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ORDINANCE NO. _____ 26,081 _____

ORDINANCE RELATING TO ZONING AND PLANNING CODE, AMENDING CHAPTER 59, OF THE OKLAHOMA CITY MUNICIPAL CODE, 2010; ARTICLE IV, SECTION 4250.1 ARTICLE VI, SECTIONS 6100.1 (TABLE), 6200.1 (TABLE), ADDING A CONDITIONAL USE LODGING ACCOMMODATIONS: HOME SHARING; ARTICLE VII, SECTIONS 7150.2 (TABLE), 7200.1 (TABLE), 7250.1 (TABLE), ADDING A SPECIAL EXCEPTION USE LODGING ACCOMMODATIONS: HOME SHARING; ARTICLE VII SECTION 7300.1 (TABLE), ADDING A CONDITIONAL USE LODGING ACCOMMODATIONS: HOME SHARING; ARTICLE VIII, SECTION 8300 ADDING A NEW USE UNIT LODGING ACCOMMODATIONS: HOME SHARING; ARTICLE IX, SECTION 9350 ADDING USE STANDARDS FOR A NEW SPECIFIC USE LODGING ACCOMMODATIONS: HOME SHARING.

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ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

Chapter 59

ZONING AND PLANNING CODE

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SECTION 1. That Chapter 59, Article IV, Section 4250.1 of the Oklahoma City

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Municipal Code 2010, is hereby amended to read as follows:

F. *Conditions.*

(1) *Site Plan Must Be Followed.* All uses approved by a special exception shall commence and be maintained in accordance with the approved site plan.

(2) *Failure to Comply.* Whenever Staff finds that any proposed construction or occupancy does not, in its opinion, substantially comply with the terms of the special exception, it shall refer the question to the Board of Adjustment for its review at a public hearing

(3) Amendment. When the holder of a special exception determines that an extension of time or modification of a site plan, or other requirements, is necessary, he/she shall apply in the same manner as the original application.

(4) Expiration. All approvals of a special exception shall expire by default if either:

(a) If the use is not established or construction is not initiated within 12 months; or

(b) If the use once established has been discontinued or abandoned for a period of 12 months.

SECTION 2. That Chapter 59, Article VI, Sections 6100 and 6200 of the Oklahoma City Municipal Code 2010, are hereby amended to read as follows:

ARTICLE VI. ZONING BASE DISTRICTS

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§ 59-6100. Agricultural and Residential Districts.

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§ 59-6100.2. District Use Regulations.

- A. Special standards for specific uses identified in Table 6100.1 as Special Exception (SE), Special Permit (SP) or Conditional (C) are found in Section 59-9350, Standards for Specific Uses.
- B. Table 6100.1 lists the uses allowed in the agricultural and residential districts.

TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS

KEY: P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance

Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).

USE		AA	RA2	RA	R-1	R-1ZL	R-2	R-3	R-3M	R-4M	R-4	R-MH-1	R-MH-2
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
8300.2	Adult Day Care Facilities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
8150.1	Agricultural Processing: General	SP											
8150.2	Agricultural Processing: Limited	P											
8150.3	Animal Raising: Commercial	P	C	C	C	C	C	C	C	C	C	C	C
8150.4	Animal Raising: Commercial Feedlots	SP											
8150.5	Animal Raising: Personal	P	C	C	C	C	C	C	C	C	C	C	C
8300.7	Animal Sales & Services: Auctioning	SP											
8300.9	Animal Sales & Services: Horse Stables	P											
8300.10	Animal Sales & Services: Kennel & Veterinary, General	SP											
8300.11	Animal Sales & Services: Kennel & Veterinary, Restricted	P											
8300.25	Child Care Centers	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
8150.6.1	Community Garden	C	C	C	C	C	C	C	C	C	C	C	C
8300.27	Communications Services: Antennas	C	C	C	C	C	C	C	C	C	C	C	C
8300.28	Communications Services: Broadcast Towers	C	C	C	C	C	C	C	C	C	C	C	C

TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS

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Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).

USE		AA	RA2	RA	R-1	R-1ZL	R-2	R-3	R-3M	R-4M	R-4	R-MH-1	R-MH-2
8300.30	Communications Services: Telecommunication Towers	C	C	C	C	C	C	C	C	C	C	C	C
8250.2	Community Recreation: General	C	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8250.3	Community Recreation: Property Owners Association	P	P	P	P	P	P	P	P	P	P	P	
8250.4	Community Recreation: Restricted	C	C	C	C	C	C	C	C	C	C	C	C
8150.6.2	Composting	P	P	P	C	C	C	C	C	C	C	C	C
8200.1	Congregate Care Housing & Convalescent Homes									C	C		
8250.6	Domestic Violence Shelters	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8250.7	Emergency Shelters & Feeding Sites	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8300.40	Family Day Care Homes	P	P	P	P	P	P	P	P	P	P	P	P
8250.8	Forced Detention or Correction Facilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8300.43	Funeral & Interment Services: Interring	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8150.6.3	Greenhouse	P	P	P	C	C	C	C	C	C	C	C	C
8200.3	Group Residential										P		
8350.5	Hazardous Waste Disposal	SP											
8250.9	Heavy Public Protection & Utility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8250.10	High Impact Institutional	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8150.6.4	Home Garden	P	C	C	C	C	C	C	C	C	C	C	C

TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS

KEY: P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance

Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).

