



OKLAHOMA

CAPITOL-MEDICAL CENTER

IMPROVEMENT AND ZONING

COMMISSION

ADMINISTRATIVE RULES

Effective September 11, 2017

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TITLE 120. CAPITOL-MEDICAL CENTER IMPROVEMENT AND ZONING COMMISSION

**CHAPTER 10. ZONING REGULATIONS FOR THE CAPITOL-MEDICAL CENTER IMPROVEMENT
AND ZONING COMMISSION**

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**TITLE 120. CAPITOL-MEDICAL CENTER IMPROVEMENT AND ZONING
COMMISSION
CHAPTER 10. ZONING REGULATIONS FOR THE CAPITOL-MEDICAL CENTER
IMPROVEMENT AND ZONING COMMISSION**

SUBCHAPTER 1. GENERAL PROVISIONS

120:10-1-1. Purpose

The regulations in this Chapter are necessary to encourage the most appropriate use of land; to maintain and stabilize the value of property; and improve public safety and safeguard the public health; to decrease traffic congestion and its accompanying hazards; to prevent undue concentration of population; to create a comprehensive and stable pattern of land uses upon which to plan for transportation, schools, parks, public buildings, and other facilities; to bring about the coordinated physical development of the District in accordance with present and future needs.

120:10-1-2. Citation

In accordance with the authority granted by the Legislature of the State of Oklahoma in Title 73, Chapter 4, Sections 82.1-83.14, as amended, of the Oklahoma Statutes, this Chapter shall be known and cited as the Capitol-Medical Center Improvement and Zoning District Regulations.

120:10-1-3. Definitions

For the purpose of this Chapter, words used in present tense shall include the future tense; words in the singular number include the plural and words in the plural include the singular, except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not discretionary. In addition the following words and terms, when used in this Chapter, shall have the following meaning, unless the context clearly indicates otherwise:

"Accessory structure" means a secondary building or structure, the use of which is incidental to that of the main building on the premises.

"Accessory use" means a secondary use or occupancy compatible to the principal use of the main building.

"Adult day care center" means a public or private facility where for compensation, a staff provides day care services to four (4) or more unrelated functionally impaired or physically disabled adults; services include, but are not limited to meals, recreation, socialization skills, counseling, and therapy.

"Advertising sign" or **"structure"** means any metal, wood, plastic, plaster, stone, or other sign placed for outdoor advertising purposes on the ground or any wall, post, building, or structure.

"Alley" means a street but not a public street, located between or behind buildings that is used to provide a secondary or service access to the abutting properties.

"Alter or Alterations" means the changing or remodeling of a building, structure or site that does not add to or otherwise increase the physical size or floor area of the main building on the site.

"Automobile" means a self-propelled mechanical vehicle designed for use on streets and highways for the transport of goods and people including but not limited to the following: passenger cars, trucks, buses, motor scooters, and motorcycles.

"Automobile repair and service" means a facility for the care, servicing, repair, or equipping of automobiles.

"Automobile service stations" means an area of land used for the sale of gasoline or oil fuels, but not butane or propane fuels, or other automobile accessories, which may or may include facilities for lubricating, washing, cleaning or servicing automobiles but not including painting.

"Automobile wrecking" or **"Salvage yard"** means an area outside of a building where motor vehicles are disassemble, dismantled, junked, or "wrecked"; or where motor vehicles not in operable conditions or used parts of motor vehicles are stored.

"Basement" means the portion of a building story having more than one-half of its height below grade. A basement shall be considered a story for the purpose of height regulations, only if more than one-half of its height is above grade or if the level of the first floor is more than eight feet above the established grade at any point.

"Boarding house" means a building, where, for compensation and by prearrangement for definite periods, lodging is provided for three (3) or more persons, provided that such persons are unrelated or are not living together as a family. The maximum number of persons permitted to live in a boarding house shall not exceed fifteen (15) persons.

"Building" means a more or less enclosed permanent structure intended for occupancy and use as, but not limited to housing, commerce, and industry.

"Building area" means the total area of a site which is covered by a building or buildings as measured on a horizontal plane at ground level, terraces and uncovered porches are excluded from the total area.

"Building Coverage Ratio" means a mathematical expression determined by dividing the total footprint area of all buildings on a site by the area of the lot on which the buildings are located as: $\text{Building Coverage Ratio} = \text{Total Area of Building Footprint(s)} / \text{Total Area of Lot}$.

"Building height" means the vertical distance from the average line of the highest and lowest points of that portion of the lot covered by the building to the highest point of coping of a flat roof, or in the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

"Building line" means a line established by law usually parallel to a property line, beyond which a structure may not extend; this does not apply to uncovered entrance platforms, porches, terraces, and steps.

"Building site" means an area or parcel of land with defined limits on the location or proposed location of buildings or structures.

"Carport" means a covered shelter opened on one or more sides designed for storage of private motor vehicles.

"Certificate of Appropriateness" means the official document issued by the Historical Preservation and Landmark Board of Review approving and/or concurring in the application for permission to construct, demolish, relocate, reconstruct, restore, or alter any structure designated by the authority of this regulation.

"Chemical dependence treatment center, residential" means a residential facility where unrelated persons reside temporarily and are evaluated and provided treatment by a staff of

professionals while recovering from drug addiction, alcoholism, or psychological illness resulting from chemical substance abuse.

"Child care center" means any public or private facility that, for compensation, receives six (6) or more children under the age of thirteen (13) years not of common parentage and, apart from their parents, legal guardians or custodians.

"Child care facility" means a facility operated by a person, public or private institution where, for compensation and definite time periods, children under the age of thirteen (13) years, not of common parentage, for care apart from their parents, legal guardians or custodians, are received and provided care; the program may or may not include educational, recreational, and social activities.

"Child care home" means a private residence where, for compensation, the owner/occupant receives five (5) or less children for care, and is operated in a manner that preserves the home as a primarily residential use and will not change the character of the residence.

"Childhood development center" means a public or private facility that offers a development program for children with learning or physical disabilities, services provided include, but are not limited to, testing, screening, counseling, treatment, therapy, and educational programs.

"Commission" means the Capitol-Medical Center Improvement and Zoning Commission.

"Community treatment center" means a public or private facility that does not include residential accommodations, where a staff of professionals evaluates and provides treatment for persons suffering or recovering from physical, emotional, or substance abuse problems.

"Court" means an open, uncovered, unoccupied space, partially or fully surrounded by walls or buildings.

"Courtyard" means an open area that is partially or fully enclosed by one or more buildings and/or by walls.

"Drive-in restaurant" means an establishment designed to permit its patrons to purchase and consume food and/or non-alcoholic beverages while they remain in their automobiles on the premises.

"Drug treatment center" or **"halfway house"** means a facility where unrelated persons, reside temporarily while recovering from treatment for chemical dependence, alcoholism or a psychological illness and no counseling or treatment is provided on the premises. This definition does not include "halfway house or sober houses" as defined by the Americans with Disabilities Act.

"Dry cleaning" or **"self-service laundry"** means a building or part of a building available to the general public for the purpose of washing, drying, dry cleaning wearing apparel, and textiles by means of mechanical appliances which are operated primarily by the customer or an attendant.

"Dwelling" means a building, designed or used as living quarters for one or more families, but not including house trailers, mobile homes, or travel trailers.

"Dwelling, attached" means a residential building sharing one or more of its sidewalls with an adjoining unit.

"Dwelling, detached" means a dwelling standing completely alone, not sharing a wall with another dwelling having open space on all sides.

"Dwelling, single-family" means a dwelling designed to accommodate and be occupied by one family.

"Dwelling, two-unit" means a building for residential use designed to accommodate two family units to be occupied by two families living independently of each other.

"Dwelling, multi-unit" means a building for residential use designed to accommodate several separate family units, usually for occupancy by three or more families living independently of each other.

"Dwelling" or **"row house"** or **"townhouse"** means one of a series of houses constructed in an unbroken row, sharing one or more of its sidewalls with a neighbor; each unit has a separate outdoor entrance and is designed to be occupied by one family.

"Exterior architectural feature" means any architectural design element or detail that characterize an architectural style including but not limited to building materials, windows, signage, doors, iron work, and other ornaments.

"External improvement" means any installation or physical change made to a property to increase its value and/or improve its aesthetic quality.

"Family" means one or more persons related by blood or marriage, including adopted children, or a group of, not to exceed, five persons (not related by blood or marriage), occupying the premises and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boarding house, group home or hotel.

"Floor area, gross" means the area within the perimeters of the outside wall of a building as measured from the inside surface of the exterior walls, with no deduction for hallways, stairs, closets, thickness of walls, columns or other interior features.

"Floor area, net" means the actual occupied area of building devoted or intended to be developed to a particular use, with structural head room of seven (7') feet or more, whether above or below the finished lot grade, not including accessory unoccupied areas or thickness of walls.

"Floor area ratio" means a mathematical expression determined by dividing the gross floor area of a building by the lot area on which it is located as:

$$\text{Floor Area Ratio (FAR)} = \text{Gross Floor Area of Building(s)} / \text{Total Area of Lot}$$

"Frontage" means the length of a lot line or a building site along a street or other public way.

"Garage or parking structure" means a building for short term storage of motor vehicles, having 2 or more tiers or levels and at least 2 partially open sides.

"Garage apartment" means a dwelling unit occupied by 1 family constructed above a private garage.

"Garage, private residential" means an accessory building or part of a main building used for storage of motor vehicles owned by the occupants and guests of the main building.

"Good repair" means a condition which not only meets the minimum standards of health and safety, as detailed in the International Building Code Book of the City of Oklahoma City, but which also guarantees continued attractiveness, structural soundness, and usefulness.

"Gross floor area" (See **"Floor area, gross"**)

"Group home" means a dwelling where the occupants reside temporarily and are furnished with independent sleeping and living quarters, shared or individual kitchens and dining facilities in an environment that provides a group setting of social contact, mutual support and assistance. Medical or psychological treatment may be provided on the premises. Compensation for living quarters may or may not be required.

"Health care facilities" means any facility related to health care and/or treatment of physical or emotional illness which include but are not limited to the following:

- (A) "**Clinic, dental, medical or mental health**" means a facility for the evaluation, examination, and treatment of physically or emotionally ill out-patients, including all clinic facilities associated with any college within the University of Oklahoma Medical School.
- (B) "**Dental or medical laboratories**" means a facility operated for the primary purpose of performing medical or dental diagnostic, testing, analytical or clinical work having a direct relationship to a specific health service.
- (C) "**Extended stay facility**" means a residential type facility usually operated by a philanthropic organization that provides short term, temporary living quarters with meals or kitchen facilities for families of patients receiving treatment, and /or ambulatory outpatients; the operator may receive compensation for services.
- (D) "**Geriatric care center**" means an outpatient health facility dedicated to the diagnosis, treatment, and care of senior adult patients. The clientele may or may not participate in clinical research or other health or social service programs administered by the center.
- (E) "**Hospital**" means an institution providing inpatient medical, surgical, or trauma care for the sick and injured, which include support services that are fundamentally associated with the facility.
- (F) "**Health center**" means a group of facilities providing health services, including but not limited to research laboratories, inpatient and outpatient treatment and services, institutions of higher education, service centers, and residential accommodations.
- (G) "**Health center residential**" means residential dwelling units owned and operated by Health Center members for the purpose of housing staff, students, employees, and visiting health care professionals.
- (H) "**Health Sciences Center Facilities**" means all of or any part of the University of Oklahoma's College of Medicine and other colleges.
- (I) "**Medical research laboratory**" means a facility operated for the primary purpose of performing research, analytical or clinical research associated with the provision of health care services. Laboratories engaged in producing or manufacturing for commercial sales or distribution are not considered to be research laboratories.
- (J) "**Public health facility**" means a facility primarily utilized by a health organization to provide public health services including related facilities such as laboratories, clinics, and administrative offices and including the Oklahoma State Department of Health.
- (K) "**Rehabilitation center**" means a facility operated primarily for the purpose of assisting in the treatment of temporary or permanently disabled patients and a coordinated approach by many professions is made to the physical, emotional, and vocational evaluation of patients; and, living quarters may be operated as a fundamental part of the facility.
- (L) "**Mixed Use Building**" means for the purposes of the Mixed Use Overlay District-1, Health Center Commercial, a building designed and constructed to accommodate 2 or more compatible uses. The uses are separated by interior walls or partitions. Off-street parking is provided for each specific use in a common parking

facility. The building may be owned by one or more occupants, or a private individual or group.

"Hauling Trailer" means a vehicle to be pulled behind an automobile or truck which is designed for hauling animals, produce, goods, or freight, including boats.

"Historical and/or architectural significance" means that which has a special historical or aesthetic interest or value as part of the development, heritage or cultural characteristics of the city, region, state or nation.

"Historic district" means a geographically definable area with a concentration of linkages of significant sites, building, structures, or monuments that are unified historically, architecturally, or archaeologically.

"Home occupation" means an occupation or profession carried on by a family or member of a family residing on the premises, which does not change the character and is secondary to the use of the dwelling for dwelling purposes and to which the following restrictions apply:

(A) not more than 1 person, other than a family member residing on the premises, is employed at the home;

(B) no trading in merchandise is carried on in connection with the business;

(C) no display of merchandise or signs other than 1 non-illuminated nameplate, not more than 2 square feet in area or 9" in diameter attached to the main or accessory building; and,

(D) no mechanical equipment is used or activity is conducted which creates noise, dust, odor, or electrical disturbance beyond the confines of the lot on which the occupation is conducted;

(E) Beauty or barber shop, tea room or restaurant, intermediate care facility, real estate office, or cabinet, metal or auto repair shop are not considered a home occupation.

(F) Any other restrictions the Commission determines are necessary to protect the environment and the quality of the residential area in which the use is located.

"Hotel" means a building or group of buildings under one ownership containing six (6) or more sleeping rooms intended to be occupied as the more or less temporary abiding place of persons who are lodged with or without meals for compensation.

"Humanitarian or Philanthropic Foundation" means a facility owned and operated by a charity, legal nonprofit organization, religious institution or quasi-public entity where the primary source of operating funds is donations, and the services provided are offered directly to the general public and serve the public interest.

"Institution" means a public or private organization or foundation dedicated to providing a service to the public.

"Intermediate care facility" means a health care facility for individuals who are disabled, elderly, or non-acutely ill, usually providing less intensive care than offered at a hospital or skilled nursing facility.

"Juvenile treatment center, residential" means a public, quasi-public or private facility that may require onsite security or supervision, where unrelated juveniles 18 years of age or younger are placed, whether it be voluntarily or involuntarily, and reside temporarily primarily for the purpose of rehabilitation, whether programs are operated for the treatment or counseling of but limited to chemical dependence, abuse, neglect, truancy, delinquency, behavioral or emotional problems and education is typically a vital part of the program.

"Kennel, public" means any lot or premises on which four (4) or more dogs more than six (6) months of age are kept for compensation.

"Lot" means a parcel of land with principal frontage along a street, including open space as required by this regulation and other laws and ordinances.

"Lot area" means the total horizontal area included within lot lines.

"Lot, corner" means a lot of which at least 2 adjacent sides abut streets for their full lengths, provided that the interior angle at the intersection of the 2 sides is not less than a code-specified distance.

"Lot, depth" means the distance from the front of the lot to the extreme rear line of the lot.

"Lot, double frontage" means a lot bounded by 2 streets on the front and back.

"Lot, frontage" means the boundary line of a lot that abuts a street, or, if it abuts more than one street, then the street designated by the owner.

"Lot, interior" means a lot other than a corner lot.

"Lot, lines" means the legal defined boundary or limit of a parcel of land.

"Main building" means a structure constructed on the lot for occupation by the principal use.

"Motel" means an area containing 1 or more structures designed or intended to be used as temporary sleeping facilities of one or more transient families intended primarily for automobile transients.

"Nonconformance" means a condition of a structure or land which does not conform to the regulations of the zoning district in which it is situated. This may include, but is not limited to, failure to conform to use, height, area, coverage, or off-street parking requirements.

"Nonconforming use" means a structure or land occupied by a use that does not conform to the regulations of the district in which it is situated.

"Office building" means a building that is used for professional or clerical purposes, no part of which is used for dwelling purposes.

"Ordinary maintenance and repair" means any work, in a historical zoning district that does not require a Certificate of Appropriateness by law, where the purpose of the work is to correct any deterioration or damage to any part of a structure and to restore the structure, as near to its condition prior to the occurrences of the damage.

"Parking Deck" means a permanent structure for the use of parking automobiles with two (2) above ground floors of parking spaces.

"Parking Garage" means a permanent structure for the use of parking automobiles with more than two (2) above ground floors of parking spaces.

"Parking space" means a permanently surfaced area, enclosed or unenclosed, with permanently surfaced driveways connecting the parking space with a street or alley for permitting ingress and egress sufficient in size to store 1 vehicle.

"Placard/Professional name plate" means a wall-mounted flat plate, slab, or disk not greater than 2 square feet in area or 9 inches in diameter that contains the name and/or logo, address, and occupation of the individual or firm engaged in a profession.

"Planned unit development (PUD)" means a development planned in accordance with the provisions of Section 120:10-5-11.1 of this Chapter.

"Premises sign" means any sign that identifies the legal or exact firm name of the business on the premises or advertises any service or product being offered for sale.

"Public administration use" means the legislative, judicial, and executive branches, and the administrative and regulatory activities of the government of the State of Oklahoma and/or its political subdivisions.

"Public school" means an institution dedicated to educating children and supported by public funds.

"Reconstruction" means the work of rebuilding a structure, but not attempting to put it back to its exact original form.

"Recreational vehicle" means a manufactured vehicle dually used as both a vehicle and a temporary travel home for camping to full time living.

"Recreation vehicle space" means a portion of land within a parking facility designed to accommodate one recreational vehicle or travel trailer.

"Restoration" means the process of accurately recovering all or part of the form and detail of a resource and its settings as it appeared at a particular period of time by means of removal of later work and the replacement of missing earlier work.

"Set-back" means the minimum distance between a reference line, usually the property line and the building or a portion of the building.

"Sign" (See "Advertising sign or structure").

"Site development plan" means a plan of a construction site drawn at a scale which shows the exact position and dimensions of the buildings and other structures to be constructed including building elevations, yards, landscape, pedestrian and vehicular circulation and parking, and other features; dimensions and contours of the lot; adjacent roadways and other easements; and the relationship of the development to adjacent areas.

"Skilled nursing facilities" may be independent or part of a senior continuing care community, where 24 hour medical care is available, in addition to custodial care. Residents may be there temporarily for a period of rehabilitation, or may be there for long term care. State regulations define the services that skilled nursing facilities can provide.

"Story" means the space in a building between the surface of any floor levels and a roof above; a basement is usually considered as a story.

"Story, half" means a story within a sloping roof usually having dormer windows and occupying about half the area of the floor or floors below.

"Street" means any public or private thoroughfare usually paved, including all area within the right-of-way, such as sidewalks; a public way which provides the principal means of access to adjacent property.

"Street, intersecting" means any street which joins another street at an angle, whether or not it crosses the other.

"Structure" means anything constructed or assembled, which requires location on the ground or attachment to something located on the ground.

"Structural alteration" means any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change to the roof or in the exterior walls.

"Transitional living facility" means a facility that provides temporary housing and shelter for an extended period to persons who are temporarily homeless due to natural disaster or economic instability and generally integrated with social service and counseling programs for transition to self-sufficiency.

"Yard" means an open space between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground open to the sky except where otherwise specifically provided in this Chapter.

"Yard, front" means a yard of a lot, facing the street that extends from the front line of the building to the front property line and across the width of the lot, with no obstructions or projections in between, other than steps.

"Yard, rear" means the yard across the full width of the rear of the lot extending from the rear line of the main building to the rear property line. On corner lots, the rear yard shall be considered as parallel to the street on which the lot has its least dimension. On both corner lots and interior lots, the rear yard shall, in all cases be at the opposite end of the lot from the front yard.

"Yard, side" means the yard between the side line of a building and the adjacent property line extending from the front property line to the rear property line.

"Zoning district" means all property located within the boundaries of the Capitol-Medical Center Improvement and Zoning District as described in 73 O.S., Section 83, as amended.

120:10-1-4. Nature and application

This Chapter classifies and regulates the land, buildings, and structures within the boundaries of the Capitol-Medical Center Improvement and Zoning District. The District shall be divided into zoning districts and/or sub districts regulating the use of the land, the use, location, design, and size of buildings and structures, the coverage of land by buildings and structures, the size of yards and open spaces, density of population, location and design of buildings.

120:10-1-5. Intent of zoning plan

(a) It is the intent of the regulations in this Chapter to provide for the regulation of the uses of land in a manner which is compatible with and necessary for the proper functioning of the Oklahoma Health Center, the Oklahoma State Capitol Complex Subdistrict buildings and areas, and for the preservation of their monumentality and historical significance; and further to protect private residential, commercial and industrial land uses and the general welfare of the occupants and to provide for the integration of the uses of land within the established District and the uses of land in the Oklahoma City Metropolitan area, which the Capitol-Medical Center Improvement and Zoning District as a part.

(b) It is not the intent of the regulations in this Chapter to provide opportunity for all uses of land in the metropolitan area, but only for those public and private uses which may be normally associated with the present and future needs and the preservation of the urban character of the Capitol-Medical Center Improvement and Zoning District.

120:10-1-6. Regulations of use, height, area, yards and open space

Except as otherwise provided in this Chapter, no land shall be used and no building, structure or improvement shall be made, constructed, moved, altered, enlarged, or rebuilt which is designed, arranged, or intended to be used or maintained for any purpose or in any manner except in accordance with the requirements established in the zoning district in which the land, building, structure, or improvement is located, and in accordance with the provisions of this Chapter relating to any or all districts. The minimum yards and other open space requirements, including the intensity of use requirement, contained in this Chapter for each and every building existing at

the time of the enactment of the regulations of this Chapter, or for any building constructed or structurally altered, shall not be encroached upon or be considered as yard or open space for any other building

120:10-1-7. Capitol-Medical Center Improvement and Zoning District Land Use Plan

The Zoning Regulations are prepared to support the implementation of the Master Plan for the Capitol-Medical Center Improvement and Zoning District and shall be a part of the Master Plan.

120:10-1-8. Zoning districts

(a) The Capitol-Medical Center Improvement and Zoning District is divided into zoning districts as shown on the Zoning Districts Map in Appendix A of this Chapter, an attested copy is filed with the Oklahoma Secretary of State and the County Clerk of Oklahoma County. The Map, as amended, and all explanatory material are made a part of this Chapter.

(b) The zoning districts established by this regulation and respective symbols shall be as follows:

- (1) Residential
 - (A) Single Family Residential District (RD-1)
 - (B) Low Density General Residential District (RD-2)
 - (C) Low Rise General Residential District (RD-3)
 - (D) High Rise General Residential District (RD-4)
- (2) Commercial
 - (A) Neighborhood Commercial District (CN)
 - (B) Office Commercial District (CO)
 - (C) Health Center Commercial District (CHC)
- (3) Industrial
 - (A) Restricted Light Industrial District (I-1)
 - (B) Light Industrial District (I-2)
- (4) Other
 - (A) Public District (P)
 - (B) Health Center (HC)
- (5) Overlay Districts
 - (A) Historical Landmark District (HL)
 - (B) Historic Preservation District (HP)
 - (C) Alcoholic Beverage Consumption, Restaurant-with-Limited Alcohol (ABC-1)
 - (D) Alcoholic Beverage Consumption, Restaurant-with-Alcohol (ABC-2)
 - (E) Alcoholic Beverage Consumption, Club-with-Alcohol (ABC-3)
 - (F) Planned Unit Development (PUD)
 - (G) Mixed Use Overlay District-1, Health Center Commercial (MXD-1)
 - (H) Mixed Use Overlay District-2, Limited Health Center Commercial (MXD-2)

120:10-1-9. Interpretation of district boundaries

Where uncertainty exists with respect to the boundaries of any zoning districts listed in OAC 120:10-1-8 as shown on the Zoning District Map, the following rules shall apply:

- (1) Where district boundaries are indicated as approximately following the center lines of streets, highway right-of-way lines, or railroad right-of way lines, the center lines, street lines,

highway right-of-way lines, or railroad right-of-way lines shall be construed to be the boundaries.

(2) Where district boundaries are indicated as approximately following the lot lines, the lot lines shall be construed to be the boundaries.

(3) Where district boundaries are indicated as approximately parallel to the center lines of streets, or the center lines of right-of-ways lines of highways, the district boundaries shall be construed as being parallel to and at a scaled distance from as indicated on the Zoning District Map in Appendix A of this Chapter.

SUBCHAPTER 3. SPECIFIC DISTRICT REGULATIONS

120:10-3-20. Single Family Residential District (RD-1)

(a) **General Description.** Single Family Residential District (RD1) is the most restrictive residential district. The principal use of land is reserved for single-family dwellings. However, related uses are appropriate in the district in order that a suitable environment is preserved for family life by permitting neighborhood uses, such as churches, schools, and certain cultural and recreational facilities. This district is intended to preserve and stabilize those neighborhoods which are basically single-family by allowing for two family conversions under specified conditions whereby existing neighborhood development scales are maintained. The area is intended to be protected from inharmonious functions that are inappropriate to the residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by preserving openness of the living areas and avoidance of overcrowding by requiring minimum yards, open spaces, lot areas, by limiting the bulk of structures and through consideration of the proper functional relationship of each element of the district.

(b) **Uses Permitted.** Property and buildings in an RD-1, Single Family Residential District, shall be used only for the following purposes:

(1) Single-family detached dwelling.

(2) Church.

(3) Park or playground, public school or an educational institution having a curriculum the same as ordinarily given in public schools, and having no rooms regularly used for housing and sleeping.

(4) Accessory buildings which are not a part of the main building, including a private garage or servant's quarters, when located not less than five (5) feet away from any side lot line, or accessory buildings which are part of the main buildings, including a private garage or servant's quarters.

(5) Home occupation in accordance with OAC 120:10-5-22.

(6) Temporary buildings for uses incident to construction work, which building shall be removed upon completion or abandonment of the construction work.

(7) Bulletin board or sign, not exceeding twelve (12) square feet in area appertaining to the lease, hire or sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired or sold.

(c) **Conditional Uses Permitted on Review.** The following uses may be permitted on review in accordance with the provisions contained in OAC 120:10-13-9 [Renumbered to OAC 120:10-13-19]:

(1) Two-family dwelling.

- (2) Swimming pool.
- (3) Public utilities.
- (4) Child care home in accordance with the provision in OAC 120:10-5-6 [Renumbered to OAC 120:10-5-21]
- (5) Convalescent home or rest home.
- (6) Drilling rigs, tanks and other necessary appurtenances to a producing oil well.
- (7) Off-street parking lots associated with public or commercial uses as regulated under the provisions contained in Subchapter 7 of this Chapter.
- (d) **Height Regulations.** Except as hereinafter provided in OAC 120:10-5-2 [Renumbered to 120:10-5-2.1], no building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.
- (e) **Area Regulations.**
 - (1) **Front Yard.** All buildings shall be setback from street right-of-way lines to comply with the following front yard requirements:
 - (A) The minimum depth of the front yard shall be twenty-five (25) feet.
 - (B) If twenty-five percent (25%) or more of the lots on one side of the street between two intersecting streets is improved with buildings all of which have observed an average setback line of greater than twenty-five (25) feet, and no building varies more than six (6) feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing building; but this Section shall not require a front yard of a greater depth than seventy-five (75) feet.
 - (C) When a lot has double frontage, the front yard requirements shall be complied with on both streets.
 - (2) **Side Yard.** Except as hereinafter provided in OAC 120:10-5-4, there shall be a side yard on each side of a building which shall have a width of not less than five (5) feet. On any corner lot a building shall be setback from the street line of the intersecting streets a distance of fifteen (15) feet in case such lot is back with another corner lot, and twenty (20) feet in every other case.
 - (3) **Rear Yard.** Except as hereinafter provided in OAC 120:10-5-4, there shall be a rear yard having a depth of not less than thirty (30) feet or twenty percent (20%) of the depth of the lot, whichever amount is smaller.
 - (4) **Intensity of Use.** There shall be a lot area of not less than six thousand (6,000) square feet, except that where the lot has less area than herein required and all the boundary lines of that lot touched lands under the ownership of the effective date of these Regulations that lot may be used for any of the uses permitted in this Section.
 - (5) **Coverage.** Main and accessory buildings shall not cover more than twenty-five percent (25%) of the lot area of interior lots, and thirty percent (30%) of the area on corner lots.
- (f) **Storage of Building Materials.** Outside storage of building or other materials or supplies for a time period over 60 days is prohibited.

120:10-3-21. Low Density General Residential District (RD-2)

- (a) **General Description.** Low Density General Residential District (RD-2) is a residential district intended to provide for a slightly higher population density than an RD-1 district. It is intended to preserve and stabilize those neighborhoods characterized by a mixture of residential structures by allowing the conversion and infill development under specific conditions whereby

existing neighborhood scales maintained. These areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the residential environment. Internal stability, attractiveness, and efficiency are encouraged by providing for adequate light and air for residences and related facilities and through the consideration of the proper functional relationship and arrangement of each element.

(b) **Uses Permitted.** Property and buildings in an RD-2, Low Density General Residential District shall be used only for the following purposes:

- (1) Any uses permitted in an RD-1, Single Family Residential District.
- (2) Two-family dwelling.
- (3) Garage apartment, provided, however, that the building be setback at least ten (10) feet from all lot lines.
- (4) Accessory buildings and uses customarily incidental to any of the uses in (1) through (3) of this Section when located on the same lot.

(c) **Conditional Uses Permitted on Review.** Any conditional uses permitted on review in an RD-1, Single Family Residential District in accordance with the provisions contained in OAC 120:10-3-20, and three-family dwelling.

(d) **Height Regulations.** The height regulations shall be the same as those in the RD-1, Single Family Residential District.

(e) **Area Regulations.**

(1) **Front Yard.** All buildings shall be setback from street right-of-way lines to comply with the following front yard requirements:

(A) The minimum depth of the front yard shall be twenty-five (25) feet.

(B) If twenty-five percent (25%) or more of the lot on one side of the street between two intersecting streets is improved with buildings all of which have observed an average setback line of greater than twenty-five (25) feet, and no building varies more than six (6) feet from the average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing building; but this district shall not require a front yard of greater depth than seventy-five (75) feet.

(C) When a lot has double frontage, the front yard requirements shall be complied with on both streets. (2) Side yard. Except as hereinafter provided in OAC 120:10-5-4 [Renumbered to OAC 120:10-5-4.1], there shall be a side yard on each side of the building which shall have a width of not less than five (5) feet. On any corner lot a building shall be setback from the street line of the intersecting street a distance of fifteen (15) feet in case such lot is back to back with another corner lot, and twenty (20) feet in every other case.

(3) **Rear Yard.** Except as hereinafter provided in OAC 120:10-5-4 [Renumbered to OAC 120:10-5-4.1], there shall be a rear yard which shall have a depth of not less than twenty-five (25) feet or twenty percent (20%) of the average depth of the lot, whichever is smaller.

(4) **Intensity of Use.**

(A) A lot occupied by a single family dwelling shall contain not less than six thousand (6,000) square feet.

(B) A lot occupied by a two-family dwelling or a single-family dwelling and a garage apartment, shall contain an area of not less than six thousand (6,000) square feet.

(5) **Coverage.** Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area on interior lots and thirty-five (35%) of the lot area on corner lots.

- (6) **Limit on Building.** Not more than one main building shall be constructed on any one lot, except that a garage apartment may be constructed on any lot with a single-family dwelling provided the area requirements set forth in (e) of this Section are complied with.
- (f) **Storage of Building Materials.** Outside storage of building or other materials or supplies for a time period over 60 days is prohibited.

120:10-3-22. Low Rise General Residential District (RD-3)

- (a) **General Description.** The Low Rise General Residential District (RD-3) is intended to provide areas for low intensity multiple family housing which will be compatible, in terms of limitations of bulk and the provision of open space, with adjoining single, two, and three-family residential development. These areas are intended to facilitate conversion and infill development of various low rise residences including garden apartments and townhouses.
- (b) **Uses Permitted.** Property and buildings in an RD-3, Low Rise General Residential District, shall be used only for the following purposes:

- (1) Any use permitted in the RD-2, Low Density General Residential District.
- (2) Townhouse.
- (3) Three-family residence.
- (4) Multiple-family residence.
- (5) Boarding or rooming house.
- (6) Accessory buildings and uses when customarily incident to any of the uses in (1) through (5) of this Section when located on the same lot.

- (c) **Conditional Uses Permitted Upon Review.** The following uses may be permissible on review in accordance with the provisions contained in OAC 120:10-13-9 [Renumbered to 120:10-13-19].

- (1) Any conditional use permitted on review in an RD-2, Low Density General Residential District.
- (2) Fraternity or sorority house.
- (3) Institutions of a religious, philanthropic or eleemosynary character.

- (d) **Height Regulations.** Height regulations shall be the same as those in the RD-1, Single Family Residential District.

(e) **Area Regulations.**

- (1) **Front Yard.** All buildings shall be setback from the street right-of-way lines to comply with the following front yard requirements.

(A) The minimum depth of the front yard shall be twenty-five (25) feet.

(B) If twenty five percent (25%) or more of the lots on one side of the street between two (2) intersecting streets is improved with buildings all of which have observed an average setback line of greater than twenty-five (25) feet, and no building varies more than six (6) feet from the average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing building; but this district shall not require a front yard of greater depth than seventy-five (75) feet.

(C) When a lot has double frontage, the front yard requirements shall be complied with on both sides.

- (2) **Side Yard.** Except as hereinafter provided in OAC 120:10-5-4 [Renumbered to OAC 120:10-5-4.1], there shall be a side yard on each side of a building which shall have a width of not less than five (5) feet. On any corner lot a building shall be setback from the street line of

the intersecting street a distance of fifteen (15) feet in case such lot is back to back with another corner lot, and twenty (20) feet in every other case.

(3) **Rear Yard.** Except as hereinafter provided in OAC 120:10-5-4 [Renumbered to OAC 120:10-5-4.1], there shall be a rear yard which shall have a depth of not less than twenty-five (25) feet or twenty percent (20%) of the average depth of the lot, whichever is smaller.

(4) **Intensity of Use.**

(A) A lot occupied by a single-family dwelling shall contain not less than five thousand (5,000) square feet.

(B) A lot occupied by a two-family dwelling or single family dwelling and garage apartment shall have not less than six thousand (6,000) square feet.

(C) For each additional family unit in excess of two family dwellings, two thousand (2,000) square feet shall be added to the size of the lot.

(5) **Coverage.** Main and accessory building shall not cover more than thirty percent (30%) of the lot area on interior lots and thirty-five percent (35%) of the lot area on corner lots.

(6) **Limit on buildings.** The density of main buildings shall be in accordance with the area requirements set forth in (e) of this Section.

(f) **Storage of Building Materials.** Outside storage of building or other materials or supplies for a time period over 60 days is prohibited.

120:10-3-23. High Rise General Residential District (RD-4)

(a) **General description.** The High Rise General Residential District (RD-4) is a residential district designed to permit the development of multiple-family residences in suitable environments to provide for medium and high population density in proximity to the intensely developed, institutional activity centers of the State Capitol Complex, the Oklahoma Health Center and the central business district of Oklahoma City.

(b) **Uses Permitted.** Property and buildings in the RD-4, High Rise General Residential District, shall be used only for the following purposes:

(1) Any use permitted in the RD-3, Low Rise General Residential District.

(2) Institutions of religious, philanthropic or eleemosynary nature.

(3) Accessory buildings and uses when customarily incident to any of the above uses when located on the same lot.

(c) **Conditional Uses Permitted on Review.** Any use permitted on review in an RD-3, Low Rise General Residential District, in accordance with the provision contained in OAC 120:10-13-9 [Renumbered to OAC 120:10-13-19] and Day Care Centers in accordance with the provisions contained in OAC 120:10-5-6 [Renumbered to OAC 120:10-5-21].

(d) **Height Regulations.** Except as hereinafter provided in OAC 120:10-5-3 [Renumbered to OAC 120:10-5-3.1], no building shall exceed three (3) stories or forty-five (45) feet in height.

(e) **Area Regulations.**

(1) **Front yard.** All building shall be setback from street right-of-way lines to comply with the following front yard requirements:

(A) The minimum depth of the front yard shall be twenty-five (25) feet.

(B) If twenty-five percent (25%) or more of the lots on one side of the street between two intersecting streets is improved with buildings all of which have observed an average setback line of greater than twenty-five (25) feet, and no building varies more than six (6) feet from this average setback line, then no building shall be erected closer to the street line

than the minimum setback so established by the existing buildings; but this district shall not require a front yard of greater depth than seventy-five (75) feet.

(C) When a lot has double frontage, the front yard requirements shall be complied with on both streets.

(2) Side Yard.

(A) Side yards shall have a minimum width of five (5) feet for buildings not exceeding two and one-half (2-1/2) stories in height. There shall be a side yard of ten (10) feet on each side of all buildings greater than 2-1/2 stories except as otherwise provided in OAC 120:10-5-4 [Renumbered to OAC 120:10-5-4.1].

(B) On any corner lot a building shall be setback from the street line on the intersecting street a distance of fifteen (15) feet in case such lot is back to back with another corner lot, and twenty (20) feet in every other case.

(3) Rear Yard. Except as hereinafter provided in OAC 120:10-5-4 [Renumbered to OAC 120:10-5-4.1], there shall be a rear yard which shall have a depth of not less than twenty-five (25) feet or twenty percent (20%) of the average of the depth of the lot, whichever is smaller.

(4) Lot Width.

(A) For single-family dwelling, two-family dwellings, there shall be a minimum lot width of fifty (50) feet at the front building line, and the front lot line shall abut a street for a distance of not less than thirty-five (35) feet.

(B) For townhouse dwelling there shall be a minimum lot width of twenty (20) feet at the front building line, and the front lot line shall abut a street for a distance of not less than twenty (20) feet.

(C) For multiple-family dwellings, there shall be a minimum lot width of sixty (60) feet at the front building line and the width shall be increased by fifteen (15) feet for each additional dwelling unit exceeding three (3) which is located in the dwelling; however, the lot width at the front building line shall not be required to exceed two hundred fifty (250) feet; and further provided that the front lot line shall abut a street for a distance of not less than fifty (50) feet.

(5) Intensity of Use.

(A) For single, two and three family dwellings, the same regulations as those in the RD-3, Low Rise General Residential District shall apply.

(B) A lot occupied by a multiple family dwelling of four (4) units shall not be less than ten thousand one hundred (10,100) square feet in area, and for each additional dwelling unit, seventeen hundred (1,700) square feet shall be added.

(f) Storage of Building Materials. Outside storage of building or other materials or supplies for a time period over 60 days is prohibited.

120:10-3-24. Neighborhood Commercial District (CN)

(a) **General description.** The Neighborhood Commercial District (CN) is intended to provide locations for retail and service uses oriented toward meeting the regular needs of neighborhood residents. Because these shops and stores may be a part of the neighborhood, more restrictive requirements for light, air, open space and off-street parking are made than are provided in other metropolitan commercial district.

(b) **Uses permitted.** Property and buildings in a CN, Neighborhood Commercial District shall be used only for the following purposes:

- (1) Any uses permitted in a Low Rise General Residential District (RD-3).
 - (2) Retail stores and shops supplying the regular and customary needs of the residents and primarily for their convenience, as follows:
 - (A) Alcoholic Beverage Retail Sales.
 - (B) Apparel store
 - (C) Antique Shop.
 - (D) Automobile service station, but not including body shops or junk yards.
 - (E) Bakery goods store.
 - (F) Bank or credit union.
 - (G) Barber shop or beauty salon.
 - (H) Book or stationery store.
 - (I) Dry cleaner, provided cleaning and pressing is not conducted on the premises.
 - (J) Drug store
 - (K) Dairy products or Ice Cream store.
 - (L) Delicatessen.
 - (M) Electronics store.
 - (N) Food store.
 - (O) Funeral home, parlor or mortuary.
 - (P) Gift shop.
 - (Q) Jewelry store.
 - (R) Key shop.
 - (S) Messenger or Telegraph Service.
 - (T) Office.
 - (U) Off-street parking lot.
 - (V) Painting and Decorating shop.
 - (W) Pet shop.
 - (X) Photographer or Artist studio.
 - (Y) Restaurant, but not including drive-in restaurant.
 - (Z) Sales or Showroom.
 - (AA) Self-service laundry or dry cleaner.
 - (BB) Shoe Repair shop.
 - (CC) Tailor shop.
 - (DD) Theatre.
 - (3) Accessory buildings and uses associated with the uses in (1) through (3) of this Section.
 - (4) Any building used primarily for any of the enumerated purposes in (1) through (3) of this Section may not have more than 40% of the floor area devoted to purposes incident to such primary use. Stores shops and businesses permitted under this Section shall be conducted within enclosed buildings. No material or goods offered for sale or stored in connection with the uses enumerated in this Section shall be displayed or stored outside of a building.
- (c) **Conditional uses permitted on review.** The following uses may be permitted upon review in accordance with the provisions of OAC 120:10-13-19:
- (1) Any use permitted on review in a High Rise General Residential District (RD-4).
 - (2) Any other retail establishment serving the Zoning District in a manner that, in the opinion of the Commission, is similar in character to the uses permitted in this Section and is not more obnoxious or detrimental to the area in which it is located.

(d) **Height regulations.** Except as provided in OAC 120:10-5-3.1, no building shall exceed 2-1/2 stories or 35 feet in height.

(e) **Area regulations.** Except as provided in OAC 120:10-5-4.1, the provisions of this subsection shall apply to all property located in the Neighborhood Commercial (CN) zoning district.

(1) **Front yard.** All buildings shall be set back from the street right-of-way lines to comply with the following front yard requirements.

(A) The minimum depth of the front yard shall be 25 feet.

(B) If 25% or more of the lots on one side of the street between 2 intersecting streets is improved with buildings, all of which have observed an average setback line of greater than 25 feet, and no building varies more than 6 feet from this average setback line, then no building shall be constructed closer to the street line than the minimum setback so established by the existing buildings; but this district shall require a front yard of a depth greater than 75 feet.

(2) **Side yard.**

(A) For dwellings, there shall be a side yard on each side of the building a width of not less than 5 feet. On any corner lot, a building shall be set back from the street line of the intersecting street, a distance of 15 feet if the lot is back to back with another corner lot, and 20 feet in every other case.

(B) For uses other than dwellings, no side yard shall be required. For uses adjacent to a dwelling district there shall be a side yard of not less than 10 feet, and on all corner lots there shall be a side yard of not less than 20 feet.

(3) **Rear yard.** There shall be a rear yard, which shall have a depth of not less than 25 feet or 20% of the average depth of the lot, whichever is smaller. In all other cases, a rear yard shall not be required except where a lot abuts a dwelling district, in which case there shall be a rear yard of not less than 15 feet.

(4) **Intensity of use.** The intensity of use for residential purposes shall be the same as the Low Rise General Residential District (RD-3). A lot occupied by a multiple-family dwelling of four (4) units shall not be less than 10,100 square feet in area. For each additional dwelling unit, 1,700 square feet shall be added.

(5) **Coverage.** Main and accessory buildings for uses other than residential use shall not cover more than 40% of the lot area on interior lots and 45% of the area on corner lots. In no case shall the gross floor area of main and accessory buildings exceed the total area of the lot.

(f) **Off-Street Parking.** All off-street parking facilities shall be designed and constructed in accordance with Subchapter 7 and Subchapter 17 of this Chapter.

120:10-3-25. Office Commercial District (CO)

(a) **General description.** The Office Commercial District (CO) is intended to provide a place for institutional and commercial activities that will service the Zoning District and which require separate buildings and building groups surrounded by landscaped yards and open area.

(b) **Uses permitted.** Property and building in an Office Commercial District (CO), shall be used only for the following purposes:

(1) Multi unit dwellings containing not less than 8 living units per building.

(2) Office building.

(3) Accessory buildings and uses typically associated with the uses permitted in this Section.

(c) **Conditional uses permitted on review.** The following uses may be permissible on review in accordance with the provisions listed in OAC 120:10-13-19:

- (1) Any uses permitted in a High Rise General Residential District (RD-4).
- (2) Research laboratories housed completely within enclosed buildings, and which the Commission determines are not more objectionable due to the emission of smoke, noise, dust, odor, and blast than office building operation.
- (3) Hotels.
- (4) Motels.

(d) **Height regulations.** No building shall exceed the height limitations set forth in OAC 120:10-5-3.1 of this Chapter.

(e) **Area regulations.**

- (1) **Front yard.** The minimum depth of the front yard shall be 25 feet. When a lot has double frontage, the front yard requirements shall be complied with on both streets.
- (2) **Side yard.** Main and accessory buildings shall be set back from all side lot lines not less than 1 foot for each 2 feet of building height.
- (3) **Rear yard.** Main buildings used for residential purposes shall be set back from all rear lot lines not less than 25 feet or 1 foot for each foot of building height, whichever is greater. All other main buildings shall be set back from all rear lot lines 1 foot for each 3 feet of building height or fraction thereof.

(f) **Intensity of use.** A lot occupied by an 8 unit dwelling shall contain an area of not less than 12,000 square feet, and for each additional dwelling unit in the building 1,000 square feet of lot area shall be added.

(g) **Coverage.**

- (1) Main and accessory buildings for uses other than residential use shall not cover more than 40% of the lot area on interior lots and 45% of the lot area on corner lots, and in no case shall the gross floor area of main and accessory buildings exceed the total area of the lot.
- (2) Main and accessory buildings for uses other than residential shall not cover more than 40% of the lot area of interior lots and 45% of the lot area for corner lots, and in no case shall the gross floor area of main and accessory buildings exceed 1 1/2 times the total lot area.
- (3) Not less than 20% of the lot area shall be maintained as and remain landscaped open area and shall not be used for any other purpose including off-street parking.

(h) **Off-Street Parking.** All off-street parking facilities shall be designed and constructed in accordance with Subchapter 7 and Subchapter 17 of this Chapter.

