Published in OKC Friday on February 20, 2026

ORDINANCE NO. 1300

AN ORDINANCE AMENDING THE NICHOLS HILLS CITY CODE REGARDING ATTACHED GARAGES IN THE R-1-75 SINGLE-FAMILY RESIDENTIAL DISTRICT AND THE R-1-60 SINGLE-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. Section 8-241 of the Nichols Hills City Code is hereby amended, with deleted language stricken through and new language underlined, to wit:

Sec. 8-241. Construction requirements for Attached Garages.

Attached Garages in the R-1-75 Single-Family Residential District and in the R-1-60 Single-Family Residential District are subject to the following.

(a) *Front-Facing Attached Garages; permitted number of doors and door widths.* Front-Facing Attached Garages are limited to one single door with an opening width of not more than 18 feet or two single doors with opening widths of not more than ten feet each.

(b) *All other Attached Garages; permitted door width.* All Attached Garages that are not Front-Facing Attached Garages are limited to a maximum opening garage door width of not more than 18 feet.

(c) *Attached Garage Square Footage and Floor Area Ratio calculation.* The following apply to new construction and to construction of Additions when this Code requires calculation of a Dwelling's Floor Area Ratio.

(1) *Dwellings with only a Front-Facing Attached Garage*. ~~600~~ A maximum of 900 square feet in the Front-Facing Attached Garage may be excluded from the Dwelling's Floor Area. All square feet in such garage that are in excess of ~~600~~ 900 square feet must be added to the Dwelling's Floor Area for purposes of calculating the Dwelling's Floor Area Ratio.

(2) *Dwellings with a Front-Facing Attached Garage and an Attached Garage(s) that is not a Front-Facing Attached Garage*. 900 square feet of the combined square footage of such garages may be excluded from the Dwelling's Floor Area. All square feet in such garages combined that are in excess of 900 square feet must be added to the Dwelling's Floor Area for purposes of calculating the Dwelling's Floor Area Ratio.

(3) *Dwellings with only an Attached Garage(s) that is not a Front-Facing Attached Garage*. 900 square feet of the combined square footage of such garage(s) may be excluded from the Dwelling's Floor Area. All square feet of such garage (or garages combined when there is more than one such Attached Garage) that are in excess of 900 square feet must be added to the Dwelling's Floor Area for purposes of calculating the Dwelling's Floor Area Ratio.

*****

Section 2. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 3. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 4. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the immediate preservation of the peace, health, welfare, and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the 10th day of February, 2026.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the 10th day of February, 2026.

ATTEST:

Amanda Copeland
City Clerk
[Seal]

Steven J. Goetzinger
Mayor

REVIEWED as to Form and Legality

John Michael Williams
City Attorney