USE		AA	RA2	RA	R-1	R-1ZL	R-2	R-3	R-3M	R-4M	R-4	R-MH-1	R-MH-2
8150.6.5	Hoop House	P	P	P	C	C	C	C	C	C	C	C	C
8150.7	Horticulture	C	C	C									
8250.11	Library Services & Community Centers		C	C	C	C	C	C	C	C	C	C	C
8250.12	Light Public Protection & Utility: General	P	C	C	C	C	C	C	C	C	C	C	C
8250.13	Light Public Protection & Utility: Restricted	P	P	P	P	P	P	P	P	P	P	P	P
8200.4	Live/Work Units												
8300.49	Lodging: Accommodations Bed and Breakfast				SP	SP	SP	C	C	C	C		
8300.50	Lodging Accommodations: Campground	SE											C
<u>8300.51.1</u>	<u>Lodging Accommodations: Home Sharing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
8250.14	Low Impact Institutional: Neighborhood-Related	P	C	C	C	C	C	C	C	C	C	C	C
8200.5	Low Impact Institutional: Residential-Oriented	P	P	P	P	P	P	P	P	P	P		
8450.1	Mining & Processing: Minerals & Raw Material	SP											
8450.2	Mining and Processing: Oil and Gas	V	V	V	V	V	V	V	V	V	V	V	V

TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS

KEY: P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance

Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).

USE		AA	RA2	RA	R-1	R-1ZL	R-2	R-3	R-3M	R-4M	R-4	R-MH-1	R-MH-2
8200.7	Manufactured (Mobile) Home Residential	P			C ₁							P	P
8200.8	Model Home				P								
8200.9	Model Home Accessory Parking Lot				C								
8200.10	Manufactured (Mobile) Home Residential: Construction	C	C	C	C								
8200.11	Manufactured (Mobile) Home Residential: Medical Hardship	SE	SE	SE	SE		SE	SE			SE		
8250.15	Moderate Impact Institutional	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8200.12	Multiple-Family Residential								P ²	P	P		
8250.16	Murals	C	C	C	C	C	C	C	C	C	C	C	C
8300.56	Participant Recreation & Entertainment: Outdoor	SP											
8300.60	Personal Storage										SP		
8150.7.1	Rainwater Harvesting	C	C	C	C	C	C	C	C	C	C	C	C
8250.17	Residential Facilities for Dependent & Neglected Children	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8250.18	Residential Facilities for Drug or Alcohol Treatment Centers	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8150.7.2	Roof Garden	C	C	C	C	C	C	C	C	C	C	C	C
8150.8	Row & Field Crops	P	P	P									

TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS

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Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).

USE		AA	RA2	RA	R-1	R-1ZL	R-2	R-3	R-3M	R-4M	R-4	R-MH-1	R-MH-2
8350.12	Sanitary Landfill	SP											
8200.13	Senior Independent Living									P	P		
8200.14	Single-Family Residential	P	P	P	P	P	P	P	P	P	P	P	
8300.68	Spectator Sports & Entertainment: High Impact	SP											
8350.14	Stockyards	SP											
8200.15	Three- and Four-Family Residential							P	P	P	P		
8200.16	Two-Family Residential						P	P	P	P	P		
8250.19	Transitional Mental Health Residential Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
8400.2	Transportation Facilities: Aircraft	SP											
8400.3	Transportation Facilities: Surface Passenger	SP											
8450.3	Underground Injection Wells: Disposal Wells	SE											
8450.4	Underground Injection Wells: Enhanced Recovery Wells	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
8150.9	Urban Farm	C	C	C	C	C	C	C	C	C	C	C	C

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§ 59-6200. Office and Commercial Districts.

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§ 59-6200.2. District Use Regulations.

- A. Special standards for specific uses identified in Table 6200.1 as Special Exception (SE), Special Permit (SP) or Conditional (C) are found in Section 59-9350, Standards for Specific Uses.
- B. Table 6200.1 lists the uses allowed in the office and commercial districts.
- C. Unless allowed conditionally as annotated in Table 6200.1, the owner/operator of any property who wishes to serve or sell alcoholic beverages, as defined by State law and subject to State licensing requirements, for on-premises consumption as an accessory function of the primary use of the property, may apply for a Special Permit, subject to the following condition, providing that the primary use is permitted within the zoning district, and providing that the facility in which the alcoholic beverages are served or sold complies with the City's building code requirements.

If food or beverages are consumed in an outdoor seating/activity area between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest abutting property line of the residential use.

TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS

KEY:

P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //
V = Variance

Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).

USE		O-1	O-2	RC	NB	C-1	C-2	C-3	C-4
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE	SE	SE	SE	SE	SE	SE	SE
8300.1	Administrative & Professional Offices	P	P	P	P	P	P	P	P
8300.2	Adult Day Care Facilities	P	P	P	P	P	P	P	P
8300.3	Adult Entertainment Uses							C	C
8150.1	Agricultural Processing: General	C	C	C	C	C	C	C	C
8150.2	Agricultural Processing: Limited	C	C	C	C	C	C	C	c
8300.4	Agricultural Supplies & Services			P					P

TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS**KEY:**

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Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).