120:10-3-26. Health Center Commercial District (CHC)

(a) **General description.** The Health Center Commercial District (CHC) is a special land use district created for institutional and commercial activities associated with and supportive of uses located in the Health Center District (HC) which do not significantly impact health center functions or detract from adjacent residential districts.

(b) **Uses permitted.** Property and buildings in the Health Center Commercial District (CHC) shall be used for only the following purposes:

- (1) Any of the following uses:
 - (A) Adult Day Care Center
 - (B) Blood Bank.
 - (C) Child Care Center or Childhood Development Center

(D) Community Treatment Center

(E) Dental or Medical Clinic.

(F) Dental or Medical Laboratory.

(G) Dental Supply Sales.

(H) Extended Care Facility.

(I) Humanitarian or Philanthropic Foundations.

(J) Medical Center Housing.

(K) Optometry Sales.

(L) Orthopedic Appliance Sales.

(M) Office Building.

(N) Pharmacy.

(O) Prosthesis Sales and Service.

(P) Rehabilitation Center

(Q) Residential Care Facility

(R) University Bookstore

(S) Any other institutional, residential, office or commercial activity supporting the Health Center District (HC) which, in the opinion of the Commission, is similar in character to those listed in this Subsection and is not detrimental to the area in which it is located.

(2) Premises identification signage and directional signage as define in OAC 120:10-5-8 [Renumbered to OAC 120:10-15-3] of this Chapter relating only to the principal use.

(3) Accessory uses and buildings typically associated with the uses permitted in this Subsection.

(4) Any building used or constructed for any use permitted in this Subsection may not have more than 40% of its floor area devoted to purposes other than the principal use. Material goods offered for sale or stored in connection with the uses permitted in this Subsection shall not be displayed or stored in any yard areas or outside of the building.

(c) **Height regulations.** No building adjacent to residentially zoned property shall exceed 3 stories or 40 feet in height.

(d) **Area regulations.**

(1) **Front yard.** The minimum depth of the front yard shall be 25 feet. When a lot has double frontage, the front yard requirement shall be complied with on both streets.

(2) **Side yard.** Main and accessory buildings shall be set back from all side lot lines not less than 1 foot for each 2 feet of building height.

(3) **Rear yard.** Main buildings shall be set back from all rear lot lines 1 foot for each 3 feet of building height or fraction thereof.

(e) **Coverage.**

(1) Main and accessory building shall not cover more than 50% of the lot area and in no case shall the floor area ratio exceed 0.60.

(2) Not less than 20% of the lot area shall be maintained as and remain landscaped open area and shall not be used for any other purpose including off-street parking.

(f) **Screening requirement.** Any use permitted in the Health Center Commercial District (CHC) adjacent to a residentially zoned or used property shall be screened by an opaque physical barrier consisting of any one or combination of the following:

(1) Neat and orderly opaque fence 8 feet in height.

(2) A plant screen consisting of a neat, orderly and healthy screen of evergreens or other suitable plant material compatible to the Oklahoma City environment no less than 5 feet in height at the time of installation.

(3) A landscaped earth berm at least 30 inches in height above grade as approved by the Commission.

(g) **Off-Street Parking.** All off-street parking facilities shall be designed and constructed in accordance with Subchapter 7 and Subchapter 17 of this Chapter.

120:10-3-27. Restricted Light Industrial District (I-1)

(a) **General description.** The Restricted Light Industrial District (I-1) is intended to accommodate industrial development at good standards in appropriate locations and to provide for establishments engaged in the manufacture, assembly, or processing of products and goods for sale on or off the premises. All storage, operations, and processes must be entirely enclosed within a structure and shall not generate industrial wastewater or airborne emissions nor produce any objectionable odor, noise, glare, vibrations, smoke or dust associated with the industrial operation.

(b) **Uses permitted.** Property and buildings in an I-1, Restricted Light Industrial District shall be used only for the following purposes:

(1) Any uses permitted in a CN, Neighborhood Commercial District or in any R, Residential District.

(2) Any of the following uses:

(A) Athletic equipment manufacturer.

(B) Automobile accessory, sales and repair.

(C) Bakery.

(D) Bottling works.

(E) Book binderies.

(F) Candy manufacturing.

(G) Club with alcohol [See OAC 120:10-5-12.1]

(H) Engraving plant.

(I) Electrical equipment assembly.

(J) Instrument and meter manufacturing.

(K) Jewelry and watch manufacturing.

(L) Laboratories, experimental and research.

(M) Laundry and dry cleaning establishment.

(N) Leather goods fabrication.

(O) Optical goods manufacturing.

(P) Paper products manufacturing.

(Q) Personal storage facility.

(3) Any other light industrial use which, in the opinion of the Commission, is similar in character to the uses permitted by this Section, and is not more obnoxious or detrimental to the area in which located by reason of noise, offensive odor, smoke, dust, vibration, appearance, traffic congestion or danger to life and property.

(c) **Height regulations.** No building shall exceed 3 stories or 45 feet in height unless it is set back one foot from all yard lines for each 2 feet exceeding 45 feet, in addition to the yard

otherwise required; provided, however, in no case shall any building or structure exceed the height limitation set forth in 120:10-5-3.1 of this Chapter.

(d) Area regulations.

(1) **Front yard.** All buildings shall be set back from the street right-of-way line to comply with the following requirements:

(A) The minimum depth of a front yard shall be 25 feet.

(B) If 25% or more of the lots on 1 side of the street between 2 intersecting streets is improved with buildings, all observing an average set back line of greater than 25 feet and no building varies more than 6 feet from this average setback line, then no building shall be constructed closer to the street line than the minimum setback line established by the existing buildings. This district shall not require a front yard with a depth greater than 75 feet.

(C) When a lot has double frontage the front yard requirements shall be complied with on both streets.

(2) Side yard.

(A) For dwellings, there shall be a side yard on each side of the building a width of not less than 5 feet. On any corner lot, a building shall be set back from the street line of the intersecting street a distance of 15 feet in cases that a lot is back to back with another corner lot; and 20 feet in every other case.

(B) For uses other than a dwelling, no side yard shall be required, with the exception of a lot with a side adjacent to a dwelling district, which shall have a side yard of not less than 10 feet on interior lots; and, all corner lots shall have a side yard of not less than 20 feet.

(3) **Rear yard.** A rear yard shall not be required except where a lot abuts a dwelling district, in which case there shall be a rear yard of not less than 15 feet.

(4) Intensity of use.

(A) A lot occupied by a single family dwelling shall contain no less than 6,000 square feet.

(B) A lot occupied by a two-unit dwelling or single family dwelling with garage apartment shall contain no less than 6,000 square feet.

(C) For each additional unit in excess of 2 units, 2,000 square feet shall be added to the size of the lot.

(e) **Off-Street Parking.** All off-street parking facilities shall be designed and constructed in accordance with Subchapter 7 and Subchapter 17 of this Chapter.

120:10-3-28. Light Industrial District (I-2)

(a) **General description.** The Light Industrial District (I-2) is intended to provide for establishments engaged in the manufacture, assembly or processing of products and goods. All operations and processes must be entirely enclosed within structure, generating no objectionable odor, noise, glare, vibrations, smoke or dust associated with the industrial operation. Outdoor storage of goods and products is permitted as long as the stored items are screened by walls, fences or permanent landscape plantings at a height that prohibits visibility from public streets or adjacent lots at ground level.

(b) **Uses permitted.** Property and buildings in an I-2, Light Industrial District, shall be used only for the following purposes:

(1) Any use permitted in the I-1, Restricted Light Industrial District.

(2) Any of the following uses:

(A) Building materials sales.

- (B) Contractor's equipment storage yard, or rental or sale of construction equipment.
 - (C) Feed and seed.
 - (D) Fuel station.
 - (E) Freight truck yard or terminal.
 - (F) Public utility service or transformer station.
- (3) The following uses when conducted within a completely enclosed building.
- (A) The manufacture, compounding, packaging or treatment of products which includes, but is not limited to, bakery goods, candy, cosmetics, dairy products, perfume, and pharmaceuticals.
 - (B) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cork, feathers, glass, hair, leather, paper, plastics, precious or semi-precious materials or stone, shell, textiles, tobacco, and paint not utilizing a boiling process.
 - (C) The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns shall be fired only by electricity or gas.
 - (D) The manufacture and maintenance of advertising signs or structures, and light sheet metal products.
 - (E) Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
 - (F) Assembly of electrical appliances, electronic instruments and devices, and radios, including the manufacture of small parts only.
 - (G) Laboratories: experimental, photo, film or testing.
- (4) Buildings, structures and uses accessory and secondary to any of the uses permitted by this Section.
- (5) Any other light industrial use, building or structure which, in the opinion of the Commission, is similar in character to those in this Section and is not more objectionable due to noise, odor, dust, smoke, vibration, danger to life and property and other similar causes which are injurious to health or safety and the neighborhood.
- (c) **Height regulations.** No building shall exceed 3 stories or 45 feet in height unless it is set back 1 foot from all yard lines for each 2 feet exceeding 45 feet, in addition to the required yard. In no case shall any building or structure exceed the height limitation set forth in OAC 120:10-5-3.1 of this Chapter.
- (d) **Area regulations.**
- (1) **Front yard.** All buildings shall be set back from the street right-of-way line to comply with the following requirements:
 - (A) The minimum depth of a front yard shall be 25 feet.
 - (B) If 25% or more of the lots on 1 side of the street between 2 intersecting streets are improved with buildings, all observing an average set back line of greater than 25 feet and no building varies more than 6 feet from this average setback line, then no building shall be constructed closer to the street line than the minimum setback line established by the existing buildings. This district shall not require a front yard with a depth greater than 75 feet.
 - (C) When a lot has double frontage the front yard requirements shall be complied with on both streets.
 - (2) **Side yard.**
 - (A) For dwellings, there shall be a side yard on each side of the building having a width of not less than 5 feet. On any corner lot, a building shall be set back from the street line of the

intersecting street, a distance of 15 feet in case a lot is back to back with another corner lot; and 20 feet in every other case.

(B) For uses other than a dwelling, no side yard shall be required, unless the side of a lot is adjacent to a dwelling district then there shall be a side yard of not less than 10 feet on interior lots; on all corner lots there shall be a side yard of not less than 20 feet.

(3) **Rear yard.** A rear yard shall not be required except where a lot abuts a dwelling district, in which case there shall be a rear yard of not less than 15 feet.

(4) **Intensity of use.** The intensity of use for residential purposes shall be the same as the High Rise General Residential District (RD-4).

(A) A lot occupied by a single family dwelling shall contain no less than 6,000 square feet.

(B) A lot occupied by a two-unit dwelling or single family dwelling with garage apartment shall contain no less than 6,000 square feet.

(C) For each additional unit in excess of 2 units, 2,000 square feet shall be added to the size of the lot.

(e) **Off-Street Parking.** All off-street parking facilities shall be designed and constructed in accordance with Subchapter 7 and Subchapter 17 of this Chapter.

120:10-3-29. Public District (P)

(a) **General description.** The Public District (P) is a special high density zoning district where property and buildings shall only be used for the purposes designated in the Master Land Use Plan as officially adopted by the Commission. The principal use of land is reserved for state government and state government uses. For the purpose of these regulations there is hereby created a State Capitol Complex Subdistrict.

(b) **Uses permitted.** Property and buildings shall only be used for the following purposes:

(1) Any public administration use as defined in OAC 120:10-1-3.

(2) Any park or recreational use permitted pursuant to rules promulgated by the Oklahoma Office of Management and Enterprise Services for the State Capitol Park [See 74 O.S. §1811.4].

(c) **Height regulations.** All buildings and structures shall be constructed in accordance with the height regulations established in OAC 120:10-5-3.1 and the recommendations of the Master Land Use Plan.

(d) **Intensity of use.** Buildings and structures shall not exceed a 1.0 floor area ratio or a .25 building coverage ratio as defined in OAC 120:10-1-3

(e) **State Capitol Complex Subdistrict.** For purposes of these regulations, there is hereby created a State Capitol Complex Subdistrict. The principal use of land is reserved for state government and state government uses. The State Capitol Complex Subdistrict is described as follows: Beginning at the southeast corner of the intersection of NE 28th Street and North Lincoln Boulevard; thence east along the south line of NE 28th Street to west line of Lindsay Avenue; thence south on Lindsay Avenue to the south line of NE 24th Street; thence east along NE 24th Street to the west line of Laird Avenue to the south line of NE 23rd Street; thence west to the east boundary of Block 3, State Capitol Addition; thence south along said east block line to the point of intersection with the northern boundary line of Block 12, State Capitol Amended Addition; thence west along said line to the east line of Lindsay Avenue; thence south along Lindsay Avenue to the north line of NE 19th Street; thence west along NE 19th Street to the east line of the North Lincoln Boulevard median, also designated as State Capitol Park; thence south

along North Lincoln Boulevard to the point of intersection with NE 14th Street; thence west to the east edge of North Lincoln Boulevard median, also designated as State Capitol Park; thence north to the intersection of the north boundary line of Block 10, Classen's North Highland Parked Addition; thence west along said boundary line to the east line of Walnut Avenue; thence north along Walnut Avenue to the north line of NE 18th Street; thence west on NE 18th Street to the east edge of the I-235 Expressway; thence north along said I-235 Expressway to the point of intersection with the southeast corner of NE 23rd Street; thence east along the south line of NE 23rd Street to the west edge of the southwest NE 23rd Street/North Lincoln Boulevard Loop; thence in a north and easterly direction around the northwest NE 23rd Street/North Lincoln Boulevard Loop to the east line of North Lincoln Boulevard; thence north along Lincoln Boulevard to the south line of NE 27th Street; thence east along NE 27th Street to the center line of North Lincoln Boulevard; thence north to the point of beginning.

(e) **State Capitol Complex Subdistrict Restrictions.** Unless specifically provided for in this Section, the following restrictions shall apply to this Subdistrict:

(1) **Burials and Scattering of Ashes.** Burials or interment of human or other remains is prohibited in the State Capitol Complex Subdistrict. The scattering of human or other ashes from cremation is prohibited in the State Capitol Complex Subdistrict.

(2) **Monuments, memorials, statuary and public art displays.** All plans for temporary or permanent monuments, memorials, statuary and similar structures shall be reviewed and approved by the Commission. Requests will be reviewed in terms of cultural, historical and/or architectural significance; impact on the visibility, character and/or integrity of the State Capitol Building; impact on the function of established or future uses in the State Capitol Complex Subdistrict; and provisions for open space as established in the Master Plan.

120:10-3-30. Health Center District (HC)

(a) **General Description.** The Health Center District (HC) is a specialized, high density zoning district that advocates an environment suitable for the commingling of academics, health care, and health care research. The District provides an environment where building design, landscaping, pedestrian connectors, structured parking and activity centers unite to create a campus setting that identifies with wellness. This regulation is formulated to accommodate specialized health care and to provide certain amenities for the Oklahoma Health Center and the University of Oklahoma Health Sciences Center. To assure functionality for each use, the building coverage ratios and floor area ratios set out in the Master Plan for the Capitol-Medical Center Improvement and Zoning District will be a primary consideration in the construction of main and accessory buildings.

(b) **Uses permitted.** Property and buildings in the HC, Health Center District shall be used only for the following purposes:

- (1) Clinic, dental, medical, mental health;
- (2) Extended Care Facilities;
- (3) Health Center Residential;
- (4) Heliport;
- (5) Hospital;
- (6) Hotel/Motel;
- (7) Research Laboratory;
- (8) Public Health Facilities; and,

- (9) Rehabilitation Center.
- (c) **Conditional uses permitted.** The following uses may be permitted upon review in accordance with OAC 120:10-13-19: Any other institutional, residential, office or commercial activity supporting the Health Center District (HC) which, in the opinion of the Commission, is similar in character to those listed in Subsection B of this Section and is not detrimental to the area in which it is located.
- (d) **Height regulations.** It is the intent of these regulations that the height requirements of the uses be adequate for the proper functioning of each and every use. No specific regulations are established.
- (e) **Floor area ratio requirement.** It is the intent of these regulations that the floor area ratio requirements of the uses be adequate for the proper functioning of each and every use. No specific regulations are established.
- (f) **Building coverage ratio.** The building coverage ratio shall be a maximum of .5.
- (g) **Variance from regulation.** In cases where a specific piece of land, due to exceptional topography or other extraordinary conditions uncommon to the general area cannot meet the Health Center (HC) District requirements, the Commission may consider granting a variance to the existing requirements for any use or conditional use permitted in this district.
- (h) **Off-Street Parking.** All off-street parking facilities shall be designed and constructed in accordance with Subchapter 7 and Subchapter 17 of this Chapter. The construction of parking decks and parking garages is encouraged.
- (i) **Landscape requirement.** Not less than 20% of the lot area shall be maintained as and remain landscaped open area and/or green space shall not be used for any other purpose including off-street parking.
- (j) **Signage.** All premises identification and directional signage shall be designed and constructed in compliance with Subchapter 15 of this Chapter. The Commission may grant a variance based upon the recommendations of the Oklahoma Health Center Master Plan.
- (k) **Graphic signage.** In order to provide sufficient direction to guide vehicular and pedestrian visitors and users throughout the Oklahoma Health Center, a Graphic Signage System shall be established. Graphic signage shall effectively communicate and identify the location of emergency/trauma centers, hospital and clinic facilities, streets, and parking facilities. Signage shall be placed in highly visible locations, be easy to read, and provide beneficial destination information. Graphic signage shall be uniform in terms of design, building materials, size, language, text, and graphics. The responsible Health Center agency or agencies shall maintain and upgrade the Graphic Signage as required. All graphic signage must be reviewed and approved by the Commission prior to installation.
- (l) **Specialty Signage.** Plaques or monuments indicating history, honoring a group, individual, or organization may be installed in the Oklahoma Health Center with the Commission's approval provided that they do not interfere with or impede facility functions, pedestrian or vehicular traffic, or emergency and traffic signals.

SUBCHAPTER 5. GENERAL DISTRICT PROVISIONS AND ADDITIONAL ZONING REGULATIONS

PART 1. GENERAL PROVISIONS

120:10-5-1.2. District group classification

Whenever the terms "R", "C" or "H" are used in this Chapter, they shall be construed to mean all zoning district designations containing these letters combined with a number to indicate the district classification. "R" shall include Single Family General Residential (RD-1), Low Density General Residential (RD-2), Low Rise General Residential (RD-3), and RD-4 High Rise General Residential (RD-4). "H" shall include Historic Landmark District (HL) and Historic Preservation District (HP). "C" shall include Neighborhood Commercial District (CN), Office Commercial District (CO) and Health Center Commercial District (CHC).

120:10-5-2.1. Conditions of a more restricted district applied

Unless otherwise specified, whenever a specific district regulation permits a use permitted in a more restrictive district, the use shall be subject to the regulations of the more restrictive district.

120:10-5-3.1. Height regulations

(a) **Application.** The height regulations established in this Section, shall be applicable to the parts of the Capitol-Medical Center Improvement and Zoning District as shown on the Height Zoning Map in Appendix B of this Chapter. No building or structure of any kind, with the exception of radio and television towers, oil well rigs, and public street lighting masts or standards, receiving the expressed approval of the Commission, shall exceed these height limitations. Whenever the provisions of the height regulations established elsewhere in this Chapter, the more restrictive height regulations shall prevail.

(b) **The Official Height Zoning Map.** The Official Height Zoning Map in Appendix B of this Chapter sets forth the plane of maximum height which is the maximum height which shall be permitted at all points in the Capitol-Medical Center Improvement and Zoning District. Said map and all explanatory material thereon are hereby made a part of this Chapter.

(c) **Plane of maximum height.** A plane of maximum height is hereby established for the Capitol-Medical Center Improvement and Zoning District and is set forth on the Official Height Zoning Map in Appendix B of this Chapter. Said plane shall have as a reference point and reference elevation the point in the center of the State Capitol Building, having an elevation of 1,305 feet above sea level elevation, according to the United States Geological Survey or United States Costal and Geodetic Survey. The plane of maximum height shall be formed by two planes beginning at the east-west axis line passing though the reference point and having a constant elevation of 1,305 feet above sea level elevation.

(1) The plane of maximum height for all parts of the Capitol-Medical Center Improvement and Zoning District lying south of the east-west axis shall be a plane having an elevation of 1,305 feet above sea level elevation.

(2) The plan of maximum height for all parts of the Capitol-Medical Center Improvement and Zoning District lying north of the east-west axis shall be a plane passing through the east-west axis and decreasing two feet in elevation for each 100 feet of horizontal distance measured from the reference point northward along a north-south line to the north extremity of the District.

(d) **Additional height regulations.** The regulations set forth in this Section qualify or supplement, as the case may be, the District Regulations appearing elsewhere in this Chapter.

- (1) Public sanatoriums, or schools, when permitted in a district, may be erected to a height not exceeding 60 feet, and churches and temples, when permitted, may be erected to a height not exceeding 75 feet, if the building is set back from each property line at least 1 foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is built, provided, however, that no building or structure shall exceed the height limitations set forth in (c) of this Section.
- (2) Single-family dwellings and two unit dwellings in the residential districts may be increased in height by not more than 10 feet when 2 side yards of not less 15 feet each are provided, but they shall not exceed 3 stories in height.
- (3) Chimney, cooling towers, church spires, elevator bulkheads, fire towers, monuments, stacks, stage towers or scenery lofts, tanks, water towers, ornamental towers and spires, radio towers or necessary mechanical appurtenances may be erected to a height exceeding those set forth in this Section in all districts except in RD-1 District, as approved by the Commission.

120:10-5-4.1. Area and open space

The following requirements are intended to provide exceptions or qualify and supplement, as the case may be, the specific district regulations set forth in Subchapter 3 of this Chapter.

- (1) Open space to serve one building. No open space or lot area for a building or structure shall, during its life, be occupied by, or counted as open space for any other building or structure.
- (2) Fences and walls. Fences, walls and hedges in residential districts may be permitted in any required yard or along the edge of any yard. For residentially-zoned or used property, no fence, wall, or hedge located in front of the front building line shall exceed 3 feet in height, and no other wall or fence shall exceed 6 feet in height.
- (3) Sight lines at intersections. On any corner lot on which a front and side yard is required, no wall, fence, sign, structure, or any plant growth which obstructs sight lines at elevations between 2 feet and 6 feet above the crown of the adjacent roadway shall be placed or maintained within a triangle formed by measuring from the point of intersection of the front and exterior lot lines a distance of 30 feet along said front and side lot lines and connecting the points so established form a sight triangle on the area of the lot adjacent to the street intersection.
- (4) Location of attached private garage. An attached or detached private garage which faces on a street shall not be located closer than 25 feet to the street easement line.
- (5) Time and accessory building construction. No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced and no accessory building shall be used unless the main building on the lot is also being used.
- (6) Ground coverage and location of accessory building. Accessory buildings which are not a part of the main building may be built in the rear yard within 10 feet of the rear lot line. An accessory building which is not a part of the main building shall not occupy more than 30% of the rear yard.
- (7) Projections and open space. Every part of a required yard shall be open to the sky unobstructed except for accessory buildings in the rear yard, and except for the ordinary projections of skylights, sills, belt courses, cornices, and ornamental features projecting not to exceed 12 inches.
- (8) Limit on exterior projections. Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers projecting into a yard not more than 5 feet, and the ordinary projections of chimneys and flues are permitted.

(9) Residential building construction. No building or structure designed or intended to be used for residential purposes shall be constructed on any lot in any district unless such lot abuts for at least 35 feet on at least 1 street and has a minimum width of 50 feet at the front building line; and further provided that no dwelling shall front on any alley or be designed so that an alley is the primary means of ingress or egress, except that a garage apartment may be constructed to the rear of another main dwelling.

(10) No restriction on public utility construction. These regulations shall not prohibit the construction of electric sub-stations, gas distribution regulator stations, the extraction of oil or natural gas in any zoning district, provided the landscape plan for such installations are approved by the Commission. These regulations shall not be construed as interfering with the normal construction, operation, and maintenance of water, storm and sanitary sewers, natural gas, electric and communication utilities within the District.

120:10-5-5.1. Storage and parking of trailers and commercial vehicles

Commercial vehicles and trailers of all types, including recreational vehicles and hauling trailers, shall not be parked or stored on any lot having less than 1,500 square feet of area that includes a dwelling or on any lot in any residential district, except in accordance with the following provisions:

(1) Not more than one (1) commercial vehicle, which does not exceed 1-1/2 tons rated capacity, per family living on the premises, shall be permitted and in no case shall a commercial vehicle used for hauling explosives, gasoline or liquefied petroleum products be permitted.

(2) Not more than one (1) recreational vehicle or hauling trailer per family living on the premises shall be permitted and said trailer shall not exceed 24 feet in length or 8 feet in width; and further provided that said trailer shall not be parked or stored for more than one week unless it is located behind the front yard building line. A recreational vehicle shall not be occupied either temporarily or permanently while it is being parked or stored in any area within the Capitol-Medical Center Improvement and Zoning District.

120:10-5-8. Commercial dumpsters and trash receptacles

No commercial dumpster or trash receptacle shall be located or stored in the front yard area or in the street-right-of-way. Except for periods of unloading, all commercial dumpsters, residential dumpsters and trash receptacles shall be stored behind the front yard building line in areas that are not visible from the street. These areas shall be appropriately screened by use of a sight proof fence or plantings at a height adequate to hide the dumpster or receptacle from view on all sides.

120:10-5-9.1. Extraction of oil and gas

The extraction of oil and gas in the Zoning District shall be conducted in accordance with ordinances of the City of Oklahoma City, Oklahoma, including the Revised Ordinances 1948, Title 9, Section 1-135, inclusive and amended thereto.

120:10-5-9.2. Dilapidated structures

Structures within the Capitol – Medical Center Improvement and Zoning District shall be declared to be dilapidated under the following procedures:

- (1) The City of Oklahoma City will submit the property being considered for a dilapidation declaration to the Commission.
- (2) The Commission shall determine if the property in question meets the definition of a dilapidated structure, as defined in 11 O.S. §22-112(c).
- (3) The Commission shall submit a recommendation to the City of Oklahoma City based on its findings.
- (4) Upon the Commission's submittal of a recommendation to declare a structure dilapidated, the city of Oklahoma City shall follow its established procedures for declaring a structure dilapidated and addressing any threats to the health, safety and welfare of the public, pursuant to 11 O.S. §22-112.
- (5) Demolition of dilapidated structures shall follow established rules requiring an approved Certificate of Appropriateness and/or building permit from the Commission, as appropriate.

PART 3. SPECIAL DISTRICTS

120:10-5-10.1. Historical Landmark District (HL)

(a) General description and applicability.

(1) The Historical Landmark District (HL) is intended to promote the educational, cultural, economic and general welfare of the public through the protection, enhancement, perpetuation and use of structures in the area of historical and/or architectural significance. In order to maintain the character and beauty of such structures and areas, restrictive requirements governing the construction, moving, demolition, reconstruction, restoration or alteration of structures thereon are provided. In addition, provisions are made in Subchapter 11 of this Chapter for the appointment of the State Capitol Historical Preservation and Landmark Board of Review to advise the Zoning Commission on matters pertaining to this Section.

(2) The HL district is intended to be an overlay zoning district and the regulations imposed by this Section shall be in addition to the regulations of the underlying district. The overlay district and its regulations may be applied to property located in any zoning district.

(b) District restrictions. The following restrictions shall be applicable to the HL district and shall control the use of all properties within such district:

(1) The construction, moving, demolition, reconstruction, restoration, rehabilitation or alteration, as defined in Subchapter 11 of this Chapter, of any structure or area is prohibited unless a Certificate of Appropriateness is granted by the Historical Preservation and Landmark Board or Review.

(2) All structures and grounds shall be maintained in good condition in keeping with the historical nature of the site designated.

(3) All interior portions of structures shall be kept in such good repair to the extent necessary to prevent structural deterioration.

(c) Ordinary maintenance and repair. Nothing in this Section shall be construed to prevent ordinary maintenance or repair of any structure except exterior change.

(d) Permitted uses. Property located in the "HL" Historical Landmark District may be used for only those purposes, permitted within the basic zoning district in which the property or area is located, subject to compliance with all regulations imposed by the basic zoning district all provisions of this Section.

(e) **Historic Preservation Guidelines.** All exterior work completed on structures or sites must be in conformance with the commission's Historic Preservation Standards and Guidelines as outlined in Appendix E.1 of this Chapter.

120:10-5-10.2. Historic Preservation District (HP)

(a) **General description.** The Historic Preservation District (HP) is an overlay zoning district intended to promote and protect structures and areas designated as historical and/or architecturally significant. To maintain the character and integrity of these resources and areas, restrictive requirements governing the use of land and the preservation of structures are established in this Section. In addition, provisions are made in Subchapter 11 of this Chapter for the appointment of the Historical Preservation and Landmark Board of Review to advise the Commission in matters pertaining to this Section. All property within the Capitol-Medical Center Improvement and Zoning District previously designated as a "HP", Historic Preservation District at the same time of the final passage of this Chapter shall be subject to and shall comply with the regulations and restrictions of this Section.

(b) **District restrictions.** Unless specifically provided in this Section, the following restrictions shall apply to this district:

- (1) The construction, moving, demolition, reconstruction, restoration or modification of the exterior of any structure is prohibited unless a Certificate of Appropriateness has been granted by the Historical Preservation and Landmark Board of Review in accordance with OAC 120:10-11-5.1.
- (2) All structures and grounds and architectural features and details shall be maintained in accordance with historic preservation standards.
- (3) All interior portions of structures shall be kept in good repair to the extent necessary to prevent structural deterioration.
- (4) All exterior portions of the structure shall be structurally sound and the substructure and/or foundation shall be free from cracks, breaks or other damage and all building components including architectural and design features are intact and maintained.
- (5) Outside storage of building or other materials or supplies for a time period over 60 days is prohibited.
- (6) Advertising displays shall be prohibited. All signage must be in compliance with Subchapter 15 of this Chapter. The following types of signs are permitted in the Historic Preservation District:
 - (A) identification name plate placed flat against the front exterior wall of a residence, museum, art gallery or similar public building;
 - (B) neighborhood identification signage, historic plaques or monuments;
 - (C) temporary sign offering a property for sale, which is to be removed immediately upon completion of the sale; and,
 - (D) official government traffic, parking, informational or directional signs.
- (7) All driveways shall be constructed and maintained in accordance with Subchapter 7 of this Chapter.
- (8) Parking and/or operation of vehicles including, but not limited to, trailers, boats, recreational vehicles and commercial vehicles with 2 or more axles shall be on hard surfaced pavement located behind the front façade of the main building, except for periods of loading

and unloading. In the case of a corner lot, these vehicles shall be screened from view of the side street adjacent to the property.

(c) **Permitted uses.** Property located in the "HP" Historic Preservation District may be used for only those purposes, permitted within the basic zoning district in which the property or area is located, subject to compliance with all regulations imposed by the basic zoning district all provisions of this Section.

(d) **Screening requirement.** All parking lots and similar uses shall be screened from abutting property and abutting streets by sight proof screening not less than 6 feet in height.

(e) **Ordinary maintenance and repair except as previously provided.** Work is considered ordinary maintenance and repair when the purpose of the work is stabilization or conservation as defined in Subchapter 11 and the work will not noticeably change the exterior appearance of the resource. Ordinary maintenance does not include alteration of original building materials, details, or shapes or removal or replacement of architectural elements on any structure. All other exterior work requires a Certificate of Appropriateness as outlined in Subchapter 11 of this Chapter.

(f) **Historic Preservation Guidelines.** All exterior work completed on structures or sites must be in conformance with the commission's Historic Preservation Standards and Guidelines as outlined in Appendix E.1 of this Chapter.

120:10-5-11.1. Planned Unit Development (PUD)

(a) **General description.**

(1) It is the intent of this Section to encourage unified design of housing, commercial, industrial or institutional areas and facilities, or combinations thereof, to provide for integrated developments having harmony design and variety of function. It is not intended to permit a greater density of uses different from those set forth in the regulations of the district in which the development is located, but this Section is to provide for a greater flexibility in the design of buildings, yards, courts, and circulation, that would otherwise be possible through strict application of district regulations, and to produce:

(A) A maximum choice in the types of environment and living units available to the public.

(B) Open space and recreation areas. A pattern of development which preserves trees and outstanding natural topography.

(C) A creative approach to the use of land and related physical development.

(D) An efficient use of land which preserves and takes advantage of existing utility and street networks and thereby lower housing cost.

(E) An environment of stable character in harmony with surrounding development.

(F) A more desirable environment that would be possible through the strict application of sections of this Chapter.

(2) The Planned Unit Development section is designed to provide for small and large scale developments incorporating a single type or variety of residential land and related uses which are planned and developed as a unit. Such developments may consist of individual lots or it may have common building sites. Common land must be an essential and major element of the plan which is related to and effects the long-term value of the homes and other developments.

(b) **Applicability.** A Planned Unit Development (PUD) may be authorized, provided that all of the following provisions are complied with:

- (1) **Location.** A Planned Unit Development (PUD) shall be permitted in any district except the Single Family Residential District (RD-1) and Low Density General Residential District (RD-2).
- (2) **Design characteristics.** The proposed Planned Unit Development shall be designed to provide for the unified development of the area and in accordance with the spirit and purpose of the district in which the unit is located. The design may provide for the modification of yard, set back and height requirement, but the use, density, intensity of use and dimensions established for design of courts shall not be reduced.
- (3) **Minimum site size.** The minimum size of the site upon which a Planned Unit Development shall be located shall not be less than areas for commercial development, not less than areas for residential developments, and not less than areas for industrial, education, medical and other types of institutional development.
- (4) **Off-street parking.** The off-street parking requirements set forth in Subchapter 7 of this Chapter may be complied with by providing 1 or more permanent, common, off-street parking facilities for all uses within the development, provided that the facility contains the requisite number of spaces for each use, and that the space provided for permanent residents shall be clearly designated and separated from spaces provided for employees, customers and service. The total spaces provided shall not be less than the sum of the individual requirements and the spaces required for each use, and shall be under the ownership or permanent control of the owners of the use for which the spaces are required.
- (5) **Site development plan.** The developer shall submit a site development plan for the proposed development in support of the application for a Planned Unit Development permit. This application shall be considered the same as a rezoning request and the same procedure shall be followed concerning application, Zoning Commission review and public hearings. Upon approval by the Commission, the site development plan shall become a part of the zoning district's map. The plan may provide for staged development of the project and shall indicate so on the plan.
- (6) **Plan changes.** Any substantial deviation from the plans submitted at the time of the rezoning shall constitute a violation of the rezoning and substantial change in plans shall be re-submitted for review following the same procedure required in the original adoption of the plan. The Director shall interpret what constitutes a "substantial" deviation or change in the plan.
- (7) **Time limit.** The construction of the Planned Unit Development shall be started within 2 years of the effective date of approval of the plan by the Commission. Failure to begin the development within said 2 years shall automatically void the development and the land shall revert to the same zoning classification which existed immediately preceding the approval of the Planned Unit Development.
- (8) **Homes association.** A Homes Association shall be created if other satisfactory arrangements have not been made for improving, operating, and maintaining common facilities including streets, drives, service and parking areas, and recreation areas.

120:10-5-12.1. Alcoholic Beverage Consumption Overlay Zoning District

- (a) **Intent.** It is the intent of this Section to provide for compatibility between establishments which serve alcohol and surrounding zoning districts by using overlay zoning techniques. Off-street parking shall be in accordance with Subchapter 7 of this Chapter and advertising signage

shall be in accordance with Subchapter 15 and the Signage Table (Appendix D) of this Chapter. Any such overlay zoning as approved shall not be considered permanent or transferable to subsequent property owners. An overlay classification's validity shall automatically cease upon the legal transfer of said property from the original overlay applicant to any other person.

(b) ABC-1, Alcoholic Beverage Consumption, Restaurant-with-Limited Alcohol.

(1) General description. The Alcoholic Beverage Consumption, Restaurant-with-Limited-Alcohol (ABC-1) is an overlay zoning district allowing for restaurants which serve beer and wine with meals.

(2) Application. The following zoning districts may be overlain by the ABC-1, District:

- (A) CN, Neighborhood Commercial District.
- (B) CHC, Health Center Commercial District.
- (C) CSC, Commercial Service Center District.

(c) ABC-2, Alcoholic Beverage Consumption, Restaurant-with-Alcohol.

(1) General description. The Alcoholic Beverage Consumption, Restaurant-with-Alcohol (ABC-2) is an overlay zoning district allowing for restaurants which serve all types of alcohol with meals.

(2) Application. The following zoning districts may be overlain by the ABC-2 District:

- (A) CN, Neighborhood Commercial District.
- (B) CHC, Health Center Commercial District.
- (C) CSC, Commercial Service Center District.

(d) ABC-3, Alcoholic Beverage Consumption, Club-with-Alcohol.

(1) General description. The Alcoholic Beverage Consumption, Club-with-Alcohol (ABC-3) is an overlay zoning district allowing for the serving of all types of beer and alcohol in a club setting where the sale of food, if any, is an accessory activity.

(2) Application. The following zoning districts may be overlain by the ABC-3 District.

- (A) CSC, Commercial Service Center District.
- (B) All Industrial Zoning District.

(e) Nonconforming status.

(1) All establishments in operation prior to the effective date of this provision shall be considered legal nonconforming. If such a use was approved as a Special or Conditional Use and fails to continue operating in accordance with the approval, then the use will be considered illegal.

(2) Legal Nonconformance will cease if:

- (A) The use ceases for 6 months or more;
- (B) The original Special or Conditional Use Permit is revoked;
- (C) The State revokes the operator's license.

120:10-5-13. Health Center Mixed Use Overlay Districts

(a) Purpose. Health Center Mixed Use Overlay Districts are created to establish the foundation for selective long term transition of areas adjacent to the Oklahoma Health Center. The overlay zoning districts may be applied to areas identified as mixed use, transition, redevelopment, or revitalization areas in the Capitol-Medical Center Improvement and Zoning District Master Plan as amended.

(b) District limitations. The overlay districts are limited to medium to low intensity desirable integral uses that balance the environment between institution and community, and reflect the

desired campus image. Such districts must interface with the environs of the medium intensity residential neighborhood by utilizing existing community commercial as the core for outward mixed development intersecting with specialized commercial developments adjacent to the Health Center campus.

(c) **Proposals.** All proposals in the Health Center Mixed Use Overlay Districts must contain provisions for pedestrian connections, landscaping, open space, signage, off-street parking, and vehicular traffic movement.

120:10-5-14. Mixed Use Overlay District-1, Health Center Commercial (MXD-1)

(a) **General description.** The Mixed Use District-1, Health Center Commercial (MXD-1) is an overlay zoning district for new development that presents opportunities to enhance the quality of the human environment for the Health Center and community. The uses permitted shall be uses compatible to and supportive of the Oklahoma Health Center.

(b) **Application.** The application of the MXD-1 is limited to property and buildings located in the Health Center Commercial (CHC) and Health Center (HC) zoning districts.

(c) **Permitted uses.** Property and buildings in the MXD-1 may be used only for the following purposes

(1) Any of the following uses:

- (A) Conference Center;
- (B) Copy Center;
- (C) Electronics Equipment Sales or Services;
- (D) Financial Institutions;
- (E) Health or Fitness Club;
- (F) Medical or Dental Associations;
- (G) Mixed Use Building;
- (H) Office or Professional Services;
- (I) Therapy or Rehabilitation Centers;
- (J) U.S. Postal Service or Private Parcel Service; and,
- (K) Any commercial, residential, office or institutional use the Commission determines serves the Health Center and adjacent community in a manner that is consistent with the intent and standards established for this overlay district.

(2) Any of the following uses may be permitted in a MXD-1 Building

- (A) Coffee shop Professional Services;
- (B) Day spa, Salon, Barber Shop, or Manicurist;
- (C) Dry Cleaners - provided that cleaning and pressing are not done on site;
- (D) Florist Shop;
- (E) Gift or Card shop;
- (F) Health Food Store;
- (G) Medical retail display area or showroom;
- (H) Restaurant, but not including drive in or drive thru;
- (I) Tag Agent; and,
- (J) Any other commercial, residential, office or institutional establishment the Commission determines serves the Health Center and adjacent community in a manner that is consistent with the intent and standards established for this overlay district.

(d) **Mixed Use Building.** For the purposes of the MXD-1, a mixed use building is a building designed and constructed to accommodate two or more compatible uses. The uses are separated by interior walls or partitions. Off-street parking is provided for each specific use in a common parking facility. The building may be owned by one or more occupants, or a private individual or group.

(e) **Professional Services.** For the purposes of the MXD-1, professional services are defined as:

- (1) health care professionals;
- (2) counseling services;
- (3) architects;
- (4) engineers;
- (5) planners;
- (6) attorneys; and,
- (7) any other conventional profession the Commission determines serves the Health Center and adjacent community in a manner that is consistent with the intent and standards established for this overlay district.

(f) **Area requirements.** All proposals must meet the established underlying zoning district area, coverage, and height requirements.

(g) **Design characteristics.** Buildings shall be similar in style and architecturally characteristic of designs prevalent among adjacent buildings and/or the surrounding area. Building materials shall harmonize with and reflect materials used in the surrounding urban landscape and campus environment.

(h) **Minimum site size.** The minimum site size for new development for a single use structure is .5 acres. The minimum site size for a mixed use building is 1.5 acres. No building shall exceed the 0.60 Floor Area Ratio established by the Capitol-Medical Center Improvement and Zoning District Master Plan as amended.

(i) **Off-street parking and landscaping.** All off-street parking facilities must be in compliance with the criteria established in Subchapter 7. Off Street Automobile and Vehicle Parking and Loading and Subchapter 17. Off Street Parking Landscape Code.

(j) **Landscape plan required.** The focus of the landscape plan shall be the enhancement of yards, structures, the general environment, and shall provide continuity between streets, driveways, and adjacent buildings.

(1) On site pedestrian connectors shall be oriented and link to existing pedestrian pathways and open space. Connectors shall be constructed of concrete, brick, rock, stone, or similar building materials.

(2) All landscape plantings and materials shall be suitable to the Oklahoma City environment and maintained in good condition at all times. An appropriate irrigation or watering system is required for all landscaping plantings.

(3) Whenever it is feasible or viable, landscape plantings or materials shall be used to screen undesirable structures or building elements such as, but not limited to, ground mounted HVAC units, generators, oil/gas wells, loading docks, or any other functionally necessary equipment.

(k) **Signage.** All identification, premises, and directional signage shall be in compliance with the criteria established in Subchapter 15. Signage Regulations.

(1) For a mixed use building, the Commission may require a limitation on signage or restrict the number, type, or size of signage.

(2) All signage must be approved by the Commission prior to installation.

(1) **Public hearing required.** The MXD-1 is classified as an overlay zoning district. All applications will be reviewed in compliance with the procedures established in OAC 120:10-13-5. Upon approval by the Commission, the official zoning district map will be amended to recognize the change in land use.

120:10-5-15. Mixed Use Overlay District-2, Limited Health Center Commercial

(a) **General Description.** The Mixed Use District-2, Limited Health Center Commercial (MXD-2) is an overlay zoning district for small capital investment with a mixture of new development and adaptive re-use of qualifying existing structures for occupancy by uses that support the Oklahoma Health Center and adjacent community.

(1) The overlay district is limited to low to medium intensity uses oriented toward specific retail/commercial establishments that serve the residential and health center communities.

(2) New structures shall be designed and constructed of materials compatible with residential urban architecture, and landscape schemes that integrate with the Health Center campus environment.

(3) Existing buildings adapted for re-use shall meet all regulation requirements for the proposed use.

(4) Uses permitted shall be low in noise, pollution, and buffered from adjacent low intensity residential developments.

(b) **Application.** The application of the MXD-2 shall be limited to areas identified and recommended by the Capitol-Medical Center Improvement and Zoning District Master Plan, as amended for Mixed Use District-2, Residential/Health Center. However, all properties in a Low Density Residential (RD-1) zoning district shall be exempt from the MXD-2.

(c) **Permitted uses.** Property and buildings in the MXD-2 may only be used for the following purposes:

(1) Any use permitted in the underlying zoning district;

(2) Courier Service;

(3) Fraternity or sorority house;

(4) Health Center Housing;

(5) Home occupation in accordance with OAC 120:10-5-22;

(6) Mail order sales;

(7) Photography studio;

(8) Professional office;

(9) Tailor or Alteration shop; and,

(10) Interior Designer.

(d) **Conditional Uses Permitted.** Upon application, the following conditional uses may be permitted in the MXD-2. All applications will be reviewed in compliance with the procedures established in 120:10-13-19.

(1) Any conditional use permitted in the underlying zoning district;

(2) Mixed Use Building as defined in this Subchapter;

(3) Any other retail/commercial establishments the Commission determines serves the Health Center and adjacent community in a manner that is consistent with the intent and standards established for this overlay district.

(e) **Professional Services.** For the purposes of the MXD-2, professional services are defined as:

(1) health care professionals;

- (2) counseling services;
- (3) architects;
- (4) engineers;
- (5) planners;
- (6) attorneys; and,
- (7) any other conventional profession the Commission determines serves the Health Center and adjacent community in a manner that is consistent with the intent and standards established for this overlay district.

(f) **Home occupation/Home based business.** For the purposes of the MXD-2, home occupation or home-based business is defined as an owner-occupied dwelling designed for residential purposes where the primary use is residential with a secondary use of a profession or business office. A home occupation or home-based business must comply with the following conditions:

- (1) No less than 25% or no more than 50% of the floor area in the main dwelling may be dedicated to the business use.
- (2) The business use must be separated from the living quarters by a wall, floor, partition, or other permanent physical barrier.
- (3) Home occupation or home-based businesses in the MXD-2 are limited to the uses permitted in this Subchapter.
- (4) All property modified for mixed use must have adequate space available for off-street parking and delivery, storage, pedestrian connectors, and landscaping.
- (5) Material goods offered for sale or stored in connection with the uses permitted in this Subsection shall not be displayed or stored in any yard areas or outside of the building.

