not including projections, such as porches, chimneys, and bay windows.

Yard, Rear

A yard extending along the full width of the lot from the rear lot line to the façade of the principal building oriented toward the rear lot line, not including projections, such as porches, chimneys, and bay windows. On a corner lot, the rear yard extends between the interior side lot line and the street yard.

Yard, Side

A yard extending along a side lot line between the front yard and the rear yard.

Yard, Street

A yard extending along the full width of the lot from the street lot line to the façade of the principal building oriented toward the street, not including projections, such as porches, chimneys, and bay windows.”

*Section 36. That if any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.*

*Section 37. That all ordinances or parts of ordinances in conflict herewith be and the same are expressly repealed.*

ADOPTED by the Tulsa City Council, this 10th Day of September 2025

Phil Lakin, Jr., Chair of the City Council

APPROVED by the Mayor of the City of Tulsa, Oklahoma, this 17th Day of September 2025

Monroe Nichols IV, Mayor

ATTEST: Christina Chappell, City Clerk

APPROVED: Jack Blair, City Attorney