USE		O-1	O-2	RC	NB	C-1	C-2	C-3	C-4
8300.5	Alcoholic Beverage Retail Sales					P	P	P	P
8150.3	Animal Raising: Commercial	C	C	C	C	C	C	C	C
8150.4	Animal Raising: Commercial Feedlots	SP	SP	SP	SP	SP	SP	SP	SP
8150.5	Animal Raising: Personal	C	C	C	C	C	C	C	C
8300.7	Animal Sales & Services: Auctioning			SP					
8300.8	Animal Sales & Services: Grooming			P	P	P	P	P	P
8300.10	Animal Sales & Services: Kennel & Veterinary, General			P					SP
8300.11	Animal Sales & Services: Kennel & Veterinary, Restricted			P	P	P	P	P	P
8300.12	Automotive: Parking Garages		P		P		P	P	P
8300.13	Automotive: Parking Lots, as a Principal Use	P	P		P			P	P
8300.14	Automotive & Equipment: Cleaning & Repairs, Light Equipment				C		C	C	C
8300.15	Automotive & Equipment: Heavy Repairs, Heavy Equipment								P
8300.16	Automotive Auction								P
8300.17	Automotive Vehicle Impound Yards and Damaged Vehicle Auctions								C
8300.18	Automotive & Equipment: Automobile Dealerships and Malls							SP	P
8300.19	Automotive & Equipment: Sales & Rentals, Farm & Heavy Equipment								P
8300.20	Automotive & Equipment: Sales & Rentals, Trucks,								P

TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS**KEY:**

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V = Variance

Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).

USE		O-1	O-2	RC	NB	C-1	C-2	C-3	C-4
	Manufactured (Mobile) Homes and Recreational Vehicles								
8300.21	Automotive & Equipment: Storage								P
8300.22	Bingo Parlors							P ⁵	P ⁵
8300.23	Building Maintenance Services				P			P	P
8300.24	Business Support Services		P		P	P	P	P	P
8300.25	Child Care Centers	P	P	P	P	P	P	P	P
8300.26	Commercial Blood Centers	SP	SP	SP	SP	SP	SP	SP	SP
8300.27	Communications Services: Antennas	C	C	C	C	C	C	C	C
8300.28	Communications Services: Broadcast Towers	C	C	C	C	C	C	C	C
8300.29	Communications Services: Limited		P		P		P	P	P
8300.30	Communications Services: Telecommunication Towers	C	C	C	C	C	C	C	C
8150.6.1	Community Garden	C	C	C	C	C	C	C	C
8250.2	Community Recreation: General		P				P	P	P
8250.3	Community Recreation: Property Owners Association		P					P	P
8250.4	Community Recreation: Restricted		P		P		P	P	P
8150.6.2	Composting	C	C	C	C	C	C	C	C
8300.31	Construction Sales & Services								P
8300.32	Convenience Sales & Personal Services		C ⁵		P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
8250.5	Cultural Exhibits		P ⁵		P ⁵			P ⁵	P ⁵
8350.3	Custom Manufacturing				P		P	P	P
8250.6	Domestic Violence Shelters	SP	SP	SP	SP	SP	SP	SP	SP
8200.2	Dwelling Units And Mixed Use	P	P	P	P	P	P	P	P
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted		C/SP				SP	SP	SP

TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS**KEY:**

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Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).

USE		O-1	O-2	RC	NB	C-1	C-2	C-3	C-4
8300.34	Eating Establishments: Drive-In ¹				p ⁵			p ⁵	p ⁵
8300.35	Eating Establishments: Fast Food ²				p ⁵		p ⁵	p ⁵	p ⁵
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window				p ⁵		p ⁵	p ⁵	p ⁵
8300.37	Eating Establishments: Sitdown ⁶		C		p ⁵	p ⁵	p ⁵	p ⁵	p ⁵
8300.38	Eating Establishments: Sitdown, Alcohol Permitted		C/SP		P	C	C	C	C
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted		C/SP		P	P	P	P	P
8250.7	Emergency Shelters & Feeding Sites	SP	SP	SP	SP	SP	SP	SP	SP
8300.41	Food & Beverage Retail Sales				p ⁵	p ⁵	p ⁵	p ⁵	p ⁵
8250.8	Forced Detention or Correction Facilities	SP	SP	SP	SP	SP	SP	SP	SP
8300.42	Funeral & Interment Services: Cremating		SP					SP	SP
8300.43	Funeral & Interment Services: Interring	SP	SP	SP	SP	SP	SP	SP	SP
8300.44	Funeral & Interment Services: Undertaking		P					P	P
8300.45	Gasoline Sales, Large						P	P	P
8300.46	Gasoline Sales, Small: Restricted			P	C	C	P	P	P
8300.47	Gasoline Sales: Truck Stop								P
8150.6.3	Greenhouse	P	P	P	P	P	P	P	P
8350.5	Hazardous Waste Disposal	SP	SP	SP	SP	SP	SP	SP	SP
8250.9	Heavy Public Protection & Utility	SP	SP	SP	SP	SP	SP	SP	SP
8250.10	High Impact Institutional	SP	SP	SP	SP	SP	SP	SP	SP
8150.6.4	Home Garden	C	C	C	C	C	C	C	C
8150.6.5	Hoop House	P	P	P	P	P	P	P	p

TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS**KEY:**

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V = Variance

Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).