(g) **Area requirements.**

(1) **Standards for adaptive reuse.** The standards established in this paragraph apply to all existing buildings and structures proposed to be modified for the uses permitted in the MXD-2.

(A) **Site Size.** Calculation of the site size must include the main building or dwelling, vehicle storage, accessory buildings, and on site storage for equipment, supplies, and other related business resources. Floor area and building coverage ratio requirements are:

(i) **Low intensity uses.** Structures modified for low intensity reuse or a home occupation or home-based business shall have a minimum site size of 8,000 square feet. The coverage requirement shall be 30% coverage on interior lots and 35% coverage on corner lots. The remainder of land shall be used for pedestrian connectors, landscaping, parking, off-street delivery, and right-of-way.

(ii) **Medium intensity uses.** Structures modified for medium intensity reuse shall have a minimum site size of 12,000 square feet and a maximum site size of 14,000 square feet. The Floor Area Ratio shall be less than .61, and the building coverage ratio shall be 50%. The remainder of land shall be used for pedestrian connectors, landscaping, parking, off-street delivery, and right-of-way.

(B) **Permits and licenses.**

(i) For all structures modified for reuse and certain home occupations, a building permit must be obtained from the City of Oklahoma City for interior remodel, improvements adjacent to the right-of-way, and all other improvements related to the infrastructure.

(ii) Prior to the occupancy of a structure approved for reuse, a Certificate of Occupancy must be obtained from the City of Oklahoma City.

(iii) For any use that requires licenses or certification, a current copy of a valid licenses or certification should be included with the application at the time of the request for the zoning change or be submitted prior to the commencement of business.

(C) **Addition to existing structures.** Whenever an addition or building expansion is required to modify an existing structure for reuse, the modifications shall be constructed of the same or compatible building materials and designed using architecture characteristic to the existing structure. Such construction shall be in compliance with the area requirements in this Subchapter and all applicable regulations of the underlying zoning district.

(2) **Standards for new developments.** The standards established in this paragraph apply to all new construction for uses permitted in the MXD-2.

(A) **Site Size.**

(i) **Low Intensity.** New structures designed for low intensity uses shall have a minimum site size of 8,000 square feet and a maximum site size of 10,000 square feet. The coverage requirement for low intensity uses shall be 30% coverage on interior lots and 35% coverage on corner lots. The remainder of land shall be used for pedestrian connectors, landscaping, parking, off-street delivery, and right-of-way.

(ii) **Medium Intensity.** New structures designed for medium intensity uses shall have a minimum site size of 12,000 square feet and a maximum site size of 14,000 square feet. The Floor Area Ratio shall be less than .61, and the building coverage ratio shall be 50%. The remainder of land shall be used for pedestrian connectors, landscaping, off-street parking, delivery, and right-of-way.

(B) **Height regulations.** Except as provided in OAC 120:10-5-3.1, no building or structure shall exceed 2-1/2 stories or 35 feet.

(C) **Area requirements.** All buildings shall be set back from street right-of-way lines and comply with the following yard requirements.

(i) **Front yard.** Minimum depth of the front yard shall be 25 feet and no building shall vary more than 6 feet from the existing average residential set-back line on the street where it is proposed for construction.

(ii) **Side yard.** Side yard shall have a minimum width of 5 feet. On any corner lot, a building shall be set back a distance of 15 feet from the street line on the intersecting street. All corner lots must be in compliance with 120:10-5-4.1(3).

(iii) **Rear yard.** Rear yard shall be 25' or 20% of the depth of the lot, whichever is smaller.

(D) **Design Characteristics.** All newly constructed structures shall be designed to reflect architectural elements characteristic to the environment of urban residential neighborhood. Building materials shall be compatible with materials on existing structures.

(E) **Off-street parking and landscaping.** Off-street parking shall be in compliance with Subchapter 7 and applicable zoning district requirements. Landscaping of off-street parking facilities and parking areas shall be in compliance with Subchapter 17 of this Chapter. With the exception of handicapped parking and access, facilities for off-street parking and off-street deliveries shall be located at the rear of the lot.

(F) **Landscape plan required.** The landscape plan shall contain provisions for pedestrian connectors, landscaped yards, fences/walls, methods used to achieve sight proof screening of off-street parking and access, accessory buildings, mechanical equipment, and an adequate sprinkler or watering system.

- (i) All plantings shall be native to the Oklahoma City environment and maintained in good condition at all times.
- (ii) All street-side landscaping, particularly front yard areas and main entrances shall complement and enhance the urban neighborhood streetscape.
- (iii) Landscape buffers and screens should be used as much as possible in lieu of fences or walls.
- (iv) The Commission may require additional landscape planting(s) or material(s) to protect and preserve adjacent residentially used property.
- (G) **Signage.** All identification and premises signage shall be in compliance with the criteria established in Subchapter 15. The Commission may require a limitation on directional signage or restrict the number, type, or size of signage. All signage must be approved by the Commission prior to installation.
- (H) **Public Hearing Required.** The MXD-2 is classified as an overlay zoning district. All applications will be reviewed in compliance with the procedures established in OAC 120:10-13-5 [Renumbered to OAC 120:10-13-16]. Upon approval by the Commission, the official zoning district map will be amended to recognize the change in land use.

PART 5. SPECIAL USES

120:10-5-19. Special uses

This Part defines certain uses that provide public services and resources in support of the local community. These low to medium intensity uses may be permitted to operate in specified low density residential districts or areas where the primary use of land is single family residential. These uses are identified as special due to additional land use restrictions and conditions that may be applied to reduce or prohibit the impact on the character of the immediate area. In some cases, the Commission may determine to formulate a distance restriction, based on density and intensity of use, to avoid an over concentration of one or more of these type uses. It is the intent of this Part to properly integrate these uses into existing environments and to assure continued stability in the area in which they are located.

120:10-5-20. Adult day care centers

- (a) **Purpose.** It is the purpose of this section to establish land use regulations in medium intensity areas for a community based program providing quality daytime care for functionally impaired or physically disabled senior adults. Land use controls in this section will be imposed due to the sensitive nature of this use, the clientele served, to minimize concerns of security, traffic, and to insure a safe and stable environment.
- (b) **Conditional use permit required.** The Commission shall review all applications for adult day care centers in accordance with OAC 120:10-13-19.
- (c) **Zoning districts.** Adult day care centers may be permitted to locate in the following zoning districts:
 - (1) High Rise General Residential District (RD-4)
 - (2) Office Commercial District (CO)
 - (3) Health Center Commercial District (CHC)
- (d) **Submission requirements.** In addition to the requirements stated in OAC 120:10-13-19 the following documentation must be submitted for review of any proposed adult day care center:

- (1) **Floor Plan.** A floor plan, accurately drawn to scale, showing the floor space devoted to but not limited to office, social nitraton, recreation, therapy, dining, meal preparation, restrooms, storage, special equipment and emergency exits.
- (2) **Program of operation.** The program of operation should detail internal basic and/or special service and any external services provided, including but not limited to physical or speech therapy, counseling, recreation and other activities; number of clients to be served; number of and titles of permanent staff members and volunteers; number of external care providers including nurses; facility hours of operation; provisions for transportation of clients; proof of legal ownership; and, if applicable, source of funding.
- (3) **Exterior facility.** Safe and secure ingress and egress to the property and the structure should be provided. All sidewalks, walkways, public building entrances, and parking areas shall be handicapped accessible and constructed in compliance with the Americans with Disabilities Act.
- (4) **Off-street parking.** All parking facilities associated with adult day care centers shall comply with the off-street parking requirements in Subchapter 7 and Subchapter 17. Handicapped access to the facility shall be provided in accordance with the Americans with Disabilities Act, Guidelines and Regulations. All off-street parking lots and parking areas shall be handicapped accessible and designed with adequate space available for emergency vehicles.
- (5) **Mixed use building.** If an adult day care center operation is a subdivision of a larger organizational program, or located in a mixed use building, the center shall meet all of the specified requirements of the zoning district regulations.
- (6) **Signage.** All signage shall be in accordance with Subchapter 15 and be reviewed and approved by the Commission prior to installation.
- (7) **License and inspection required.** All centers must be licensed and inspected for compliance by the Oklahoma State Department of Health. All facilities must be inspected by the City of Oklahoma City for compliance with applicable building and other codes.

120:10-5-21. Child care facilities

- (a) **Purpose.** It is the purpose of this section to provide land use requirements for child care facilities as defined in OAC 120:10-1-3. Child care facilities shall qualify for inclusion in a district as conditional uses under the procedures in OAC 120:10-13-19.
- (b) **Conditional use permit required.** To control factors that accompany child care facilities such as safety, noise, and traffic, a conditional use permit is required for all child care facilities. An approved conditional use permit is non-transferable and the use shall permanently cease upon the applicant's abandonment of the property or termination of the use.
- (c) **Child care home.** Child care home, as defined in OAC 120:10-1-3, may be permitted in the following zoning districts:
 - (1) Single Family Residential District (RD-1)
 - (2) Low Density General Residential District (RD-2)
 - (3) Low Rise General Residential District (RD-3)
 - (4) High Rise General Residential District (RD-4)
 - (5) Historic Preservation District (HP)
- (d) **Child care center or childhood development center.** Child care center or childhood development center, as defined in OAC 120:10-1-3, may be permitted in the following zoning districts:

- (1) Neighborhood Commercial District (CN)
- (2) Office Commercial District (CO)
- (3) Health Center Commercial District (CHC)
- (4) Health Center District (HC)
- (5) Public District (P)

(e) **Submission requirements.** In addition to the requirements stated in OAC 120:10-13-19, the following documentation must be submitted for review of any proposed adult day care center:

- (1) **Off-street parking.** Off-street parking lots and areas shall be designed, constructed, maintained and landscaped in compliance with the requirements in Subchapter 7 and Subchapter 17 and any other conditions the Commission determines necessary for safe access and egress.
- (2) **Handicapped parking and access.** Handicapped parking shall be provided for employees and uses of child care centers in accordance with Subchapter 7. Handicapped access to the facility shall be provided in accordance with the Americans with Disabilities Act, Guidelines and Regulations.
- (3) **Signage.** All signage shall be in accordance with Subchapter 15 and be reviewed and approved by the Commission prior to installation.
- (4) **Outdoor play area.** Any yard area reserved for outdoor play area shall be based on the Department of Human Services requirements for child care facilities and shall be enclosed and visually screened. If the Commission determines it necessary, additional landscaping may be required to provide for the safety and protection of the occupants and the neighborhood in which the center is located.
- (5) **Special exemption.** A child care center may be approved in any zoning district as a secondary use to a humanitarian or philanthropic foundation, or institution of religion, given the suitability of the physical facility for use by large numbers of children and provided the center conforms to all other regulations requirements.
- (6) **License required.** All child care facilities shall meet the safety, design facilities, equipment and other features as outlined in the licensing process for the Child Care Licensing Division of the Department of Human Services, the Oklahoma City and County Health Department, and the City of Oklahoma City.

120:10-5-22. Home occupation or home based business

(a) **Purpose.** It is the purpose of this section to provide requirements for a home occupation or home based business, defined as an owner occupied dwelling designed for residential purposes where the primary use is residential with a secondary use of a professional office.

- (1) No more than 40% of the floor area of the main dwelling may be dedicated to the business activities.
- (2) The business use must be separated from the living quarters by a wall, floor, partition, or other permanent physical barrier.
- (3) All property modified for a home occupation or home based business must have adequate space available within the dedicated floor area for storage.
- (4) All properties must have adequate land available for off-street parking and delivery, pedestrian connectors, and landscaping.
- (5) Material goods offered for sale in connection with the business use shall not be displayed or stored in any yard areas or outside of the building.

(b) **Restrictions.** The following restrictions apply to all home occupations or home based businesses:

- (1) Home occupations shall be operated in an owner occupied dwelling by the property owner of record.
- (2) Not more than 1 person, other than a family member living on the premises, is employed by the home occupation or home-based business.
- (3) No display of merchandise or signs other than 1 non-illuminated nameplate, not more than 2 square feet in area or 9 inches in diameter attached to the main building.
- (4) No mechanical or other equipment may be used or activity conducted that creates noise, dust, odor, or electrical disturbance beyond the confines of the lot on which the occupation is conducted.
- (5) Minimal traffic that will not noticeably interrupt or change the existing neighborhood traffic pattern or impact neighborhood streets by noticeably increasing traffic.
- (6) Barber shop or beauty salon, tea room, restaurant, immediate care facility, real estate office, or cabinet, metal or auto repair shop are not considered a home occupation or home based business.
- (7) The home shall not be altered to attract business.
- (8) No additional curb cuts shall be permitted, and no front yard area, other than the driveway providing access to a garage, shall be paved or otherwise altered or used for parking of vehicles.
- (9) No business shall be conducted upon the premises where chattel, goods, wares or merchandise are created, stored, exchanged or sold, such as a shop or store.
- (10) No material or equipment shall be stored outside the confines of the home.
- (11) Any other restrictions the Commission determines are necessary to protect the environment and the quality of the residential area in which the use is located.

120:10-5-23. Humanitarian or philanthropic foundations

(a) **Purpose.** For purposes of these regulations, a humanitarian or philanthropic foundation is a facility owned and operated by a charity, legal nonprofit organization, religious institution, or quasi-public entity where the primary source of operating funds is donations, and the services provided are offered directly to the general public and service the public interest.

(b) **Conditional use permit required.** The Commission shall review all applications to use property in any residential zoning district in accordance with OAC 120:10-13-19.

(c) **Restrictions.** The following restrictions apply to all humanitarian or philanthropic foundations located in any residential zoning district:

- (1) Newly constructed buildings must meet the intensity and density requirements of the zoning district in which it is located and be compatible in character and design to buildings in the immediate area.
- (2) Off-street parking shall be in accordance with Subchapter 7 and Subchapter 17. All off-street parking areas must be adequately screened from adjacent residential structures.
- (3) Signage shall be in accordance with Subchapter 15; however, the Commission may apply additional restrictions to signage.

120:10-5-24. Group living facilities

(a) **Purpose.** It is the purpose of this section to establish regulations for certain group living facilities and to properly integrate these uses into the existing environment and to assure continued stability in the areas in which they are located. In some cases, group homes while not strictly residential, can be incorporated into a residential setting. These facilities may be authorized only if the requirements of this section are met.

(b) **Conditional use permit required.** Due to the nature and multiple functions of these type uses, a conditional use permit is required for each and every facility in this section and will be reviewed in accordance with OAC 120:10-13-19.

(1) **Group living facility.** Group living facility as defined in OAC 120:10-1-3 may be permitted in the following zoning districts:

- (A) Low Rise General Residential District (RD-3)
- (B) High Rise General Residential District (RD-4)
- (C) Neighborhood Commercial District (CN)

(2) **Chemical dependency treatment center, residential.** Chemical dependency treatment center, residential, as defined in OAC 120:10-1-3 may be permitted in the following zoning districts:

- (A) Low Rise General Residential District (RD-3)
- (B) High Rise General Residential District (RD-4)
- (C) Neighborhood Commercial District (CN)
- (D) Any Industrial District ("I")

(3) **Drug treatment center or halfway house.** Drug treatment center or halfway house, as defined in OAC 120:10-1-3, may be permitted in the following zoning districts:

- (A) Low Rise General Residential District (RD-3)
- (B) High Rise General Residential District (RD-4)
- (C) Neighborhood Commercial District (CN)
- (D) Any Industrial District ("I")

(4) **Group home.** Group home, as defined in OAC 120:10-1-3, may be permitted in the following zoning districts:

- (A) Low Rise General Residential District (RD-3)
- (B) High Rise General Residential District (RD-4)
- (C) Neighborhood Commercial District (CN)

(5) **Juvenile treatment center, residential.** Juvenile treatment center, residential, as defined in OAC 120:10-1-3, may be permitted in the following zoning districts:

- (A) Low Rise General Residential District (RD-3)
- (B) High Rise General Residential District (RD-4)
- (C) Neighborhood Commercial District (CN)

(6) **Transitional living facilities.** Transitional living facilities, as defined in OAC 120:10-1-3, may be permitted in the following zoning districts:

- (A) Neighborhood Commercial District (CN)
- (B) Any Industrial District ("I")

(c) **Additional regulations.**

(1) Residential facilities shall be constructed in accordance with the Low Rise General Residential District (RD-3) regulations for dwellings.

- (2) These facilities shall be maintained and operated in such a manner they do not provide a negative impact on surrounding properties.
- (3) Off-street parking shall be provided in accordance with Subchapter 7 and Subchapter 17.
- (4) All signage shall be in compliance with Subchapter 15 and must be reviewed and approved by the Commission prior to installation.
- (5) Any person or entity proposing any group home defined in this section shall be required to submit to the Commission for its consideration, information that includes, but is not limited to, the following:
 - (A) Program of operation
 - (B) Number of full time and part time staff and/or volunteers
 - (C) Maximum number of occupants
 - (D) Owner, operator or benefactor
 - (E) Security measures
 - (F) Any governmental licenses or contracts required for the operation of the facility
- (6) Conditional use permits are non-transferable. Any new operation or operator on the same land or building previously used for a group home must submit a conditional use permit and all other information required. Any increase in occupancy, density, or amendments to the program of operation of a previously approved group home must be submitted to and approved by the Commission.
- (7) Any group home operating at the time of the approval of this regulation is considered a legal nonconforming use and will be allowed to continue until it ceases to operate under the current ownership.
- (8) Any group home that operates contrary to the approved permit and/or conditions of the approval will be considered illegal and in violation of the permit. The Commission will take the necessary action to achieve compliance or the owner will be ordered to cease the operation.

120:10-5-25. Reasonable accommodation permit

- (a) **Purpose.** The purpose of this section is to provide a process to allow a conditional use, through a reasonable accommodation permit ("RAP"), by which a halfway house owner or operator may seek from the Commission an accommodation; or, exception to the Commission's rules, policies, practices, or services when such accommodation may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. A reasonable accommodation may be approved only for the benefit of one or more individuals with a disability as defined in The Americans with Disabilities Act. Any person who owns, manages, or operates a halfway house for disabled persons and seeks to operate such a facility in a residential district or in an area where residential uses are provided for in specific Master Plan districts, shall obtain a RAP from the Commission. No person shall operate a halfway house without first having obtained such a permit.
- (b) **Application contents.** An application for a RAP in a residential district or in an area where residential uses are provided for in specific plan districts shall be in writing on forms provided by the Commission. The applicant shall show the location and intended use of the site, the names of all property owners, the existing land uses within 300 feet, and any other materials pertinent to the request the Commission may require.
- (c) **Notice and public hearing.** The Commission shall hold one or more public hearings on the application. The Commission shall mail written notice to the applicant and affected property

owners at least 10 days prior to the hearing. The contents of the written notice of public hearing shall contain:

- (1) a description of the location of the project site and the purpose of the hearing;
- (2) a statement of the time, place and purpose of the public hearing; and,
- (3) a statement that any interested person or authorized agent may appear and be heard.
- (d) **Public hearing.** The Commission shall hear testimony of Commission staff and the applicant, if present. At a public hearing, the testimony of any other interested person shall also be heard. A public hearing may be continued without additional notice.
- (e) **Criteria.** The Commission shall consider the following criteria before approving or conditionally approving an application for a RAP in a residential district or in an area where residential uses are provided for in specific Master Plan districts. The Commission shall determine:
 - (1) if the requested accommodation would require a fundamental alteration in the nature of the Commission's zoning program;
 - (2) if the use will be compatible with the character of the surrounding neighborhood; and,
 - (3) if the addition or continued maintenance of the use will not contribute to changing the residential character of the neighborhood, such as creating an over-concentration of halfway houses in the vicinity of the proposed use.
- (f) **Alternative accommodations.** Upon review of the criteria required in (e) of this section, the Commission may approve alternative reasonable accommodations which provide an equivalent level of benefit to the applicant, when:
 - (1) The requested accommodation is requested by or on behalf of one or more individuals with a disability protected under the fair housing laws.
 - (2) The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
 - (3) The absence of the accommodation may deny the individual or individuals with a disability an equal opportunity to enjoy the housing type of their choice.
 - (4) The requested accommodation will not result in a fundamental alteration in the nature of the Commission's zoning program, as "fundamental alteration" is defined in fair housing laws and interpretive case law.
 - (5) The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.
 - (6) In the case of a halfway house, whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.
- (g) **Fundamental alteration of zoning program.** The Commission shall have forty-five (45) days from receipt of an application for a RAP to conduct its investigation to assist the Commission in making determination whether the requested RAP would require a fundamental alteration in the nature of the Commission's zoning program. The Commission may consider, but is not limited to, the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of the Commission's zoning program:
 - (1) Whether granting the requested accommodation would substantially undermine any express purpose of the Commission's Master Plan.

- (2) Whether the use conforms to all applicable provisions of the Commission's statutes, rules, and regulations.
- (3) Whether the property and existing structures are physically suited to accommodate the use.
- (4) Whether the requested accommodation would fundamentally alter the character of the neighborhood.
- (5) Whether the use will be compatible with the character of the surrounding neighborhood, and the addition or continued maintenance of the use will not contribute to changing the residential character of the neighborhood, such as creating an overconcentration of halfway houses in the vicinity of the proposed use.
- (6) The existence of substandard physical characteristics of the area in which the use is located such as lot widths, setbacks, narrow streets, limited available parking, short blocks, and other substandard characteristics which may occur within the District.
- (7) Whether arrangements for delivery of goods are made within the hours that are compatible with and will not adversely affect the peace and quiet of neighboring properties.
- (8) Whether arrangements for commercial trash collection in excess of usual residential collection are made within hours that are compatible with and will not adversely affect the peace and quiet of neighboring properties.
- (9) Whether the accommodation would result in a substantial increase in traffic or insufficient parking.
- (10) Whether the facility includes sufficient on-site parking for the use, and traffic and transportation impacts have been mitigated to a level of insignificance.
- (11) Whether the operation of buses and vans to transport residents to and from off-site activities does not generate vehicular traffic substantially greater than that normally generated by residential activities in the surrounding area.
- (12) The proximity of the use location to schools, parks, other halfway houses, outlets for alcoholic beverages and any other uses which could be affected by or affect the operation of the subject use;
- (13) In the case of a halfway house, whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

(h) Operational Standards.

- (1) The property shall be operated in compliance with the Commission's rules and regulations and all applicable state and local laws, in addition to the management and operating plan and rules of conduct submitted as part of the RAP application or, as set forth in the conditions of approval for the RAP. All buildings shall be maintained in compliance with building maintenance and safety codes for residential property. Each plan shall provide a phone number where the operator can be contacted at all times.
- (2) The following standards apply to uses granted a RAP pursuant to these rules:
 - (A) Halfway houses shall not be located within 1,000 feet measured from the property line, in the direction of any other existing halfway houses; however, the Commission shall retain the discretion to apply any degree of separation of uses which it deems appropriate in any given case.
 - (B) There shall be no more than two residents per bedroom. Any residence manager residing on the premises shall be provided with a separate bedroom or living quarters. The Commission has discretion to set occupancy limits based upon the evidence provided by the applicant that additional occupancy is appropriate at the site. In determining whether to set a different

occupancy limit, the Commission shall consider the characteristics of the structure, whether there will be an impact on traffic and parking and whether the public health, safety, peace, comfort, or welfare of persons residing in the facility or adjacent to the facility will be affected.

(C) Any halfway house use shall only be carried out in the main dwelling. No servant's quarters, garage apartment or accessory living unit shall be used for housing residents in the program. However, accessory living units may be used to provide living quarters for a residence manager. The Commission shall retain the discretion to grant exceptions to this subparagraph upon application by a halfway house owner or operator.

(D) Only rooms designed and intended for use as sleeping quarter may be used to house residents in the halfway house. No room in the main dwelling shall be converted to increase occupancy for this use. Any room used for the purposes of sleeping quarters must meet HUD standards

(i) **Expiration, violation, discontinuance, and revocation of RAPs.**

(1) **Expiration.** Any RAP approved in accordance with these rules shall expire within 24 months from the effective date of approval or at an alternative time specified as a condition of approval unless:

(A) A building permit has been issued and construction has commenced;

(B) A certificate of occupancy has been issued;

(C) The use is established; or,

(D) A time extension has been granted.

(2) **Violation of Terms.** Any RAP approved in accordance with these rules may be revoked if any of the conditions or terms of the reasonable accommodation are violated, or if any law or rule or regulation is violated in connection herewith.

(3) **Discontinuance.** A reasonable accommodation shall lapse if the exercise of rights granted by it is discontinued for 180 consecutive days.

(A) If the persons initially occupying a residence vacate, the reasonable accommodation shall remain in effect only if the Commission determines that:

(i) the modification is physically integrated into the residential structure and cannot easily be removed or altered to comply with the Zoning Code, and

(ii) the accommodation is necessary to give other disabled individuals an equal opportunity to enjoy the dwelling.

(B) The Commission may request the applicant or his or her successor-in-interest to the property to provide documentation that subsequent occupants are persons with disabilities. Failure to provide such documentation within 10 days of the date of the Commission's request shall constitute grounds for discontinuance by the Commission of a previously approved RAP.

(j) **Revocation of RAPs.**

(1) **Duties of the Commission.** Upon determination by the Commission that there are reasonable grounds for revocation of a RAP, a revocation hearing shall be set by the Commission.

(2) **Notice and public hearing.** Notice shall be given in the same manner required for a public hearing to consider approval. Notice shall be mailed to the applicant at least 10 days prior to the hearing.

(3) **Contents of Notice.** The notice of public hearing shall contain:

(A) A description of the location of the project site and the purpose of the hearing;

(B) A statement of the time, place, and purpose of the public hearing;

- (C) A statement that any interested person or authorized agent may appear and be heard.
- (4) **Hearing.** The Commission shall hear testimony of Commission staff and the applicant, if present. At a public hearing, the testimony of any other interested person shall also be heard. A public hearing may be continued without additional notice.
- (5) **Required findings.** The Commission shall revoke the permit upon making one or more of the following findings:
 - (A) That the permit was issued on the basis of erroneous or misleading information or misrepresentation;
 - (B) That the applicant has made a false or misleading statement of a material fact or an omission of a material fact in the application for the permit.
 - (C) That the terms or conditions of approval of the permit have been violated or that other laws or regulations have been violated;
 - (D) That there has been a discontinuance of the exercise or the entitlement granted by the permit for 180 consecutive days.
- (6) **Decision and notice.** Within 10 days of the conclusion of the hearing, the Commission shall render a decision and shall mail notice of the decision to the applicant.
- (7) **Effective date.** The decision to revoke a RAP shall become final 10 days after the date of the decision, unless appealed to the district court.
- (8) **Rights of appeal.** Appeals to the district court shall be as prescribed by 73 O.S. § 83.9.

120:10-5-26. Validity

If any section, paragraph, subdivision, clause, phrase or provision of Part 5 of this Subchapter is judged invalid or held unconstitutional, it shall not affect the validity of Part 5 as a whole or part, other than the part decided to be invalid or unconstitutional.

SUBCHAPTER 7. OFF-STREET AUTOMOBILE AND VEHICLE PARKING AND LOADING

120:10-7-1. General intent and application

- (a) The rules in this subchapter are based upon use and apply to all off-street vehicle parking and loading in each zoning district.
- (b) Whenever the intensity of use of a building or structure is increased, required off-street parking and/or loading facilities shall be expanded to provide for the intensity of use.
- (c) Whenever a change in use occurs that requires an increase in the parking spaces required, the off-street facility shall be modified in accordance with this subchapter.

120:10-7-9. Size of off-street parking spaces

- (a) The size of a parking space for one vehicle shall consist of a rectangular area having dimensions and adequate area for ingress and egress.
 - (1) A long term parking space shall have dimensions of 8'-5" by 19'.
 - (2) A short term parking space shall have dimensions of 9' by 20'.
 - (3) A compact parking space shall have dimensions 7'-5" by 15'.
 - (4) A curb space parking space shall have dimensions of 8'-5" by 22'.
 - (5) A bus or recreational vehicle parking space shall have dimensions of 9' by 40'.
 - (6) A handicapped accessible parking space shall have dimensions of 13' by 20'.

- (7) Off-street loading space shall be at least 12' in length and 30' in width with a 15' overhead clearance.
- (b) All handicapped parking and access shall be in compliance with the Americans with Disabilities Act.

120:10-7-10. General Requirements

The following requirements apply to all land used for driveways and off-street parking purposes in all zoning districts:

- (1) Off-street parking and loading space shall be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.
- (2) The area required for off-street parking shall be in addition to the yard areas required except that the front yard required in a Restricted Light Industrial District (I-1), may be used for uncovered parking.
- (3) The area required for the front yard setback in "C" or "CSC" districts shall not be utilized for off-street parking in any manner.
- (4) The established right-of-way shall not be encroached upon or used for off-street parking.
- (5) Off-street parking lots shall be located within 200 hundred feet, exclusive of street and alley widths, of the principal use and have direct access to a street, except as otherwise provided in this Subchapter.
- (6) Parking is prohibited on all unpaved areas. The use of gravel for driveways and off-street lots is prohibited in all zoning districts.
- (7) All portions of land used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- (8) No parking shall be permitted in any yard areas except on driveways. Driveways shall be considered to serve garages, carports, and vehicle storage pads and shall not exceed 24 feet in width within the front yard setback of the property.
- (9) Off-street parking areas shall not be permitted in the yards of property used for residential purposes.
- (10) Carports or detached garages shall be permitted if located to the rear of the main residential structure. On corner lots, the front yard setback for the side street shall apply to the construction of a garage or carport.
- (11) Whenever a parking lot is located in a residential district, no parking shall be permitted within the front yard setback line established 10 feet behind of the property line of interior and corner lots.

120:10-7-11. Amount of off-street parking required

- (a) The requirements in this section provide a parking facilities standard for uses customarily associated with urban areas. For any use not covered in this section, the Commission will determine the space requirement based on the parking demand created by the proposed use. This section applies to all uses permitted as well as conditional uses permitted.
- (1) **Adult Day Care Centers:** 1 parking space per employee, 1 space per every 5 clients, 1 space for each vehicle maintained on the premises, and 1 space for every 2 visiting care providers.

- (2) **Alcoholic Beverage Sales Retail:** 1 parking space for every 400 square feet of retail floor area.
- (3) **Art Gallery:** 1 parking space for each 1,000 square feet of net floor area.
- (4) **Barber or Beauty Shop:** 2 parking spaces per operator space, and 1 parking space for each 2 employees.
- (5) **Bank or Credit Union:** 1 parking space for each 100 square feet of floor area devoted to general banking services, plus 1 parking space for each 250 square feet devoted to office use. Each drive up window shall have efficient stacking room for 6 cars, and a by-pass lane shall be provided.
- (6) **Bed and Breakfast:** 1 parking space per sleeping room; 1 parking space for garage apartment plus 2 parking spaces for the permanent residents.
- (7) **Boarding or Rooming House:** 1 parking space for each 2 guest provided overnight accommodations, plus 1 parking space for the owner or manager.
- (8) **Bookstore:** 4 parking spaces for every 1,000 square feet of gross floor area.
- (9) **Child Care Center:** 1 parking space per employee, plus 1 parking space for each facility vehicle, plus 1 parking space for each 4 children being cared for at the facility, plus adequate stack space to accommodate 3 vehicles.
- (10) **Child Care Home:** 1 parking space for pick-up space, and 2 parking spaces for the permanent residents.
- (11) **Church Sanctuary:** 1 parking space per 4 seats based on maximum capacity. Churches may establish joint parking facilities not to exceed 50% of the required space, with public agencies or institutions that do not have a conflict in parking demand. Adjoining parking facility shall not be located less than 400 feet from the church sanctuary.
- (12) **Club or Lodge:** 1 parking space for every 3 persons allowed within the rated capacity or maximum occupancy loads as established by the City or State Fire Code.
- (13) **Community Center, Theatre/Auditorium:** 1 parking space for every 4 seats. 1 parking space for every 50 square feet of gross floor area where there is no fixed seating.
- (14) **Convention Hall:** 1 parking space for each 400 square feet of gross floor area of the building.
- (15) **Drug Treatment Center or Halfway house or Group Home:** 1 parking space for every 2 beds, plus 1 parking space per staff member on the shift of maximum employees.
- (16) **Dry Cleaners or Self Service Laundry:** 3 parking spaces, plus 1 parking space for each 200 square feet of area used by the public.
- (17) **Dwelling:** 2 parking spaces per each unit in the main structure, 1 parking space per garage apartment, and 1.5 parking space for efficiency or studio apartment.
- (18) **Fraternity/Sorority House:** 1 parking space for each 200 square feet of rooms designed for sleeping, plus 1 parking space for each 5 active members.
- (19) **Health Club or Gym:** 1 parking space for every 3 persons within the rated maximum capacity, plus 1 parking space per employee.
- (20) **Funeral Parlor or Mortuary:** 1 parking space for every 50 square feet of parlor and/or chapel space, 1 parking space for each employee, 1 parking space for each vehicle maintained on the premises.
- (21) **Hospital:** 2 parking spaces for each patient bed excluding bassinets, 1 parking space for each staff or visiting doctor, 1 parking space for each 2 employees including nurses on the

maximum shift, 1 parking space for each 500 feet of gross floor area of emergency and outpatient care, and adequate area for parking of emergency vehicles.

(22) **Hotel/Motel:** 1 parking space per room or guest accommodations, 1 parking space for every 3 employees, plus specified requirements for restaurants, meeting rooms and other uses on the premises.

(23) **Industrial Establishment:** 1 parking space for each 500 square feet of gross floor area for the first 20,000 square feet, plus 1 parking space for each 1,000 square feet over 20,000 square feet in the building used for industrial manufacturing. For warehouse purposes, 1 parking space for each 1,000 feet of gross floor area for the first 20,000 square feet, plus 1 parking space for each 5,000 square feet over 20,000 square feet in the building.

(24) **Intermediate care facility:** 1 parking space per patient bed, plus 1 parking space for each staff or visiting doctor, plus 1 parking space for every 2 employees including nurses.

(25) **Library or Museum:** 1 parking space for each 400 square feet of gross floor area of the building, plus 1 parking space for every 2 employees.

(26) **Medical/Dental Clinic or Office:** 3 parking spaces for each doctor, plus 1 parking space for each employee.

(27) **Medical Center Building:** 1 parking space for each staff physician, 1 parking space for each employee including nurses, 1 parking space for each 400 feet of gross floor area, plus adequate area for emergency vehicles.

(28) **Nursery or Greenhouse:** 1 parking space per every 400 square feet of gross floor area.

(29) **Office Building:** 1 parking space for each 200 square feet of net floor area of the first 12,000 square feet of building, plus 1 parking space for each 300 square feet of net floor area over 12,000 but up to 48,000 square feet, plus 1 parking space for each 350 square feet of net floor area over 48,000 square feet.

(30) **Photography Studio:** 1 parking space for every 300 feet of net floor area.

(31) **Restaurant or Eating Establishment:** 1 parking space for each 2 persons allowed within the maximum capacity, plus 2 parking spaces for every 3 employees on the shift with maximum employment.

(32) **Retail/Commercial Establishment:** 1 parking space for each 100 square feet of net floor area for the first 12,000 square feet of building, plus 1 parking space for each 225 square feet of net floor area over 12,000 square feet up to 48,000 square feet, plus 1 parking space for each 250 square feet of net floor area over 48,000 square feet.

(33) **School or Institution of Education:** 1 parking space for every teacher, employee or administrator, plus 1 parking space for every 2 classrooms, plus 1 parking space for every school vehicle maintained on the premises. In the case of high schools, an addition of 1 parking space for every 5 students.

120:10-7-12. Off-street parking lot design requirements

The following requirements apply to all off-street parking lots containing ten or more spaces located in any zoning district, unless otherwise provided in this Subchapter:

(1) Driveways and curb cuts widths shall be 24 feet for two-way entrances and 12 feet for one-way entrances, unless otherwise approved by the Commission.

(2) Circular driveways shall not be located between any building and any public street with the exception of patron drop-off covered entrances.

- (3) Curb cuts and driveways shall not be permitted on any street that functions as a principal arterial or collector street when access can be provided from an adjacent side or rear street.
- (4) No more than one curb cut is permitted for off-street lots containing twenty or less spaces.
- (5) Any existing alley used for loading, unloading, building maintenance or service must be paved and at least twenty feet in width. No alley shall be used as a permanent parking space or to meet the required number of parking spaces.
- (6) Barrier curbs shall be installed around the perimeter of the parking lot and around required landscaped areas, except where the perimeter abuts an adjacent building or structure, and at points of ingress and egress into the facility.
- (7) Aisles shall be a minimum of 12 feet wide or a maximum of 21 feet depending on the stall angles and dimensions.
- (8) All loading and unloading shall occur in off-street vehicle loading areas.
- (9) In no case shall the required aisles, access driveways, off-street loading berths, or fire lanes be used for parking of vehicles.
- (10) All parking and maneuvering of vehicles shall be provided off the public right-of-way and designed to permit vehicles to enter any thoroughfare in a forward movement. All lot designs shall provide forward movement to all vehicles entering any thoroughfare.
- (11) On any corner lot formed by 2 intersecting streets a corner sight line shall be established in a triangle formed by measuring a distance of 30 feet along the front and side lot lines, from their point of intersection, and connecting the points to form a triangle on the area of the lot adjacent to the street intersection. No parking shall be permitted within the sight triangle, nor shall any wall, fence, sign, structure or plant growth having a height in excess of 3 feet above the elevation of the crown of the adjacent roadway surface.
- (12) Access to off-street loading berths shall be provided from a public street or alley by an access drive at least 15 feet wide designed to permit convenient access by semi-trailer trucks.
- (13) Any loading area located within 50 feet of an abutting residential district must be within an enclosed building or be screen on all side with a solid fence or landscape screen.

120:10-7-13. Shared parking facilities

Whenever two or more uses are located in a common building or other integrated center, parking requirements may be met by providing one or more permanent common parking facilities. Any shared parking facility shall receive the approval of the Commission and meet the following requirements and conditions:

- (1) Shared parking lots shall contain the required number of spaces for each individual use. The total number of spaces provided shall not be less than the sum of the individual requirements.
- (2) Shared parking lots shall provide safe pedestrian circulation and access. Access shall be linked to public sidewalks and must be handicap accessible. All sidewalk material shall continue across any principal driveway.
- (3) Any valid shared parking facilities must be under the ownership or permanent control of the owner of one or more of the uses for which the parking is required.
- (4) Shared parking arrangements shall be validated with the written consent of all property owners agreeing to a shared parking arrangement.
- (5) Integrated centers containing residential uses shall provide separate permanent parking spaces, clearly designated for use by residents.

(6) Plans submitted for shared parking facilities shall identify spaces designated for handicapped, residential, service vehicles, employees, clients and visitors.

120:10-7-14. Remote or overflow parking facilities

The following requirements apply only to remote or overflow parking facilities constructed for use by the agencies located in the Oklahoma State Capitol Complex or the Oklahoma Health Center:

- (1) All off-street parking facilities shall be designed and constructed in compliance with this Subchapter.
- (2) All off-street parking facilities shall be landscaped in compliance with Subchapter 17.
- (3) The number of spaces required shall be based on the need to provide off-street facility parking for employees, patients, visitors, vendors, and others visiting the facilities.
- (4) Remote or overflow parking facilities shall be located within the boundaries of the major campuses, whenever possible.

120:10-7-15. Parking garages and parking decks

Any parking garage or parking deck constructed in any "C", "HC", "I" or "P" district must comply with the following requirements:

- (1) Parking deck or garage facades shall conceal, as much as possible, vehicles from visibility from any public right-of-way, private drive or streets that are open to the general public, and shall have the appearance of a horizontal-storied building. Landscape berms may be used to achieve this effect.
- (2) All facades of parking decks or garages shall be constructed of stone, brick, concrete, or other masonry materials, or of the same materials as the buildings they serve.
- (3) All parking decks or garages shall have walkways that are a minimum width of four feet connecting ground level parking to public sidewalks and building entrances.
- (4) Landscaping shall be provided by a continuous landscape strip or landscape berm between the structure and the public right-of-way, except at points of ingress and egress. Landscaped areas shall be planted with street trees, ornamental trees, shrubs, grasses or ground cover or any combination of these planting materials.
- (5) Landscape plantings shall be installed and maintained in compliance with the off-street parking lot landscape requirements of this Chapter.
- (6) All lighting used to illuminate parking decks, garages, or signage shall be arranged and directed away from residentially used properties.

120:10-7-16. Citations for illegal parking

- (a) Citations for illegal parking in any parking facility of an agency in the Oklahoma Health Center that is served by the University of Oklahoma Parking and Transportation Authority will be issued by the Authority in accordance with applicable parking regulations.
- (b) Citations for illegal parking in any state parking facility located within the boundaries of the State Capitol Complex Subdistrict will be issued by the Oklahoma Highway Patrol of the Department of Public Safety in accordance with state laws, rules, and regulations.
- (c) Citations for illegal parking in any private or quasi-public parking facility located within the Capitol-Medical Center Improvement and Zoning District will be issued by the City of

Oklahoma City in accordance with applicable state laws, municipal ordinances and rules and regulations.

120:10-7-17. Miscellaneous provisions

- (a) All off-street parking lots in the District shall provide safe pedestrian circulation and access, achieved by installing sidewalks or walkways directly connected to the structure and the lot it is served by. All sidewalks and walkways shall be accessible to all individuals with disabilities.
- (b) The arrangement and intensity of light or reflectors shall not interfere with residential district uses. Only non- intermittent incandescent light of signs shall be permitted.
- (c) No sign of any kind shall be installed except informational and directional signs as defined in Subchapter 15.
- (d) Variation from any part of the off-street parking lot requirements in this subchapter may be approved by the Commission, if there is no conflict in parking demand, and the off-street lot design provides safe vehicle and pedestrian circulation and access.

SUBCHAPTER 9. NON-CONFORMING BUILDINGS, STRUCTURES AND USES OF LAND

120:10-9-1.1. Non-conforming buildings, structures and uses of land

Non-conforming buildings, structures or uses existing at the time of adoption of this Section may be continued and maintained except as otherwise provided in this Section.

- (1) **Applicability.** This Section applies to those buildings, structures, or uses of land validly maintained and in conformance with its prior zoning classification and restrictions.
- (2) **Alteration or enlargement of buildings and structures.** A non-conforming building or structure shall not be added to or enlarged in any manner unless said building or structure, including additions and enlargements, is made to conform to all of the regulations of the district in which it is located; provided, however, that if a building or structure is conforming as to use, but nonconforming as to yard or height or off-street parking space, the building or structure may be enlarged or added to provided that the enlargement or addition complies with the yard or height requirements and the existing building and the addition complies with the off-street parking requirements of the district in which said building or structure is located. No non-conforming building or structure shall be moved in whole or in part to another location on the lot unless every portion of said building or structure is made to conform to all of the regulations of the district in which it is located.
- (3) **Outdoor advertising signs and structures.** Any advertising sign, billboard, commercial advertising structure, or statuary which is lawfully existing and maintained at the time this Section becomes effective, which does not conform with the provisions hereof, shall not be structurally altered, and all such non-conforming advertising signs, billboards, commercial advertising structures and statuary and their supporting members shall be completely removed from the premises not later than 3 years from the effective date of this Section.
- (4) **Building vacancy.** A non-conforming building, structure or portion thereof, which is or hereafter becomes vacant and remains unoccupied for a continuous period of 1 year shall not thereafter be occupied except by a use which conforms to the use regulations of the district in which it is located.
- (5) **Change of use.**

(A) A non-conforming use of a conforming building or structure, i.e., commercial use in a dwelling etc., shall not be expanded or extended into any other portion of such conforming building, or structure nor changes except to a conforming use. If such a non-conforming use or a portion thereof is discontinued or changed to a conforming use, any future use of the building, or structure, or portion thereof shall be in conformity with the regulations of the district in which such building or structure is located. A vacant or partially vacant non-conforming building or structure may be occupied by a use for which the building or structure was designed or intended to be occupied within a period of 1 year after the effective date of this Section.

(B) The use of a non-conforming building or structure may be changed to a use of the same or a more restricted district classification; but where the use of a non-conforming building or structure is changed to a use of a more restricted district classification, it thereafter shall not be changed to a use of a less restrictive district classification.

(C) A building or structure that is non-conforming as to use at the time of adoption of this Section, or at any time thereafter, shall not be converted to or in any manner used as a wholesale or retail liquor store unless such change in uses conforms to the provisions of the district in which it is located.

(D) When a building, the use of which does not conform to the provision, is damaged by fire, explosion, Act of God, or the public enemy, to the extent of more than 60% of its true value, it shall not be restored except in conformity with the district regulations.

(6) **Violation.** Nothing in this Section is intended to allow the continuance of a building, structure or use of land maintained contrary to and in violation of zoning restrictions applicable to that property prior to the adoption of a new classification.

SUBCHAPTER 11. HISTORICAL PRESERVATION AND LANDMARK BOARD OF REVIEW

120:10-11-1.1. Definitions

The following words and terms, when used in OAC 120:10-3-5.1 [Renumbered to OAC 120:10-5-10.2], OAC 120:10-5-10.1 and this Subchapter shall have the following meaning, unless the context clearly indicates otherwise.

"Adaptive use" means the restrained alteration of a historical or architectural resource to accommodate uses for which the resource was not originally constructed but in such a way so as to maintain the general historical and architectural character.

"Archaeological resources" means areas or locations occupied as residences or utilized by human (historic or prehistoric) for a sufficient length of time to construct features or deposit artifacts, which may remain in greater or lesser degrees of preservation in order and which may lend to the increase of knowledge of man about his own development.

"Board" means Historical Preservation and Landmark Board of Review of the Capitol-Medical Center Improvement and Zoning Commission.

"Building materials" means the physical characteristic which create the aesthetic and structural appearance of the resource, including but not limited to a consideration of the texture and style of the components of their combinations, such as brick, stone, shingle, wood, concrete, or stucco.

"Certificate of appropriateness" means the official document issued by the Historical Preservation and Landmark Board of Review approving and/or concurring in the application for permission to construct, demolish, relocate, reconstruct, restore, or alter any structure designated by the authority of these regulations.

