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ORDINANCE NO. 1312

AN ORDINANCE AMENDING THE NICHOLS HILLS CITY CODE REGARDING ATTICS AND FLOOR AREA RATIO; 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:

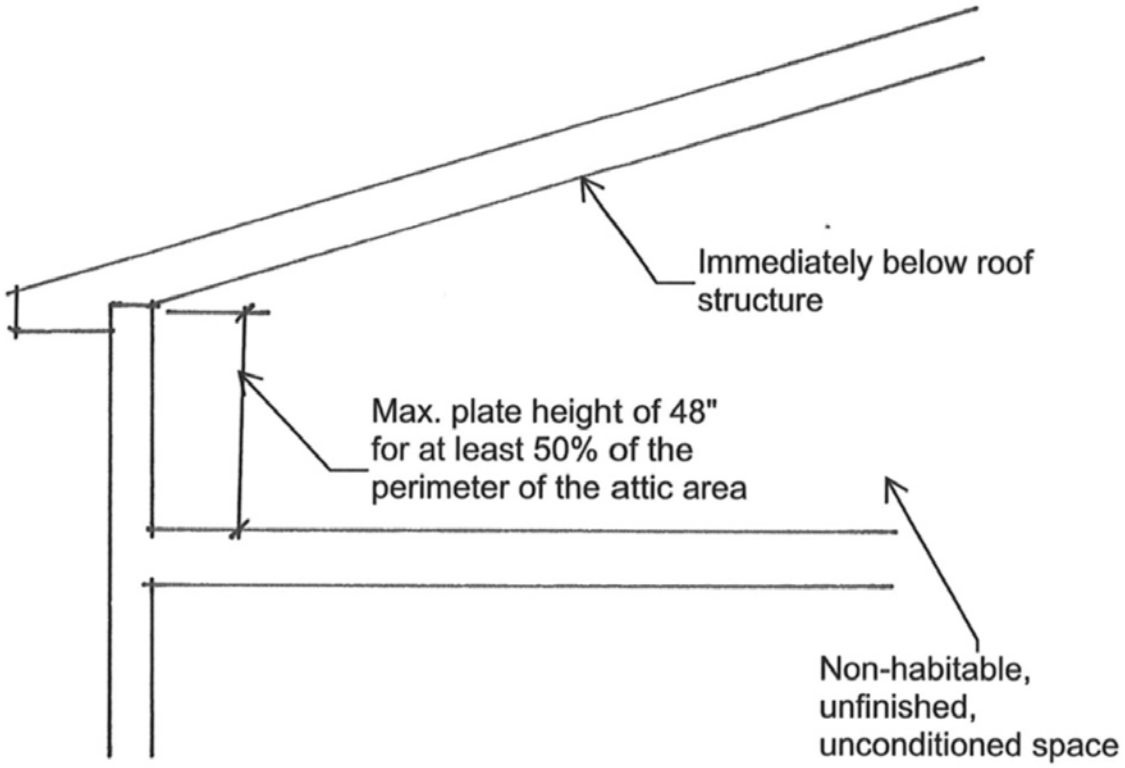
Section 1. Section 50-3 of the Nichols Hills City Code is hereby amended, with deleted language stricken through and new language underlined, to wit:

Sec. 50-3, Definitions.

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

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Attic means the space in a Building that is directly below the roof Structure; ~~and~~ that is unfinished, uninhabitable, and not air conditioned;~~,~~ and of which at least fifty percent (50%) of the perimeter of the space has a plate height of forty-eight (48) inches or less above the floor structure. ~~The only permitted use of an Attic is storage.~~ Attics, as defined in this Section, are not included in Floor Area calculations.



ATTIC SPACE

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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 All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.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 9th day of June, 2026.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the 9th day of June, 2026.

ATTEST:

Sody Clements
Mayor

Amanda Copeland
City Clerk

Reviewed as to Form and Legality:

John Michael Williams
City Attorney