USE		O-1	O-2	RC	NB	C-1	C-2	C-3	C-4
8150.7	Horticulture	C	C		C	C	C		
8300.48	Laundry Services				P			P	P
8250.11	Library Services & Community Centers	P	P		P	P	P	P	P
8250.12	Light Public Protection & Utility: General	P	P	P	P	P	P	P	P
8250.13	Light Public Protection & Utility: Restricted	P	P	P	P	P	P	P	P
8300.49	Lodging Accommodations: Bed and Breakfast		P ⁵		C ⁵			P ⁵	
8300.50	Lodging Accommodations: Campground								P
8300.51	Lodging Accommodations: Commercial Lodging		P ⁵					P ⁵	P ⁵
<u>8300.51.1</u>	<u>Lodging Accommodations: Home Sharing</u>				<u>C</u>				
8250.14	Low Impact Institutional: Neighborhood-Related	P	P	P	P	P	P	P	P
8300.52	Medical Services: General		C	P	P	P	P	P	P
8300.53	Medical Services: Restricted	P	P	P	P	P	P	P	P
8450.1	Mining & Processing: Minerals & Raw Material	SP	SP	SP	SP	SP	SP	SP	SP
8450.2	Mining and Processing: Oil and Gas	V	V	V	V	V	V	V	V
8250.15	Moderate Impact Institutional	SP	SP	SP	SP	SP	SP	SP	SP
8200.12	Multiple-Family Residential				C			C ³	
8250.16	Murals	C	C	C	C	C	C	C	C
8300.54	Outdoor Sales & Display, & Outdoor Storage				C			C	C
8300.55	Participant Recreation & Entertainment: Indoor				P ⁵		C ⁵	P ⁵	P ⁵
8300.56	Participant Recreation & Entertainment: Outdoor							SP ⁵	SP ⁵
8300.57	Payday or Title Loan Agencies				P		P	P	P
8300.58	Personal Services: General		P ⁵	P ⁵	P ⁵		P ⁵	P ⁵	P ⁵
8300.59	Personal Services: Restricted	P ⁵	P ⁵		P ⁵	P ⁵	P ⁵	P ⁵	P ⁵

TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS**KEY:****P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //**
V = Variance**Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).**

USE		O-1	O-2	RC	NB	C-1	C-2	C-3	C-4
8300.60	Personal Storage							C	P
8150.7.1	Rainwater Harvesting	C	C	C	C	C	C	C	C
8300.61	Repair Services: Consumer			P	P	P	P	P	P
8300.62	Research Services: Restricted		P		P			P	P
8250.17	Residential Facilities for Dependent & Neglected Children	SP	SP	SP	SP	SP	SP	SP	SP
8250.18	Residential Facilities for Drug or Alcohol Treatment Center	SP	SP	SP	SP	SP	SP	SP	SP
8300.63	Retail Sales and Services: General		C ⁵		P ⁵		P ⁵	P ⁵	P ⁵
8300.64	Retail Sales and Services: Outdoor Swap Meet			SP					SP
8300.65	Retail Sales and Services: Pawn Shops				C		P	P	P
8150.7.2	Roof Garden	C	C	C	C	C	C	C	C
8350.12	Sanitary Landfills		SP	SP	SP	SP	SP	SP	SP
8200.13	Senior Independent Living						P	P	
8300.66	Signs: Non-Accessory							C	P
8200.14	Single-Family Residential				P				
8300.67	Spectator Sports & Entertainment: General						C ⁵	SP ⁵	P ⁵
8300.68	Spectator Sports & Entertainment: High Impact	SP ⁵	SP ⁵	SP ⁵	SP ⁵	SP ⁵	SP ⁵	SP ⁵	SP ⁵
8300.69	Spectator Sports & Entertainment: Restricted				P ⁵		P ⁵	P ⁵	P ⁵
8250.19	Transitional Mental Health Residential Facilities	SP	SP	SP	SP	SP	SP	SP	SP
8400.2	Transportation Facilities: Aircraft	SP	SP	SP	SP	SP	SP	SP	SP
8400.3	Transportation Facilities: Surface Passenger	SP	SP	SP	SP	SP	SP	SP	SP
8450.4	Underground Injection Wells: Enhanced Wells	SE	SE	SE	SE	SE	SE	SE	SE
8150.9	Urban Farm	C	C	C	C	C	C	C	C

TABLE 6200.1: OFFICE AND COMMERCIAL DISTRICT USES REGULATIONS

KEY:

P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //
V = Variance

Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP).

USE		O-1	O-2	RC	NB	C-1	C-2	C-3	C-4
8350.16	Wholesaling, Storage & Distribution: Restricted								P

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SECTION 3. That Chapter 59, Article VII, Sections 7150, 7200, 7250, 7300 and 7350 of the Oklahoma City Municipal Code 2010, are hereby amended to read as follows:

§ 59-7150. Bricktown Core Development District.

§ 59-7150.1. BC Bricktown Core Development District.

* * *

D. Use Regulations.

(1) Uses permitted in the BC District can be found in Table 7150.2. Unless allowed conditionally as annotated in Table 7150.2, the owner/operator of any property who wishes to serve or sell alcoholic beverages, as defined by State law and subject to State licensing requirements, for on-premises consumption as an accessory function of the primary use of the property, may apply for a Special Permit providing that the primary use is permitted within the zoning district, and providing that the facility in which the alcoholic beverages are served or sold complies with the City's building code requirements.

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TABLE 7150.2: BC BRICKTOWN CORE DEVELOPMENT DISTRICT USE REGULATIONS

KEY:

P = Permitted // C = Conditional // SE = Special Exception // V = Variance //
SP = Special Permit

Reference Section 59-9350 for standards for specific uses identified as (C), (SE) or (SP).