"Conservation" means the sustained use and appearance of a resource essentially in its existing state.

"Detail" means architectural aspects which, due to a particular treatment, draw attention to certain parts or features of a structure.

"Height" means the vertical dimension of a given structure, building or monument.

"Historical district" means a geographically definable area with a concentration of linkage of significant sites, buildings, structures, or monuments that are unified historically, architecturally or archaeologically.

"Historical resources" means sites, districts, structures, buildings or monuments that represent facets of history in the locality, state or nation; places where significant historical or unusual events occurred; places associated with a personality or group important to the past.

"Landmark" means the individual structure, building, site, or monument which contributes to the historical, architectural, or archaeological heritage of the Capitol-Medical Center Improvement and Zoning District or State of Oklahoma.

"Ordinary maintenance and repair" means any work performed in an historical zoning district that does not require a Certificate of Appropriateness by law, where the purpose of the work is to correct any deterioration or damage to any part of a structure and to restore the structure as near to its condition prior to the occurrence of the damage.

"Preservation" means the adaptive use, conservation, protection, reconstruction, restoration, rehabilitation, or stabilization of sites, buildings, districts, structures, or monuments.

"Proportion" means the relative physical sizes within and between buildings and building components.

"Protection" means the security of a resource as it exists through the establishment of the mechanisms of these regulations.

"Reconstruction" means the process of recreating or reproducing by new construction of all or part of the form and detail of a vanished resource as it appeared at a specific period of time.

"Rehabilitation" means the process of returning a historical or architectural resource to a state of efficiency or soundness by repair or alteration designed to encourage its continued use but without noticeable changing the exterior appearance of the resource.

"Restoration" means the process of accurately recovering all or part of the form and detail of a resource and its settings as it appears at a particular period of time by means of removal of later work and the replacement of missing earlier work.

"Rhythm" means a regular pattern of shapes including, but not limited to, windows, doors, projections, and heights, within a building, structure, or monument, or a group of same.

"Scale" means the harmonious proportion of parts of a building, structure, or monument to one another and to the human figure.

"Setting" means the surrounding buildings, structures, or monuments, or landscaping which provides visual aesthetic, or auditory quality of the historic or architectural resources.

"Shape" means the physical configuration of structures of buildings, or monuments and their components parts including, but not limited to roofs, doors, windows, and facades.

"Significant characteristics of historical or archaeological resources" means the artifacts present, the information to be gathered or the potential for revealing hitherto unknown or unclear details of a culture, period or structure.

"Significant characteristics of historical or architectural resources" means those characteristics which are important to or expressive of the historical, architectural, or cultural quality and integrity of the resource and its setting, and which include, but are not limited to building materials, detail, height, mass, proportion, rhythm, scale, set back, setting, shape, street accessories and workmanship.

"Stabilization" means the process of applying measures designated to halt deterioration and to establish the structural stability of an unsafe or deteriorated resource while maintaining the essential form as it presently exists without noticeably changing the exterior appearance of the resource.

"Street accessories" means those sidewalk or street fixtures which provide cleanliness, comfort, direction or safety, are compatible in design to their surroundings, and include but are not limited to, trash receptacles, benches, signs, lights, hydrants, and landscaping, including but not limited to trees, shrubbery and planters.

"Structures" means anything constructed or erected the use of which requires permanent location on the ground or which is attached to something having a permanent location on the ground. This includes but is not limited to, building, fences, walls, driveways, sidewalks and parking areas.

120:10-11-2.1. Historical Preservation and Landmark Board of Review created

There is hereby created within and for the Capitol-Medical Center Improvement and Zoning Commission a Historical Preservation and Landmark Board of Review, hereinafter referred to as the Board of Review in this Subchapter, and the powers and duties as set forth in this Subchapter.

120:10-11-3.1. Membership of the Board of Review

(a) The Historical Preservation and Landmark Board of Review shall be appointed by the Chairman of the Capitol-Medical Center Improvement and Zoning Commission, with the consent and approval of the Zoning Commission. Such Board shall be composed as follows:

- (1) One member shall be a registered architect;
- (2) One member shall be a licensed real estate broker;
- (3) One member shall be a historian;
- (4) One member shall be a city planner or landscape architect;
- (5) One member shall be an attorney;
- (6) One member shall be the Chairman of the Historical Preservation and Landmark Commission of the City of Oklahoma City or his designee;
- (7) One member of the Capitol-Medical Center Improvement and Zoning Commission shall serve as ex-officio member of the Board.
- (8) Two members shall be residents or own property in a designated historic preservation district or neighborhood listed on the U.S. Department of Interior's National Register of Historic Places located within the boundaries of the Capitol-Medical Center Improvement and Zoning District.

(b) All members shall serve without compensation. The terms of Board members shall be for three (3) years or until a successor takes office. Members may be appointed to fill the remainder of vacant terms.

120:10-11-4. Board of Review meetings, rules, quorum and duties of Director

(a) **Rules.** The Board of Review shall adopt rules for the conduct of its business in accordance with the provisions of this Subchapter.

(b) **Officers.** The Board shall elect a Chairman, Vice Chairman, and Secretary who shall serve for one year and be eligible for re-election.

(c) **Board meetings.** All meetings of the Board of Review shall be open to the public. Any person, or his duly appointed representative, shall be entitled to appear and be heard on any matter before the Board.

(d) **Quorum.** A majority of the Board shall constitute a quorum and action taken at any meeting shall require the affirmative vote of the majority of the Board of Review. The Director of the Capitol-Medical Center Improvement and Zoning Commission shall act in an advisory capacity to the Board and shall participate in its discussion but shall have no right to vote.

(e) **Lack of Quorum.** In the event circumstances prohibit the Historical Preservation and Landmark Board of Review's ability to continue to operate in compliance with the quorum and/or membership requirements established in this Subchapter, all duties and responsibilities assigned to the Board of Review by this Subchapter will be temporarily assumed by the Capitol-Medical Center Improvement and Zoning Commission. In the interim, the Commission will continue to actively work to fill the vacated positions on the Board.

(f) **Staff.** The Director of the Capitol-Medical Center Improvement and Zoning Commission shall assist the Board of Review in discharging its duties.

120:10-11-5.1. Duties and powers of the Board of Review

The Historical Preservation and Landmark Board of Review shall have the following duties and powers:

- (1) Prepare or cause to be prepared a comprehensive inventory of historical, architectural and archaeological resources within the Capitol-Medical Center Improvement and Zoning District.
- (2) Prepare or cause to be prepared a general historical preservation plan to be incorporated within the Comprehensive Plan for the Capitol-Medical Center Improvement and Zoning District.
- (3) Prepare findings of fact relating to the recommendations for designation of historical, architectural, and archaeological resources.
- (4) Prepare findings of fact pursuant to action taken by the Board relating to Certificates of Appropriateness.
- (5) Make recommendations to the Zoning Commission concerning the development of historical preservation plans.
- (6) Make recommendations to the Zoning Commission concerning grants from federal and state agencies, private groups and individuals and the utilization of budgetary appropriations to promote the preservation of historic, architectural or archaeological resources; and when so directed by the Zoning Commission, the Board may oversee historical projects or programs.
- (7) Recommend to the Zoning Commission the need for employing staff and making contacts with technical experts for the furtherance of the Board work.

- (8) Promulgate rules governing the meetings of the Board and the standards for materials presented to the Board.
- (9) Increase public awareness of the value of historic, architectural or archaeological resources by developing and participating in the public information programs and by recommending the update of the preservation programs and by the giving of advice to owners or residents of such resources as to the problems and techniques or preservation work; and further to make recommendations concerning the placement of monuments and markers at historical sites as chosen by the Board.
- (10) Make recommendations to the Zoning Commission regarding historic designations, Certificate of Appropriateness, and amendments and enforcement of the regulation.
- (11) Comments and makes recommendations concerning actions undertaken by other agencies or action of other governmental units with respect to the effect of the actions upon historical, architectural and archaeological resources.
- (12) To investigate complaints, conduct hearings and recommend the commencement of action to enforce the provisions of this regulation.
- (13) Conduct a periodic review of the status of designated landmarks and historic district and provide periodic reports on the findings of the review, along with any resolutions for actions as considered appropriate, to the Zoning Commission.
- (14) The Commission is hereby authorized to enter into agreements with the City of Oklahoma City Historical Preservation and Landmark Commission with respect to matters within the jurisdiction of the Board of Review, provided, however, that such agreements may not cede the Capitol-Medical Center Improvement and Zoning Commission's final authority and responsibility over matters entrusted by law.

120:10-11-6.1. Historical district designation procedures

(a) **Role of the Capitol-Medical Center Improvement and Zoning Commission.** The Capitol-Medical Center Improvement and Zoning Commission shall not act on any plan, zoning application, proposed plat, erection, moving, demolition, or alteration or other matter pertaining to property within the Historical Preservation Districts without first notifying the Board of Review and receiving their recommendations in accordance with the provisions in this Subchapter.

(b) **Role of the Historical Preservation and Landmark Board of Review.**

- (1) The initiation of a proposal of designation may be made by the Board of Review, the Commission or an application of the owner(s) of the parcel to be designated or their authorized agents. Any such application shall be made upon forms or pursuant to standards set by the Commission for this purpose.
- (2) Upon receipt by the Board of Review of a notice that an application has been made for a zoning change, general plan amendment or a permit for the construction, moving, demolition, reconstruction, restoration, or alteration of any structure in a Historical District, the Board of Review shall give public notice of the meeting to consider the application to every property owner within 300 feet of the exterior boundary of the property being considered. The applicant shall be advised of the time and place of said meeting and shall be invited to appear. The Board of Review may invite such other persons or groups as it desires to attend the meeting. A Board of Review member shall be disqualified from consideration of any matter in which his own financial interest are directly involved.

- (3) The Board may solicit and present expert testimony or documentary evidence regarding the historical, architectural, archaeological, or cultural importance of the property proposed for designation.
- (4) As part of every such designation, or amendment of a designation, the Board shall state in written form the attributes relative to and comply with the review criteria for district designations as provided in this Subchapter.
- (5) Within 10 days after the approval by the Commission a zoning change designating property as a landmark district or a historic district, the Director of the Capitol-Medical Center Improvement and Zoning Commission shall notify the owner or owners of record by certified mail with return receipt requested of the designation, including a copy of the designation approval, a letter outlining the basis for the designation, and the obligations for restrictions which result from such designation. The Director of the Commission shall also officially notify the Board of all approvals or disapprovals of designations at the next regular meeting of the Board following such Commission action.
- (6) The Board shall have the authority to effect the amendment or repeal of any designation or site, structure, building, district or monument in the same manner and according to the same procedure as provided herein for the original designation.
- (7) No application for a permit to construct, alter, demolish, or relocate any characteristic or a designated site, building, structure, district, or monument filed subsequent to the day that an application has been filed or a resolution adopted to initiate designation of said proposed landmark or historic district shall be approved by the Commission while proceedings are pending regarding such historical designation application, unless such work is determined by the Board to be essential to the preservation or stabilization of the resource and such work will not detrimentally alter the exterior appearance of the resource.

120:10-11-7.1. Historical districts designation criteria

A site, structure, building, district, or monument may be designated for preservation as a landmark or historic district and thus may be included within the Historic Preservation District or Historical Landmark District if such possesses the following attributes within the categories below, to-wit:

- (1) **Historical, cultural category.**
 - (A) Such has significant character, interest, or value as part of the development, heritage or cultural characteristics of the locality, state or nation; or is associated with the life of a personality significant to the past; or
 - (B) Such is the site of a historic event with a significant effect upon the development, heritage, or cultural characteristics of the locality, state or nation; or
 - (C) Such exemplifies the cultural, political, economic, social, or historic heritage of the community.
- (2) **Architectural, engineering category.**
 - (A) Such portrays the environment in an era of history characterized by a distinctive architectural style; or
 - (B) Such embodies those distinguishing characteristics of an architectural type of engineering specimen; or
 - (C) Such is the work of a designer or architect or contractor whose individual work has influenced the development of the community or of this nation; or

(D) Such contains elements of design, detail, materials, or craftsmanship which represents a style technique to the past; or

(E) Such is a part of or related to a square, park or other distinctive area and thus should be developed and preserved according to a plan based on a historical, cultural, or architectural motif; or

(F) Such represents an established and familiar visual feature of the neighborhood, community, or skyline owing to its unique location or singular physical characteristics.

(3) Archaeological category.

(A) Such has yielded, based upon physical evidence, or is likely to yield information important to history or prehistory; or

(B) Such is a part of or related to a distinctive geographical area which should be developed or preserved according to a plan based on cultural, historic, or architectural motif.

120:10-11-8.1. Certificate of Appropriateness

(a) **When required.** A Certificate of Appropriateness shall be required in the following instances before the commencement of work upon any structure or site located within the "HL", Historical Landmark District or the "HP", Historic Preservation District, to-wit:

(1) Whenever such work requires a building or fence permit issued by the Commission.

(2) Whenever such work includes the application of paint to a previously unpainted brick or masonry exterior surface or the construction or enlargement of a driveway or parking area.

(3) Whenever such work includes erection, moving, demolition, reconstruction, restoration, or alteration of the exterior of any structure of site, except when such work satisfies all the requirements for ordinary maintenance and repair as defined in this Subchapter.

(b) General provisions and procedures.

(1) No building or fence permit shall be issued by the Commission for any structure or site located within the "HL", Historical Landmark or "HP" Historic Preservation districts until the application for such permit has been reviewed by the Board and a Certificate of Appropriateness is approved by the Board.

(2) When applying for such a permit, the applicant shall furnish 2 copies of all detailed plans, elevations, perspectives and specifications and the Director of the Commission shall forward to the Board such application for a building permit within 5 days of receipt thereof. Any applicant may request a meeting with the Board before submitting an application and may consult with the Board during the review of the permit application.

(3) Upon review of the application, the Board shall determine whether the proposed work is of a nature which will adversely affect any historical or architectural resource and whether such work is appropriate and consistent with the spirit and intent of this Subchapter. The Board shall apply the criteria established by this Subchapter and based thereon shall approve or disapprove such Certificate of Appropriateness. If the Board disapproves such Certificate of Appropriateness, no permit shall be issued and the applicant shall not proceed with the proposed work.

(4) The Board shall develop such guidelines as it may find necessary to supplement the provisions of this Subchapter and to inform owners, residents, and the general public of those techniques which are considered most proper for undertaking work relating to historic and architectural resources. The Board shall have the opportunity to advise the Commission

concerning provisions in the building housing codes and other codes which affect preservation work.

(5) It is not the intent of this Subchapter to limit new construction to any one period or architectural style, but to preserve the integrity of historic and architectural resources and to insure the compatibility of new work constructed in the vicinity.

(6) In case of the disapproval of plans by the Board, the Board shall state in writing the reason for such disapproval and may include suggestions of the Board in regard to actions the applicant might take to secure the approval of the Board as to the issuance of the Certificate of Appropriateness.

(7) The Board may approve Certificates of Appropriateness subject to certain conditions. Work performed pursuant to the issuance of a Certificate of Appropriateness shall conform to the requirements of such Certificate if any.

(8) With regard to development of a property containing a designated archaeological resource, a Certificate of Appropriateness shall be required prior to the issuance of the permit for which the applicant has applied; and further, the following requirements shall be satisfied to-wit:

(A) Archaeological resources shall be protected from inappropriate or improper digging by demonstration by the applicant that the appropriate permits and standards are met for study and set by the State Historical Society.

(B) Any discovered materials shall be properly recorded, reported, stored, or exhibited according to the standards set by the Oklahoma Historical Society.

(C) All developments affecting the designating archaeological resource shall provide for the permanent preservation of the resource or provide for the completion of the necessary work as recommended by a qualified archaeologist.

(D) Prior to the hearing by the Board for issuance of the Certificate of Appropriateness, the applicant or the Board shall cause to have presented the comments and recommendations of a qualified archaeologist with respect to the resource under consideration and the application which would affect it.

(c) **Review criteria.** The Board shall be guided by the following criteria:

(1) The purpose and intent of this Subchapter.

(2) The Historic Preservation Standards and Guidelines in Appendix E.1 of this Chapter.

(3) The degree to which the proposed work may destroy or alter all or part of the resource.

(4) The degree to which the proposed work would serve to isolate the resource from its historical or architectural surroundings, or would introduce visual, audible, vibratory, or polluting elements that are out of character with the resource and its setting, or that adversely affect the physical integrity of the resource.

(5) The compatibility of the building materials with the aesthetic and structural appearance of the resource, including but not limited to, a consideration of texture, style, color or the components and their combinations of elements such as brick, stone, concrete, shingle, wood or stucco.

(6) The compatibility of the proposed design to the significant characteristics of the resource, including but not limited to, a consideration of harmony of materials, details, height, mass, proportion, rhythm, scale, set back, shape, street accessories, and workmanship.

120:10-11-9.1. Miscellaneous provisions

- (a) **Minimum maintenance.** Designated landmarks, or structures, buildings, or monuments within landmark districts shall be maintained to meet the minimum requirements of codes governing the public health, safety and welfare. The Board, on its own initiative, may file a resolution with the appropriate officer(s) requesting said officer(s) to proceed under the appropriate codes to require correction of defects or initiation of repairs. All persons in charge of a landmark, or structure, building, or monument within a historic district shall keep in good repair all of the exterior portions of such resources, including appropriate landscaping.
- (b) **Property owned by public agencies.** The requirements, provisions, and purposes of this Section shall apply to all property owned by public agencies which lies within the Capitol-Medical Center Improvement and Zoning District.
- (c) **Board of Review jurisdiction.** All matters regarding property or sites situated within the Historic Preservation District or the Historical Landmark District shall be reviewed and considered by the Historical Preservation and Landmark Board of Review prior to final action by the Commission.
- (d) **Demolitions.** No structure or site within any HL, Historical Landmark or HP, Historic Preservation District shall be demolished or removed unless such demolition shall be approved by the Board and a Certificate of Appropriateness for such demolitions shall be granted. Applications for demolition permits shall be filed with the Commission. The Board shall be guided by the following criteria in considering Certificates of Appropriateness and authorization for demolition of structures or sites within the HL, Historical Landmark or the HP, Historic Preservation District, to-wit:
- (1) The purpose and intent of this Subchapter.
 - (2) The degree to which the proposed removal of the historical resource would serve to destroy the integrity and continuity of the Historical Landmark or Historic Preservation District of which it is a part.
 - (3) The nature of the resource as a representative type of style of architecture, socio-economic development, historical association or other elements of the original designation criteria applicable to such structure or site.
 - (4) The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
 - (5) The alternative available to the demolition applicant, including:
 - (A) Donation of the subject structure or site to a public or benevolent agency.
 - (B) Donation of a part of the value of the subject structure or site to a public or benevolent agency including the conveyance of development rights and facade easement.
 - (C) The possibility of sale of the structure or site, or any parts thereof, to a prospective purchaser capable of preserving such structure or site.
 - (D) The potential of such structure or site for renovation and its potential for continuing use.
 - (E) The potential of the subject structure or site for rezoning in an effort to render such property more compatible with the physical potential of the structure.
 - (6) The ability of the subject structure or site to produce a reasonable economic return on investment to its owner; provided however, that it is specifically intended that this factor shall be considered along with all other criteria contained in this Section.

120:10-11-10.1. Validity

If any section, paragraph, subdivision, clause, phrase or provision of this Subchapter, shall be adjudged invalid or be held unconstitutional, the same shall not affect the validity of the Subchapter as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

120:10-11-11.1. Final authority for issuing permits and regulating land use

Nothing in this Subchapter shall cede the Capitol-Medical Center Improvement and Zoning Commission's final authority and responsibility over the matters entrusted to it by law.

SUBCHAPTER 13. ADMINISTRATION**120:10-13-13. Commission authority**

No improvement, alteration, or change in land use shall occur within the boundaries of the zoning district as defined in 73 O.S., Section 83 unless authorized by the Commission in compliance with the procedures established in this Subchapter.

120:10-13-14. Building permit and plan review procedure

Whenever any permanent or temporary structure, building or parking area is constructed, altered or expanded, a building permit shall be obtained in accordance with the following procedure:

(1) Applicant shall submit to the Director of the Commission the following:

(A) Three sets of architectural, structural, mechanical, and landscape plans identifying all buildings and structures drawn to scale with sufficient clarity to indicate the location, nature and extent of the work proposed and showing in detail that they conform to the requirements of this subsection.

(B) Three sets of site plans drawn to scale with sufficient clarity showing the location of lot lines, property lines, dimensions of the building site, and the width of all public or private streets adjacent to the building site; existing or proposed streets or alleys; the size and location of all main and accessory buildings, structures, and signage; the amount and location of all off-street parking facilities and loading areas, including driveways and handicapped parking and accessibility; public easements adjacent to or passing through the site, and significant drainage features. Plans may be submitted on sheets a minimum size of 11" x 17", a maximum size of 30" x 42", electronically, or on a compact disc.

(2) The Director shall review all building and site plans to determine their compliance with this Chapter. If the building permit is for an alteration as defined in OAC 120:10-1-3 or is for new construction that will not expand the floor area of a main building on a site, and is in conformance with the regulation requirements, the Director is authorized to issue the permit. If the building permit is for new construction or expansion of a main building on a site, the Director shall prepare a staff report determining compliance with this Chapter. The Commission shall review all plans submitted including orientation and design of the proposed building and its use, and texture and type materials to determine whether the character of the improvement is in harmony with and would not detract from the character of the area in which the improvement is proposed to be located. If the Commission recommends changes in building or site plans, the changes and the reason for them will be submitted in writing to the

applicant. No building permit shall be issued until the plans have been approved by the Commission.

(3) Building permits will expire 90 days after the approval date, if construction has not commenced within 90 days, the permit shall be void and of no force and effect.

120:10-13-15. Oklahoma City permits required

Unless exempted by law, as a condition of this Chapter a building permit, certificate of occupancy and any other permits required for compliance with the International Building Code must be obtained from the City of Oklahoma City. The Commission may waive this requirement if the sole condition for not receiving a permit from the City of Oklahoma City is due to conflict between the Master Plan of the Capitol-Medical Center Improvement and Zoning District and that of the City of Oklahoma City.

120:10-13-16. Amendments

In accordance with 73 O.S. Sections 83.4 and 83.7, as amended, the Commission shall allow for amendments and formulate rules and procedures to conduct public hearings regarding changes to the zoning map.

(1) **Zoning text and Master Land Use Plan amendments.** Prior to the adoption or amendment of any zoning regulation or master land use plan the Commission shall hold a public hearing in accordance with the procedures established in this Subchapter.

(2) **Zoning map amendment.**

(A) **Public hearing required.** The Commission may review a request from a property owner of record to amend the official zoning map; however, no map amendment shall be made until a public hearing has been held.

(B) **Intent.** Amendments to the zoning map shall be considered to recognize changes in the Master Land Use Plan, to correct error, or to recognize changed or changing conditions in a particular area on or in the jurisdictional area generally.

(C) **Conformity with Master Plan.** Amendments to the zoning map which are proposed and which are not in conformance with the Master Land Use Plan shall not be approved until the conflicts with the Master Land Use Plan have been eliminated through a change in the proposal or through official changes in the Master Land Use Plan.

(D) **Notice.** The Commission shall give 10 days notice of a public hearing on a proposed map amendment by publication in a legal newspaper published in Oklahoma County. In addition, notice to all property owners within a 300 foot radius of the exterior boundary of the subject property, exclusive of streets and alleys not in excess of 300 feet in width. The notice shall contain:

- (i) Date, time and place of public hearing.
- (ii) Legal description of the property and the street address or approximate location in the Capitol-Medical Center Improvement and Zoning District.
- (iii) Present zoning classification of the property and location of proposed rezoning.

120:10-13-17. Appeal to the Commission

(a) Appeals to the Commission may be taken by any person or entity aggrieved by an officer, department, board or agency of the State of Oklahoma, who is affected by any decision of the Commission's Administration. Appeals shall be filed within 30 days from the date of the

decision. A notice of appeal specifying the ground shall be filed with the Chairman of the Commission. The Director shall transmit to the Chairman all documents constituting the record of the decision being appealed. An appeal stays all proceedings in the action being appealed, unless the Director certifies to the Commission that in his or her opinion a stay will cause imminent peril to life and or property. In such cases, proceedings shall not be stayed other than by an injunction granted by a court of record on application and notice to the appealing party.

(b) The Commission shall fix a reasonable time for a hearing of the appeal and within 10 days give public notice and notice by mail or personal service to affected parties. At the hearing, any party may appear in person or by agent or by attorney. The Commission shall keep minutes of its appeal proceeding showing the vote of each member on each question. The concurring vote of 6 members of the Commission will be necessary to reverse any order, requirement, decision or determination of the Director in favor of the applicant on any matter before the Commission.

120:10-13-18. Powers of the Commission relative to variation

(a) The Commission is empowered to authorize, as requested a variation from the strict application of this Chapter to relieve difficulties or hardship, but may establish requirements relative to the property to achieve the purpose and intent of this Chapter. The Commission shall have the power to grant variances in the following instances:

(1) Exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of this Chapter.

(2) Exceptional topographical conditions or other extraordinary or exceptional situations or conditions of a specific piece of property, which is a condition generally not prevalent in the area.

(3) When the strict application of the requirements of this Chapter would result in peculiar and exceptional undue hardship on the property owner.

(b) The Commission shall not grant a variance for a principal use that is not permitted in the applicable district. It is the expressed spirit and intent of this Chapter that a change of the permitted principal use shall be made by amendment of the regulations or the zoning map.

(c) A variance from the requirements of this Chapter shall be granted by the Commission under the following provisions:

(1) The granting of the variance will not confer on the applicant any special privilege that is denied by this Section to the lands, structures, or building in the same district.

(2) No nonconforming use of the neighborhood lands, structures, or buildings in the same zone and no permitted use of land, structures, or building in other district shall be considered grounds for issuance of a variance.

120:10-13-19. Powers relative to conditional uses permissible on review

The Commission shall have the following powers to grant conditional uses:

(1) Upon receipt of a request the Commission shall review the uses listed in Subchapter 3 of the Specific District Regulations of this Chapter as "Uses Permitted on Review". These are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district; however, the nature of the uses may make it desirable that they be permitted to locate within the district. The following procedure is established to integrate properly the uses permitted on review with the other land uses located in the district. The requested use shall be reviewed and authorized or rejected under the following procedure:

- (A) An application shall be filed with the Commission for review. The application shall show the location and intended use of the site, the names of all property owners, and existing land uses within 300 feet (the notice area), and any other material pertinent to the request the Commission may require.
 - (B) The Commission shall hold one or more public hearings.
 - (C) The Commission, within 45 days of the date of application, shall study the effect of the proposed building or use upon the character of the neighborhood, traffic conditions, public utilities, and other matters pertaining to the use and area, and grant or deny the issuance of a permit for the requested use of land or buildings.
 - (D) If a protest against a conditional permit is presented, duly signed and acknowledged by the owners of 20% or more of the notice area of the permit, the permit shall not be approved except by the favorable votes of six members of the Commission.
- (2) In considering all requests and rulings made under this Subchapter, the Commission in making its findings on any specific case shall determine the following:
- (A) The effect of the proposed use on the supply of light and air to adjacent property;
 - (B) The congestion of public streets;
 - (C) The health and safety of the public from fire and other hazards;
 - (D) Impact on established property values in the surrounding area; and
 - (E) Other factors the Commission determines to be relative to the comfort, morals and general welfare of the State and the people of the Capitol-Medical Center Improvement and Zoning District.
- (3) Every ruling made on any request to the Commission shall be accompanied by a written finding-of-fact based on the testimony received at the hearing held by the Commission, and shall specify the reason for granting or denying the permit.
- (4) Conditional use permits are non-transferable and are approved for use by the applicant only. Any change in ownership or tenancy will be subject to review for compliance with the procedures established in this subchapter and the applicable zoning district.
- (5) If at any time the terms and conditions of the original permit as approved by the Commission are not met it is considered a violation and the Commission may, after hearing, revoke the permit and require the use to cease.

120:10-13-20. Enforcement

In accordance with 73 O.S. 1971, Paragraph 83.11, the Capitol-Medical Center Improvement and Zoning Commission shall constitute a body corporate for purposes of instituting and defending litigation to enforce its rules, regulations, decisions, and orders. The Commission may, in its name, institute or defend actions by and on its own behalf, or in behalf of the owner or owners of any property within the District, to enjoin any breach or violation. No bond shall be required of the Commission in any action for the issuance of any temporary or permanent order, or an appeal.

120:10-13-21. Invalidity of a part

In any case where a portion of this Chapter shall be held invalid or unconstitutional, the remainder of the regulations shall not be invalid, but shall remain in full force and effect.

120:10-13-22. Conflicting municipal provisions

This Chapter shall not be interpreted as repealing or reducing the effect of any of the ordinances of the City of Oklahoma City, Oklahoma governing and regulating any type of construction work within the District, or any other municipal ordinance regulating the extraction of oil and gas within the District; provided, however, that whenever a conflict exists between the provisions of this Chapter and the ordinances and regulations of the City of Oklahoma City, Oklahoma, the provisions of this Chapter shall govern.

SUBCHAPTER 15. SIGNAGE REGULATION

120:10-15-1. Purpose

In order to maintain aesthetic quality within the district, regulations and policies for green space, public right-of-ways, vistas and landscaping have been established. A standard for signage is desirable and necessary to preserve architecturally significant building features, topography and the landscape, and if properly used, will create harmony between building, landscape and signage. Signage is a secondary use and its objective is to direct and identify. These rules establish criteria to properly control signage and are applicable in all zoning districts except where otherwise provided.

120:10-15-2. Applicability

These rules are established to coordinate an environmental graphic system providing for business identification and information communication that is simple, sophisticated and serves to decrease the amount of visual clutter. Unless specifically approved, no sign shall be constructed, erected, installed or reinstalled unless it conforms to the criteria of this Subchapter and all other applicable regulations for the Capitol-Medical Center Improvement and Zoning District. Any sign legally existing on the date of the formal adoption of this Subchapter that does not conform to the provisions of the Subchapter or the zoning district regulations shall be considered a legal, non-conforming use or structure and may continue in such status until it is abandoned or removed by the owner. When applicable, signage must be in compliance with the Americans with Disabilities Act.

120:10-15-3. Definitions

For the purpose of this Subchapter, words used in present tense shall include the future tense; words in the singular number include the plural and words in the plural include the singular, except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not discretionary. In addition, the following words and terms, when used in this Subchapter, shall have the following meaning, unless the context clearly indicates otherwise:

"Advertising sign or structure" means any metal, wood, plastic, plaster, stone, or other sign placed for outdoor advertising purposes on the ground or any wall, post, building, or structure.

"Banner sign" means a non-rigid sign on which characters, letters, illustrations or ornamentations are applied to a flexible substrate.

"Billboard" (including poster and panel types) means a non-accessory sign or sign structure upon which advertising may be posted, painted, or affixed, and which is primarily designed for the rental or lease of the sign space for advertising not related to the use of the property upon which the sign is located.

"Building-mounted sign" means any sign mounted flush against the facade of a building or on the outside wall of any building that is supported throughout its entire length by the wall or walls. Building-mounted signs shall not project more than one foot from the surface of the wall.

"Commission" means the Capitol-Medical Center Improvement and Zoning Commission.

"Construction sign" means a temporary sign not greater than 36 square feet in area displayed on or adjacent to property or premises for the purpose of announcing contemplated improvements. One sign per street frontage shall be permitted, but no more than two signs per site.

"Directional sign" means any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

"Illuminated sign" means a sign characterized by the use of artificial light. An internally illuminated sign projects light through its surface(s). An externally illuminated sign reflects light off of its surfaces.

"Informational sign" means a sign that informs or gives notice of something required or of worthwhile attention. Informational signs include, but are not limited to, warning signs, emergency vehicle entrances, hazardous materials, and pedestrian/school crossings.

"Outdoor Advertising sign" means any sign that advertises an activity, service or product and is located on premises other than the premises at which the activity or service occurs or the product is sold or manufactured.

"Pole-mounted sign" means any sign erected on a pole or poles, which is entirely or partially independent of any building for support.

"Portable sign" means any mobile outdoor sign used as a form of temporary advertisement.

"Premises sign" means any sign that identifies the legal or exact firm name of the business on the premises or advertises any service or product being offered for sale.

"Real estate sign" means a temporary non-illuminated sign not greater than 20 square feet in area, displayed for the purpose of offering property or premises for sale or lease.

"Roof sign" means any sign erected across or over the roof of any building.

"Sign face area" means the area comprising the message portion of the sign, not including the support structure, only the face or faces which may be seen from one direction at a time.

"Specialty signage" means on-or off-premises signage, or a system of signage located in a yard area, street median, public or private park with the primary purpose of identifying a development, including residential developments, or providing identification, information, or direction. This definition does not include directional signs or informational signs as defined in this Subchapter.

"Temporary sign" means a sign of a transitory or temporary nature intended to display either commercial or noncommercial messages.

120:10-15-4. Principal signage

(a) **Size.** All signs must be proportionate to site size and/or the size of the structure and shall not exceed the height limitations of the zoning district in which the sign is located or the height limitations designated by OAC 120:10-5-3 [Renumbered to OAC 120:10-5-3.1]. All signs shall be in compliance with the Signage Table (Appendix D) of this Chapter.

(b) **Location.**

(1) All signage must be in compliance with the setback requirements for the zoning district in which it is located. No signs, other than official traffic signs and parking control signs, will be

located within the right-of-way of any public street without an approved permit from the City of Oklahoma City.

(2) No part of the sign, including the footing, shall be located closer than 5 feet from the side and rear property lines. No part of the sign, including the footing, shall be located closer than 1 foot from the front property line.

(3) No sign will be erected at the intersection of any street in a location that will obstruct free and clear vision or, at any location that by its position, shape, or color interferes with or obstructs the view of or may be confused with any authorized traffic sign, signal or device.

(4) In no case shall any sign invade the "Sight lines at intersections" established in OAC 120:10-5-4(3) [Renumbered to OAC 120:10-5-4.1(3)].

(c) **Aesthetic quality.** Signage is an accessory use, with its only function being to advertise, direct or identify. All signs should be designed to complement the structure and landscape and give the appearance of an additional architectural feature or element. Materials must be similar or complementary to those used in the main building. Signage must be appropriate to the existing architectural vocabulary and meet the approval of the Commission.

120:10-15-5. Materials

(a) Signage material must be compatible with building materials in texture and color. The use of the same materials as the primary structure is usually acceptable and appropriate.

(b) No plastic or vinyl signs are permitted in the Health Center District (HC) or the Public District (P) on a permanent basis, unless expressly approved by the Commission.

120:10-15-6. Illumination

(a) To properly integrate signage into the existing environment and to effectively create enhancement after dark and not a daytime effect, all illuminated signs will be illuminated from a concealed source, preferably a ground-mounted source.

(b) Illuminated signs shall be designed so as not to interfere with the operation of traffic lights or other traffic control devices, and shall not create objectionable glare in any residential district or public building or area.

(c) All internally illuminated signs shall be approved by the Commission prior to construction and/or installation.

120:10-15-7. Secondary signage

(a) All directional and informational signage as defined in this Subchapter shall be designed with consideration of visitors, patients, students and others and clearly identify pedestrian and vehicular circulation patterns, building, parking and bus stop locations.

(b) Directional and informational signage for developments shall be uniform in terms of character. All plans must be submitted for prior review and must include, at minimum, quantity, location, type, size, lighting, landscaping, and materials of all proposed signage

120:10-15-8. Specialty signage

(a) **Ground-mounted signage.**

(1) For residential districts, the maximum width of all ground-mounted signs shall be 5 feet for each 25 feet of street frontage, and 1 foot for each additional 25 feet of street frontage, up to a maximum of 50 feet. No sign shall exceed 6 feet in height.

(2) For non-residential developments, the maximum height for all ground-mounted signs shall be 5 feet for each 25 feet of street frontage, and 1 foot for each additional 25 feet of street frontage, up to a maximum of 150 feet. The overall height of any ground-mounted sign shall not exceed 8 feet. Any variance from this requirement shall be approved in advance by the Commission.

(b) **Pole-mounted signage.**

(1) All pole-mounted directional and informational signs must be installed at a height visible to vehicular traffic, but must not obstruct vehicular movement or pedestrian routes.

(2) All pole-mounted signs must be installed in concrete or be bolted, anchored or secured to a concrete, cement, or other equally effective bonding material or surface.

(3) With the exception of historical markers and neighborhood identification signs, pole-mounted signage is prohibited in all residential zoning districts.

(4) All median pole-mounted signs shall be installed in the center of the median. The center is the centerline of the street or the centerline of the median, as measured from edge to edge.

(5) The maximum width of any median sign shall be no greater than 15 percent of the total width of the median or island in which it is located. The maximum overall height of any pole-mounted sign shall not exceed 12 feet.

120:10-15-9. Temporary Signage

(a) The term temporary signage shall include signage advertising short-term or special events. Temporary signs shall be subject to the same standards as permanent signage including but not limited to size, height, setback, and location. All short-term or special event signage shall be removed no later than 10 days after the conclusion of the advertised event.

(b) Temporary signage may be installed or displayed only upon the express written approval of the Commission and in accordance with terms established for such display in order to insure the protection of public safety, prevent interference with traffic lights and control devices, and protect adjacent uses of land. Applications and plans for permission to install temporary signs shall be made to the Commission not less than 30 days prior to the date installation is planned. The written authorization for temporary signs shall be for a length of time specified by the Commission and the sign shall be removed by the owner on or before the expiration date of the permit.

(c) All banner signs, real estate signs and construction signs, as defined in this Subchapter, are temporary in nature.

(d) All real estate signs shall be removed upon the sale of the property and all construction signs shall be removed within 10 days after the substantial completion of the improvement.

(e) One construction sign per street frontage is permitted. Advertising on construction trailers counts as one construction sign.

120:10-15-10. Prohibited signage

(a) Outdoor advertising signs, pole-mounted signs, and roof signs are permitted only in the I-2, Light Industrial District.

(b) Billboards are prohibited in the Capitol – Medical Center Improvement and Zoning District.

(c) Portable signs are prohibited in all zoning districts.

(d) Other than official traffic signs and lighted pedestrian warning signs, flashing and blinking signs are prohibited.

- (e) No unauthorized sign shall be attached to any utility pole, light standard, bus shelter or kiosk, street tree or any other public facility located in the public right-of-way.
- (f) Any billboard existing at the time of the approval of this regulation is considered a legal nonconforming use.

120:10-15-11. Limitation per site

One principal ground-mounted sign per street frontage and one principal building-mounted sign per street frontage, or a combination of the two, shall be permitted. The number of directional/informational signs shall be determined based upon need.

120:10-15-12. Maintenance provision

(a) Signage shall be constructed of materials that can be easily maintained and do not weather quickly. All approved signs must be properly maintained. Whenever a sign becomes dilapidated or falls into a state of disrepair or ruin, in whole or in part, all portions of the sign shall be removed from the premises.

(b) Whenever a sign is determined to be insecure, unsafe, dilapidated, or is in any way maintained in violation of the provisions of this Subchapter or the zoning district regulations, the Commission will send written notification of such findings to the owner. The owner shall have 10 days from the date of the written notice to bring the sign into conformance or remove the sign. If the owner does not comply within 10 days, the Commission will issue a citation for non-compliance in accordance with the procedures in Title 73, §83.13.

120:10-15-13. Landscaping requirement

(a) To soften the impact of signage, landscaping will be required for principal ground-mounted signs. The Commission will review and approve all landscaping for signage.

(b) All principal ground mounted signage shall provide a landscaped area containing one square foot of plantings for every 2 square feet of the sign base or a fraction thereof located within 10 feet of the base of the sign. Turf grass shall not be used to satisfy this requirement.

(c) Landscaping shall be provided by the use of grasses, ground cover, trees, shrubs or other live landscape materials.

(d) An appropriate irrigation or watering system is required for landscape plantings.

(e) All plant material shall be horticulturally appropriate and compatible with the Oklahoma environment. Any plantings that die due to weather, neglect or damage shall be replaced by the owner and comply with the approved plan. (f) Plant selection should be made considering plant height at maturity to ensure that plants will not interfere with the readability of the sign.

(f) Plant selection should be made considering plant height at maturity to ensure that plants will not interfere with the readability of the sign.

120:10-15-14. Legal non-conforming signs

Any sign legally existing on the effective date of this Subchapter that does not conform to use, location, height or size with the regulations of the zone in which the sign is located, will be considered a legal nonconforming use or structure and may continue in such status until it is either abandoned or removed by the owner. If the sign is damaged to the degree that it requires removal or becomes dilapidated, it shall be replaced with a sign that complies with the provisions of this Subchapter.

120:10-15-15. Building permit required

Plans for all premises signs and temporary signs, with the exception of real estate signs, shall be submitted to the Commission for approval prior to erection. The Commission shall reserve the absolute right to determine the appropriateness of signage prior to the issuance of a building permit. Approval of signage shall be based on compliance with the provisions of this Subchapter as well as the design, location, general character and the ability of the signage to integrate into the existing environment.

120:10-15-16. Provisions for Oklahoma Health Center Signage

(a) The high density and intensity of the Oklahoma Health Center and the recommendations of the OHC Master plan for a future development focus on construction of larger more prominent structures with parking garages. The potential for an increase in the campus population and higher concentration of structures within the confines of the subdistrict creates a need to specify certain types of signage for the Health Center Sub-district. Signage design standards should be aesthetically compatible to building materials, appropriate to landscaping and non-impacting to pedestrian connections. Logos and other identification themes related to specific entities should be considered in the design of all identification and on site directional signage. To assist motorist traveling along the street in locating their destination placement, height, visibility and readable signage text are important considerations. The use of a graphic system including directional and wayfinding signage is essential in identifying destinations from distant locations such as major thoroughfares, intersections, parkways or gateways. In designing signage factors such as size, location, color, existing landscape/streetscape and maneuvering around necessary obstructions such as configuration of streets, existing structures, lighting, traffic and other government approved safety/warning signals should also be addressed. No sign shall be installed in any location that impedes vehicular traffic or interrupts pedestrian movement. These regulations will address signage issues specific to the Oklahoma Health Center and only applicable in the Health Center District (HC), Health Center Commercial District (CHC), and the Mixed Use Overlay Zoning District, Health Center Commercial (MXD-1).

(b) All signage installed in the "HC" zoning districts shall be in compliance with all other applicable Sections of this Chapter. The location, installation, and number of signs permitted must be in compliance with this Subchapter. Any sign not defined but permissible in the zoning district and defined in Subchapter 15 of this Chapter may be permitted in the HC zoning districts.

(c) **Permissible Signs.** The following sign types are permissible in the zoning districts listed in OAC 120:10-15-16 (a) of this Subsection, in addition to signage permissible under OAC 120:10-15:

(1) **"Light pole banner sign"** means a rectangular substrate sign suspended from brackets mounted on a permanent decorative light pole designed to be used as a directional/locator sign, form of temporary advertising display, or to identify a neighborhood association or other district organizations. This type sign is only permitted in off-street parking lots. The Commission shall determine the number permitted based on the location and size of the lot and the off-street parking lot lighting standards of the City of Oklahoma City.

(2) **"Building mounted identification signage"** means letters and/or logos that identify the facility that are also defined as the sign face area. The overall dimension of the sign face area shall be measured vertically at the highest point of the tallest character or logo and horizontally

at the longest line of text. Building mounted signs shall cover no more than 25% of building wall or building section on which it is installed.

(3) "**Campus/Complex directional signage system**" means a system of large usually post mounted 2-sided signs strategically placed in the most visible locations within the street right-of-way containing a message system that directs, locates, and identifies a unified complex of buildings, structures, and functions. Signage may be lit from an internal source or indirectly lit.

(4) "**Decorative, insignia, and flags means**" flags, emblems, and insignias of the United States, the State, and municipal and other bodies of established government, or flags which display the recognized symbol of a school, nonprofit and/or noncommercial organization.

(5) "**Ground mounted signage means**" a sign installed on the ground or mounted to a base attached to the ground that may be installed at a height 2 feet above the top of the second story level of the main building measured at the highest elevation of the site on which the sign will be located. The sign height may be increased based on the height of the building.

(6) "**Internal directional signage**" means a group of signs containing letters and/or logo providing directions to specific locations within a complex of buildings or a mixed use building.

(7) "**Kiosk**" means a freestanding prefabricated structure that may be partially enclosed constructed of weather sustainable materials used for the purpose of advertising or displaying information and providing a vehicular and pedestrian navigation system including interactive displays directing persons to specific destinations within the Oklahoma Health Center and providing information regarding Health Center or other community events. This type signage is only permitted in strategic locations in the Health Center (HC) and Health Center Commercial (CHC) zoning districts.

(8) "**Mixed used building signage**" means signage used to identify multiple tenants or multiple functions within one structure. Identification of the primary user may occupy the majority of space on the sign face all other identification text shall be installed horizontally on a single sign face or on individual panels, identical in size with one line of text characters and logos identifying each individual tenant or function. A building under single ownership with multiple functions signage may identify each use on one sign located at the entrance to the building or at the location most visible from the street.

(9) "**Monument sign means**" an architecturally designed sign preferably constructed of concrete, rock, stone, or other masonry material used to identify a campus or complex of buildings of common or uncommon ownership. The dimensions of the sign shall be determined by the Commission based on the proposed location and the size of the complex. Additional landscaping may be required.

(10) "**Regulatory sign**" means an informational sign that may be pole mounted or mounted and fastened flat against a building wall that is used to provide a warning regarding health and safety issues. These type signs can be no larger than 2 square feet in area or 24 inches in diameter.

(d) Landscape area required.

(1) All ground mounted identification signage shall provide a landscaped area containing one square foot of plantings for every 2 square feet of the sign base or a fraction thereof located within 10 feet of the base of the sign. Turf grass shall not be used to satisfy this requirement.

(2) Landscape planting can include but is not limited to, ground cover, ornamental grasses, flowering plants, shrubs or miniature trees planted along the base of the sign spaced at a distance

that will allow plantings to achieve full growth potential. Planted at a height that at maturity will not interfere with the visibility and readability of the sign message. All plants must be compatible to the Oklahoma City environment.

SUBCHAPTER 17. OFF-STREET PARKING FACILITIES LANDSCAPE CODE

120:10-17-1. Definitions

In addition to the words and terms defined in Section 10-1-3 of this Chapter, when used in this Subchapter, the following words and terms in this section shall have the following meaning, unless the context clearly indicates otherwise:

"Caliper" means the measure of the diameter of a tree trunk measured 6 inches above ground where the trunk is 4 inches or less in diameter, and 12 inches above ground for larger sizes.

"Gross paved area" means the sum of the gross horizontal area of the vehicular use area.

"Interior landscape area" means the landscaped area contained on the interior of a parking lot or vehicle use area.

"Interior vehicular use areas" means all vehicular use areas except those parking spaces contiguous to a perimeter for which a landscape is required or parking spaces that area directly served by an aisle abutting and running parallel to this perimeter.

"Landscape screen" a dense natural or cultivated growth of non-deciduous plants at least 6 feet in height designed to conceal a facility from the view of adjacent properties.

"Non-deciduous species" means plant materials that do not shed or loose foliage at the end of a growing season.

"Right-of-way" means a strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

"Small, medium, large tree" means the size of a tree at the time it is installed or retained regardless of its species.

"Street side" means any side of the lot aligned with a public or private street.

"Street yard" means the yard areas of a building site adjacent or parallel to a public roadway.

"Understory tree" means a species of tree that normally grows from 15 to 35 feet in height.

"Vehicular use areas" means all paved surfaces connected to or associated with an off-street parking area included but not limited to access driveways, aisles, curbs, islands, ramps, and vehicle parking spaces.

120:10-17-2. Purpose

This subchapter establishes a parking lot landscape code intended to provide a minimum landscape requirement for the installation and maintenance of landscaped areas in connection with parking lots and other vehicle use areas. Rules in this subchapter ensure the provision of visual and climatic relief from broad expanses of pavement, direct and define logical areas for pedestrian and vehicle circulation and preserve and enhance the urban streetscape.

120:10-17-3. General requirement

(a) This section applies to all new vehicle use areas and existing use areas altered or improved subsequent to the adoption of this regulation, and whenever a structure is enlarged or a change in use occurs that increases the required parking or loading.

- (1) A landscape plan shall be required prior to issuance of any determination of zoning compliance or other required permits.
- (2) Surface lots operating before the passage of this regulation shall have 48 months to comply.
- (b) Surface parking lots shall have a minimum landscaped area equal to at least 15 percent of the gross paved area within the lot.
 - (1) In no case shall the owner be required to provide landscaped areas that exceed 15 percent of the gross paved area.
 - (2) The interior landscape area shall contain sufficient trees, shrubs, and ground cover.

120:10-17-4. Landscape plan required

- (a) Any off-street parking lot with a total of 10 or more parking spaces, whether primary or accessory in use, in any zoning district, is subject to the requirements in this section. (b) All landscape plans must comply with the mandatory provisions of this section. This section shall only apply to "I" zoning districts when the parking facility adjoins or is adjacent to residentially zoned or used property.
- (c) A landscape plan must be submitted in triplicate to and approved by the Commission before a building permit is issued for the work. The plan shall be drawn to scale with sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it conforms to the requirements of this section.
- (d) The landscape plan may be submitted on a minimum size of 11" x 17" or a maximum size of 30" x 42" sheets and shall contain the following information:
 - (1) Project name, street address, legal description, name and address of the person or firm preparing the plan;
 - (2) A vicinity map showing the location of the lot lines, property lines, and dimensions of the building site, signage and the street yard;
 - (3) The location of significant drainage features; the location and widths of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot;
 - (4) Identification, location and dimension of required plant materials, screening, and off-street parking and loading spaces within the street yard;
 - (5) Description of plant materials shown on the plan, including names common and botanical, quantities, containers or caliper sizes at installation, heights, spread, and spacing. The plan may designate alternative species. All plantings must be compatible to the Oklahoma City environment;
 - (6) Installation schedule of required landscaping and irrigation or other watering system;
 - (7) Description of proposed watering method;
 - (8) Location size and type of existing trees and the method of preservation; and,
 - (9) If applicable, proposed soil stabilization practices, and specifications of ground plane treatment as either turf or ground cover.

120:10-17-5. Landscape areas

- (a) A minimum of 1 tree per 8 parking spaces shall be required for interior lot landscaped areas. Any interior lot area shall be a minimum of 6 feet in length and 6 feet in width with a minimum area of 150 square feet.

- (b) Trees and shrubs shall be installed along the length of the parking lot in all street yards. A minimum of 2 trees per 10 parking spaces that abut the street yard shall be installed in the area between the barrier curb and the property adjacent to a sidewalk or the public right-of-way.
- (c) Newly planted trees shall:
- (1) measure a minimum of 2.5 inches in caliper at a height 6 inches above ground level;
 - (2) measure a minimum of 8 feet in height;
 - (3) have a 35 foot minimum mature height; and,
 - (4) must be drought tolerant.
- (d) For the purpose of this section, existing healthy trees that are 2.5 inches or more in caliper as measured at a height 36 inches above ground level may be counted for landscape requirements, if they will be retained.
- (e) Shrubs shall be maintained at a height of 2.5 feet, except when used as screening for parking lots adjacent to residential uses.
- (f) All trees, shrubs and ground cover shall be arranged in such a manner that they will grow to maturity and provide the landscape screen required by this section. No plantings shall be placed in a landscaped area where they will be impacted by pedestrian or vehicular traffic.
- (g) New or reconfigured surface parking areas shall provide the following landscaped elements:
- (1) Front yard buffer (Appendix D.1, A). All parking areas abutting a public right-of-way or future street shall provide a front yard buffer at least 10 feet deep from the sidewalk, consisting of shrubbery, hedges, trees, decorative walls or fences, which creates a visual screen at least three feet high; does not apply to internal driveways, or alleys.
 - (2) Front yard perimeter bulb-out (Appendix D.1, B). All parking areas abutting a public right-of-way or future street shall provide bulb-outs so that there are not more than 15 continuous parking spaces in a row uninterrupted along that frontage. The bulb-out should be equal in depth to the parking spaces, a minimum of nine feet wide, which includes flowers, shrubs, grass and/or trees where not more than 50% of the ground cover is mulch or gravel.
 - (3) End-of-row bulb-out (Appendix D.1, C). A landscaped bulb-out should be located at the end of any perimeter parking row abutting a traveled lane. The bulb-out should be equal in depth to the parking space, a minimum of nine feet wide, which includes flowers, shrubs, grass and/or trees where not more than 50% of the ground cover is mulch or gravel.
 - (4) Internal landscaped island (Appendix D.1, D). Internal parking rows should provide landscaped islands at either end of the rows. The islands shall be equal in length to the rows and at least nine feet wide, or of equivalent size if an irregular shape is necessary. Islands shall include at least two trees with shrubs, flowers, grass or other plantings so that not more than 50% of the ground cover is mulch or gravel.
 - (5) Intermediate landscaped island (Appendix D.1, E). Internal parking rows should provide intermediate landscaped islands so that there are not more than 12 continuous parking spaces in a row uninterrupted. Islands shall be landscaped the same as internal landscaped islands.
 - (6) Enhanced parking median (Appendix D.1, F). Larger parking lots which contain multiple rows of parking should provide an enhanced parking median so that there are not more than six rows of parking uninterrupted. Enhanced landscaped medians may be of two different types, landscaped or pedestrian.
 - (7) Landscaped medians shall separate the rows of parking on either side with a continuous six-foot-wide landscaped band which includes additional landscaping and trees no less than every 30 feet.

(8) Pedestrian medians shall separate the rows of parking on either side with a continuous six-foot-wide pedestrian sidewalk - flush to grade - which leads toward building entry areas and connects to perimeter sidewalks with crosswalks.

120:10-17-6. Landscaping in the public right-of-way

In the event, extraordinary or exceptional conditions exist pertaining to a particular piece of property due to size, shape, topography, subsurface conditions, or overhead structures; installation of plantings would be a detriment to the public; the requisite number of parking spaces cannot be achieved and a variance of number or sizes of spaces cannot be granted, a landscape buffer strip in the right-of-way may be installed pursuant to this subchapter only under the following conditions:

- (1) Where parking lots are adjacent to sidewalks in the public right-of-way, continuous landscape buffer strips will be constructed except at points of egress and ingress into the facility. The landscape buffer strips shall be a minimum of 5 feet in width and shall contain, in addition to ground cover, trees and shrubs planted along the entire length.
- (2) All plantings must be drought tolerant and comply, in as much as possible, with the height, width and caliper requirements of this regulation.
- (3) The landscape plan must be submitted to, and approved by the City of Oklahoma City. The approved permit must be submitted in conjunction with the landscape plan.
- (4) In no case shall this subsection supersede the screening requirement for off-street parking facilities adjoining residentially used or zoned properties.

120:10-17-7. Perimeter screening

(a) All sides of a parking lot or vehicle use area adjoining residentially zoned or used property shall be enclosed with an opaque screen. All screening must be a minimum of 5 feet and no more than 6 feet.

(b) Visual screens for vehicle use areas adjoining the rear yard of residential properties shall be constructed of wood, masonry, or other solid material. The screen may be made solid by use of privacy panels, louvers or similar applications. Galvanized steel board fencing is not an acceptable material.

(c) Side yard screening may be provided by using a fence designed with rails, links or pickets with posts or columns made from wood, masonry, steel or iron; or polyester coated links.

(1) To soften the visual impact all pickets, rails and links shall be covered with a non-deciduous vine.

(2) A non-deciduous shrub a minimum of four feet above grade when planted that will grow to 5 feet in one year is also acceptable for side yard screening.

(d) For all parking lots or vehicle use areas facing residentially zoned or residentially used property, parked vehicles shall be concealed by using a berm or hedge maintained at least 30 inches in height above grade.

(1) Any berm used to form a visual screen shall be covered with ornamental trees, shrubs, grass, and other living ground cover.

(2) All shrubs used to form hedges shall be of non-deciduous species and a minimum of 24 inches in height above grade at planting.

(e) All fences shall be installed according to the area requirements for the zoning district in which they are located, and any other applicable regulations in this Chapter.

120:10-17-8. Site conditions

- (a) Planting site conditions must match with plantings that will tolerate those conditions.
- (b) The site must be evaluated for proper drainage conditions. If conditions are inadequate, appropriate steps shall be taken to guarantee adequate drainage from the site.
- (c) The watering system shall be suitable for the proposed landscape plant materials.

120:10-17-9. Maintenance requirement

- (a) All landscaped areas shall be kept in good condition year round and shall be maintained in accordance with the approved landscape plan. A tree or plant material that dies or is damaged shall be replaced within 6 months so as to meet all requirements of this section and to allow for planting in the appropriate planting season.
- (b) All shrubs and trees shall be kept trimmed and pruned in accordance with horticultural standards. Ground cover shall be provided to protect tree roots and to prevent erosion.
- (c) Steps shall be taken to control weeds, grasses, and rodents.
- (d) Landscaped areas shall be kept free of litter and debris.
- (e) All trees, shrubs, and ground cover shall be maintained in a manner that will not affect vehicular or pedestrian movement or the operation and maintenance of existing apparatuses, devices, or systems.
- (f) All fences and walls shall be kept in good repair. Any fence or wall that is damaged, destroyed or becomes dilapidated shall be immediately repaired or replaced in accordance with the approved landscape plan.
- (g) Whenever the conditions of this Section are not met, the property owner will be notified in writing and given the required time period to comply with the approved landscape plan. If compliance is not met within the required time period, the owner shall be in violation of this subchapter.

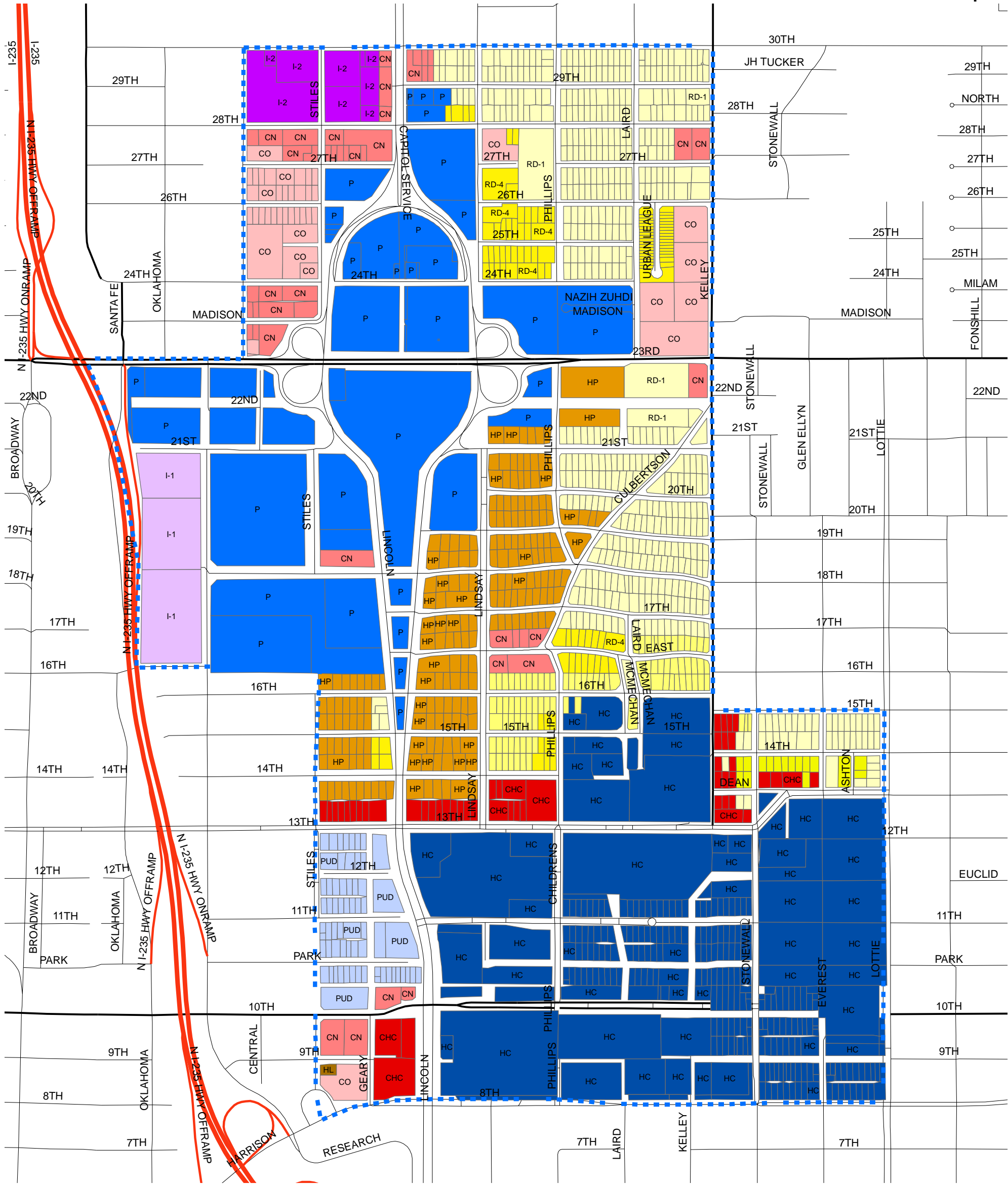
120:10-17-10. Miscellaneous provisions

- (a) Whenever a building permit is issued without the required landscape plan or approved in an inappropriate planting season for all or a portion of the landscape materials, the property owner shall submit an affidavit to the Commission certifying a landscape plan will be submitted or that the required plantings will be installed within 6 months of the date of the affidavit. If at the end of the 6 month period, the plan has not been submitted or the plantings installed, the property owner shall be in violation of this Subchapter.
- (b) Any off-street parking lot landscape plan that is not in compliance with a permit approved prior to the promulgation of this subchapter is subject to and must comply with the requirements of this subchapter.
- (c) Any landscape plan for parking areas in the State Capitol Complex Subdistrict must also comply with the rules for State Capitol Park as established in OAC 580:10 [Renumbered to OAC 260:60].
- (d) Any off-street parking area that is expanded, reconfigured or newly constructed shall comply with the requirements of OAC 120:10-17.



APPENDIX A.1, ZONING DISTRICT MAP

CAPITOL - MEDICAL CENTER IMPROVEMENT AND ZONING DISTRICT

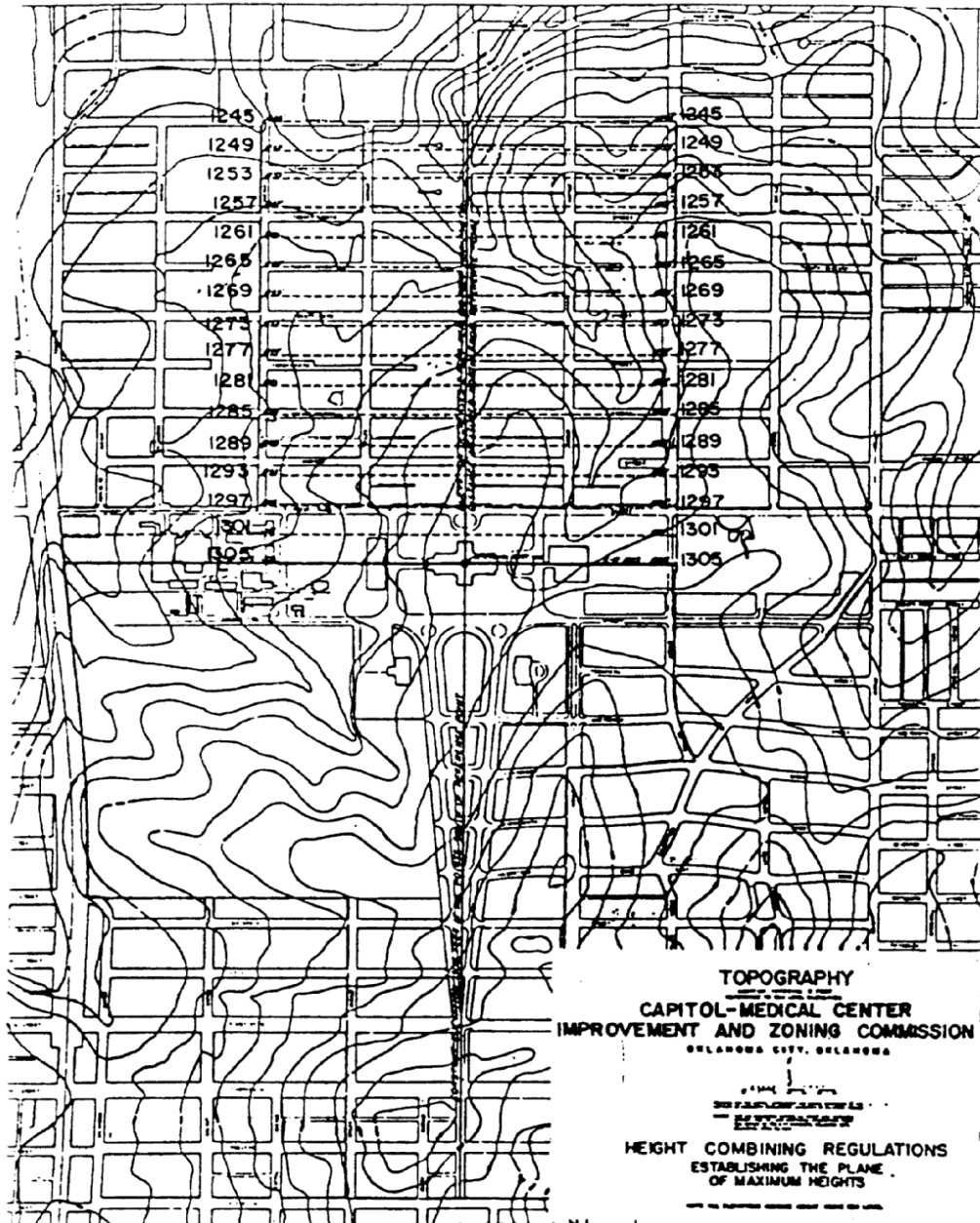


Legend

-  CMCIZD Boundary
- #### Zoning Districts

 Health Center Commercial (CHC)	 Historic Landmark (HL)	 Planned Unit Development (PUD)
 Neighborhood Commercial (CN)	 Historic Preservation (HP)	 Single Family Residential (RD-1)
 Office Commercial (CO)	 Restricted Light Industrial (I-1)	 Low Density General Residential (RD-2)
	 Light Industrial (I-2)	 Low Rise General Residential (RD-3)
	 Public (P)	 High Rise General Residential (RD-4)

APPENDIX B-1. OFFICIAL HEIGHT ZONING MAP



APPENDIX D.1, PARKING LOT LANDSCAPE REQUIREMENTS

Appendix D.1. Parking Lot Landscaping Requirements



A. Front Yard Buffer

B. Front Yard Perimeter Bulb-Out

C. End of Row Bulb-Out

D. Internal Landscaped Island

E. Intermediate Landscaped Island

F. Enhanced Parking Median

G. Cross Access Parking Connection

H. Sidewalk Extension through Driveway

APPENDIX E.1, HISTORIC PRESERVATION STANDARDS AND GUIDELINES

VERSION 1.1 FEBRUARY 2017



CAPITOLMEDICAL CENTER IMPROVEMENT AND ZONING COMMISSION
HISTORICAL PRESERVATION AND LANDMARK BOARD OF REVIEW

HISTORIC PRESERVATION STANDARDS AND GUIDELINES

Applicable Districts and Landmarks:

Capitol-Lincoln Terrace Historic District

Governor's Mansion

Maywood Presbyterian Church (Oklahoma Department of Commerce)

Wilson-Harn Historic District

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Special thanks to the City of Oklahoma City Planning Department for allowing the Board of Review to adapt the City's "Oklahoma City Historic Preservation Design and Sustainability Standards and Guidelines" for use within the district.

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CHAPTER 1: INTRODUCTION

1.1 WHAT IS HISTORIC PRESERVATION AND WHY IS IT IMPORTANT?

Historic preservation is the practice of protecting and preserving districts, sites, buildings, structures and objects that reflect elements of local or national cultural, social, economic, political, archaeological or architectural history. Preservation serves as a public purpose that advances the education and welfare of citizens, while providing economic and aesthetic benefits to the community.

Historic preservation is not limited to grandiose architectural landmarks and large homes. Preservation aims to protect and preserve sites that may be modest, but have rich social and cultural meaning.

Since 1974, the Capitol-Medical Center Improvement and Zoning Commission (commission) and its subordinate Historical Preservation and Landmark Board of Review have recognized that protecting the district's historic resources is important, as they are valuable assets to the community and the state. The goal of these standards and guidelines is to provide property owners and decision-makers with guidance in preserving our historical resources, while ensuring that development and investment in the community is compatible with our historic resources and enhances quality of life.

1.2 DESIGNATION AND REVIEW PROCESS

Within the Capitol-Medical Center Improvement and Zoning District (CMZ district), Historic Preservation (HP) and Historical Landmark (HL) zoned districts and properties are established by the zoning commission, upon recommendation by the Historical Preservation and Landmark Board of Review (HP Board). These zoning designations are made after in-depth research of the district and/or site being considered for historic status. Once designated as HP or HL, a property is protected from inappropriate changes by a thorough design review process based on Oklahoma Administrative Code (OAC) Title 120, Chapter 10 and the commission's Historic Preservation Standards and Guidelines (this document).

The HP Board serves both the general public and property owners, with the mission of preserving the historic integrity of historically-zoned buildings and districts. HP Board members are appointed by the chair of the zoning commission, with approval and consent of the zoning commission. As required by OAC 120:10, the HP Board is required to be composed of specific professions with expertise in history, planning, architecture, law and real estate. Two of the HP Board's nine positions are required to be filled with residents who either reside in an HP district or reside in a federally-designated historic district within the larger CMZ district.

OAC 120:10 establishes a procedure for review of any changes to the exterior or site of historically-zoned buildings, structures and districts, which is to be completed by the HP Board prior to the commencement of any construction, restoration or renovation work.

OAC 120:10 and the Historic Preservation Standards and Guidelines do not require property owners to make any changes to their homes, nor do they apply to interior work or any work considered as "ordinary maintenance and repair" that is limited to less than 50 percent of a feature or material on any one side of a structure or building, or replacement of exterior materials or features that does not constitute a change in appearance or materials (see Chapter 3). All major repairs, defined as work that encompasses 50 percent or more of any feature or material on any one side of a building or structure, that require material replacement, exterior alterations, demolition, new construction, additions, certain landscape changes or relocation of buildings are subject to review by the HP Board or administrative approval as authorized by the commission.

The commission's support staff provides assistance to property owners regarding proposed exterior work on their properties or buildings. Owners and contractors are encouraged to contact staff with questions early in the planning stages of a project. Staff can assist by explaining OAC 120:10 and the Historic Preservation Standards and Guidelines and how they apply to specific elements of the proposed project. For assistance, please call the Office of Management and Enterprise Services- Capital Asset Management's Planning Unit at 405-522-0440.

Following consultation with commission staff and review by the HP Board or commission staff, a Certificate of Appropriateness (CA) may be issued to confirm that the proposed project has been reviewed and conforms to the Historic Preservation Standards and Guidelines. The CA provides the property owner with authorization to commence work on a project. Any work requiring a CA that has not been issued a CA is considered a zoning violation and will be pursued through the City of Oklahoma City Municipal Court system. The CA application packet is located on the commission's website, or by calling staff at 405-522-0440. As outlined in this document, some proposed work may be administratively approved by commission staff. Other work will be reviewed by the HP Board at a regularly-scheduled monthly meeting. HP Board meetings are generally held on the first Thursday of each month at 4:00 p.m. at the Will Rogers Building, 2401 N. Lincoln Boulevard, Oklahoma City, Oklahoma 73105.

1.3 HOW TO USE THE STANDARDS AND GUIDELINES

Property owners, tenants, developers, realtors and design professionals should use the Historic Preservation Standards and Guidelines when considering any project that will affect the exterior elements of a property that is zoned HP or HL. Referring to the Standards and Guidelines early in the planning process will reduce the likelihood of the proposal being denied for being inappropriate.

This document has two types of guidance, standards and guidelines. A standard is a rule or principle that is used as a basis for judgment and a guideline is a recommended approach. In this document, a standard will reflect mandatory terms, such as "shall" or "will", and a guideline will reflect permissive terms, such as "should" or "may".

The HP Board and staff will utilize these Standards and Guidelines to review proposed projects for HP and HL zoned properties and districts. Each case will be reviewed individually based on the merits of the particular case. Consistency in decision making is achieved by individual consideration of the history associated with each property and applying the Standards and Guidelines in a manner that relates to that specific history. In evaluating the appropriateness of a proposed project, the HP Board and staff will determine whether:

- The proposed work complies with the criteria in OAC 120:10 and these Standards and Guidelines.
- The design integrity of the individual historic building or property is preserved.
- The design integrity and overall character of the historic district is preserved.
- New buildings are designed to be compatible with surrounding historic buildings and properties.
- New additions are designed to be compatible with the specific property and building to which they are added.

Each chapter and section of these Standards and Guidelines is organized to provide basic preservation advice and specific regulatory principles, requirements and recommendations. Each design chapter section is described with a broad policy statement followed by justification of this policy on design principles. Each design guideline subsection is then presented with the following levels of review:

- **Maintenance:** Much work can be done to preserve and maintain buildings and properties zoned Historic Preservation or Historic Landmark without review or having to file an application for Certificate of

Appropriateness. The maintenance work contained in these Standards and Guidelines may also be known by the definition contained in OAC 120:10 as “Ordinary Maintenance and Repair,” as further identified in these Standards and Guidelines, and including regular maintenance of a building and minor repairs (repair by replacement limited to less than 50 percent of any one feature or component on any one side of a building) in keeping with the circumstances and details and materials of the original design and materials. Such activities will not require a Certificate of Appropriateness for administrative staff approval or HP Board approval.

- Administrative Review: Many actions involving changes to the exterior of buildings and properties in the Historic Preservation and Historic Landmark zoned areas may be reviewed and receive administrative staff approval. Such review and approval can typically be provided in a number of days as long as applications are complete, including attachments, and as long as such actions are authorized by the OAC 120:10.
- Historical Preservation and Landmark Board of Review: All other projects require review by the HP Board.

Property owners are encouraged to contact commission staff if they have any questions concerning the need for a Certificate of Appropriateness and the level of review required for their specific project.

THE BOARD’S APPROACH TO PRESERVATION

The mission of the HP Board and these design review standards and guidelines is to place emphasis on preservation of original materials and details of historic structures over removal/replacement. This emphasis on preservation is illustrated throughout this document by the use of words and phrases such as *repair*, *retain*, *maintain* and *replace in-kind*. In conducting its review, the HP Board will review applications for a Certificate of Appropriateness with the following approach:

- Property owners and applicants should first consider retaining, maintaining, preserving and repairing original or historic building features.
- If such features and elements cannot be retained, maintained, preserved or repaired, then replacement in-kind is recommended. Replacement in-kind means that the new feature and element matches the existing, original or historic in material, size, detail, profile, texture and finish as closely as possible. Architectural details and materials can be documented using drawn, photographic or physical evidence. Such documentation will help define appropriate rehabilitation activities.
- If material replacement in-kind is not feasible or practical, the HP Board may consider the use of appropriate substitute materials.
- Rehabilitation of historic buildings is reviewed to determine the impact, compatibility and appropriateness of proposed work toward maintaining the authenticity of the existing structures, site, streetscape and district, especially when viewed from the public right-of-way.
- Rehabilitation should “work with” the historic building or structure for which it is proposed. Compatible rehabilitation efforts are those that protect and retain authentic and significant architectural features and elements of individual buildings and the district.

PUBLIC AND PRIVATE SPACE IN HISTORIC DISTRICTS

Design review for historic districts and landmarks is chiefly concerned with the primary façade or “public face” of buildings as opposed to back or side elevations that are not readily visible from the public streets or rights-of-way. Public and private spaces are usually both visually and physically connected. City streets and sidewalks connect with individual driveways and walkways forming a physical and visual network of public and private

spaces. In using city streets and sidewalks, the public has a range of view into spaces that property owners may consider private spaces. This view integrates visual qualities along a given streetscape, such as setback, scale and massing of buildings. Ideally, in a historic district, these qualities create a visual continuity. This premise forms the basis for design guidelines, assisting property owners in maintaining individual and collective historic character within a cohesive district and for a historic property.

Public view does not stop at the vertical plane of a building face. Rather, there is depth to public view, and a person moving along a city street or sidewalk can see portions of side elevations of buildings, as well as into back yards. Landscaping and privacy fences can help minimize the “access” of public view into back yards. However, historic property owners should keep in mind the visibility of some portion of side and back yards from the street and public sidewalks. The most private space on private property is an area directly behind a building. These areas are ideal for site additions such as decks, patios, outdoor furniture, pools, fountains, terraces, sculptures, planters, trellises and pergolas.

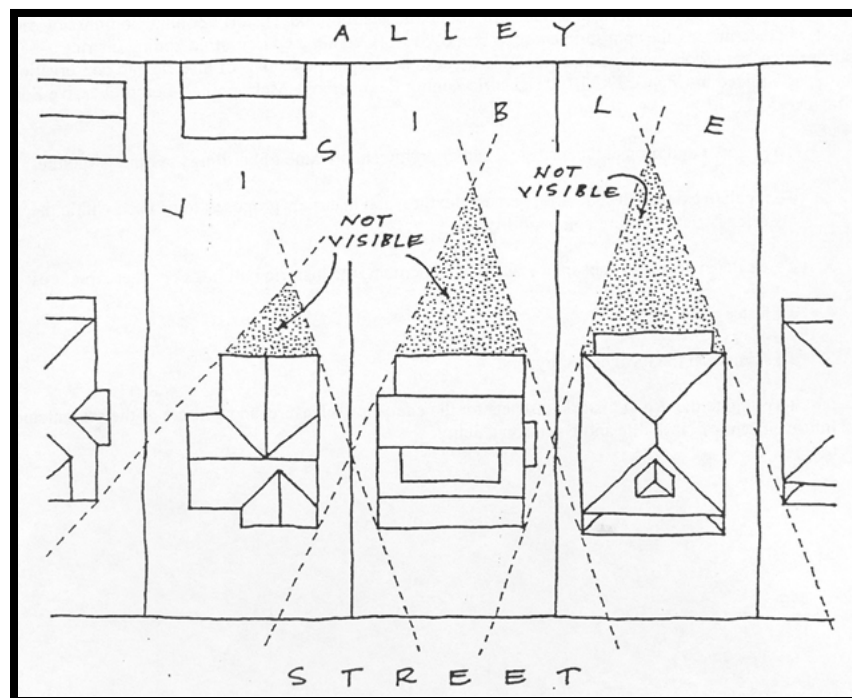


FIGURE 1: DESIGN REVIEW IS MORE FLEXIBLE FOR BACK ELEVATIONS NOT READILY VISIBLE FROM PUBLIC STREETS OR SIDEWALKS AND OUT OF PUBLIC VIEW.

TERMS AND DEFINITIONS

Throughout the standards and guidelines, a number of terms are frequently used to reflect the design principles that the HP Board will consider when making decisions. These terms and their interpretation are as follows:

Appropriate: Particularly suitable or compatible.

Compatible: In harmony with location, context, setting and historic character.

Character: Attributes, qualities and features that make up and distinguish a particular place or development and give such a place a sense of definition, purpose and uniqueness.

In-Kind: Use of the same or similar materials to the original or existing materials.

Preservation: The adaptive use, conservation, protection, reconstruction, restoration, rehabilitation or stabilization of sites, buildings, districts, structures or monuments significant to the heritage of the people of Oklahoma City.

Recommended: Suggested, but not mandatory actions outlined in the design guidelines.

Rehabilitation: The act or process of making possible a compatible use for a property through repair, alterations and additions, while preserving those portions or features which convey its historic, cultural or architectural values.

Scale: The harmonious proportion of parts of a building, structure or monument to one another and to the human figure.

Significant (Characteristics of Historical or Architectural Resources): Those characteristics that are important to, or expressive of, the historical, architectural or cultural quality and integrity of the resource and its setting; and includes, but is not limited to, building material, detail, height, mass, proportion, rhythm, scale, setback, setting, shape, street accessories and workmanship.

The design standards and guidelines also consider the potential importance of past remodeling work or additions that may have gained historic significance. Many properties built in the 19th century were later remodeled in the early 20th century and these remodels may be significant in reflecting the evolution of the building over time. For example, Bungalow porches were often added to Folk Victorian and Queen Anne style homes in the 1910s and 1920s. Property owners should consider preserving and maintaining these types of features to illustrate the influence of later historical styles.

When the existing form, materials and ornament of a historic building cause it to retain its essential historic character, preservation and maintenance of those features is preferred. When a building has been subjected to numerous alterations over time, it is important to determine the relative integrity and importance of existing materials and forms. If the alterations are an important part of the building's history or significance, then their preservation may be appropriate, particularly if they are more than 50 years old.

Historic photographs, Sanborn fire insurance maps, written accounts and other sources may provide information about the earlier appearance of buildings. Sources for historic photographs include the local Metropolitan Library System and the Oklahoma Historical Society (the State Historic Preservation Office and the Research Division). Other sources may include previous owners, neighbors, neighborhood associations and newspaper archives.

Some exterior alterations and additions to historic buildings are often needed to assure their continued use, particularly when adapting a historic multifamily residence to single-family use or adapting a historic residential building for commercial use. When such alterations or additions are made, the project is described as rehabilitation. While rehabilitation projects are frequently appropriate, it is important that alterations and additions are compatible and do not radically change, obscure or destroy the features of the building that define its historic character.

Repair of historic buildings or their components is often necessary and desired to assure a building's continued use and to correct deterioration of components of the building such as siding, trim, roof, or window parts.

1.4 HISTORY OF HISTORIC PRESERVATION DISTRICTS AND LANDMARKS

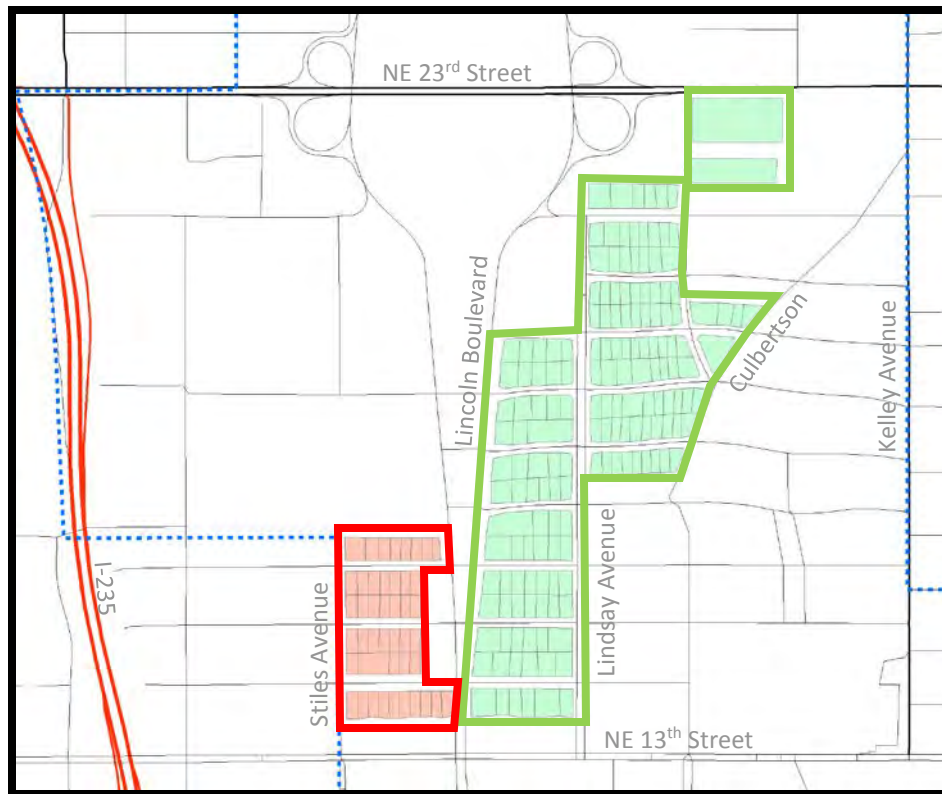


FIGURE 2: THE CAPITOL-LINCOLN TERRACE HISTORIC DISTRICT (IN GREEN) AND THE WILSON-HARN HISTORIC DISTRICT (IN RED).

CAPITOL-LINCOLN TERRACE HISTORIC DISTRICT

Zoned Historic Preservation: 1974

Governor's Mansion and lands added to district: 1975

Listed on the National Register of Historic Places: Sept. 30, 1976, #76001569

Period of significance: 1918-1930s

Excerpted from the District's National Register of Historic Places nomination.

In fact as well as in popular fancy, Oklahoma and oil are one ... a new state and a new industry grown up together. And the Capitol-Lincoln Terrace Historic Preservation District, a compact collection of 153 fine residences standing virtually within the shadow of the state capitol itself, is an eminently fitting symbol of this unique relationship.

Oklahoma became the 46th state of the Union in 1907. Three years later, in 1910, the capital was moved to Oklahoma City from Guthrie and plans were soon under way to provide a suitable Capitol. That massive classic structure was completed in 191(7) with Oklahoma City itself lying a mile to the south, connected by a dirt road leading across an unbroken pastureland.

Into the breach moved John J. Culbertson, who had donated part of the land on which the Capitol was built. Within a year he had opened up to homebuilders a section southeast of the Capitol that was to become Lincoln Terrace. Before 1918 had ended the first two homes had been constructed. Some 75 were built in the 1920s. Most of the others in the preservation district were erected in the 1930s.

Initial impetus for development came, of course, from the political sector, but oil was a strong contributing factor. In 1920, Oklahoma ranked first in oil production in the United States. Lincoln Terrace soon became the place to live for political leaders, newly rich oilmen, and other notables real and would-be in the young state. When the ITIO-Foster No. 1 blew in on Dec. 4, 1928 some five miles to the south, Oklahoma City changed from capital city of an oil producing state to an oil capital in its own right. The Oklahoma City Field with single wells capable of producing up to 60,000 barrels a day was one of the nation's significant discoveries.

Before long, the procession of drilling rigs marched north and west to engulf the city's east side and the Capitol complex itself. When the city council refused to include state-owned land within authorized drilling zones, then Gov. E.W. Marland, himself an oilman, placed the area under martial law and issued drilling permits in defiance of the city government. Oil derricks, tanks, and miscellaneous drilling equipment soon dotted the state property ... including one rig in the garden of the Governor's Mansion.

This frenzied activity left an indelible stamp on the Capitol-Lincoln Terrace district. Not only was the Lincoln Boulevard esplanade along the west edge of the district an actual working oil field (it contains several producing wells to this day), but the preservation district itself soon acquired a disproportionate number of homeowners who were petroleum industry leaders. A recently compiled list shows at least 32 important Oklahoma oilmen who had or still have homes in Lincoln Terrace.

Included are three former state governors Roy J. Turner, Johnston Murray, and Robert S. Kerr. Other prominent figures to live in the area include General W.S. Key, commander of the 45th Infantry Division in World War II; Orel Busby, justice of the State Supreme Court; George Shirk, former Oklahoma City mayor and long-time president of the Oklahoma Historical Society; Moss Patterson, aviation pioneer; Bishop Thomas Casady, early-day



FIGURE 3: THE NEW CAPITOL AS VIEWED FROM THE LINDSAY AVENUE TROLLEY LINE.



FIGURE 4: N.E. 16TH ST. IN 1936, LOOKING SOUTHEAST TO THE MEDICAL CENTER.

Episcopalian leader; and Leslie Fain, for whose wife globe-circling aviator Wiley Post named his "Winnie Mae" airplane...

...A secondary factor in preserving the district is the continuing influence of the city's growing medical complex immediately to the south. University Hospital, teaching facility of the University of Oklahoma Medical School, was dedicated in 1919. From the first, many of the state's best known physicians were residents of the historic district. As the complex grew into the present Health Sciences Center, more doctors, medical personnel, and Center agencies have moved into the district's fine houses...

WILSON-HARN HISTORIC DISTRICT

Zoned Historic Preservation: 1978

Period of significance: 1920-1930

Originally established as Classen's North Highland Parked, and now a part of the Lincoln Terrace neighborhood, the Wilson-Harn Historic District was named after William Freemont Harn, original homesteader to the area, and his philanthropist niece, Florence Wilson. The addition was developed by Anton Classen, an early Oklahoma City real estate baron and civic leader. During the 1920s and 1930s, Wilson-Harn was home to several prominent state and national figures, including:

- Johnston Murray – the 14th governor of Oklahoma (1951-1955) and son of Governor "Alfalfa Bill" Murray (421 N.E. 15th St.)
- Wirt Franklin – a state and nationally known figure in the oil industry who helped found the Independent Petroleum Association of America and sought the imposition of tariffs on foreign-produced oil in order to protect Oklahoma and national oil industries. (1515 N. Lincoln Boulevard [not currently zoned HP])
- Jewell Hicks – an architect with the architectural firm Layton, Hicks and Forsythe, who is credited with designing the State Capitol, the Governor's Mansion and many other significant buildings across the state. (400 N.E. 14th St.)
- James Brazell – a former lumber and oil businessman who is credited with owning the first automobile in Oklahoma, and was, at one time, the oldest licensed pilot in the state. (440 N.E. 14th St.)



FIGURE 5: THE JEWELL HICKS HOME, 1974.

The district contains homes of many architectural styles that were prominent from the 1890s to 1920s, including Prairie, Georgian Revival, Neoclassical, Federal and Spanish Revival.

MAYWOOD PRESBYTERIAN CHURCH HISTORICAL LANDMARK

Zoned Historical Landmark: 1986

Period of significance: 1907-1946

The site of the Maywood Presbyterian Church is located in the Maywood addition, which was platted in 1893 by Captain David F. Stiles and James Geary. Captain Stiles was well-known as the provost marshal that resided over Oklahoma Station during the land run of April 1889. James Geary opened the first bank in Oklahoma City in 1889. The church is sited adjacent to Stiles Park, the first park in Oklahoma City.

The Maywood Presbyterian Church, which now houses the Oklahoma Department of Commerce, was completed in 1907, the year of statehood, and was the first permanent church structure erected in Oklahoma City. The cornerstone of the church was laid on Nov. 24, 1907, eight days after Oklahoma became the 46th state. The church was constructed by two congregations, the “Cumberland” and “Presbyterian” branches of the Presbyterian Church, whose denominations had split over differences arising during the Civil War. The newly-formed congregation remained in the Maywood Presbyterian Church until Christmas of 1946. Two other congregations called the church home from 1946-1977, when the church became vacant. In 1980, the church was condemned by the City of Oklahoma City, transferred to the Oklahoma City Urban Renewal Authority, and then sold to a company that renovated the church and constructed an addition to be used for offices.

Architecturally, the church has elements of both Romanesque (round arched windows) and Italian Renaissance (“quoins” or dressed stones at the corners laid so that faces are alternately large and small). Initially, the church was surrounded by stately homes and commercial buildings, but all original construction in the Maywood addition was demolished during the Urban Renewal era to make way for the Centennial Expressway and a modern office park.



FIGURE 6: THE MAYWOOD PRESBYTERIAN CHURCH BEFORE REHABILITATION IN THE 1980S.

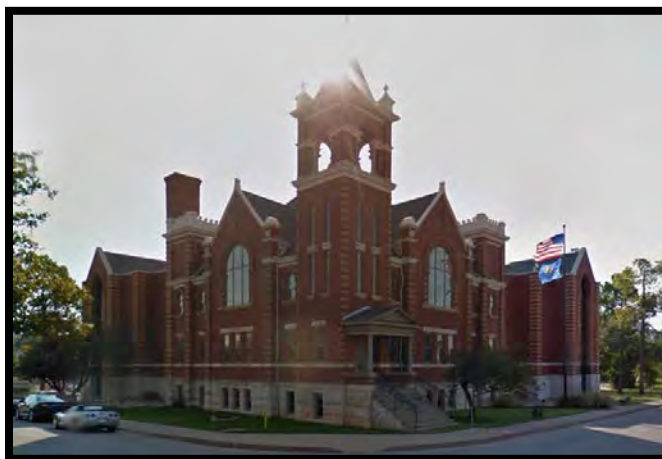


FIGURE 7: THE CHURCH TODAY, CURRENTLY OCCUPIED BY THE OKLAHOMA DEPARTMENT OF COMMERCE.