USE		BC DISTRICT
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE
8300.1	Administrative and Professional Offices	P

8300.2	Adult Day Care	SE
8300.5	Alcoholic Beverage Retail Sales	P
8300.11	Animal Sales & Services: Kennels & Veterinary, Restricted	P
8300.12	Automotive: Parking Garages	P
8300.13	Automotive: Parking Lots, as a Principal Use	P
8300.14	Automotive & Equipment: Cleaning & Repairs, Light Equipment	C
8300.23	Building Maintenance Services	P
8300.24	Business Support Services	P
8300.25	Child Care Centers	P
8300.27	Communications Services: Antennas	C
8300.29	Communications Services: Limited	P
8250.2	Community Recreation: General	P
8250.3	Community Recreation: Property Owners Association	P
8250.4	Community Recreation: Restricted	P
8300.32	Convenience Sales & Personal Services	P ¹
8250.5	Cultural Exhibits	P ¹
8350.3	Custom Manufacturing	P
8300.33	Drinking Establishment: Sitdown, Alcohol Permitted	SP
8200.2	Dwelling Units and Mixed Use	P
8300.34	Eating Establishment: Drive-In	P
8300.35	Eating Establishment: Fast Food	P
8300.37	Eating Establishment: Sitdown ²	P
8300.38	Eating Establishment: Sitdown, Alcohol Permitted	P
8300.39	Eating Establishment: Sitdown, Limited Alcohol Permitted	P
8300.41	Food and Beverage Retail Sales	P
8300.46	Gasoline Sales, Small: Restricted	P
8200.3	Group Residential	P
8150.7	Horticulture	P
8300.48	Laundry Services	P
8250.11	Library Service & Community Centers	P
8350.8	Light Industrial	P
8250.12	Light Public Protection & Utility: General	P
8250.13	Light Public Protection & Utility: Restricted	P
8200.4	Live Work Units	P
8300.49	Lodging Accommodations: Bed and Breakfast	P ¹
8300.51	Lodging Accommodations: Commercial Lodging	P ¹
8300.51.1	Lodging Accommodations: Home Sharing	C
8300.52	Medical Services: General	P
8300.53	Medical Services: Restricted	P
8450.2	Mining and Processing: Oil and Gas	V
8250.15	Moderate Impact Institutional	SE
8200.12	Multiple-Family Residential	P

8250.16	Murals	C
8300.55	Participant Recreation & Entertainment: Indoor	P ¹
8300.56	Participant Recreation & Entertainment: Outdoor	P ¹
8300.58	Personal Services: General	P ¹
8300.59	Personal Services: Restricted	P ¹
8300.61	Repair Services: Consumer	P
8300.62	Research Services: Restricted	P
8300.63	Retail Sales & Service: General	P ¹
8200.14	Single-Family Residential	P
8300.67	Spectator Sports & Entertainment: General	P ¹
8300.68	Spectator Sports & Entertainment: High Impact	P ¹
8300.69	Spectator Sports & Entertainment: Restricted	P ¹
8200.15	Three- & Four-Family Residential	P
8400.3	Transportation Facilities: Surface Passenger	P
8200.16	Two-Family Residential	P
8350.16	Wholesaling, Storage & Distribution: Restricted	P
8450.4	Underground Injection Wells: Enhanced Recovery Wells	SE

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§ 59-7200. Downtown Design Districts.

§ 59-7200.1. Downtown Design Districts (DBD, DTD-1, DTD-2)

* * *

E. Use Regulations.

- (1) Table 7200.1 lists the uses allowed in the Downtown Design Districts. Unless allowed conditionally as annotated in Table 7200.1, the owner/operator of any property who wishes to serve or sell alcoholic beverages, as defined by State law and subject to State licensing requirements, for on-premises consumption as an accessory function of the primary use of the property, may apply for a Special Permit providing that the primary use is permitted within the zoning district, and providing that the facility in which the alcoholic beverages are served or sold complies with the City's building code requirements.

* * *

TABLE 7200.1: DOWNTOWN DESIGN DISTRICT USES REGULATIONS**KEY:****P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance //****Reference §59-9350 for standards for specific uses identified as (C), (SE) or (SP).**

USE		DBD	DTD-1	DTD-2
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE	SE	SE
8300.1	Administrative & Professional Offices	P	P	P
8300.2	Adult Day Care Facilities	P	P	P
8300.3	Adult Entertainment Uses	C		
8300.5	Alcoholic Beverage Retail Sales	P	P ¹	P
8300.8	Animal Sales & Services: Grooming	P	P ¹	P
8300.11	Animal Sales & Services: Kennel & Veterinary, Restricted	P	P ¹	P
8250.1	Artistic Graphics	C	C ¹	C
8300.12	Automotive: Parking Garages	P	P ¹	P
8300.13	Automotive: Parking Lots, as a Principal Use	P	P	P
8300.14	Automotive & Equipment: Cleaning & Repairs, Light Equipment	C	C	P
8300.18	Automotive & Equipment: Automobile Dealerships and Malls	P	P ¹	P
8300.21	Automotive & Equipment: Storage		SP	SP
8300.22	Bingo Parlors	P ²	P ^{1,2}	P ²
8300.25	Child Care Centers	P	P	P
8300.23	Building Maintenance Services	P	P ¹	P
8300.24	Business Support Services	P	P ¹	P
8300.26	Commercial Blood Centers	SP	SP	SP
8300.27	Communications Services: Antennas	C	C	C
8300.28	Communications Services: Broadcast Towers	C	C	C
8300.29	Communications Services: Limited	P	P ¹	P
8300.30	Communications Services: Telecommunication Towers	C	C	C
8250.2	Community Recreation: General	P	P ¹	P
8250.3	Community Recreation: Property Owners Association	P	P ¹	P
8250.4	Community Recreation: Restricted	P	P	P
8300.31	Construction Sales & Services			P
8200.1	Congregate Care Housing & Convalescent Homes	P	P	P
8300.32	Convenience Sales & Personal Services	P ²	P ²	P ²
8250.5	Cultural Exhibits	P ²	P ^{1,2}	P ²
8350.3	Custom Manufacturing	P	P ¹	P
8250.6	Domestic Violence Shelters	SP	SP	SP