1.5 NEIGHBORHOOD PATTERN AND ARCHITECTURAL STYLES

NEIGHBORHOOD PATTERN

The neighborhoods within the Capitol-Medical Center District developed during the era when streetcars were the norm and the automobile was becoming the ideal mode of transportation. Neighborhoods developed during the streetcar era, “streetcar suburbs,” typically had linear streets that developed along streetcar lines, narrow lots, detached garages and sidewalks. This pattern is evident in the area’s first additions, Classen’s North Highland Parked and Howe’s Capitol (outlined in red), which were platted along N.E. 13th Street before 1920. As automobiles became more affordable, development patterns changed. Early automobile suburbs typically had wider lots, longer blocks, gently curving streets, street trees and narrower sidewalks, if they were present at all. This pattern is evident in the Lincoln Terrace addition (outlined in blue), platted in 1926.



FIGURE 8: NEIGHBORHOOD PATTERNS WITHIN THE DISTRICT.

ARCHITECTURAL STYLES

The architectural style of a house, apartment or commercial building is a convenient way to summarize the form of the structure: its type or use, its scale, shape and interior arrangement, and its details, including materials and ornamentation. Most American dwellings can be categorized by one or more architectural styles. Historic properties in Oklahoma City generally reflect the styles and fashions popular across the United States during the first half of the 20th century.

A building that was designed in a particular style is not a random collection of individual architectural parts, elements or details. The features of the building are combined to present a coherent image: windows and doors proportional to the dimensions of the house, building materials complementing the scale and shape of the building; porches, roofs and other details reflecting the time period and fashions influencing the builder. Technology, available materials, fashion trends, climate and environment, topography, transportation patterns, family needs and budget all affected the selection of an architectural style when a dwelling was constructed.

Most architectural styles occurred in both large and small examples, as design trends were usually adapted to variations in family size and client budget. Individual components may stand out on one building and not on another in the same style, but most importantly, the various elements are carefully combined to mark a particular style. The preservation of these architectural elements contributes to the visual historic integrity of the building. When considered together, the visual integrity of a district and the preserved buildings then help to tell the story of Oklahoma City's development history.

The following paragraphs provide an overview of the architectural styles prevalent in the Capitol-Lincoln Terrace and Wilson-Harn Historic Districts.

COLONIAL REVIVAL (1880-1955)

Homes of the Colonial Revival style typically have rectangular floor plans and a symmetrical front façade. This style was the prevalent style of American home from 1910 to 1930 and is based on earlier American architectural styles brought to the country by immigrants from England, France and Holland (now the Netherlands). Characteristic identifying features include:

- An accentuated front door with a decorative crown and pilasters, or a full pediment supported by slender columns to form a porch. Doors may have a fanlight and/or sidelights and are typically centered on the front façade.
- Windows are commonly balanced on the façade and may be paired. Windows are usually double-hung with divided lights in one or both sashes.
- Roofs are typically side-gabled, with hipped and gambrel roofs being less common.
- Exterior is typically sided in brick.
- Details may include one- or two-story wings and cornices with dentils or modillions.
- Prototypes include Georgian, Federal and Dutch styles.



FIGURE 9: EXAMPLE OF THE COLONIAL REVIVAL STYLE, 727 N.E. 20TH ST.

NEOCLASSICAL (1895-1955)

Neoclassical homes, like their Colonial Revival counterparts, typically have rectangular floor plans and symmetrical façades. The Neoclassical style is based on earlier American architectural styles that were based on ancient Greek and Roman architecture. Characteristic identifying features include:

- The front façade is typically dominated by a porch with full-height roof and classical columns. Homes built after 1925 may have more slender, simplified columns (some may be square).
- Doors typically have surrounds in the Georgian or Federal style, similar to Colonial Revival homes.
- Windows are rectangular, double-hung and usually have six or nine lights in each sash. Lower sashes may be single-paned.
- Cornices are typically boxed and often have dentils or modillions beneath; a wide frieze may be present under the cornice.
- Other details include full-width, raised porches and roofline balustrades.



FIGURE 10: EXAMPLE OF THE NEOCLASSICAL STYLE, 623 N.E. 18TH ST.

TUDOR REVIVAL (1890-1940)

The Tudor Revival style is based on the Gothic architecture of the Middle Ages. Tudor Revival homes are typically asymmetrical with steeply pitched roofs that are side-gabled. Characteristic identifying features include:

- One or more front-facing gables. Gable styles vary greatly among Tudor Revival homes. Often, a smaller gable may be nested within a larger gable, with the smaller gable extending forward. A front-facing gable containing a chimney is less common.
- Round-arch doorways, board-and-batten doors with small windows are common. Doorways often have more details than other elements of the façade. Small entry porches are typical; sitting porches are often located under the main roof line and to the side of the front façade of the house.
- Windows are typically tall and narrow, with wood or metal casement frames. Windows often occur in groupings of three or more. Focal windows may contain leaded, diamond-shaped panes.
- Exterior wall cladding is typically brick, but may also be of stone, masonry, stucco or a combination of materials. In addition to the aforementioned materials, upper floors may also be clad in wood planks, shingles or decorative half-timbering. Later homes of this style may be stucco without decorative half-timbering.
- Other details include clay chimney pots, round or Tudor (slightly pointed) arches, patterned brickwork, false thatched roofing, stepped chimneys, cast stone trim, arcaded wing walls and parapet gables.



FIGURE 11: EXAMPLE OF THE TUDOR REVIVAL STYLE, 723 N.E. 21ST ST.

FRENCH ECLECTIC (1915-1945)

The French Eclectic style became popular after World War I, when architects and builders who had served in the war returned and began designing homes based on the French villages they had encountered. Façades are typically asymmetrical. Characteristic identifying features include:

- A tall, steeply-pitched hipped roof, often with eaves that flare upward at the wall junction.
- Exterior wall cladding is brick, stucco or stone, occasionally with decorative half-timbering.
- Homes may have rectangular or segmental arch doors and windows. Windows may break the roofline through the cornice.



FIGURE 12: EXAMPLE OF THE FRENCH ECLECTIC STYLE, 708 N.E. 21ST ST.

ITALIAN RENAISSANCE (1890-1935)

The Italian Renaissance style is based loosely on the Italian palazzos constructed in the 16th century. Italian Renaissance homes typically have a rectangular floor plan and symmetrical façades. Characteristic identifying features include:

- A low-pitched hipped roof with wide overhangs and boxed eaves supported by decorative brackets. Roofs are typically covered by ceramic tiles.
- Exterior wall cladding is typically brick, stone, stucco or masonry. Wood cladding is not used on Italian Renaissance homes.
- Doors may be arched or rectangular. Fanlights and classical door surrounds may be present.
- Lower-story windows are typically arched and larger than upper-story windows.
- Porches are commonly recessed and may contain an arcade or colonnade.



FIGURE 13: EXAMPLE OF THE ITALIAN RENAISSANCE STYLE, 719 N.E. 18TH ST.

SPANISH REVIVAL (1915-1940)

Just as the Colonial Revival style was becoming popular in the Northeast and Midwest, architects in the southwest United States became inspired by the Spanish missions in their region. Spanish Revival homes typically have an L-shaped floor plan and asymmetrical front façade. Characteristic identifying features include:

- A low-pitched, ceramic tile roof with little to no overhang.
- Wall surfaces are usually stucco, with walls extending unbroken into gables.
- Doors and principal windows are typically arched, often with decorative surrounds made of cast stone, tile, metal or wood.
- Open or roofed balconies and exterior stairs may be present.
- Chimney tops may have small, tiled roofs.
- Walled or partially enclosed gardens and patios are common.
- Arcades and trabeated columns (with a horizontal top beam) may be present.



FIGURE 14: EXAMPLE OF THE SPANISH REVIVAL STYLE, 601 N.E. 18TH ST.

PRAIRIE (1900-1920)

The Prairie style is one of the few residential styles indigenous to the United States, originating from a group of Chicago architects known as the Prairie School. The symmetrical façade of this style is also known as the American Foursquare. The Prairie style emphasizes simplicity and horizontal lines. Characteristic identifying features include:

- A low-pitched roof with wide overhangs that are typically boxed. Roofs are usually hipped; gabled roofs are less common. Dormers may be present on the front and side façades.
- Homes are typically two stories with one-story porches, wings and porte cocheres.
- Porches typically span the entire front façade and contain massive, square or rectangular columns of brick, stone or wood. Later examples of this style may contain tapered columns or tapered wood posts on brick or stone piers.
- Windows are typically double-hung with wood frames. Upper sashes are multi-paned in a variety of styles; lower sashes are typically single-paned. Windows may contain leaded or stained glass.



FIGURE 15: EXAMPLE OF THE PRAIRIE STYLE,
501 N.E. 15TH ST.

CRAFTSMAN (1905-1930)

The Craftsman style, also known as the Bungalow style, originated in southern California and quickly spread across the country during the early 20th century through the use of pattern books and pre-cut home packages. Characteristic identifying features include:

- A low-pitched, gabled roof with wide, open overhangs with exposed roof rafters. Decorative brackets may be present under the gables.
- Exterior wall cladding is typically wood clapboard; wood shingles, stone, brick, masonry and mixtures of materials may also be used.
- Windows are typically wood, double-hung and have either 4-over-1 or 6-over-1 lights.
- The front porch is typically under an extension of the main roof. Porch supports are usually square and tapered.
- Dormers may be gabled or shed.



FIGURE 16: EXAMPLE OF THE CRAFTSMAN STYLE,
410 N.E. 14TH ST.

ART MODERNE (1920-1940)

The Art Moderne style originated from two occurrences: the Bauhaus movement in Germany, where architects rejected ornamentation and focused on simple functionality, and the rise of streamlined industrial design. Art Moderne homes are asymmetrical and decorative elements are kept to a minimum. Characteristic identifying features include:

- A flat roof, often with coping at the roof line.
- Exterior wall cladding is smooth stucco with occasional use of glass block. One or more walls will be curved, with windows often continuing around the curve.



FIGURE 17: EXAMPLE OF THE ART MODERNE STYLE,
600 N.E. 19TH ST.

- Emphasis on horizontal elements – horizontal grooves and lines in walls; horizontal balustrades.
- Other details include porthole windows and aluminum or steel window and door trim.

RANCH (1935-1975)

The Ranch style originated in southern California and in the 1950s and 1960s became the most popular style of American residential architecture. Floorplans vary widely, with most homes being a single story. Characteristic identifying features include:

- Roofs are low-pitched moderate to wide overhangs and without dormers.
- Floorplan is typically cross-gabled or cross-hipped and asymmetrical.
- Exterior wall cladding may be wood, brick or stone.
- Entries are typically under the main roof of the house. Porch supports are usually simple wood posts or may be wrought iron with vine motifs.
- Window styles vary widely. A large picture window on the front façade is typical. Window frames may be wood, aluminum or steel.
- Garages are usually attached to the house and may face to the front, side or rear of the house.



FIGURE 18: EXAMPLE OF THE RANCH STYLE, 608 N.E. 19TH ST.

CHAPTER 2: SITE AND LANDSCAPE CONSIDERATIONS

2.1 LOT SIZE

POLICY: Each historic property consists of the site, or lot, and the buildings or structures placed within the site. The relationship of buildings and structures to their respective site, to adjacent sites and to the public rights-of-way are important character-defining features of historic properties and districts and should be an integral part of planning for every project.

DESIGN JUSTIFICATION: The historic relationships between buildings, structures, sidewalks, streets, landscaping features and open space together create the character of a district and should be retained.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

2.1.1: Historic districts generally have a uniform, and unifying, orientation of properties to their respective development and the development of adjacent properties. Typical lot sizes help define the district's commonality and integrity.

2.1.2: Retain the historic lot size and configuration of the property.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

2.1.3: If new lots are created, they should have a width no less than 90 percent and no more than 110 percent of the average width of all lots in both the same blockface and the opposite blockface.

2.1.4: Development or redevelopment of vacant lots must respect the historical development of the property and district in terms of lot size and relationship between public and private spaces.

2.2 SETBACKS

POLICY: Maintaining historical patterns of development including front and corner side yard setbacks is an important character-defining feature of a district.

DESIGN JUSTIFICATION: Historic setback patterns are important for maintaining an authentic streetscape and protecting vistas from, and views to, a historic property and district.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

2.2.1: Along a streetscape in a historic district, there is often a uniform and unifying setback for buildings from the street. Maintain consistency with historical setbacks to preserve historic development and historic subdivision patterns.

2.2.2: Maintain building orientation patterns, for example, with front façades of primary buildings facing and parallel with the street.

2.2.3: Maintain established side yard setbacks and spacing patterns between buildings to reinforce the sequence of individual structures along the streetscape.

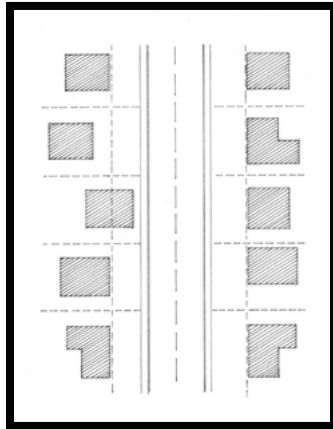
2.2.4: Maintain established setbacks for accessory buildings.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

2.2.5: Development of vacant lots must respect the historic development of the property and the district in terms of setbacks and relationship between public and private spaces.

2.2.6: Accessory buildings should follow the historic setback patterns of the property or other accessory buildings in the streetscape or district when replaced in-kind.

2.2.7: New construction must be reviewed not only for architectural design, but also for historic back and side yard setbacks.



NO

YES

(Left) inappropriate setbacks on the left side of the street contrast with uniform set-backs on the right side. (Right) appropriate setback of new construction (shaded).



YES

2.3 SIDEWALKS, DRIVEWAYS, PARKING LOTS, CURBS AND VACANT SITES

POLICY: Sidewalks, driveways and off-street parking should not interrupt the historic continuity of landscaped front or corner side yards. Historic concrete sidewalks and walkways should be preserved and repaired with concrete that is consistent in pattern, size, texture and color. Historic concrete driveways should be preserved and new driveways should be of concrete rather than asphalt.

DESIGN JUSTIFICATION: Historically, the consistency and repetition of sidewalk and driveway spacing, placement, dimension and materials create a rhythm to the street. Retaining the specific rhythm of a street is important to preserve historic character. Historic districts and properties have strong visual elements of grey colored concrete for sidewalks, walkways, some streets and curbs.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW BY THE HP BOARD:

2.3.1: Regular maintenance of site features such as walkways, sidewalks and driveways is encouraged and should employ non-abrasive methods such as sweeping and low-pressure water cleaning.

2.3.2: Vacant sites must be maintained clear of debris.

2.3.3: Routine maintenance ensures the preservation of such site elements, negating the need for replacement.

2.3.4: Retain and preserve historic sidewalks and driveways, including those that are shared by two adjacent properties.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

2.3.5: Maintain the continuity of existing original or historic sidewalks and the curb cut radius or curved approach when replacing an existing driveway or introducing a new driveway.

2.3.6. New concrete visible from the public right-of-way shall not be bright white in color and shall have the same texture as adjacent existing concrete. Color-matching new concrete to surrounding existing concrete is encouraged.

2.3.7: All sidewalks, driveways and curbs visible from the public right-of-way shall be constructed to maintain the continuity of materials and character present in the district.

2.3.8: Private sidewalks and driveways must be constructed of concrete except where historical precedent demonstrates the previous existence of brick, stone or other materials, which may be considered appropriate for replacement.

2.3.9: Maintain the continuity of existing original or historic sidewalks and the curb cut radius or curved approach when replacing an existing driveway or introducing a new driveway.

2.3.10: Locate new driveways and sidewalks so that the topography of the building site and significant landscape features, such as mature trees, are retained. Protect mature trees and other significant landscape features from direct construction damage and from delayed damage such as destruction of root area or soil compaction by not permitting construction equipment access to the ground area under the tree canopy.

2.3.11: Curb cuts, including those intended to comply with the Americans with Disabilities Act (ADA), should be installed to minimize damage to the original concrete sidewalks. The color and texture of the new concrete shall be consistent with the existing adjacent concrete color and texture.

2.3.12: Driveways, eight feet or less in width, may be replaced by a driveway of up to ten feet in width; width may vary as the driveway approaches the garage to correspond to the width of the garage door openings. However, property owners are encouraged to limit the quantity of impervious concrete surfaces to assist in reducing stormwater runoff.

2.3.13: Ribbon driveways consisting of two parallel tracks, may also be considered. This type of driveway reduces stormwater runoff across hard or impervious surfaces by minimizing the amount of concrete used.

2.3.14: New off-street parking for multi-family properties must be located so as to minimize the number and width of curb cuts on primary residential streets. Owners of adjacent apartment or commercial properties should consider shared driveways and shared parking agreements when appropriate to reduce the overall lot coverage of off-street parking.

2.3.15: New impermeable parking surfaces must be graded to drain toward the street and away from buildings.

2.3.16: Although the Zoning Rules have specific requirements for surfaces to be used for driving and parking, consideration should be given to the use of permeable paving surfaces, such as unit pavers or recycled-plastic grid systems installed below grade, to reduce runoff and flooding. Parking directly on the ground (earth, dirt or grass) is not permitted. Various types of permeable paving may be appropriate in the back yard as long as the paving is not visible from the public right-of-way and the Zoning Rule requirements are met.

2.3.17: Removal of non-historic existing parking lots adjacent to streets and driveways is encouraged to create an unbroken blockface.

2.3.18: Existing parking areas for commercial properties should be screened from adjacent streets and sidewalks to a minimum height of three feet. Landscape screens are preferred over fences and fence walls.

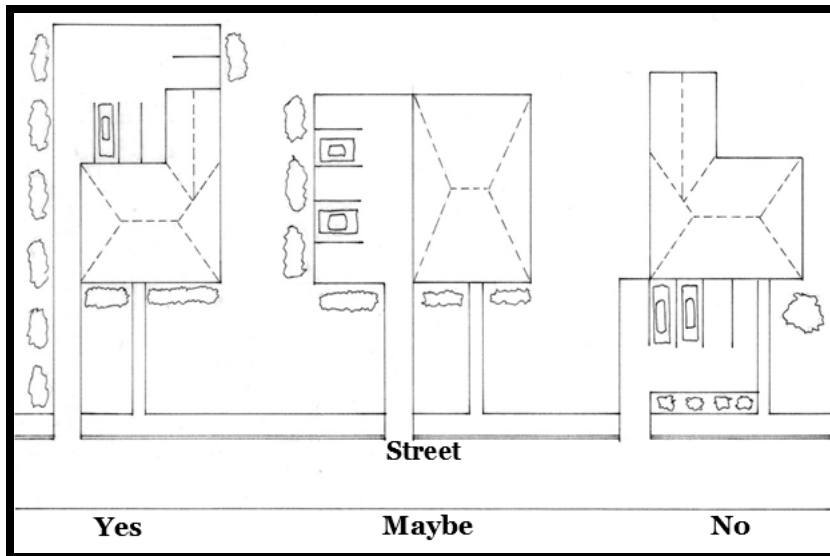


FIGURE 19: PARKING LOTS ARE NOT PERMITTED IN FRONT YARDS, SHOULD NOT BE SITED IN SIDE YARDS AND MAY BE PERMITTED IN BACK YARDS.

2.3.19: Screen parking from streets and pedestrian areas by placing parking areas at the back of a property and behind primary structures. New parking areas for corner lots shall be located behind primary structures, set back as far as possible from side streets, and placed so as to be as inconspicuous as possible.

2.3.20: In addition to being located at the back of the lot, new parking areas for commercial properties must be screened from adjacent residential property by sight-proof screening with fences, walls or dense vegetation at least six feet tall. Landscape screens are preferred, because they absorb carbon dioxide.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

2.3.21: Driveways of asphalt, brick, or textured and patterned concrete to resemble brick are not consistent with the historic materials of the districts and are not permitted unless historic documentation is provided to demonstrate the historical appropriateness of such materials.

2.3.22: Circular drives that connect to the street by two or more curb cut openings, are not allowed in front or corner side yards of lots less than 75' wide, unless demonstrated as historically present on the specific property.

2.3.23: Circular drives that connect to the street by two or more curb cut openings, may be allowed in front or corner side yards of lots with widths greater than 75'.

2.4 SERVICE AND MECHANICAL AREAS

POLICY: Mechanical equipment, such as HVAC units and satellite dishes, should be located out of public view. Mechanical equipment should be screened with landscaping (best) or fencing (acceptable).

DESIGN JUSTIFICATION: Most mechanical units and equipment are non-historic additions to buildings, and the effect of their visual impact on a property's or district's historic character should be minimized.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

2.4.1: Maintain mechanical equipment to operate efficiently and for continued use, which conserves energy and resources required to manufacture replacements.

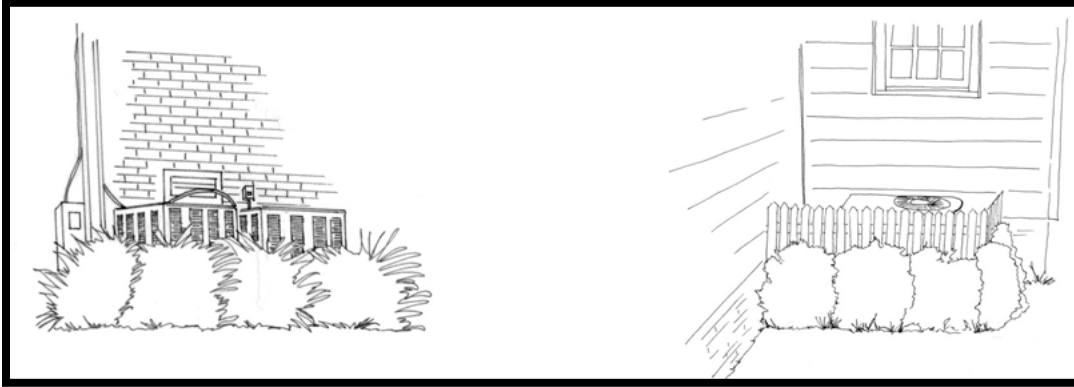


FIGURE 20: HVAC UNITS SHOULD BE SCREENED THROUGH LANDSCAPING (LEFT) OR THROUGH A COMBINATION OF FENCING AND LANDSCAPING (RIGHT).

2.4.2: Electrical, water, gas, security, telephone and cable equipment sometimes need to be upgraded. Replacement utility boxes and meters of various types, located in the back yard or mounted on the back wall of the primary building and less than six feet above the ground do not require review unless they will be visible from the public right-of-way.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

2.4.3: Service and mechanical equipment are commonplace, but their presence must be minimized by appropriate placement and screening. A planted screen is preferred and a fence screen is also acceptable.

2.4.4: Service equipment (including ground mounted solar collectors), mechanical areas and trash receptacles, if proposed, must be screened from the street and other pedestrian areas. Loading areas should be located away from primary façades and be well-maintained.

2.4.5: New window air-conditioning units may be used and must not be located on the front or corner side façade of a structure. Existing window units located on the front or corner side façade may be replaced in-kind in the same location, although it is preferred that a less obtrusive location be selected.

2.4.6: New “through-the-wall” air conditioners, heaters or combination units may be used in additions and new construction on back elevations or side wall locations that are screened and hidden from view by fences that meet the requirements and recommendations of the section of the Standards and Guidelines regarding Fences and Fence Walls.

2.4.7: Roof-mounted equipment is not allowed on front or corner side yard-facing roof planes and must be set back from the edges of roofs and screened, so that it is not visible to pedestrians in the public right-of-way and does not detract from the historic character of buildings and the district.

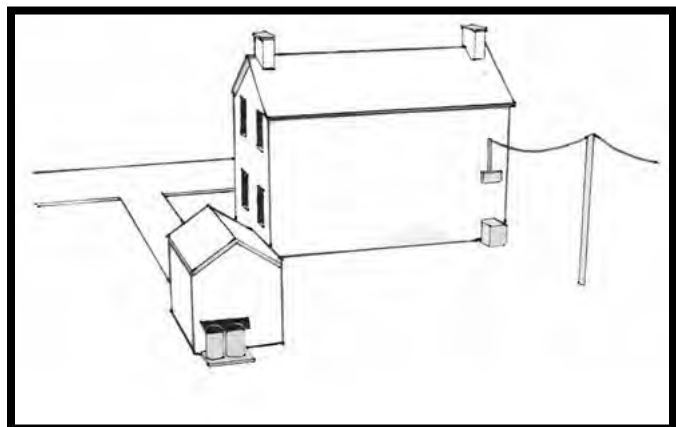


FIGURE 21: MECHANICAL SYSTEMS AND HVAC UNITS SHOULD BE SITED AT BACK ELEVATIONS.

2.5 LANDSCAPE AND LANDSCAPE ELEMENTS

POLICY: The term “landscape” comprises the exterior environment of a historic property. Landscape elements can be natural or constructed features, including decks, patios, landforms, site furniture, pools, fountains, terraces, sculptures, planters, trellises, pergolas, outdoor lighting and other features, which generally should be located out of public view. Landscape features should be restrained on the fronts of buildings to allow viewing of the “public face” of the property and maintain historic streetscapes.

DESIGN JUSTIFICATION: Just as the site, context and environment are critical to the character of a historic building, property and district, the landscape is also an important character-defining feature of a historic property. Original or historic landscape elements may be important character-defining features of a historic property and should be preserved. Added landscape features are more appropriate in back or side yards.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

2.5.1: Maintain existing historic landscape and landscape features to preserve the historic district setting.

2.5.2: Historic elements, such as retaining walls, should be retained and preserved.

2.5.3: Landscape elements in back yards, not visible from any street or adjacent property and less than six feet in height are not subject to review unless a building or other type of permit is required by the Zoning Rules or Municipal Code.

2.5.4: Retain and preserve historic porch lights. They may be refurbished for modern electrical wiring and equipment in order to use modern lamps or light bulbs.

2.5.5: Pool slides, play equipment and treehouses in back yards are not subject to review unless a building or other permit is required by the Zoning Rules or Municipal Code.

2.5.6: Preserve existing historic pergolas or trellises as they are character-defining features of a historic building and property (see also 3.4, Pergola or Freestanding Trellis).

2.5.7: Preserve and maintain original light fixtures in front yards.

2.5.8: Maintain existing, successful drainage patterns to minimize runoff, which can contain herbicides and pesticides, introducing them into the waste water system.

2.5.9: Unobtrusive foot-lighting may be installed along pathways.

2.5.10: Patios and other paved landscape elements in back yards should use permeable paving systems to minimize changes to drainage patterns and stormwater runoff.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

2.5.11: Actions beyond maintenance have the potential to alter a site or building, which could affect their historic character.

2.5.12: The introduction of new materials visible from the public right-of-way will require administrative review.

2.5.13: Landscape elements that are not visible from any public way and otherwise meet all relevant guidelines may be administratively approved.

2.5.14: New retaining walls may be approved to preserve a natural or existing historic slope in the front and side yards only if an earlier retaining wall on the property can be documented.

2.5.15: New retaining walls not to exceed two feet in height may be approved to preserve a natural or existing slope in back yards not visible from the public right of way.

- 2.5.16: The height of a new retaining wall may not exceed the height of the slope it retains.
- 2.5.17: A retaining wall in front or side yards visible from the public right of way shall be constructed of unpainted natural stone, brick or finished concrete that is compatible in texture, color and style to the main building or adjacent paving materials.
- 2.5.18: A retaining wall constructed in side or back yards not visible from the public right of way may be constructed of alternative materials; i.e., concrete block, landscape block, landscape timbers, etc.
- 2.5.19: Adding a pergola (see also 3.4, Pergola or Freestanding Trellis) to a back elevation can help shade an outdoor space and can offer some degree of shade to the interior, which means added energy efficiency. Do not add a pergola or trellis to a prominent elevation where none historically existed. Reconstruction of a missing pergola or trellis should be based on accurate evidence of the original design.
- 2.5.20: New pergolas, not visible from the public right of way, may be constructed in back yards, at rear elevations or at accessory structures.
- 2.5.21: New pergolas shall be compatible with the building to which they relate in proportion, size, scale and material.
- 2.5.22: New pergolas constructed as an attachment to a primary or accessory structure shall be reviewed as a building addition and shall not damage or obscure historic character- defining features.
- 2.5.23: New pergolas shall not be constructed in such a manner that abutment or attachment to an existing structure will allow for the pooling of moisture against or the infiltration of moisture into an existing structure.
- 2.5.24: The bottom of the canopy of a new pergola shall not exceed eight (8) feet above the finished floor height of the structure to which it relates, and the overall height of a pergola should not exceed nine (9) feet and shall be compatible with the building to which it relates in proportion, size, scale and material.
- 2.5.25: Freestanding pergolas may have concrete floors; however, permeable flooring materials are recommended. Posts may be set in concrete.
- 2.5.26: Pergolas shall be constructed of wood or sustainable alternative materials that closely resemble wood and may have decorative functional metal elements such as wrought iron where appropriate. Synthetic materials that do not closely replicate historic fabric, such as plastic and vinyl, are prohibited.
- 2.5.27: Pergolas with columns or walls constructed of permanent building materials such as brick, stucco, or stone shall be reviewed as new construction.
- 2.5.28: New rear decks shall be compatible with the building to which they relate in proportion, size, scale and material.
- 2.5.29: New rear decks that exceed six (6) feet in height or are visible from the public right of way will require a certificate of appropriateness.
- 2.5.30: New rear decks shall be constructed of wood or sustainable alternative materials that closely resemble wood and may have decorative or functional metal elements such as wrought iron where appropriate. Synthetic materials that do not closely replicate historic fabric, such as plastic and vinyl are prohibited.
- 2.5.31: Rear decks that permanently attach to the structure, have a roof, or are constructed of permanent building materials such as brick, stucco or stone shall be reviewed as building additions. Concrete Masonry Unit (CMU) is prohibited unless matching documented original or historic building material on site.

2.5.32: New decks shall not be constructed in such a manner that abutment or attachment to an existing structure will allow for the pooling of moisture against or the infiltration of moisture into an existing structure.

2.5.33: Swimming pools, hot tubs, and similar structures shall be located in back yards and shall not encroach into side setbacks or utility easements.

2.5.34: Swimming pools are structures and contribute to the overall built space of the lot, affecting drainage conditions of the lot and adjacent properties; therefore, impermeable pool decks shall be constructed to direct water away from surrounding structures and toward storm drains, French drains, or water harvesting containers.

2.5.35: Significant alteration of the topography of a property through extensive grading, removal or alteration of rolled terraces and similar character-defining features, filling or excavating, is not permitted.

2.5.36: Relocating drainage features is discouraged, unless such actions seek to correct poor surface and stormwater runoff drainage situations. Stormwater harvesting is encouraged.

2.5.37: It is not appropriate to alter the overall character of historic districts by substantially reducing the ratio of open space to built space on any site through new construction, additions or introduction of surface paving or other hardscape features.

2.5.38: Landscape elements such as stone or masonry edging materials for raised planting beds shall not exceed 18 inches in height in front or side yards and shall match or complement the design, scale and details of such elements historically found within the historic district.

2.5.39: Illumination of façades with site lighting to highlight ornamental detail may be permitted. Fixtures must be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for neighbors or pedestrians. Natural color (warm yellow/white) light is encouraged. Exposed conduit and overhead wiring are not permitted.

2.5.40: Use and installation of non-original pole-mounted gas lights in front yards is discouraged; foot lights along walkways are preferred.

2.6 VIEWS AND VISTAS

POLICY: Maintaining views and vistas helps preserve a historic setting as a whole. Maintenance of trees and shrubs with seasonal trimming allows for moisture evaporation around a building and permits visibility of the district's historic setting from the street.

DESIGN JUSTIFICATION: Historic districts were designed with uniform setbacks creating continual views or vistas along the street. These historic patterns should be maintained and not interrupted with added features.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

2.6.1: Preserve existing streetscape views and vistas. Do not obscure views with hardscape elements such as structures and prominent landscape features.

2.6.2: Indigenous plant species, which are better adapted to local climate, may require less water than non-native species and are therefore encouraged. Deciduous trees which provide shade in the summer and allow passive heating in the winter are also encouraged.

2.6.3: Maintain an unobscured view of the primary building by keeping trees and plants appropriately trimmed.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

2.6.4: Actions beyond maintenance have the potential to alter a site or building and may affect the visual historic character of the site or district.

2.6.5: Landscape elements or hardscaping elements, such as raised planting beds, must not obscure views and vistas from or to the primary historic structure of the property within a historic district.

2.6.6: Avoid rearranging the site by moving or removing buildings and historic site features, such as sidewalks, driveways and fences, that help define views and vistas and create “public” and “private” spaces.

2.7 PLANTS AND PLANTING RECCOMENDATIONS

POLICY: Landscaping with trees and plants generally does not require Certificate of Appropriateness review. However, it is recommended that mature planting patterns and designs be respected for their historic character, and that new trees and plants be placed so as not to obscure or damage, presently or in future, significant character-defining features of the property, primary structure or overall site.

DESIGN JUSTIFICATION: Landscaping in historic districts may include traditional patterns using hedges along property lines, shade trees in yards and indigenous plants. As landscape features mature they become more important aspects of a district’s character. New trees in visually prominent locations should be selected and placed so as to not obscure a building’s architectural character.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

2.7.1: Consult the bibliography in Appendix D for resources including “Putting Down Roots: Landscape Guidelines for the Selection, Care and Maintenance of Trees in Central Oklahoma.”

2.7.2: Maintain plantings, especially native species that reflect patterns of historic use.

2.7.3: Shade trees can enhance a property’s setting and improve a building’s energy efficiency.

2.7.4: Selection of new trees and plantings should reflect the historic landscape design appropriate for the historic property and building.

2.7.5: Landscaping should be appropriate to the historic building and neighborhood and enhance the building and its surroundings.

2.7.6: Placement and species of street tree should be coordinated so as to not obscure or conflict with existing or proposed street lighting.

2.7.7: Existing mature trees should be protected and maintained including trimming, removing volunteers (growth that springs up without being deliberately planted), and consulting a professional arborist to help ensure continued tree health.

2.7.8: Selection of new landscape stock should take into consideration local seasonal extremes. Native plants better tolerate local conditions and usually require less supplemental watering.



FIGURE 22: LANDSCAPING AND SHADE TREES SHOULD BE SITED SO THAT ARCHITECTURAL ELEMENTS ARE UNOBSURED.

2.7.9: Collect rain water in cisterns and rain barrels via gutters and downspouts to use for irrigation and watering. Conceal cisterns with landscaping.

2.7.10: Install a drip irrigation system in landscape beds to conserve water better than hand or irrigation watering. Don't use potable water to run irrigation systems.

2.7.11: A properly designed, installed and maintained irrigation system conserves water usage better than hand watering. Set the irrigation controller to run the system during early morning hours to decrease evaporation and risk of biological growth on building materials.

2.7.12: Install an irrigation shut-off device that detects rain and freezing conditions. Prevent the irrigation system from watering when not needed. Adjust spray nozzles to deliver water only to planted areas that need it and restrict runoff on driveways and walkways.

2.7.13: Thoughtful maintenance of lawn areas will also help conserve water usage. Do not mow grass too short. Close-cut grass dries out and wilts, therefore requiring more watering.

2.7.14: Select grass types that are drought-resistant. Some drought-tolerant grasses include native Buffalo grass, Tall Fescue and Bermuda.

2.7.15: An alternative to turf in yards is drought-tolerant landscaping. Alternatives for lawn areas can include any combination of hardy, low-growing ground-covers (clover, ivy, mondo grass, thyme, and sedum), juniper shrubs, yucca, ornamental grasses, butterfly gardens, water-permeable paths of pea gravel, water gardens, wildflowers, and decorative rocks.

2.8 FENCES AND WALLS

POLICY: Preserve original or historic fences and fence walls. New fences should be of renewable materials such as wood, woven wire or brick. Vinyl fences are not appropriate.

DESIGN JUSTIFICATION: Fence walls and fences historically marked property boundaries and may have shielded private areas from public view. Historic materials such as wire, wood and brick are compatible materials; vinyl materials introduce an incompatible artificial appearance.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

2.8.1: Regular maintenance of historic fences and fence walls is recommended because of the overlapping effects of sustaining the existing materials in place and preserving historic or appropriate fences.

2.8.2: Regular maintenance ensures the preservation of historic and appropriate fence and fence wall elements which, in turn, sustains the embodied energy of the materials and eliminates the need for replacement with new materials and labor.

2.8.3: Original or historic fences and fence walls are important character-defining features and should be preserved and maintained.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

2.8.4: Fences and fence walls in back yards have more flexible requirements than those in side yards or those that are front yard facing because they are less visible from the public right-of-way.

2.8.5: Fences and fence walls are generally permitted in side, corner side, and back yards. Interior side and corner side yard fences and fence walls must be set back from the historic front building line by a distance not

less than six feet. Depending on the materials and details of a fence and fence wall, additional requirements of this section may apply.

2.8.6: A fence or fence wall located on the street facing side yard of a corner property must be set back from the inner edge of a public sidewalk by a minimum distance of two feet, or six feet from the curb where there is no sidewalk.

2.8.7: If an adjacent corner property side yard has an existing fence or fence wall, then consideration shall be given to align a fence or fence wall to the same setback as that existing fence or fence wall of the adjacent corner property side yard.

2.8.8: Fences, including drive gates, shall be located behind any open front porch of the main building and the open front porch of the main building of any adjacent property.

2.8.9: Fences and fence walls shall be located at or behind the front 40 percent of the side yard of the main building unless the fence or fence wall is 75 percent transparent, not including posts or columns spaced a minimum of eight feet apart. Depending on the design and architecture of the main building, additional requirements of this section may apply.

2.8.10: Opaque fences and fence walls, those that are less than 75 percent transparent, not including posts or columns spaced a minimum of eight feet apart, shall not obscure view of significant architectural features of the primary building on the property, such as a bay window, porte cochere, or other significant character-defining building projection or feature.

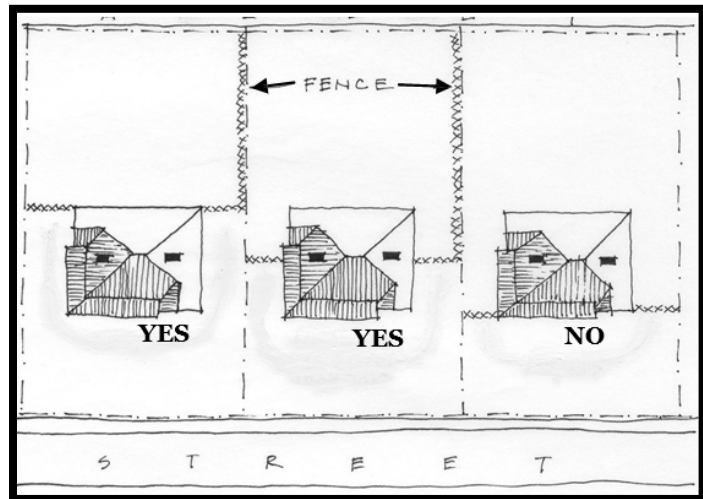


FIGURE 23: FENCES AND WALLS MUST BE SET BACK FROM THE FRONT FAÇADE OF THE PRIMARY BUILDING.

2.8.11: Fences and fence walls are not permitted in front yards, unless supported by historical, physical or photographic evidence to the contrary. If a fence or fence wall is appropriate for the front yard, then it shall match the historical configuration and approximate the historical appearance.

2.8.12: Fences and fence walls shall not exceed eight feet in height at the back property line or alley.

2.8.13: Fences and fence walls shall not exceed six feet in height on side or front facing locations.

2.8.14: Chain link or twisted wire fences shall not exceed four feet in height unless historical, physical or photographic evidence to the contrary documents them to have been taller in the proposed location.

2.8.15: Where residential properties are adjacent to commercial or other incompatible uses, alternative fence heights may be considered for appropriateness and with respect to other zoning rules related to fences and fence walls.

2.8.16: Acceptable materials for fences and fence walls are wood, brick, stone, cast iron, iron, chain link, twisted wire, painted aluminum that mimics the appearance of cast iron or iron fences, or a combination of these materials. Materials for fences and fence walls should be consistent with materials historically used at each individual property or within the historic district during the period of significance.

2.8.17: Wood fences may be left unfinished or painted or stained in colors appropriate to the style and period of the property or the district. The exterior flat fence or fence wall surface, if painted, should be compatible with the color of the main building.

2.8.18: Decorative painting and murals shall not be applied to fence or fence wall surfaces visible from the public right-of-way.

2.8.19: Tops of new fences or fence walls may be horizontal, stepped, scooped, arched or parallel with the grade, as appropriate to the style and period of the main building or the historic district.

2.8.20: Chain link fences shall have a top and bottom rail and may be galvanized.

2.8.21: The side of a fence or wall facing the street or alley shall be the “finished” side.

2.8.22: The corners of corner properties should have partially “transparent” or open fences or fence walls to avoid complete visual enclosure along side streets.

2.9 PUBLIC PROPERTY AND RIGHT-OF-WAY IMPROVEMENTS

POLICY: The public spaces within historic districts; for example streets, sidewalks, parks and parkways; are character-defining features and should be preserved and maintained. The City of Oklahoma City, utility companies, historic property residents, and historic property owners all play roles in maintaining these features; and the introduction of new features should be as compatible as possible with the historic districts.

DESIGN JUSTIFICATION: The existing concrete streets and sidewalks are important character-defining features of historic districts. The introduction of new elements in the districts such as utility meters, switching boxes or postal service mailboxes should be carefully considered for compatibility with the streetscapes and overall character of the historic properties and districts.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

2.9.1: By definition, streetscape improvements are actions beyond maintenance and have the potential to alter important characteristics of the site and setting of a historic district and property. Whenever new materials, components, or features are proposed, there will likely be sustainability considerations.

2.9.2: Plans for any proposed changes to or in the public right of way in or surrounding historic districts or properties, including those of telecommunications or utility providers and changes to street locations and sizes, must be submitted for review and approval using the standard application and process for a Certificate of Appropriateness.

2.9.3: Planning Department staff will determine the impact on the character of the historic property and district, compatibility with preservation policy and the provisions of these Standards and Guidelines, and compliance with the applicable portions of the Historic Preservation Ordinance included in Chapter 59 of the Municipal Code.

2.9.4: Utility components such as meters, transformers, switching boxes and other such elements must be located at the back of properties as far away as possible from sidewalks, curbs and curb cuts; of minimal height; painted to blend with the immediate environment and screened with appropriately scaled landscaping.

2.9.5: Plans for proposed demolition, changes or new construction in parks or playgrounds, including playground equipment, fences, picnic shelters or other structures must be submitted for review and approval using the standard application and process for a Certificate of Appropriateness.

2.9.6: Planning Department staff will confer with Parks and Recreation Department staff and the Park Commission in deciding the impact of proposed changes on the character of a historic property and district, compatibility with preservation policy and the provisions of these Standards and Guidelines, and compliance with all applicable ordinances.

2.9.7: Any proposed demolition or construction of buildings in a park must comply with the “Alterations” and “New Construction” sections of these Standards and Guidelines.

2.9.8: Placement of new mailboxes at curbside or in locations other than the front wall or porch of a building is not permitted in the historic districts.

2.9.9: Retain and maintain historic light fixtures in the public right-of-way. They may be refurbished and re-lamped to accommodate modern lighting requirements and equipment.

2.9.10: Lighting in the public right of way shall be uniform, and new fixtures should be compatible with the style, age and character of the district without creating a false sense of historicism. New lighting shall be compatible with existing historic lighting that remains.

CHAPTER 3: EXTERIOR ALTERATIONS TO HISTORIC BUILDINGS

3.1 MAINTENANCE, PRESERVATION AND REHABILITATION OF EXTERIOR BUILDING MATERIALS

POLICY: Maintain and preserve original or historic exterior finishes and materials such as wood, brick, stone and stucco. When repair or replacement of materials is needed, consideration should be given to sustainable methods and materials that also maintain the historical visual character of a building or property.

DESIGN JUSTIFICATION: The form, materials and details of exterior walls, roofs, door and window openings, and decorative details, as well as scale, texture and variety, contribute to a building's historic character. The texture, patterns and finishes of historic materials such as clay tile, slate, brick, stone, stucco and wood siding are important character-defining features; obscuring or removing these features diminishes the significance of historic buildings and structures.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.1.1: Retain and preserve original and historic materials to sustain the historic character of a property and the embodied energy of the materials. Historic architectural features and materials that define the historic character of a building, property, or district shall be maintained in good repair.

3.1.2: Original or historic wood finishes must be maintained and stained/painted (if stained/painted historically).

3.1.3: Ordinary maintenance and repair typically addresses one half (50 percent) or less of an original or appropriate building feature, component or material on any one building face or roof, and may involve replacement of areas or parts of the building due to damage or failure of a component or material. A Certificate of Appropriateness is not required for work that meets the requirements of "Ordinary Maintenance and Repair" (see Oklahoma Administrative Code Title 120:10-1-3 [aka Zoning Rules]).

3.1.4: Repairs shall be done with like materials.