TABLE 7200.1: DOWNTOWN DESIGN DISTRICT USES REGULATIONS**KEY:****P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance //****Reference §59-9350 for standards for specific uses identified as (C), (SE) or (SP).**

USE		DBD	DTD-1	DTD-2
8300.33	Drinking Establishments: Sitdown, Alcohol Permitted	SP	SP	SP
8200.2	Dwelling Units And Mixed Use	P	P	P
8300.34	Eating Establishments: Drive-In	P	P ¹	P
8300.35	Eating Establishments: Fast Food	P	P ¹	P
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window	P	P ¹	P
8300.37	Eating Establishments: Sitdown ³	P	P ¹	P
8300.38	Eating Establishments: Sitdown, Alcohol Permitted	P	P ¹	P
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted	P	P ¹	P
8250.7	Emergency Shelters & Feeding Sites	SP	SP	SP
8300.41	Food & Beverage Retail Sales	P ²	P ^{1,2}	P ²
8250.8	Forced Detention or Correction Facilities	SP	SP	SP
8300.42	Funeral & Interment Services: Cremating	P	SP	SP
8300.44	Funeral & Interment Services: Undertaking	P	SP	SP
8300.46	Gasoline Sales. Small: Restricted	P	P ¹	P
8200.3	Group Residential	P	P ¹	P
8250.10	High Impact Institutional	P	P ¹	P
8150.7	Horticulture	SP	SP	P
8350.7	Moderate Industrial			SP
8300.48	Laundry Services	P	P ¹	P
8250.11	Library Services & Community Centers	P	P ¹	P
8350.8	Light Industrial	SP	P ¹	P
8250.12	Light Public Protection & Utility: General	P	P ¹	P
8250.13	Light Public Protection & Utility: Restricted	P	P ¹	P
8200.4	Live/Work Units	P	P	P
8300.51	Lodging Accommodations: Commercial Lodging	P	P ¹	P
8300.51.1	Lodging Accommodations: Home Sharing	C	C	C
8250.14	Low Impact Institutional: Neighborhood-Related	P	P	P
8200.5	Low Impact Institutional: Residential-Oriented	P	P	P
8300.52	Medical Services: General	P	P ¹	P
8300.53	Medical Services: Restricted	P	P ¹	P
8450.2	Mining and Processing: Oil and Gas	V	V	V
8250.15	Moderate Impact Institutional	P	P ¹	P
8200.12	Multiple-Family Residential	P	P	P

TABLE 7200.1: DOWNTOWN DESIGN DISTRICT USES REGULATIONS**KEY:**

P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance //

Reference §59-9350 for standards for specific uses identified as (C), (SE) or (SP).

USE		DBD	DTD-1	DTD-2
8250.16	Murals	C	C	C
8300.54	Outdoor Sales & Display, and Outdoor Storage	C	C	C
8300.55	Participant Recreation & Entertainment: Indoor	P ²	P ^{1,2}	P ²
8300.56	Participant Recreation & Entertainment: Outdoor	SP ²	SP ²	P ²
8300.57	Payday or Title Loan Agencies	P	P ¹	P
8300.58	Personal Services: General	P ²	P ^{1,2}	P ²
8300.59	Personal Services: Restricted	P ²	P ^{1,2}	P ²
8300.60	Personal Storage	P	P ¹	P
8300.61	Repair Services: Consumer	P	P ¹	P
8300.62	Research Services: Restricted	P	P ¹	P
8250.17	Residential Facilities for Dependent & Neglected Children	SP	SP	SP
8250.18	Residential Facilities for Drug or Alcohol Treatment Center	SP	SP	SP
8300.63	Retail Sales & Services: General	P ²	P ^{1,2}	P ²
8300.66	Signs: Non-Accessory	C		
8200.14	Single-Family Residential	P	P	P
8300.67	Spectator Sports & Entertainment: General	P ²	SP ²	P ²
8300.68	Spectator Sports & Entertainment: High Impact	SP ²	SP ²	SP ²
8300.69	Spectator Sports & Entertainment: Restricted	P ²	P ^{1,2}	P ²
8200.15	Three- and Four-Family Residential	P	P	P
8250.19	Transitional Mental Health Residential Facilities	SP	SP	SP
8200.16	Two-Family Residential	P	P	P
8450.4	Underground Injection Wells: Enhanced Recovery Wells	SE	SE	SE
8350.16	Wholesaling, Storage & Distribution: Restricted	SP	P ¹	P

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§ 59-7250. HISTORIC PRESERVATION REGULATIONS.

§ 59-7250.4. HP Historic Preservation District.

All property within the City previously designated as Historic Preservation District (HP District) as of October 21, 1980, and all property subsequently included within

this District, shall be subject to and comply with the regulations and restrictions of this section. The HP District is intended as a basic zoning district and is not intended as an overlay zoning district.

* * *

F. Use Regulations.

(1) Permitted Uses

Table 7250.1 lists the uses allowed in the HP District.

* * *

TABLE 7250.1: HP DISTRICT USE REGULATIONS		
KEY: P = Permitted // SE = Special Exception // V = Variance // C = Conditional Reference §59-9350 for standards for specific uses identified as (SE) and (C).		
	USE	HP DISTRICT
8250.2	Community Recreational: General ¹	P
8250.5	Cultural Exhibits	SE
8450.2	Mining and Processing: Oil and Gas	V
8250.14	Low Impact Institutional: Neighborhood-Related	SE
<u>8300.51.1</u>	<u>Lodging Accommodations: Home Sharing</u>	<u>CSE</u>
8200.12	Multiple-Family Residential	SE
8200.14	Single-Family Residential ²	P

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§ 59-7300. Neighborhood Conservation District.

§ 59-7300.1 NC Neighborhood Conservation District.

* * *

§ 59-7300.4 Neighborhood Conservation District Tract 1 Regulations.

A. Use Regulations. Uses permitted in NC Tract 1 can be found in Table 7300.1.

* * *

§ 59-7300.5 Neighborhood Conservation District Tract 2 Regulations.

A. Use Regulations. Uses permitted in NC Tract 2 can be found in Table 7300.1.

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§ 59-7300.6 Neighborhood Conservation District Tract 3 Regulations.

A. Use Regulations. Uses permitted in NC Tract 3 can be found in Table 7300.1.

* * *

§ 59-7300.7 Neighborhood Conservation District Tract 4 Regulations

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C. Use Regulations for NC Tract 4 G.

(1) Uses permitted in NC Tract 4G can be found in Table 7300.1.

* * *

§ 59-7300.8 Neighborhood Conservation District Tract 5 Regulations.

A. Use Regulations.

(1) Permitted Uses. Uses permitted in NC Tract 5 can be found in Table 7300.1.

* * *

TABLE 7300.1: NC NEIGHBORHOOD CONSERVATION DISTRICT USE REGULATIONS

KEY:

P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance

Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP)

USE		NC DISTRICT – TRACT				
		1	2	3	4G	5
8350.1	Aboveground Flammable Liquid Storage: General	SE	SE	SE	SE	SE
8350.2	Aboveground Flammable Liquid Storage: Restricted	SE	SE	SE	SE	SE
8300.1	Administrative & Professional Offices				P	P
8300.2	Adult Day Care Facilities	SE	SE	SE	SE	SE
8300.6	Animal Interment Services	SE	SE	SE	SE	SE
8150.5	Animal Raising: Personal	P	P	P	P	P

TABLE 7300.1: NC NEIGHBORHOOD CONSERVATION DISTRICT USE REGULATIONS

KEY:

P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //
V = Variance

Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP)

USE		NC DISTRICT – TRACT				
		1	2	3	4G	5
8150.3	Animal Raising: Commercial	P	P	P	P	P
8300.8	Animal Sales & Services: Grooming				P	P
8300.13	Automotive: Parking Lots, as a Principal Use				P	P
8300.23	Building Maintenance Services				P	P
8300.24	Business Support Services				P	P
8300.25	Child Care Centers	SE	SE	SE	SE	SE
8300.28	Communications Services: Broadcast Towers	SP	SP	SP	SP	SP
8300.29	Communications Services: Limited				P	P
8300.30	Communications Services: Telecommunications Towers	SP	SP	SP	SP	SP
8250.2	Community Recreation: General	SE	SE	SE	P	P
8250.3	Community Recreation: Property Owners Association	P	P	P	P	P
8250.4	Community Recreation: Restricted	C	C	C	P	P
8200.1	Congregate Care Housing & Convalescent Homes		C	C		
8300.32	Convenience Sales & Personal Services				P	P
8250.5	Cultural Exhibits				p ²	p ²
8350.3	Custom Manufacturing				P	P
8250.6	Domestic Violence Shelters	SP	SP	SP	SP	SP
8300.36	Eating Establishment: Drive-In				p ²	p ²
8300.37	Eating Establishment: Sitdown ³				p ²	p ²
8300.38	Eating Establishment: Sitdown, Alcohol Permitted				C	C
8300.39	Eating Establishment: Sitdown, Limited Alcohol Permitted				P	P
8250.7	Emergency Shelter & Feeding Sites	SP	SP	SP	SP	SP
8300.41	Food & Beverage Retail Sales				p ²	p ²
8250.8	Forced Detention & Correction Facilities	SP	SP	SP	SP	SP
8300.43	Funeral & Interment Services: Interring	SE	SE	SE	SE	SE
8350.5	Hazardous Waste Disposal	SP	SP	SP	SP	SP
8250.9	Heavy Public Protection & Utility	SP	SP	SP	SP	SP
8250.10	High Impact Institutional	SP	SP	SP	SP	SP
8150.7	Horticulture				P	P
8300.48	Laundry Services				P	P
8250.11	Library Service & Community Centers	C	C	C	P	P

TABLE 7300.1: NC NEIGHBORHOOD CONSERVATION DISTRICT USE REGULATIONS

KEY:

P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //
V = Variance

Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP)