3.1.5: If repairs or replacement affect more than one-half (50 percent) of an inappropriate component or material located on any individual building face or roof, then it is strongly encouraged that all of the

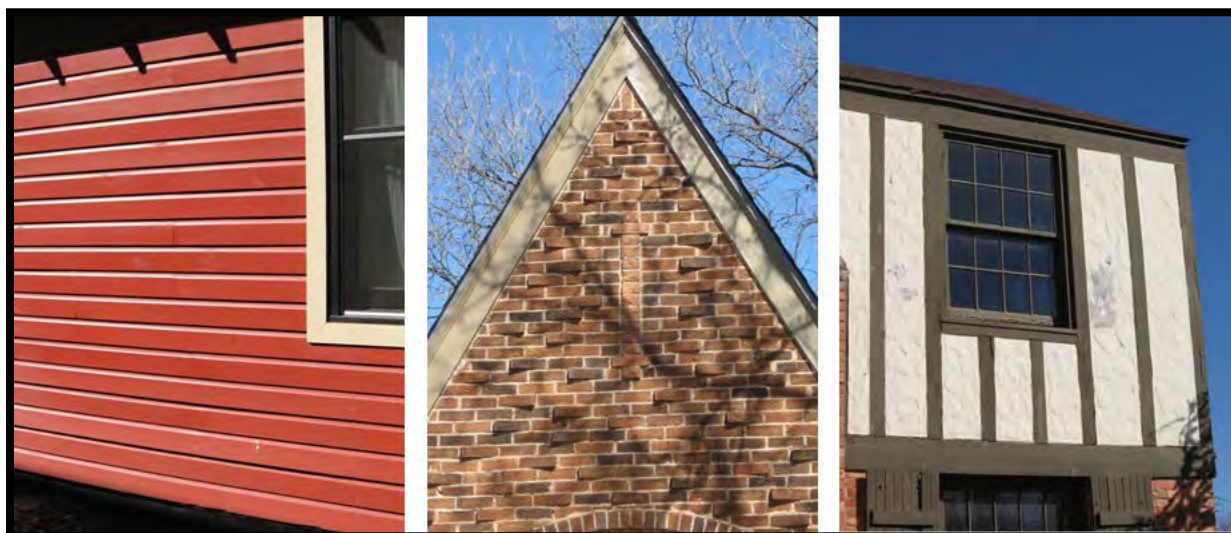


FIGURE 24: HISTORIC DISTRICTS CONTAIN HOMES WITH A VARIETY OF MATERIALS, INCLUDING WOOD SIDING, TEXTURED BRICK AND HALF-TIMBERING.

inappropriate components or materials be replaced with appropriate materials. A Certificate of Appropriateness is required when all of the inappropriate materials are proposed for replacement. See “Administrative Review” below.

3.1.6: Peeling, flaking or failing paint should be removed from historic wood and masonry surfaces by the gentlest means possible to protect the integrity of the historic surface. Acceptable methods for paint removal include scraping, sanding, thermal removal or mild chemical strippers.

3.1.7: The original natural finish of brick and stone is historically important and must be preserved. Cleaning must only be undertaken to halt masonry deterioration.

3.1.8: The use of any abrasive, strong chemical, sandblasting or high-pressure cleaning method is not permitted, as these permanently damage the finished material surfaces and accelerate deterioration of historic masonry and wood.

3.1.9: Previously painted masonry surfaces may be repainted.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.1.10: Historic districts contain structures from a wide range of eras with varying degrees of historic significance and integrity. Changes to the exterior of any structure or site, regardless of its age, have the ability to contribute to, or to detract from, the overall character of the district and are subject to review. Changes to structures or additions built within the last 25 years or determined by the HP Board to be non-historic shall be reviewed under the guidelines for New Construction.

3.1.11: If more than 50 percent of an original feature or material on any one surface of any one face of a building, including the roof, requires repair by replacement in-kind, then the scope of the work exceeds the definition of ordinary maintenance and repair and a Certificate of Appropriateness is required.

3.1.12: If repairs or replacement affect more than two-thirds (66 percent) of an inappropriate component or material located on any individual building face, then all inappropriate components or materials shall be replaced with an appropriate component or material. Removal of more than 50 percent of an inappropriate material no longer meets the definition of ordinary maintenance and repair, and a Certificate of Appropriateness is required.

3.1.13: For example, on a building with vinyl siding, if over two-thirds (66 percent) of this siding is to be removed from the front building face and replaced due to deterioration or damage, then all of this inappropriate siding on



FIGURE 25: DECORATIVE ARCHITECTURAL FEATURES CONTRIBUTE TO THE HISTORIC CHARACTER OF A BUILDING AND SHOULD BE PRESERVED.

that building face shall be replaced with an appropriate material such as wood siding or the historic material (which is likely to be historic wood siding) shall be uncovered and restored.

3.1.14: Remove an inappropriate component or material and restore the original or historic component or material that is revealed by such removal.

3.1.15: New material should match the historic in material type, dimensions, design, configuration, texture, surface coatings and visual appearance.

3.1.16: When a missing or severely deteriorated feature, element or component is replaced, it shall be replaced in-kind, that is, matching the original in dimensions, detail, size, form, material and finish.

3.1.17: Incompatible non-historic alterations to a historic building are encouraged to be removed, and the building restored to its original appearance during the period of significance.

3.1.18: Renovations previously undertaken may conceal original or historic building fabric. When altering a historic building, non-historic alterations in the area of the proposed alteration should be removed.

3.1.19: If original or historic materials do not remain, the original form may be reconstructed or restored based on physical, photographic or documentary evidence.

3.1.20: Original or historic masonry or stone surfaces must be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting and other consolidation or stabilization methods cannot be shown to be appropriate.

3.1.21: If masonry was previously painted, it is often not appropriate or possible to remove paint, and appropriate repainting must be considered. If color or texture of replacement brick or stone cannot be matched with existing material, as a last resort, painting may be an appropriate treatment.

3.1.22: Repair masonry by replacement or patching with in-kind or similar material. When this is not possible, new materials matching in texture, color and detail should be used.

3.1.23: New mortar used in re-pointing must match the color and composition of the original. Incompatible mortar, too high in Portland cement content, may exceed the strength of historic brick and result in acceleration of deterioration of brickwork.

3.1.24: Sandblasting, high pressure power washing, the use of blow torch methods and any abrasive cleaning or stripping methods must never be used because of the resultant permanent damage.

3.1.25: Removal of existing synthetic materials is strongly encouraged to recover authentic historic finish and appearance of a building and its components.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

3.1.26: Historic architectural features and materials should be retained and preserved when adapting the building to contemporary use.

3.1.27: If replication of original elements is not possible because of a lack of historical physical, photographic or documentary evidence, then a new design that is compatible with the original form, style and period of the building shall be used.

3.1.28: An appropriate option for a replacement feature is a new design that is compatible with the remaining character-defining features of the historic building.

3.1.29: The new design of a missing feature shall take into account the size, scale and materials of the historic building; should be clearly differentiated to avoid a false historical appearance; and should maintain visual attention on the authentic and historic aspects of the building.

3.1.30: New compatible designs for missing features should be reversible so that they can be replaced with a more appropriate design in the event that better and more accurate historical evidence becomes available.

3.1.31: Synthetic siding materials such as vinyl and aluminum bear little resemblance to historic siding materials and are not sustainable. The application of such materials is not appropriate and will not be approved in historic districts.

3.1.32: Exterior insulation finish systems, curtain wall, concrete block, imitative brick or stone or gravel aggregate materials shall not be used as replacement exterior wall materials.

3.1.33: The removal of metal or vinyl siding may allow the recovery of original or historic decorative elements such as cornices, brackets, and window and door trim that have been damaged or removed when the synthetic materials were installed. Recovery of such details should be based on physical or photographic evidence first, and based on similar details for buildings in the block or district second.

3.1.34: Installation of fiber cement products may be appropriate for rear or side elevations not readily visible from the public right-of-way in order to replace wood siding that is missing or deteriorated beyond repair. If determined appropriate, then the fiber cement siding shall be consistent with the size, pattern, shape, dimensions and texture of the historic wood siding.

3.1.35: The use of composite wood siding is discouraged since these products generally do not appropriately imitate the appearance of wood siding. Use of composite wood siding will be reviewed.

3.1.36: Products of polymer coatings (“liquid siding”) should be avoided since the life expectancy and breathability of these coatings is unknown. The application of these coatings often requires the abrasive cleaning of the historic surface, which is not allowed.

3.2 PAINT FOR EXTERIOR PAINTED SURFACES

POLICY: Paint and paint colors are usually not subject to review. Property owners are encouraged to research the specific historic colors of the exterior of the buildings on their property, record their findings for future reference, and select colors that are appropriate to the historic building and district.

DESIGN JUSTIFICATION: Property owners are encouraged to select exterior paint colors that best suit the architectural style and historic character of the building.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.2.1: Selection of paint and stain colors based on research of specific historic finishes associated with a specific building is encouraged. While it is informative to know the historic paint colors used, these colors may not be considered currently fashionable or appropriate. Paint, as a material finish on wood, is considered temporary and may reflect current trends in the district and preferences of the current owner.

3.2.2: Do not use metallic, fluorescent or neon paint colors on any surface.

3.2.3: If historic exterior paint colors are determined, it is encouraged that these be documented for future reference and as a historic record. Retain a sample at an exterior location hidden by landscaping or find a matching color swatch for historic body, trim and accent colors.

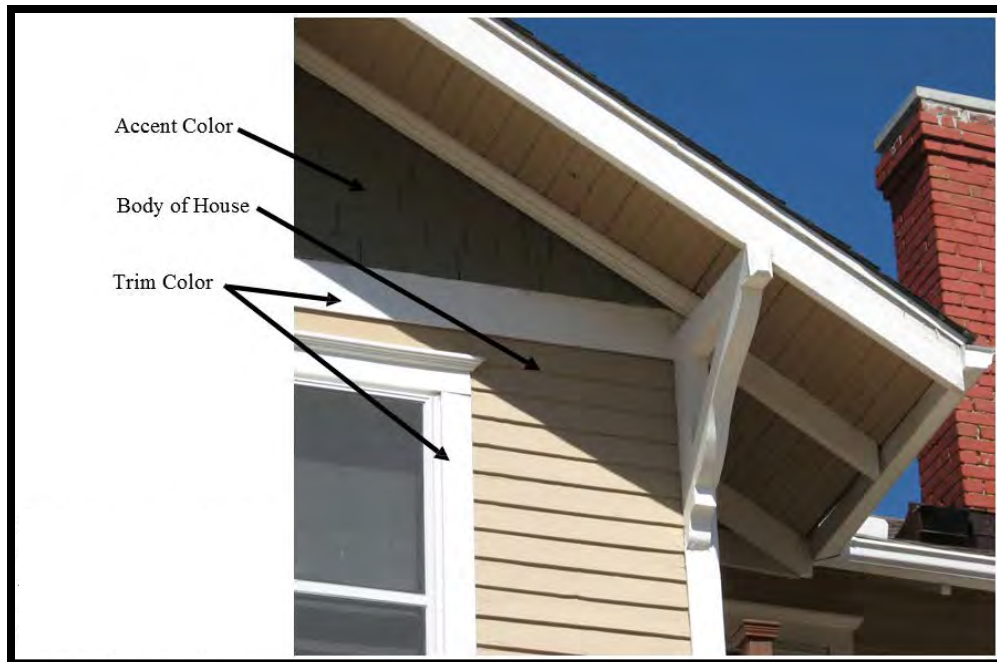


FIGURE 26: ARCHITECTURAL TERMS FOR PAINTED EXTERIOR ELEMENTS OF A HOME.

3.2.4: Paint colors should complement each other and respectfully accentuate the building's significant features.

3.2.5: In general, pastel body colors of Colonial Revival buildings were usually trimmed with white or soft cream. Craftsman style buildings often combined exterior colors in warm, rich earth tones, and the light colored walls and red tile roofs of Spanish Colonial and Italian Renaissance dwellings were offset by contrasting trim colors.

3.2.6: Use variations in paint color to reflect variations in material on a building's exterior.

3.2.7: Painting of previously unpainted masonry (e.g., brick or stone) is not allowed, as paint eliminates the inherent color variation of masonry that was a conscious part of the original design for the building and also initiates a continuing cycle of paint maintenance. Also, paint may trap moisture that can lead to the deterioration of masonry.

3.2.8: When repainting already painted brick or stone, colors may be selected to echo the original colors of the brick or stone. Repainting of previously painted masonry is encouraged, rather than attempts to remove paint, which may cause further damage to the underlying masonry surfaces.

3.2.9: Most paint manufacturers produce palettes of historic colors that were typically found on homes of specific time periods or architectural styles. These palettes are useful, research-based guides to historically accurate paint schemes, are tools to learn more about appropriate painting schemes, and can provide good reference information for selection of paint colors.

3.3 PORCHES, CANOPIES, PORTE COCHERES AND BALCONIES

POLICY: Historic porches, canopies, porte cocheres and balconies are important features and are often the dominant characteristic of a building. These features that are visible from the public right-of-way should not be altered.

DESIGN JUSTIFICATION: Front porches and canopies connect a building to its context by orientating the primary entrance to the street. The various components of porches, canopies, porte cocheres, and balconies, including steps, railings and columns, provide scale and detail to historic buildings.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.3.1: Maintaining porches, canopies, porte cocheres and balconies eliminates the need for replacement.

3.3.2: Preserve existing historic front porches, canopies, porte cocheres, balconies and their components because they are character-defining features of a building.

3.3.3: Ordinary maintenance and repair such as cleaning, painting and making minor repairs through replacement in-kind with like materials is encouraged and does not require review if less than 50 percent of an element or feature on any one side of the building is replaced.

3.3.4: Preserve historic components of porches including steps, ceiling, flooring, railings and columns.

PORCHES AND BALCONIES

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

3.3.5: Enclosing a historic front porch significantly alters the character of a building and is not permitted. Creating a false historical appearance through the application of new elements and details to a porch or balcony is inappropriate. Reopening and restoring an enclosed front porch is encouraged.

3.3.6: Enclosing a historic side porch or balcony with screen panels to create a screened in porch was frequently done to create spaces that could be used year-round and provide some privacy and protection from insects. Such enclosures may be allowed if designed in a manner that is compatible with the style of the building and if important character-defining historic fabric is not obscured.

3.3.7: Enclosing historic side or back porches or balconies with glazing changes the historic character of a building and should be avoided. However, while not encouraged, such enclosures at side or back porches not connected to a front or primary porch or balcony may be allowed. The details of such enclosures must be minimal and not obscure or detract from the historic details of the porch or building.

3.3.8: Reconstruction of a missing porch, canopy, porte cochere or balcony is encouraged and must be based on accurate physical evidence of the original or historic configuration, placement and detail of the feature and supplemented with historic photographs that show the original feature.

3.3.9: If no photographs or other documentation exist, the design of a replacement porch should be compatible with the historic building in height, proportion, style, roof shape, material, texture, detail and color. Buildings of a similar architectural style can provide examples of appropriate design.

PORCH ELEMENTS – COLUMNS AND RAILINGS, CEILING AND FLOORING, STAIRS

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.3.10: Routine maintenance ensures the preservation of porch elements and negates the need for replacement.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

3.3.11: If more than 50 percent of a material or component is deteriorated beyond repair, replacement may be required.

3.3.12: New or replacement columns should be of materials appropriate to the style and design of the building, including the porch. Replacement columns should match the original or historic columns in size, design, scale, massing, materials and details.

3.3.13: The dimensions and proportions of replacement balusters must match the historic porch. The spacing and height of railing balusters is important to the character of the historic building with typically closely-spaced balusters and relatively low railings (30" or less in height). Although this height may not conform to current codes, existing historic railings are permitted to remain until they are too deteriorated to be retained and repaired, therefore it is critical to retain the historic porch balustrade and railings.

3.3.14: The use of alternative materials for porch columns on primary façades, such as fiberglass, may be approved by the HP Board if the finished appearance will be indistinguishable from the appearance, design, and texture of the original or historic columns.

3.3.15: Porch columns of vinyl or hollow core aluminum, or wrought iron are not appropriate unless historic documentation demonstrates otherwise.

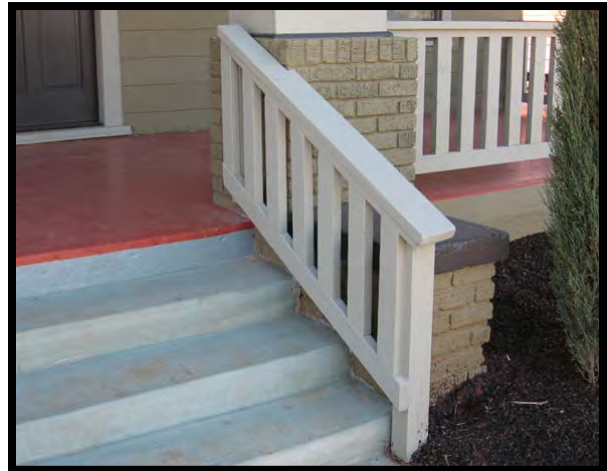


FIGURE 27: ORIGINAL RAILINGS SHOULD BE PRESERVED AND MAINTAINED. IF REPLACEMENT IS NECESSARY, NEW RAILING SHOULD MATCH THE ORIGINAL DESIGN.

CEILINGS AND FLOORS

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.3.16: Preserve and maintain original or historic porch ceiling and flooring materials. Ordinary maintenance and repair (less than 50 percent replacement of an element) does not require review.

3.3.17: Ceilings and soffits were often finished with painted beaded board or other types of tongue and groove boards. These historic materials provide important scale and detail and must be preserved and maintained. Common colors for porch ceilings were “sky blue” or white.

3.3.18: Preserve and maintain original or historic porch floors such as wood, concrete or tile. Do not paint, stain or cover original porch floors with wall-to-wall or glued down carpet or other surface materials. Area rugs may be used and are non-permanent as long as they are not permanently affixed.

3.3.19: Previously painted porches may be repainted. Property owners should photo-document existing porch before repainting so as to maintain a continuous record of the property.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.3.20: If more than 50 percent of a porch ceiling, soffit or floor requires repair by replacement, use materials to match the historic materials in all details, dimensions, and configuration and first consider replacement in-kind for a new porch floor.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

3.3.21: Replacement wood porch flooring must closely match the details and dimensions of the historic wood flooring. For example, do not use over-sized materials such as 2" thick boards for porch floors that would have historically been ¾" to 1" thick tongue-and-groove boards.

3.3.22: Alternative materials such as plastic-wood composites may be appropriate for porch floors. Although derived from plastic, many companies use substantial amounts of recycled plastic and these materials often have lengthy warranties. The appropriateness of composite floors will be dependent upon their visibility from the street and ability to match the color, texture and dimensions of the original or historic porch surface materials. Composites will only be considered for back and side porches set back more than 60 percent of the length of the side of the building.

STAIRS

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.3.23: Preserve and maintain existing historic stairs leading to porches. Ordinary repair that involves replacement in-kind for less than 50 percent of a particular type of feature or material does not require review as long as the replacement parts match in all aspects the deteriorated materials.

3.3.24: Whether concrete, brick, wrought iron or wood, regular maintenance of original or historic stairs will prevent the need for review and replacement.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.3.25: Replacement equates with removal of more than 50 percent of the original or historic material of any porch element. Replacement materials must be in-kind. For example, use wood to replace wood stairs and concrete to replace concrete stairs.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

3.3.26: Original or historic porch stairs should not be removed. If repair by replacement is needed because the stairs are deteriorated beyond repair, replacement should be in-kind. New porch stairs should match the original as closely as possible in appearance, design, size, detail and materials. If new stairs are needed where not located originally, the design should be modest and be appropriate for the style of the building.

PORCH CANOPIES

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.3.27: Canopies, projecting roof structures that project from a building and shelter entrances, are usually supported by metal rods, chains, wires, or columns of wood or metal. They are historically important, character-defining features and they are appropriate for use in historic districts.

3.3.28: Routine maintenance ensures the preservation of canopies and reduces the need for replacement with new resources.

3.3.29: Property owners are encouraged to maintain canvas canopies and ordinary maintenance and repair does not require review. Metal canopies added in the mid- to late-20th century should also be maintained.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.3.30: Treated acrylic fiber canvas canopies can last more than 10 years, compared with 3-5 years for polyester or vinyl. Unlike metal canopies, canvas canopies can be of retractable design, allowing sunlight through windows for passive heat during winter.

3.3.31: Metal canopies may be added at back or side elevations not readily visible from the street.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

3.3.32: Reconstruction of a missing canopy should be based on accurate evidence of the original configuration, placement and detail and supplemented with historical photographs.

3.3.33: If no documentation is available, a new design that is compatible with the historic building in height, proportion, style, roof shape, material, texture, detail and color is appropriate.

3.3.34: Buildings of similar architectural style can provide examples of appropriate new canopy design.

PORTE COCHERES

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.3.35: A porte cochere is a covered area over a driveway at a side entrance and physically attached to a building. Porte cocheres are historically important features and are a dominant characteristic where they occur. The various components of porte cocheres, including roof, columns, railings and steps, provide scale and detail to historic buildings. Porte cocheres may be an extension of a porch roof or be an independent feature attached to the building.

3.3.36: Maintenance of porte cocheres ensures their preservation, sustaining their embodied energy and negating the need for replacement with new resources.

3.3.37: Do not eliminate or enclose a porte cochere because such actions would significantly alter the character of the building.

3.3.38: Do not create a false historical appearance through the application of new elements and details to a porte cochere. Do not add a porte cochere to a building where none historically existed.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

3.3.39: Reconstruction of a missing porte cochere must be based on accurate evidence of the original configuration, placement and detail and supplemented with historic photographs that show the original or historic porte cochere.

3.3.40: If no photographs or other documentation is available, a new design that is compatible with the historic building in height, proportion, style, roof shape, material, texture, detail and color is appropriate. Buildings of a similar architectural style can provide examples of appropriate new porte cochere design.

3.4 PERGOLAS AND FREESTANDING TRELLISES

POLICY: A pergola or freestanding trellis, as original historic building elements, are historically important features and should be retained and preserved. A trellis is a freestanding grid that is used to define or screen outdoor spaces.

DESIGN JUSTIFICATION: As popular features for Bungalow, Craftsman and other early 20th century building styles, pergolas and freestanding trellises contribute to the historic character of a building and convey its age and style.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.4.1: Preserve and maintain original or historic pergolas and freestanding trellises. Ordinary maintenance and repair does not require review.

3.4.2: Up to 50 percent of an original or historic pergola or freestanding trellis may be repaired by replacement without review only if the alteration results in no change in materials, dimensions, design, configuration, texture, surface coatings or visual appearance.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

3.4.3. Do not add a new pergola or freestanding trellis on a prominent (visible from the public right-of-way) elevation where none existed historically.

3.4.4: A missing pergola or freestanding trellis may be reconstructed if based on accurate evidence of original configuration, placement and detail as supported by historic photographs.

3.5 DOORS AND ENTRIES

POLICY: Doors and entrances are important aspects of the architectural character of a building. Historic doors and entries should be retained and preserved.

DESIGN JUSTIFICATION: The proportion, shape, location, pattern and size of doors contribute significantly to the historic character of a building and help convey the style and period of the building.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.5.1: Regular maintenance and weather-stripping of historic doors helps to ensure their preservation and improves the energy efficiency of the building.

3.5.2: Preserve original or historic doors, openings and architectural features. Preserve and protect original or historic sidelights, transoms and fanlights surrounding a more formal entry.

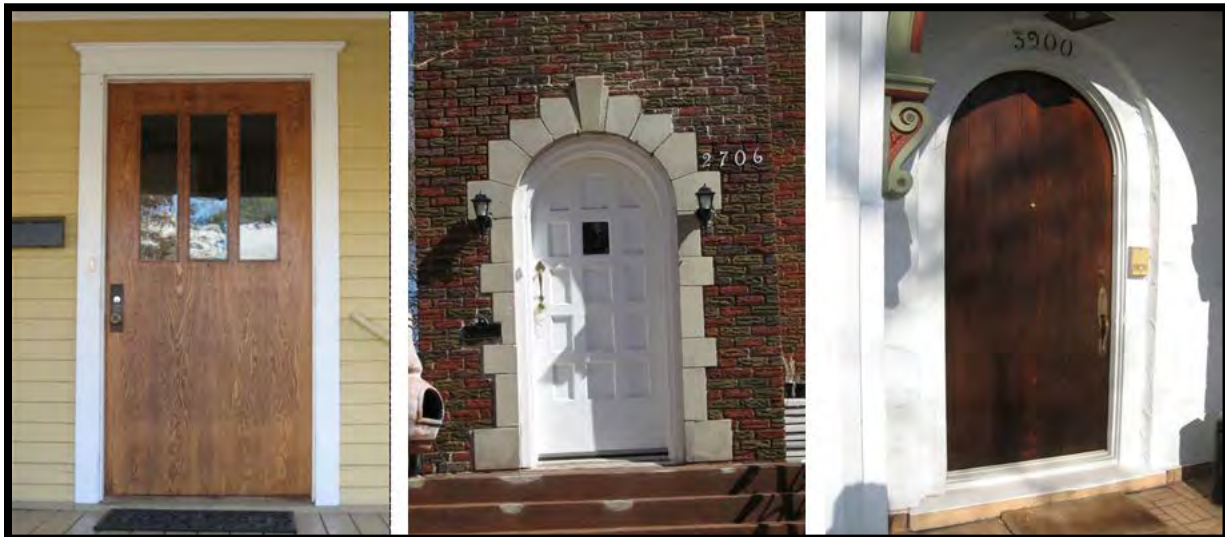


FIGURE 28: CHARACTER-DEFINING DOORS: CRAFTSMAN STYLE, LEFT; ARCHED TUDOR REVIVAL STYLE, CENTER; ARCHED SPANISH COLONIAL REVIVAL STYLE, RIGHT.

3.5.3: Repair original or historic doors instead of replacing them. Properly maintained, they will have greatly extended service lives while contributing to the historic character of the building.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.5.4: The design of replacement doors shall be based on historic documentation, if available, and shall reflect the style and period of the building. Replacement doors shall be compatible with historic doors in proportion, shape, location, pattern, size, materials and details.

3.5.5: Preserve existing historic door openings, do not enlarge or diminish to fit stock door sizes.

3.5.6: Unless documentation is provided to demonstrate other materials were historically used on a building, primary (usually the front door) entrance doors shall be wood.

3.5.7: New door openings at back elevations are permitted and shall minimize damage to the original design of the building and character-defining features.

3.5.8: New door openings in the front façade of a primary building are not permitted.

3.5.9: New door openings on side elevations may be permitted only in the back 30 percent of the length of the side elevation and are not permitted on the street-facing side elevation of corner properties.

3.5.10: If new openings are necessary due to code requirements or other reasons, they may be considered under unique circumstances and must be compatible with existing door openings in proportion, shape, location, pattern, size and material.

3.5.11: Alternative materials for doors and door frames such as composite wood and aluminum clad wood, may be considered for side and back door locations.

3.5.12: Security bars on doors must not be visible.

STORM AND SCREEN DOORS

3.5.13: A storm or screen door visible from the public right-of-way shall be limited to one intermediate rail.

3.5.14: Storm or screen doors shall be stained or painted. It is customary for the color of the storm or screen door to match the color of the primary door or the color of the surrounding door trim.

3.5.15: Storm or screen doors not visible from the public right-of-way may have transparent glass or screen portions that are less than 65 percent of the total exterior face area of the door.

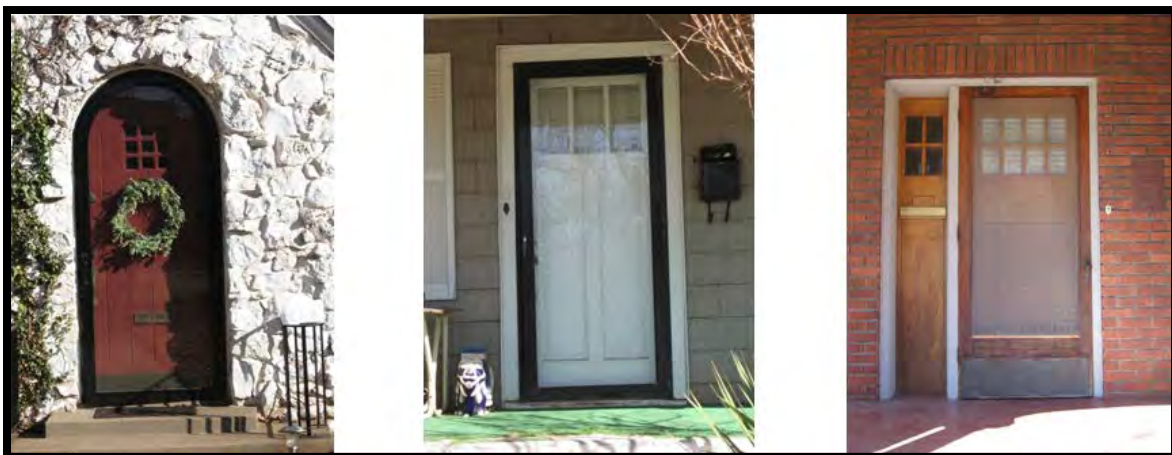


FIGURE 29: A STORM DOOR ADDED ON FRONT FAÇADES SHOULD BE A FULL-VIEW DESIGN AND FIT THE DOOR OPENING.

3.5.16: Preserve original or historic screen doors. If these are removed to allow the installation of storm doors, it is strongly encouraged that these be retained for possible future use.

3.5.17: A new wood screen door may be installed to replace an existing or historic wood screen door in which case it shall match the design, detail and finish of the existing or historic wood screen door.

3.5.18: A new wood screen door may be installed where no wood screen door has previously existed.

3.5.19: A new wood screen door shall be compatible with the historic character of the building and differentiated so as to not present a false historical appearance.

3.5.20: A new screen door shall maximize the view of the existing door, while not damaging or obscuring the door and frame of the opening it is intended to protect.

3.5.21: The stiles and rails of a screen door shall be equal to or less than the width of the stiles and rails of the existing door.

3.5.22: For an existing door with no discernible stiles or rails the screen area of a proposed screen door shall be equal to or greater than 65 percent of the total exterior face area of the proposed screen door.

3.5.23: A screen door may be removed to allow the installation of a storm door. It is strongly encouraged that a historic screen door be retained for possible future reuse at the same location.

3.5.24: Storm doors must have full glazed panels (clear glass) to maximize the view of the existing door, while not damaging or obscuring the door and frame. Ensure storm doors have good weather-stripping.

3.5.25: A storm door shall maximize the view of the existing door, while not damaging or obscuring the door or frame of the opening that it is intended to protect.

3.5.26: The stiles and rails of a storm door shall be equal to or less than the width of the stiles and rails of the existing door.

3.5.27: For an existing door with no discernible stiles or rails the glass area of a proposed storm door shall be equal to or greater than 65 percent of the total exterior face area of the proposed storm door.

3.5.28: The transparent area of a storm door may accommodate a glass panel or screen panel.

3.5.29: Installation of full-view storm doors are encouraged for improved energy efficiency while maintaining view of the historic character-defining entrance door.

3.6 WINDOWS, SHUTTERS AND AWNINGS

POLICY: Windows and shutters are important character-defining features of a building and originals should be retained and kept in good repair. Awnings may be an intended permanent character-defining feature, such as wood-framed and finished with roof shingles to match the rest of the building, or temporary, such as contemporary fabric awnings with aluminum frames.



FIGURE 30: ORIGINAL WINDOWS HELP DEFINE THE ARCHITECTURAL STYLE AND CHARACTER OF A BUILDING.

DESIGN JUSTIFICATION: The proportion, shape, location, positioning, pattern and size of windows contribute significantly to the historic character of a building and help convey the architectural style and period of the building. Their design, details and craftsmanship make them worthy of preservation. The presence or absence of shutters and awnings are significant to the visual character of a building.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.6.1: Regular maintenance and weather-stripping of historic windows ensures their preservation and improves the energy efficiency of a building.

3.6.2: Retain and preserve original or historic windows. Preserve and maintain historic window framing and number and configuration of glass panes.

3.6.3: Make repairs to an existing window rather than replacing the entire window unit, including replacement in-kind of parts that are deteriorated beyond repair. Ordinary maintenance and repair is limited to less than 50 percent replacement of the window's components and parts including frames and sashes.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.6.4: The application of ultraviolet (UV) film to window glazing is the least costly option for reducing heat gain from sunlight and may be an acceptable addition to window glass. UV filters can have a service life of ten or

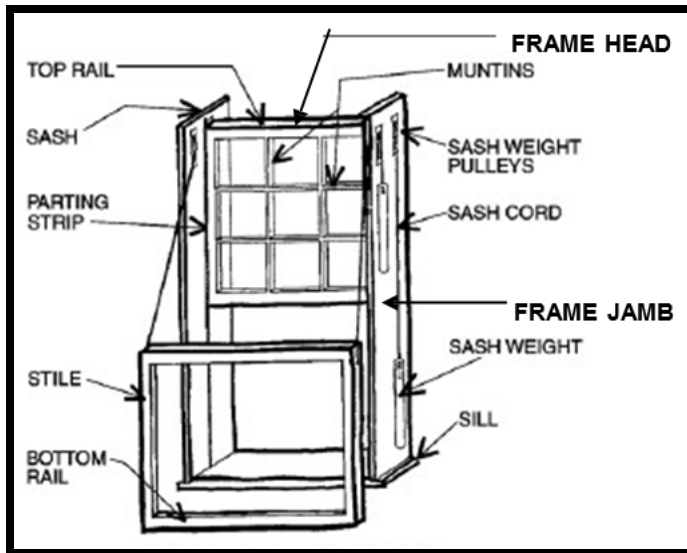


FIGURE 31: WINDOW COMPONENT TERMINOLOGY

more years; when replacement of the film is required, great care must be taken to not damage historic glass and framing.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

3.6.5: Original or historic windows that are more than 50 percent deteriorated beyond repair may be replaced in-kind.

3.6.6: New window openings may be allowed on the back façade or the back 30 percent of the side elevations. New windows must be compatible with historic or existing windows in proportion, shape, location, pattern, size, materials and details.

3.6.7: If an original opening is presently blocked, consider reopening it. The replacement of non-historic incompatible windows with windows that are more historically appropriate is encouraged.

3.6.8: When window replacement is necessary, do so within the existing historic opening. Use the same frame size to avoid filling in or enlarging the original opening.

3.6.9: If original or historic windows can be demonstrated to be deteriorated beyond repair and must be replaced, new windows shall match all of the characteristics of the historic window, including muntin pattern and profile.

3.6.10: New windows made of aluminum-clad wood with enameled finish may be appropriate as replacements for historic wood windows since these may have acceptable sustainable qualities and closely resemble a painted finish.

3.6.11: Vinyl is not an environmentally sustainable material, and the installation of vinyl-clad wood windows or entirely vinyl framed windows is not appropriate and will not be approved for the historic districts.

3.6.12: Thermal pane (also known as insulated glazing) windows are acceptable as replacement windows when the historic windows in a building have been previously removed. When used, thermal pane windows must have true divided lights or a combination of surface-applied interior/exterior muntins and muntins sandwiched between layers of glass that replicates a true muntin.

3.6.13: A thermal pane window may be appropriate for replacement of a historic wood or metal window when the existing window frame and sash parts are more than 50 percent deteriorated beyond repair. To replace a historic window with a new unit, a window survey, including a photograph of the interior and exterior of the unit,

must be provided to substantiate the condition of the window. Historic windows visible from the public right-of-way must be retained and repaired or replaced in-kind, including replication of muntin pattern and profile.

3.6.14: Fanlights and sidelights at entrances can be retrofitted for improved thermal performance. Because these features are at eye level, the integration of films, new glazing or panels should be carefully detailed.

3.6.15: Muntins sandwiched between layers of glass, snap-on muntins, and surface-applied muntins are not appropriate and shall not be used. True muntins or a combination of surface-applied interior/exterior muntins and muntins sandwiched between layers of glass that replicates a true muntin are appropriate.

3.6.16: Clear glass shall be used in all windows.

3.6.17: Reflective, tinted, patterned or sandblasted glass are not permitted in windows, except that special glass, for example, patterned, leaded or colored glass, can be used in transoms and sidelights when appropriate as established by the architectural style and the specific history of the building for which the special glass is proposed.

3.6.18: A new window may have a low emissivity coating applied to clear glass provided that the visible light transmittance is not less than .74 and the overall reflectance is not more than 17 percent.

3.6.19: Security bars must be installed only on the interior of windows.

3.6.20: If an interior dropped ceiling is lower than the top of the window, the ceiling must be stepped back from the window to not obscure the top of the window from outside view.

STORM WINDOWS

Many styles of storm windows are available to improve the thermal performance of existing windows. Exterior storm windows are thermally efficient, cost-effective, reversible, and allow the retention of original or historic windows. Storm window frames should align with the existing window frames.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.6.21: Existing storm windows should be regularly maintained and painted as needed.

3.6.22: If metal storm windows are installed, paint to blend with surrounding elements (typically the window frame and sashes) to create minimal visual impact. The visual impact of storm windows may be minimized by selecting colors that match existing trim color and window styles.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.6.23: Storm window frames must have a narrow perimeter framing that conforms to the primary window opening.



FIGURE 32: STEEL CASEMENT WINDOWS MAY BE REPLACED IN-KIND, IF NECESSARY.

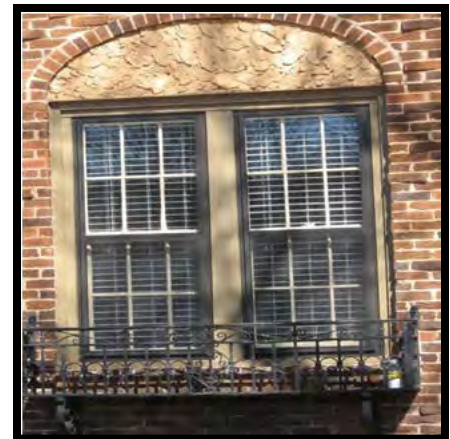


FIGURE 33: STORM WINDOWS SHOULD BE FULL-VIEW DESIGN OR HAVE STRUCTURAL FRAMEWORK ALIGN WITH WINDOW MEETING RAIL (PICTURED).

3.6.24: Do not use unfinished or clear anodized aluminum frames storm windows. If these are already on a house, consider painting these to complement or match the window color.

3.6.25: Storm windows may have an integral screen component.

3.6.26: Interior storm windows are encouraged.

SCREENED WINDOWS

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.6.27: Most historic houses originally had window screens to allow ventilation, keep out insects, and provide a minimal amount of security.

3.6.28: Historic window screens had a wood frame with inset wire screening that could be removed and replaced when damaged.

3.6.29: Historic screen windows should be preserved. If they are removed to allow the installation of storm windows, it is strongly encouraged the original screen windows be retained for possible future reuse.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.6.30: New screen windows frames must be of wood and must match the profile, size and design of the historic frame or typical window screen frames in the historic district. New screens shall be of a color, material and screen size that they are still transparent enough for the window behind them to be visible from the public right-of-way.

SHUTTERS

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.6.31: Historic shutters should be preserved and maintained.

3.6.32: Shutters on historic buildings may have been functional and decorative in design. Operable shutters could be closed during summer days to reduce light and heat. New shutters may be functional, decorative or both.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.6.33: Shutters are only permitted where they existed historically, and where they are appropriate to the style and character of the house. Inappropriate shutters are encouraged to be removed.

3.6.34: Shutters must be half the width of the window and mounted to be or appear operational. Plastic shutters are not permitted.



FIGURE 34: SHUTTERS SHOULD FIT THE SHAPE AND SIZE OF EACH INDIVIDUAL WINDOW.

AWNINGS

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.6.35: Awnings on windows and doors provide shade and help reduce heat gain and the need to lower the thermostat setting on hot days.

3.6.36: Retractable awnings allow sunlight into windows for passive heat gain during the winter. Un-retractable awnings can provide a wind break during the winter and reduce air infiltration through windows and doors.

3.6.37: Maintain and preserve historic awnings that contribute to the historic character of a building and help reduce energy use.

3.6.38: Retain and preserve the material integrity of existing historic awnings, which can be wood, metal or fabric with wood or metal frames.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.6.39: Awnings shall be placed so as to avoid obscuring details of a building façade.

3.6.40: New awnings installed at a property where awnings have not been documented before must be made of canvas or other fabric material on a metal frame, and may be fixed, retractable or operable.

3.6.41: New wood awnings may be installed provided that documentation regarding their use historically at the property or in the district is presented and their use is consistent with the style of and location on the building for which they are proposed.

3.6.42: Plastic awnings are not permitted.

3.6.43: Metal awnings may be used if the size, color and design are compatible with the district and architectural style of the building.

3.6.44: Generally inappropriate, plastic or metal awnings that existed prior to a district or property being zoned HP or HL may remain and shall be kept in good repair. Inappropriate awnings that are not kept in good repair shall be removed in their entirety.

3.6.45: Fabric or canvas awnings must be a "drop-front" or "shed" style, except at arched window openings.

3.6.46: Consider the longevity of the fabric selected for awnings. Woven acrylic fiber awnings can withstand 25 mph winds and usually last 8-12 years, compared with 5-6 years for polyester or vinyl awnings.

3.6.47: Awnings shall not be continuous across a façade, but rather relate to each window or bay. Awnings should most often be located over individual windows or paired windows.



FIGURE 35: APPROPRIATELY SIZED AND PLACED AWNINGS.

3.7 ROOFS

POLICY: Retain original roof shape, details and materials when possible. When replacing roofing materials, consider the energy used in their manufacture and transportation, the reflectivity of the material and whether the material derives from a renewable or recyclable resource.

DESIGN JUSTIFICATION: By their shape, features, materials and details, roofs contribute significantly to the historic character of residential and multi-family buildings. Historic roof materials are usually related to the architectural age and style of the main building. Through variations in line, pitch and overhang, a historic roof can also reveal changes and additions to historic buildings over time. Chimneys, dormers and other roof features add to the diversity and character of historic buildings.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.7.1: Preventative maintenance is the key to prevent roof damage. Inspect roofs regularly for normal wear and damage from storms or wind. Inspect flashing at roofing, gutters and chimneys annually. Repair leaks promptly in roofs to prevent wall and interior damage. Clean and repair gutters and downspouts to prevent water damage to fascia, soffits and walls.

3.7.2: Maintain roof and roof elements, thereby preserving the historic building.

3.7.3: Preserve the original shape, line, pitch and overhang of historic roofs, as well as architectural features such as dormers, chimneys and turrets.

3.7.4: Retain, preserve and keep in good repair distinctive features such as open eaves with exposed rafters and angled, decorative or plain rafter tails, flared eaves or decorative purlins, ridge cresting and brackets. Preserve flat roofs and parapets.

3.7.5: Integral gutters (those built-in to the edge of the roof, usually metal lined wood) should be maintained. Doing so will alleviate the need for new hanging gutters that may obscure roof edge details.

3.7.6: Flat roofs with parapets shall be preserved. Flat roofs not visible from the public right-of-way or concealed by parapets, may be replaced with membrane materials recommended for such applications.

3.7.7: Repairs to flashing must be copper or other metal with a finish to match the roof color. Unfinished, galvanized metal flashing shall not be used.

3.7.8: Retain eave features such as exposed rafters and brackets.

3.7.9: Replacement of non-historic composition roofing material with architectural grade composition shingles, regardless of color or pattern, is not subject to review and does not require a Certificate of Appropriateness (for repair, replacement or installation of historic roofing materials, see Administrative Review).

3.7.10: Replacement in-kind of existing, non-historic roof features such as gutters, downspouts and turbines that



FIGURE 36: PRESERVE ORIGINAL ROOF FEATURES, SUCH AS EXPOSED RAFTER TAILS, RIDGE TILES AND SUPPORT BRACKETS.

meet the Guidelines for materials and location is not subject to review and does not require a Certificate of Appropriateness (for repair, replacement or installation of historic roof features, see Administrative Review).

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.7.11: Historic roof materials shall be retained and preserved. If historic materials are deteriorated beyond repair, then replacement materials shall match the historic materials in all visual and compositional aspects except that architectural grade composition shingles may be used to replace wood shakes or wood shingles.

3.7.12: Decorative cut wood shingles shall only be installed in areas of the roof or exterior walls when consistent with physical or photographic evidence of having been used at the proposed locations on the building.

3.7.13: For ventilation of attic heat, roof vents should be located out of view on back sloping roofs. Vents are encouraged to help improve the energy efficiency of the building and may be more appropriately accommodated using compatible attic wall louvered vents. If the building roof does not have a back sloping roof and attic walls for ventilation louvers are not available, then side roof ventilation may be considered on the least visible side locations from the public right-of-way. Low-profile ridge vents may be used.

3.7.14: New roof features such as roof ventilators, antennas, satellite dishes and skylights may be installed, but must be located on back slopes and not visible from the public right-of-way. Solar panels and solar shingles may also be installed on back roof slopes as long as they are not visible from the public right-of-way.

3.7.15: Metal roofs were not widely used in Oklahoma City historic districts and their installation is not appropriate unless it can be historically documented at a given building. New metal roofs shall match the details of the historic metal roof they replace.

3.7.16: When large-scale replacement of roof materials other than asphalt shingles is required, historic fabric (such as slate, tile, metal shingles) that retains its integrity must be salvaged, and installed on prominent areas of the roof that are visible from the public right-of-way. Use of new, appropriate materials should be used on roof areas that are unobtrusive, and are less visible from the public right-of-way, for example back elevation locations.

3.7.17: New dormers, if needed to make attic space usable, must be located only on non-primary façades. It is not appropriate to locate new features on front or street-facing elevations such as on corner lots.

WOOD SHINGLES

3.7.18: Faux wood shingles (for example composition shingles) of a weathered wood color may be used to replace real wood shingles, if consistent with the original wood shingles in texture, dimensions, design, pattern and color and relative light reflectance. Modern wood shake roofing products do not match historic wood shingles and therefore are not permitted as replacements for wood shingles.

3.7.19: Replacing historic wood shingles with #1 cedar shingles is appropriate. When used, the surface texture should be smooth, sawn-cut rather than the linear texture resulting from the hand-split process typical of shakes.

3.7.20: Shingles should be laid in a horizontal row with the bottom edge either in alignment with the adjacent shingle or staggered to match the historic condition. Decorative cut wood shingles may be installed only in areas of the roof or walls where documentation indicates their historic presence.

GUTTERS, DOWNSPOUTS AND FLASHINGS

3.7.21: Flashing shall be copper or other metal finished to match the roof color. Unfinished galvanized metal flashing shall not be used.