USE		NC DISTRICT – TRACT				
		1	2	3	4G	5
8250.12	Light Public Protection & Utility: General	C	C	C	P	P
8250.13	Light Public Protection & Utility: Restricted	P	P	P	P	P
8250.14	Low Impact Institutional: Neighborhood-Related	C	C	C	P	P
8200.5	Low Impact Institutional: Residential-Oriented	P	P	P		
8300.51.1	Lodging Accommodations: Home Sharing	C	C	C		C
8300.52	Medical Services: General				P	P
8300.53	Medical Services: Restricted				P	P
8450.1	Mining & Processing: Minerals & Raw Material	SP	SP	SP	SP	SP
8450.2	Mining and Processing: Oil and Gas	V	V	V	V	V
8250.15	Moderate Impact Institutional	SE	SE	SE	SE	SE
8200.12	Multiple-Family Residential		P	P	P	P
8250.16	Murals	C	C	C	C	C
8300.55	Participant Recreation & Entertainment: Indoor				p ²	p ²
8300.56	Participant Recreation & Entertainment: Outdoor				SE ²	SE ²
8300.58	Personal Services: General				p ²	p ²
8300.59	Personal Services: Restricted				p ²	p ²
8300.61	Repair Services: Consumer				P	P
8300.62	Research Services: Restricted				P	P
8250.17	Residential Facility for Dependent & Neglected Children	SP	SP	SP	SP	SP
8250.18	Residential Facility for Drug or Alcohol Treatment Centers	SP	SP	SP	SP	SP
8300.63	Retail Sales & Service: General				p ^{1, 2}	p ^{1, 2}
8350.12	Sanitary Landfill	SP	SP	SP	SP	SP
8200.14	Single-Family Residential	P	P	P		P
8300.67	Spectator Sports & Entertainment: General				SE ²	
8300.68	Spectator Sports & Entertainment: High Impact	SP ²	SP ²	SP ²	SP ²	
8300.69	Spectator Sports & Entertainment: Restricted				p ²	p ²
8200.15	Three- & Four-Family Residential		P	P	P	P
8250.19	Transitional Mental Health Residential Facilities	SP	SP	SP	SP	SP
8400.2	Transportation Facilities: Aircraft	SP	SP	SP	SP	SP
8400.3	Transportation Facilities: Surface Passenger	SP	SP	SP	SP	SP
8200.16	Two-Family Residential	P	P	P		P

TABLE 7300.1: NC NEIGHBORHOOD CONSERVATION DISTRICT USE REGULATIONS

KEY:

P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit //
V = Variance

Reference §59-9350 for standards for specific uses identified as (C), (SE), or (SP)

USE		NC DISTRICT – TRACT				
		1	2	3	4G	5
8450.4	Underground Injection Well: Enhanced Recovery Well	SE	SE	SE	SE	SE

* * *

SECTION 4. That Chapter 59, Article VIII, Section 8300 of the Oklahoma City

Municipal Code 2010, is hereby amended to read as follows:

ARTICLE VIII. USE UNIT CLASSIFICATIONS

* * *

§ 59-8300. Commercial and Office Use Unit Classifications.

* * *

§ 59-8300.51.1 Lodging Accommodations: Home Sharing:

Lodging accommodations that are provided in a dwelling or room(s) in a dwelling for rent for a temporary period of time not to exceed more than 30 consecutive days per renter/guest, where the owner/ host may or may not reside and the dwelling is the host's primary residence; provided if the dwelling is located within a Historic Preservation District or said dwelling is not the primary residence of the host, a special exception must be obtained from the Board of Adjustment. The use of a dwelling for such purpose must meet the use standards of Section 9350.38.1 Lodging Accommodations: Home Sharing

* * *

SECTION 5. That Chapter 59, Article IX, Section 9350.5 of the Oklahoma City

Municipal Code 2010, is hereby amended to read as follows:

ARTICLE IX. USE STANDARDS

* * *

§ 59-9350. Standards for specific uses.

* * *

§ 59-9350.38.1. Lodging Accommodations: Home Sharing.

- A.** The rental of the entire home or bedroom(s) may not exceed 30 consecutive days per renter/guest.
- B.** The ~~owner~~/host shall be required to comply with any applicable building or fire codes adopted by the City, including but not limited to working smoke detectors, a carbon monoxide detector and a functioning fire extinguisher.
- C.** The ~~owner~~/host must obtain a home sharing license.
- D.** All applicable fees and taxes must be collected and paid.
- E.** A special exception must be obtained for home sharing where the property:
 - (1) is not the primary residence of the host; or
 - (2) is located within the boundaries of a Historic Preservation District, in which case the property shall be the host's primary residence and occupied by the host at the time of the rental.

Provided, a special exception shall not be required for any property at which, prior to January 15, 2019, lodging accommodations in a dwelling or room(s) in a dwelling were provided for rent for a temporary period of time not exceeding 30 consecutive days per guest and for which a home sharing license has been granted by the Supervisor of Licenses pursuant to Section 13-510 of this Code.

- F.** A special exception pursuant to Subsection E of this section may be granted for a maximum period of ten (10) years. When the time period expires, if the applicant desires to continue the use, the applicant shall file a new application for a special exception and have the case reviewed by the Board of Adjustment.

* * *

INTRODUCED AND READ in the open meeting of the Council of The City of

Oklahoma City, Oklahoma, this 14th day of August, 2018.

PASSED by the Council of The City of Oklahoma City, Oklahoma on this 15th day of January, 2019.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma on this 15th day of January, 2019.

ATTEST:

Frances Kersey _____
City Clerk

s/b David Holt _____
MAYOR