3.7.22: Gutters and downspouts may be installed and shall be unfinished copper or painted or powder finished metal unless physical or photographic evidence demonstrates historical use of alternative materials or finish for the specific building.

3.7.23: Exposed galvanized metal or non-painted gutters and downspouts are not permitted.

3.7.24: New gutters shall be painted or powder finished to match the fascia color of the building unless copper is used. New downspouts shall be painted or powder finished to match the building or the building trim unless copper is used.

3.7.25: Copper gutters and down spouts may be installed when appropriate for the style of the building. Historical gutter shapes shall only be used when consistent with historical physical or photographic evidence of their use at the specific building.

3.7.26: The original shape, line, pitch and overhang of historic roofs are significant to the overall character of the building and must be retained.

3.8 FOUNDATIONS

POLICY: Visible foundation walls and decorative features may be character-defining and should be retained and preserved. Do not cover, conceal or obscure foundations.

DESIGN JUSTIFICATION: The foundation ties the historic building to its site and foundation materials reflect building trends and help convey the architectural style and period of the building.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.8.1: The preservation and maintenance of foundations ensures the stability and preservation of a building.

3.8.2: Preserve the height, materials, features and details of a visible foundation wall including components such as vents and grilles, lattice skirting, and steps.

3.8.3: Occasionally the foundation of a historic building may require adjustment by the installation of piers or jacks for leveling. If the result is no visible change to the exterior appearance of the historic building, then review is not required.

3.8.4: Downspouts, if present, should direct water away from foundations to prevent water and moisture damage.



FIGURE 37: PRESERVE ORIGINAL FOUNDATIONS AS CHARACTER -DEFINING ELEMENTS OF THE BUILDING.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.8.5: Skirting at residential buildings must be appropriate to the building style and age. Lattice that is framed may be an appropriate skirting material.

3.8.6: Foundations should be vented to control moisture underneath the building. Moisture encourages rot and attracts termites. Seasonally adjusted vents can help improve the overall energy efficiency of the building.

3.8.7: The design of new or replacement vents should be compatible with the age and style of the building.

3.8.8: Poor site drainage can result in moisture or water collecting under a building and having an adverse effect on the building foundation. Sites should be minimally regraded so water drains away from the building and does not pool near it.

3.9 ACCESSORY BUILDINGS AND GARAGES

POLICY: Accessory buildings in historic districts may include a wide variety of building types, such as secondary dwellings, carriage houses, garages and sheds. Accessory buildings original to a property or added prior to the past 40 years may have gained historic significance and should be preserved and maintained.

DESIGN JUSTIFICATION: The primary materials used at historic garage structures were most often wood siding (either horizontal or vertical) or brick that matched the main house, with metal or wood shingle roofs. Some structures were higher style and matched stonework of the primary building. Accessory structures may have had gabled, hip, low sloping shed roofs or other roof styles. Traditionally, accessory buildings, especially garages, were important elements of a property and were often designed to be simpler and compliment the associated main buildings.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.9.1: Retain and preserve accessory buildings that contribute to the overall historic character of the primary building on the site and in the district including their components, materials, details and features; thereby enhancing the historic character of a property and sustaining the embodied energy of such structures.

3.9.2: Repairs to an accessory building must be made with historic materials such as stone, brick, wood and other materials used on the original structure. Ordinary maintenance and repair, which does not require review, shall be less than 50 percent of a material, component or feature on any one side of a structure.

3.9.3: Garage doors should typically be painted to match the color of the garage. In garages that are “high style”, it may be appropriate to use the color of the garage doors as a complementary or accent color to the overall color scheme. Ideally, color schemes should be verified (if possible) with historic photographs.

3.9.4: Garage door openers may be added to new or existing garage doors.

3.9.5: Pre-fabricated buildings (such as garden sheds) that are less than six feet in height may be located in back yards and may be located no closer than three feet to a side or back property line. Acceptable exterior materials include those listed in this chapter, “2.1 Maintenance, Preservation and Rehabilitation of Exterior Building Materials,” as well as plastic pre-fabricated panels. Metal siding is not acceptable for such buildings.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.9.6: Locate ramps, railings or other accessibility-related installations on the back or side elevation of an accessory building and in an unobtrusive location. If locating a ramp on the primary façade of an accessory building is necessary, the ramp and railing must be installed in a way that does not damage the historic fabric and is as unobtrusive as possible.

3.9.7: Spacing and sizes of new window and door openings in a garage or other accessory building must be compatible with the existing accessory building and similar to their historic counterparts within the property, streetscape or district, as must the proportion of window to wall space, without necessarily duplicating them.

3.9.8: Windows at accessory buildings, including those in pedestrian and vehicle doors, shall meet the requirements and recommendations of the section of this chapter for “Windows, Shutters and Awnings.”

3.9.9: If it is necessary to replace the existing doors or other deteriorated or missing elements or details at a garage or other accessory structure, replace with a design based on accurate historical documentation. A new design that is compatible in style, form, scale, size, placement and finish with the primary structure or other historic garages and accessory buildings in the district may be used when no physical or photographic documentation exists otherwise.

3.9.10: New garage pedestrian doors may be solid wood with wood frames or alternate door and door frame materials such as composite wood or aluminum clad wood for locations that are not visible from the public right-of-way. Otherwise pedestrian doors and frames shall be solid wood.

3.9.11: New garage vehicle doors may be solid wood, wood veneer with a concealed metal frame, or composite materials including fiberglass or wood fiber (85 percent minimum wood fiber content). Doors should first match the historic design. When the historic design is unknown, then the doors should match the design of other historic garage doors used in the respective district. A paneled design may be appropriate.

3.9.12: Texture of replacement garage door material shall match the original or historic garage door texture or resemble smooth cut wood when the original garage door texture is not known.

3.9.13: When replacement of doors at an architecturally significant or 'high style' garage is necessary, new doors must match the design and material of the original or historic doors. When the original or historic door design is unknown, the new doors shall be compatible with the design and style of the garage or accessory building.

3.10 SIGNS

POLICY: Signs must be in accordance with the Capitol-Medical Center Improvement and Zoning Commission's sign regulations, have good visibility and legibility, and be of appropriate materials and design for the property and district for which they are proposed.

DESIGN JUSTIFICATION: Permanent signs may not have been traditionally used in a particular district; therefore, new signs should be of limited size and made of appropriate materials for the property and district in which they occur. Placing signs in areas where they would not have been used historically may detract from the property and district.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.10.1: Sign design and placement must comply with Zoning Commission sign regulations.

3.10.2: Signs shall not obscure historic building features such as cornices, gables, porches, balconies or other decorative, architectural building elements.

3.10.3: Signs placed on the exterior of buildings must be constructed of painted wood or metal.

3.10.4: Sign lighting may be incandescent bulbs on the sign or gooseneck front lighting fixtures appropriate to the style and age of the building. Use internal illumination for letters, not background.

3.10.5: Roof, off premise, flashing and plastic backlit signs may not be used unless documentation is available to demonstrate that such was used historically.

3.10.6: Use the building's architectural style and detail to enrich the meaning of a sign's content.

Locate signs so that they relate to and do not compete with architectural features of the building.

3.10.7: Small scale neon signs may be used inside storefront windows; larger neon signs may be appropriate on buildings used for theatrical or entertainment purposes.

3.10.8: Small-scaled painted window signs are historically appropriate when they do not obscure views to merchandise and other window displays.

3.10.9: In general, signs must be small and limited to one per building including those with multiple commercial tenants. Content and design of a sign for such an instance must be coordinated.

3.10.10: Appropriately scaled and placed signs applied to a building or free-standing monument-style signs in front yard areas are appropriate sign types for multi-family properties and should minimize visual interference with the significant features of a property.

3.11 LIGHTING

POLICY: Retain original or historic light fixtures whenever possible. If replacement is required, select appropriate styles, based on the architectural style of the building.

DESIGN JUSTIFICATION: Original and historic light fixtures help convey a building's style and add to overall historic character.

MAINTENANCE ACTIONS THAT DO NOT REQUIRE REVIEW:

3.11.1: The design and materials of lighting fixtures on buildings must be compatible with the historic character of the area and match the style and period of the building.

3.11.2: Refer to “Landscape Elements” in the Site and Landscape Considerations chapter in these Guidelines and Standards for site lighting.

3.11.3: Historic light fixtures should be retained and maintained.

3.11.4: Regular maintenance and minor repair of original light fixtures is recommended.

3.11.5: The electrical components of historic fixtures may be replaced or modified to preserve the fixture and enhance its energy efficiency.

3.11.6: Deteriorated or damaged historic light fixtures should be repaired using methods that allow them to retain

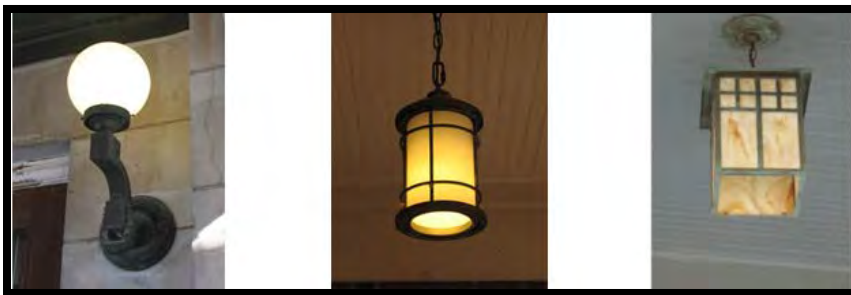


FIGURE 38: EXAMPLES OF APPROPRIATE STYLES FOR HISTORIC LIGHT REPLACEMENT.

their historic appearance.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

3.11.7: Replace missing or severely damaged historic light fixtures with fixtures that replicate the original or other appropriate fixtures that closely match the appearance and materials of the original.

3.11.8: If a compatible replacement fixture cannot be located, then a modern design with modest detailing that is compatible with the architecture of the building may be used.

3.11.9: If new light fixtures are needed where they previously did not exist, the new fixtures should be unobtrusive, conceal the light source and direct light toward the building.

CHAPTER 4: NEW CONSTRUCTION AND ADDITIONS TO EXISTING BUILDINGS

4.1 GENERAL REQUIREMENTS FOR NEW CONSTRUCTION AND ADDITIONS

POLICY: New construction and additions should not destroy historic materials or general features that characterize a historic building, property or district. New work should be differentiated from existing, historic structures and protect the historic integrity of the property and the historic district. Additions to historic structures should be done so that the historic character of the structure is retained and, if removed in the future, the essential form and integrity of the original structure and site would be unimpaired.

DESIGN JUSTIFICATION: New construction and its integration with an existing building, property or district should be compatible with surrounding existing historic architecture. Compatibility may include the size, shape, massing and materials of new construction. The relationship of new construction form to the historic context in which it is located is critical for maintaining visual character of a historic building, property or district.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

4.1.1: New construction, which may include a new, stand-alone primary or accessory building, a new garage, an addition to an existing building or a substantial renovation to an existing building, should be designed to take into consideration energy efficiency, site suitability, water conservation and other environmental considerations (see Appendix C).

4.1.2: Significant alteration of the topography of a property through extensive grading, removal or alteration of rolled terraces and similar character-defining features, filling or excavating, is not permitted.

4.1.3: Refer to Chapter 3, “Alterations to Building Fabric and Components of Historic Building,” for items, components, features or materials planned for new construction or additions that may not be addressed by this chapter.

4.2 STAND-ALONE NEW CONSTRUCTION

POLICY: New stand-alone construction should complement and not detract from the overall historic character of the historic property or district.

DESIGN JUSTIFICATION: The way in which existing and new buildings relate is important in maintaining the overall historic character of a historic property and district. Architectural design directly affects the integrity of the property and district as a whole. For this reason, new, stand-alone buildings should maintain the continuity of the character of a historic property and district.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

4.2.1: New buildings must follow historic setback patterns of the street on which they are located.

4.2.2: New stand-alone and infill buildings should be consistent with historical patterns of development for the property, block and district.

4.2.3: Construction of stand-alone and infill buildings should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to adjacent or nearby buildings and streetscapes.

4.2.4: New buildings must fill the same proportion of lot area as other buildings on the streetscape. The pattern created by spaces between buildings should be continued.

4.2.5: New construction must respect the architectural integrity and context of surrounding buildings. Existing adjacent historic structures and streetscapes should be taken into consideration before designing new

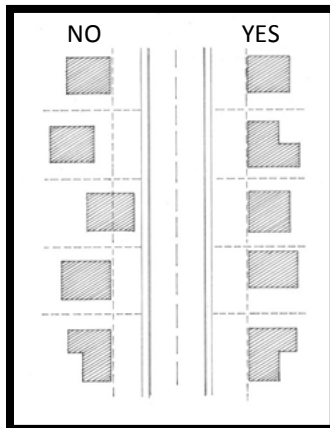


FIGURE 39: APPROPRIATE SETBACKS MAINTAIN THE CHARACTER OF THE BLOCK.

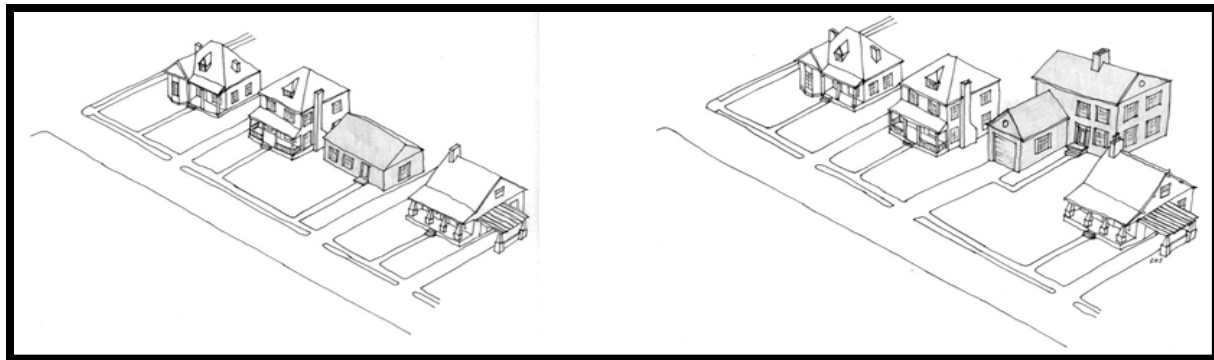
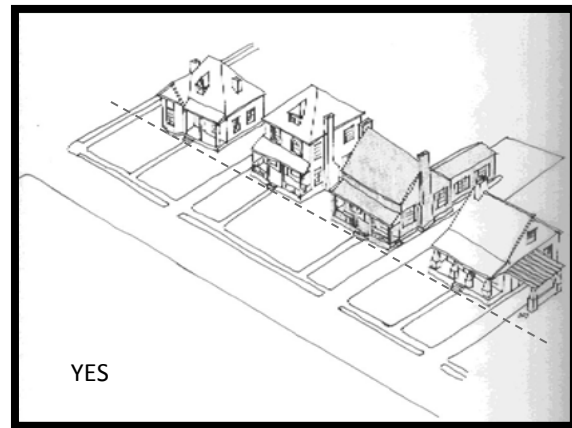


FIGURE 29: EXAMPLES OF INAPPROPRIATE MASSING, SIZE, PROPORTION AND SCALE.

construction. Incorporating existing architectural features with new design elements can add interest and enhance the compatibility of the new building in the district or other new infill buildings on a property.

4.2.6: The height of new buildings should relate to the heights, roof forms and cornice lines of adjacent structures and to those of other buildings on the streetscape. The height of new buildings should conform to the following unless historical development patterns are documented otherwise:

4.2.6.1: In streetscapes with uniform building heights, new buildings should match this height. For example, on a streetscape of all one-story residential structures, any new building should also be one story in height.

4.2.6.2: In streetscapes with varied building heights, the height of new buildings should align with the existing buildings on the streetscape, with particular attention paid to the predominant height of the adjacent structures and other structures on the streetscape.

4.2.6.3: The floor-to-floor heights of new buildings should closely align with the floor-to-floor heights of the adjacent or nearby historic structures.

4.2.6.4: The height of porches of new buildings should closely align with the porch heights of the historic buildings on the same streetscape, with particular attention paid to porch heights of adjacent structures.

4.2.7: The design of new construction should be compatible with historic styles within the district yet not imitate them so as to provide distinction between the historic buildings and new construction.

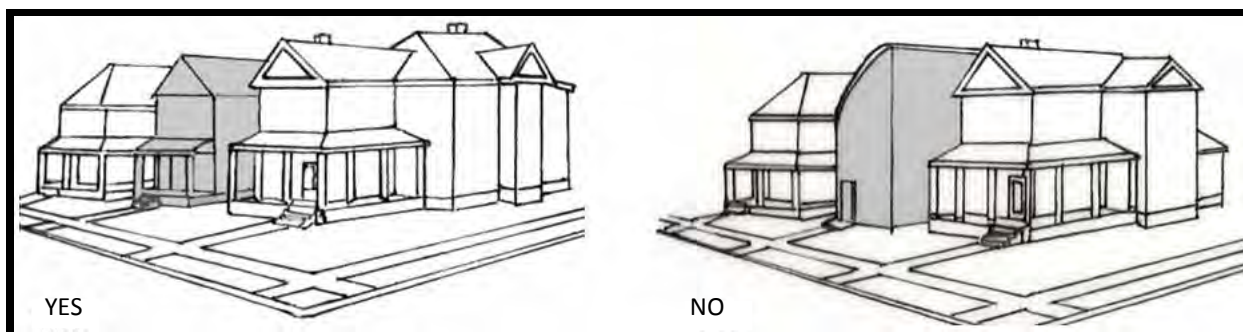


FIGURE 40: NEW CONSTRUCTION SHOULD BE CONSISTENT WITH THE PREDOMINANT SHAPES AND ROOF FORMS ON THE BLOCK WHERE THE NEW BUILDING IS LOCATED.

4.2.8: In new construction, the use of materials similar to those of the adjacent historic structures is encouraged. Actual replication of these materials is discouraged. This approach ensures the design compatibility of the historic structures while clearly differentiating between old and new.

4.2.9: Similar shapes that are repeated in many buildings within a streetscape are encouraged to be incorporated in the design of a new residential building. Replication of historic detailing is discouraged; however, the repetition of similar shapes and elements can help provide continuity and enhance compatibility between new and old structures.

4.2.10: Spacing and size of window and door openings must be similar to their historic counterparts within the streetscape or district, or be typical of structures of the same type, age and location. The proportion of window to wall space should also be similar to their historic counterparts without duplicating them.

4.2.11: Ramps or other accessibility-related installations should be located on the back or side elevation of the new construction and in as unobtrusive a location as possible. If locating a ramp on the primary façade is required, it should be installed in a way that is as unobtrusive as possible and blends with the adjacent historic properties.

4.2.12: Only when a previously demolished historic building can be accurately replicated may a reproduction be considered at that site.

4.2.13: Façades of new construction facing an alley may be simplified and secondary in design to that of primary façades. The same materials should be used for alley facing building elevations as those of the primary façade, unless this varies from the typical historic condition within the district.

4.3 BUILDING ADDITIONS

POLICY: Additions should complement and not detract from the overall historic character of the district.

DESIGN JUSTIFICATION: The way in which a historic building and an addition to it relate is important in protecting the integrity of the historic property and district. An addition directly affects the integrity of the building as a whole. Building additions should not detract from the historic character of the historic building or district.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

4.3.1: Additions must be compatible in design, proportion, size, texture, color, and detail to adjacent buildings and streetscapes, and should be appropriate to the architectural style of the existing building. The incorporation of existing architectural features with new design elements can contribute added interest and compatibility.

4.3.2: New additions must be planned so that they are constructed to the back of the property or on a non-character-defining elevation preferably not visible from the public right-of-way. Character-defining features of buildings should not be radically changed, obscured, damaged or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.

FIGURE 41: EXAMPLES OF ACCEPTABLE AND UNACCEPTABLE ADDITION LOCATIONS.



4.3.3: It is not appropriate to alter the overall character of historic districts by substantially reducing the ratio of open space to built space on any site through new construction, additions or introduction of surface paving or other hardscape feature.

4.3.4: New additions shall not exceed 50 percent of the square footage of the footprint of the existing historic structure (enclosed space only), or 750 square feet, whichever is larger, and shall be no taller, no wider, and no deeper than the existing historic structure.

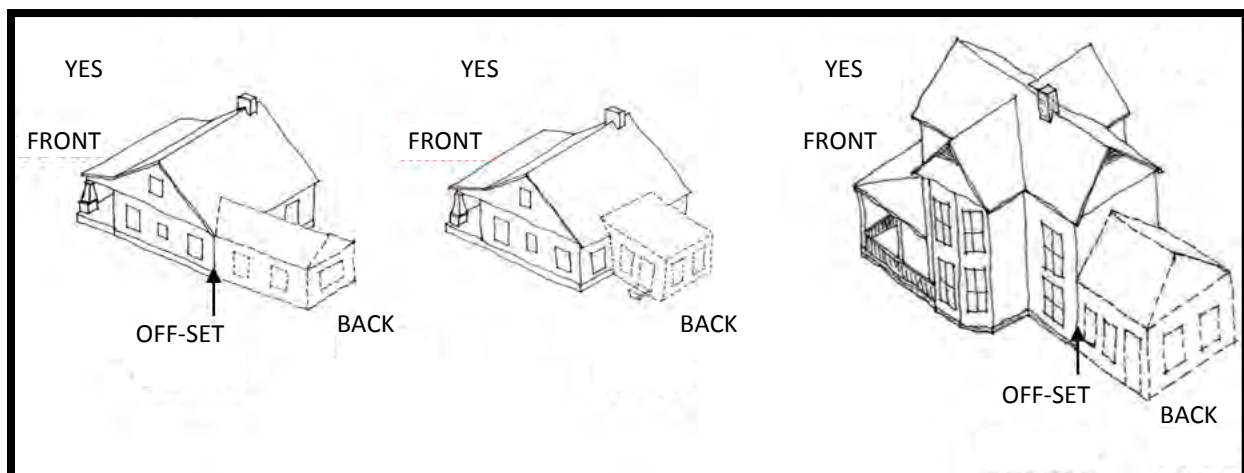


FIGURE 42: ADDITIONS SHOULD BE LOCATED ON THE BACK ELEVATION AND SHOULD COMPLEMENT THE ORIGINAL BUILDING IN BOTH SIZE AND SCALE.

4.3.5: Additions to historic or non-historic buildings should relate to and complement the style of the main building, and may relate to the general style of the streetscape.

4.3.6: An addition to a historic building must be designed to be visibly distinguishable from the original historic building.

4.3.7: Additions to historic buildings should be designed so that connections between new construction and historic structures are clearly discernible. A clear definition of the transition between the new addition and the historic structure should be established and maintained.

4.3.8: An addition may be differentiated from the historic building by connecting the two with a modest connector, designed to be as transparent and unobtrusive as possible.

4.3.9: Historic details in the coping, eaves and parapet of the historic building may be continued at the point where the historic structure connects to the addition.

4.3.10: Additions should be clearly secondary to and distinct from the original building. This can be accomplished by providing a clear visual break between the historic building and the addition, by setting the façade of the addition back from that of the historic building, or by constructing a recessed area at the point at which the addition and the historic building join together.

4.3.11: Use of different but compatible materials or different (simplified) detailing is also appropriate to differentiate a new addition from the historic building.

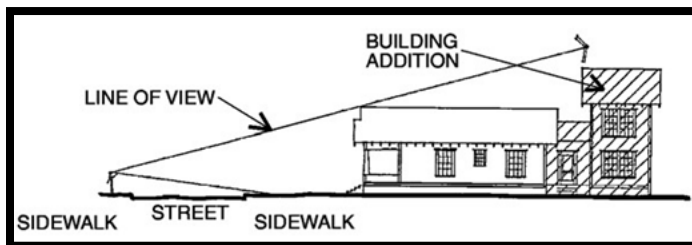


FIGURE 43: VERTICAL ADDITIONS WILL NOT BE VISIBLE TO A PERSON STANDING ACROSS THE STREET FROM THE BUILDING.

4.3.12: The design of a new addition must consider and respect the massing, roof shape, bay spacing, cornice lines and materials of the building to which it is being added.

4.3.13: An addition may be horizontal (added to a side or back elevation) or vertical (a second story added to an existing one-story). However, vertical additions are not permitted at corner lots. While vertical additions are not prohibited at internal lots, it is rare that the other requirements and recommendations of this section can be met.

4.3.14: Vertical additions to buildings must be located so that they are not visible to a person standing at ground level on the opposite side of an adjacent right-of-way. A vertical addition is not permitted at a corner lot because such an addition would be visible from the side street.

4.3.15: Façades of additions facing an alley or rear property line may be simplified and secondary in design to that of façades that are more visible from adjacent properties or the streetscape public right-of-way. The same materials should be used for alley-facing façades as that of the other façades unless this varies from the typical historic condition within the district.

4.3.16: Ramps or other accessibility-related installations should be unobtrusive and located on the back or side elevations. If a ramp is required to be on the primary or highly visible façade of a building or addition, it should be designed to be as unobtrusive as possible.

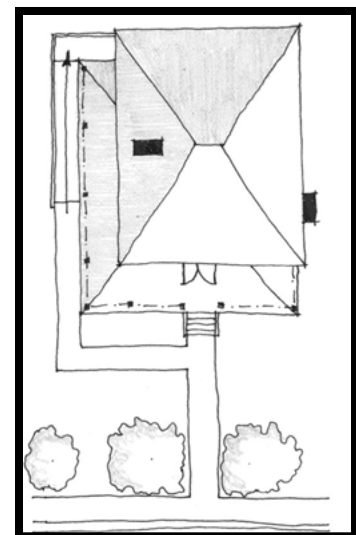


FIGURE 44: ACCESS RAMPS SHOULD BE LOCATED ON REAR OR SIDE ELEVATIONS.

4.6 GARAGES

POLICY: The retention of existing, historic garages is encouraged. A historic garage should be refurbished and modified instead of demolished or replaced to accommodate contemporary lifestyle requirements. New garages are permitted where a house does not have a garage or where a new garage is necessary. As with other accessory buildings, garages should have their own form and should generally appear as secondary structures and not visually overwhelm or compete with the other historic buildings of the property or district.

DESIGN JUSTIFICATION: The way in which a new garage relates to other historic buildings of a property is important in historic districts. A new garage directly affects the integrity of the property as a whole. For this reason, a new garage should not detract from the historic character of the property.

REVIEW NOT REQUIRED:

4.4.1: Garage doors should typically be painted to match the color of the garage. For garages that are “high style” it may be appropriate to use the color of the garage doors as a complementary or accent color to the building color scheme.

4.4.2: Electronic garage door openers may be installed and used.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

4.4.3: Construction of a new or replacement garage should follow the historic setback for a garage on the property or setback patterns of other garages in the streetscape or historic district.

4.4.4: Historic garages in Oklahoma City’s historic districts are predominantly detached, and attached garages are not appropriate unless documentation demonstrates their previous historic existence at the property.

4.4.5: Construction of a replacement garage shall approximate the original configuration, form, massing, style, placement and detail of the former garage as described by photographic or other documentation.

4.4.6: Construction of a replacement garage may reasonably expand beyond the footprint of a historic one- or two-car garage, up to a total footprint of 450 square feet or 5 percent of the lot, whichever is greater, in order to accommodate a standard size parking space for up to two vehicles. Additional factors including the level of visibility of a new garage and the size and massing of surrounding structures may be considered.

4.4.7: Design a new garage to be secondary to that of a property’s main historic building.

4.4.8: When no photographic or other documentation of a previous garage is available, a new garage should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to the primary building and should relate to similar garages within the historic district, as appropriate.

4.4.9: Materials used for a new garage should reflect the property’s historical development and the use and function of the garage. Materials used for the exterior façades of a garage were often different (and less costly) than those used for the primary building.

4.4.10: A garage may be of modest or high-style design to complement a property’s historical development. Often, a new garage should be modest with a simple rectangular plan and form and a low-pitched, gabled or hipped roof. Doors and windows may have little or no ornamentation.

4.4.11: When no photographic or other documentation is available, a new one-story garage should be similar in height to other similar, historic one-story garages in the streetscape and historic district. A new two-story garage should be similar in height to the historic two-story garages of adjacent properties, in the streetscape and of the historic district.

4.4.12: When no photographic or other documentation of a previous historic garage is available, a replacement garage may be two stories tall when the original or historic garage was two stories, or if located in a block where two-story or one and a half story garages are dominant or occur on abutting property. New garages in blocks that contain only one-story garages shall be one-story.

4.4.13: In locations where two-story garages are not allowed, a garage may be one and a half stories as defined in the Municipal Code so long as its design and height approximate the massing of a previous historic garage at the property, or adjacent one-story garages if no documentation of a previous historic garage is available.

GARAGE DOORS, OPENINGS AND DOORS

4.4.14: Spacing and size of window and door openings in a new garage should be consistent with the historical development of the property and similar to their historic counterparts within the streetscape or historic district, as should the proportion of window to wall space.

4.4.15: New garage pedestrian doors may be solid wood with wood frames or alternate door and door frame materials such as composite wood or aluminum clad wood for locations that are not visible from the public right-of-way. Otherwise pedestrian doors and frames shall be solid wood.

4.4.16: New garage vehicle doors may be solid wood, wood veneer with a concealed metal frame, or composite materials including fiberglass or wood fiber (85 percent minimum wood fiber content). Doors should first match the historic design. When the historic design is unknown then the doors should match the design of other historic garage doors used in the respective district. A paneled design may be appropriate.

4.4.17: At double garages, two single garage vehicle doors should be used instead of one larger, double door. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary building and the district.

4.4.18: If a historic garage is to be demolished to allow the construction of a new garage, it is encouraged that the historic doors be salvaged and re-used at the new garage, or if this is not possible, that the historic garage doors be replicated in the new garage design.

4.4.19: Doors at new high style garages should complement the garage in design and materials. The use of paneled wood garage doors or custom garage doors is encouraged at these locations.

4.5 ACCESSORY BUILDINGS

POLICY: Accessory buildings could have been very modest, simple rectangular buildings, such as garages or outbuildings with one large opening for an overhead or sliding garage door, or more ornate, such as a children's playhouse, workshops or carriage houses with materials and details that matched the main building. Garages are addressed separately in the preceding section within this chapter.

The retention of existing, accessory buildings is encouraged. Refurbishment and modifications to historic accessory buildings is preferred to demolition and replacement. New accessory buildings are permitted where necessary, and they should have their own form. However, they should appear as secondary structures and not visually overwhelm or compete with the property's other historic buildings.

DESIGN JUSTIFICATION: The way in which new accessory buildings relate to other historic buildings of a property is important in historic districts. A new accessory building directly affects the integrity of the property as a whole. Therefore, a new accessory building should not detract from the historic character of the property.

REVIEW NOT REQUIRED:

4.5.1: Pre-fabricated storage units, such as garden sheds, less than six feet in height may be located in back yards.

4.5.2: Pre-fabricated units must have a minimum three foot setback from side or back property lines.

4.5.3: Acceptable exterior materials for pre-fabricated units include those listed in the “Exterior Materials at New Construction” section of this chapter.

4.5.4: Plastic pre-fabricated storage units may be used. Metal sided units will require review by the HP Board.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

4.5.5: The appearance and location of a new accessory building should be based on the appearance of the historic accessory building if such existed. Use historic photographs and other documentation, such as Sanborn Fire Insurance maps, for guidance as to size and location of a previous accessory building on the property.

4.5.6: If documentation of a historical accessory building at the site is not available, the size, design and location of a new accessory building should be in keeping with other accessory buildings in the block and historic district.

4.5.7: Accessory buildings should be located in the back yard.

4.5.8: Design of new accessory buildings shall be secondary to that of the main historic building and should be secondary to the design of the property’s historic garage.

4.5.9: Accessory buildings more than six feet tall should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to the main residential building. Additionally, new accessory buildings may relate to similar accessory buildings within the historic district.

4.5.10: Materials used at accessory buildings should reflect the use and function of the accessory building, and not necessarily that of the primary building. Materials used at exterior façades of accessory buildings were often different (simpler and less costly) than material used for the main building.

4.5.11: New accessory buildings shall follow the historic side and back yard setback patterns of other accessory buildings on the property, in the block or in the historic district.

4.5.12: Spacing and size of window and door openings should be similar to their historic counterparts within the block or historic district, as should the proportion of window to wall space.

4.5.13: Ramps or other accessibility-related construction should be installed in a way that does not damage the historic fabric of other historic buildings and should be designed and located to be as unobtrusive as possible.

4.5.14: If mechanical equipment, skylights or solar panels are placed on the roof of an accessory building, they should be set back or screened so that they are not visible to a person standing at ground level on the opposite side of an adjacent street or public right-of-way.

4.6 EXTERIOR MATERIALS FOR NEW CONSTRUCTION

POLICY: Materials used in the construction of new buildings, additions, garages and other accessory buildings should be compatible in appearance and design with common building materials in the district, or typical of structures of the proposed style, type, age and location.

DESIGN JUSTIFICATION: The form, materials and details of exterior walls and embellishments, as well as their scale, texture and variety, contribute to the overall character of the historic district.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

4.6.1: Alterations to existing, non-historic buildings (see “Alterations to Building Fabric and Components of Historic Buildings,” 3.1.10) that meet the criteria in this section may be administratively approved.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

WALL MATERIALS

4.6.2: Materials for new construction should be consistent with those at other buildings within the property, block and historic district. Consideration should be given to the pattern of development of the specific property and lot.

4.6.3: Wood siding may be tongue and groove, shiplap, novelty or other compatible type. Board and batten may also be appropriate for use on accessory buildings; it is rarely used on primary buildings.

4.6.4: Brick is a common material in the historic districts and is appropriate for use on new construction.

4.6.5: Stone is an appropriate material that can be incorporated into new construction.

4.6.6: Cementitious siding (smooth finish) of an appropriate profile may be used at new construction of stand-alone primary buildings, garages and other accessory buildings. It may also be used for additions to historic structures.

4.6.7: Exterior insulation finish systems (also known as EIFS or Dryvit), metal and vinyl siding, concrete block, imitative brick or stone or gravel aggregate materials are not permitted as wall materials. However, ornamental, rock-faced, mold-formed or rusticated concrete block may be used for foundation walls if previously used for other buildings on the property or in the district.

4.6.8: Stone patterns, sizes and color of individual stones should be similar to those found at the property or in historic buildings in the historic district and typical of structures of the same style, type, age and location.

4.6.9: Masonry bonding patterns, sizes and color should be similar to those found at the property or used for historic buildings in the historic district and typical of structures of the same style, type, age and location.

WINDOWS

4.6.10: Windows in additions to existing buildings must match or complement the proportion, shape, pattern, size, details and profile of the windows in the historic building. If the historic or existing windows are wood, the windows of the addition may be wood, vinyl-clad wood or aluminum-clad wood. If the historic windows or existing are steel, the windows of the addition should be steel or other compatible metal. All windows in new additions should be of a profile similar to the windows in the historic building.

4.6.11: Windows in new stand-alone construction must be similar to their counterparts within the property, block or historic district. These windows may be wood, vinyl clad wood, metal clad wood, or metal with a profile similar to the windows of other buildings on the property. For new infill construction the profile must be similar to the windows used on other properties in the block or historic district.

4.6.12: New windows may have a simpler window pane pattern than their historic counterparts; for example, if the historic windows are 6/1 (read “six over one”), then 1/1 windows of the same overall size may be used.

4.6.13: Windows constructed entirely of aluminum or vinyl are not permitted, and aluminum surfaces cannot have a clear, mill or anodized finish unless supported by historic documentation for a specific property or structure.

4.6.14: Clear glass must be used in all windows. Reflective, tinted, patterned or sandblasted glass in windows is generally not appropriate. Patterned, leaded or colored glass can be used in transoms and sidelights when

established by the architectural style of the building or when supported by historical documentation for a specific property or structure.

4.6.15: Thermal pane (also known as insulated glass) windows are acceptable for additions or new construction. When muntins are proposed for a divided light appearance they should be “true divided lights” meaning that the thin wood framing (called muntins) completely frames and separates each piece of glass from the others.

4.6.16: Simulated muntins sandwiched between layers of glass in thermal windows, snap-on muntins, and surface-applied muntins may not be used except when internal muntins are used in conjunction with permanently fixed surface-applied muntins on the interior and the exterior of the glass.

4.6.17: Security bars may be used only on the interior side of windows and not sandwiched in between the layers of insulated glass.

4.6.18: Storm windows and window screens are permitted and should meet the recommendations and requirements of the applicable sections in the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.

DOORS

4.6.19: Recommendations and requirements for garage type doors are described in the “Garage” section of this chapter.

4.6.20: Recommendations and requirements for primary entrance doors, screen doors and storm doors, and doors that are visible from the public right-of-way are the same as described for the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.

4.6.21: Swinging (French) or sliding patio doors used for new construction in the back of a new infill primary building, or new garages, accessory buildings, or new additions in the back yard and used in conjunction with sidelights may use the recommendations and requirements associated with the previous subsection of this section, “Windows,” provided that the patio doors and sidelights will match.

4.6.22: Pedestrian doors that are not visible from the public right-of-way may be made of alternate materials including aluminum clad wood, composite wood and fiberglass.

ROOF AND ROOFING MATERIALS

4.6.23: Wood shingles, composition shingles, slate tiles, terra cotta or clay tiles are permitted for use on roofs. Recommendations and requirements for these materials are found in the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.

4.6.24: Metal roofs are permitted only as supported by historical documentation of such material for the property.

4.6.25: Synthetic slate and clay tiles may be able to be used if the appearance matches authentic slate and clay tiles in all aspects. These materials may be considered on a case by case basis.

4.6.26: Composition roofs should be of higher quality and are often referred to as Architectural Grade or Dimensional Grade. These shingles are usually rated as 30-, 40-, or 50-year shingles and have a thicker profile.

4.6.27: Built-up roofs, single-ply membranes should not be used on sloped roofs.

4.6.28: Multi-colored asphalt shingles and synthetic wood shingles should not be used on sloped roofs.

4.6.29: Historic eaves, copings, cornices, dormers and roof trim should be retained and preserved.

4.7 ENERGY EFFICIENT FEATURES IN NEW CONSTRUCTION

POLICY: The installation of new features to improve energy efficiency is appropriate as long as they do not detract from the historical appearance of the property or district.

DESIGN JUSTIFICATION: Contemporary or new energy and energy saving features should be placed out of public view and not detract from the historic character of a building or district.

REVIEW NOT REQUIRED:

4.7.1: For geothermal equipment visible above grade, reference the same recommendations and requirements for mechanical equipment in the “Site and Landscape Considerations” chapter.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

4.7.2: Solar panels and solar shingles must be installed on back facing roof slopes and lay flat on the roof slope. They must not be visible from the public right-of-way or from streets including side streets for corner or interior lots.

4.7.3: Southern exposures receive sunlight during the entire day, making them the ideal location for solar panels or shingles. However, solar panels and shingles are not permitted for the front (south) roof slope of south-facing buildings. Solar panels and solar shingles are better suited for north-facing buildings whose south-facing roof slope is only visible from the back yard.

4.7.4: Solar panels for south-facing buildings are encouraged as free-standing solar panels installed in a back yard and out of public view.

4.7.5: Solar panels may be installed in back yards, as long as the height of the panel and the mounting system combined is less than six feet tall and they are not visible from the public right-of-way and adjacent properties.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

4.7.6: Wind turbines require open space to harness energy from moving air which usually means that equipment needs to be installed at a height taller than any other structures or trees. This energy generation method will likely not prove practical in urban historic districts and is not permitted.

4.7.7: The Board may reconsider permitting wind turbines if sufficient advances are made in the technology to ensure compatibility with historic buildings and districts, for example, by meeting the requirements for landscape elements in back yards (not visible from the public right-of-way or neighboring properties and less than six feet tall).

APPENDIX A: DEFINITIONS

The following terms are used throughout these Standards and Guidelines. Some of these terms are also found in the Oklahoma Administrative Code, Title 120:10-1-3.

ABUTTING means having a common border with, or being separated from such common border by an alley or easement. This term implies closer proximity than the term “Adjacent.”

ACCESSORY BUILDING means a subordinate building or a portion of the main building, the use of which is located on the same lot and is incidental to the dominant use of the main building or premises.

ADDITION or EXPANSION means an increase in floor area of a building, or a modification to the roof line of a building, such as the construction of a dormer, that increases the amount of floor space devoted to human use or occupancy.

ALLEY means a public right-of-way that normally affords a secondary means of access to abutting property.

ALTERATION means any change in size, shape, character, occupancy or use of a building or structure.

Major alteration means an alteration, which affects the historic, cultural, or architectural integrity, interpretability, or character of a building, structure, site or district. Generally includes the type of work that is normally done with the aid of a professional drafter or professional-quality plans.

Minor alteration means an alteration, which does not significantly affect the historic, cultural, or architectural integrity, interpretability, or character of a building, structure, site or district. Generally includes the type of work that is normally done without the aid of a professional drafter or professional-quality plans.

APPROPRIATE means typical of the historic architectural style, compatible with the character of the historic district and consistent with these preservation criteria.

ARCHITECTURAL SHINGLES means composition asphalt roof shingles that are heavier weight and are irregularly sized that resemble the random textured look of wood shingles.

ARCHITECTURAL STYLE means a category of architecture of similar buildings distinguished by similar characteristics of construction, design, materials, etc. Typical styles in the Capitol-Medical Zoning District include Tudor Revival, Prairie, Italian Renaissance and Colonial Revival.

AWNING means a fixed shelter of any material, and of any length, not supported by a column or posts from the ground and attached to a building.

BALCONY means a platform that projects from the exterior wall of a building above the ground floor, which is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

BOARD AND BATTEN means a type of wall cladding where applied boards are closely spaced, usually placed vertically, the joints of which are covered by narrow wood strips.

BRIDGE means a structure that spans over a depression or waterway; typically carries a transportation way such as a footpath, road or railway.

BUILDING FAÇADE means the exterior elevation of a building, extending from grade to the top of the eaves, wall, or parapet, extending the entire length of the building and fronting on public or private streets.

CANOPY means any structure other than an awning, made of cloth, metal, or other materials with a frame either attached to, or projecting from, a building, and carried by a frame supported by the ground or sidewalk.

CERTIFICATE OF APPROPRIATENESS (CA) means the official document issued by the Historical Preservation and Landmark Board of Review approving any application for permission to construct, erect, demolish, relocate, reconstruct, restore or alter any structure designated by the authority of this chapter.

CHARACTER means attributes, qualities and features that make up and distinguish a particular place or development and give such a place a sense of definition, purpose and uniqueness.

CHARACTER-DEFINING means those architectural materials and features of a building that define the historic nature or character of the building. Such elements may include the form of the building, exterior cladding, roof materials, door and window design, exterior features such as canopies and porches, exterior and interior trim, etc.

COLUMN means a slender, vertical element that supports part of a building or structure.

COMMISSION means the Capitol-Medical Center Improvement and Zoning Commission of the State of Oklahoma.

COMPATIBILITY means the characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

CONSTRUCTION means the act or business of building a structure or part of a structure.

CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to a historic district.

CORNER SIDE FAÇADE means a façade facing a side street.

CORNER SIDE FENCE means a fence adjacent to a side street.

CORNER SIDE YARD means a side yard abutting a street.

CORNICE means a horizontal projecting band that caps a building parapet or roof.

CONTRIBUTING BUILDING/STRUCTURE/SITE means a building or site which reinforces the visual integrity or interpretability of a historic district. A contributing building is not necessarily "historic" (50 years old or older). A contributing building may lack individual distinction but may add to the historic district's status as a significant and distinguishable socio-cultural entity.

COPING means a protective cap, top or cover of a wall or parapet, often of stone, terra cotta, concrete, metal or wood. This may be flat, but commonly is sloping to shed water.

DEMOLITION means an act or process that destroys or razes a structure or its appurtenances in part or in whole, or permanently impairs its structural integrity, including its ruin by neglect of necessary maintenance and repairs.

DEMOLITION BY NEGLECT means the act or process of neglecting the maintenance and repairs of a building, thus allowing the building to deteriorate to the point where demolition may be necessary.

DIRECTOR means the Planning Director of the State of Oklahoma Office of Management and Enterprise Services, Capital Assets Management, who serves as the Administrative Officer for the Capitol-Medical Center Improvement and Zoning Commission.

DISPLAY WINDOW means a large area of glass within a storefront opening.

DISTRICT: See "Zoning District."

EAVE means the projecting lower edges of a roof, overhanging the wall of a building.

ENTRANCE AREA means the point of entry into a building or storefront to provide weather protection and protection from the outward swing of a door. Made up of the following components: door, transom window (above the door), sidelights or display windows and floor area.

ENTRY means a door, gate or passage used to enter a building.

ERECT means to construct or build.

FASCIA means a wide, flat horizontal band or molding on a wall surface with little projection.

FENCE means an artificially constructed barrier of any material, or combination of materials, erected to enclose, screen or separate areas.

FENESTRATION means the proportion and size of window and door openings and the rhythm, order and arrangement on a building façade.

FLASHING means sheet metal or other flexible material formed to prevent water from entering a building or structure at joints or intersections, such as where a roof intersects a wall or chimney.

HARDSCAPE means portions of the exterior environment of a site, district, or region that is constructed with masonry or other impermeable materials, including sidewalks, driveways or patios.

HEIGHT means the vertical distance from the average grade level to the average level of the roof.

HIGH STYLE means the more ornately detailed version of a particular architectural style; used in contrast to simpler examples, both from different periods or the same period; the opposite of vernacular.

HISTORIC means important in history. Distinguished from “historical,” which conveys the sense of things or events related to the past, while “historic” conveys a sense of importance.

HISTORIC BUILDING means a building important because of its association with a historic event or with the history of a locality. In these Preservation Guidelines and Standards, particular reference is to a landmark of the Capitol-Medical Center Zoning District.

HISTORIC DISTRICT means a definable geographic area that contains a number of related historic structures, features or objects united by past events or aesthetically by plan or physical development, and that have been declared an HP (Historic Preservation) or HL (Historic Landmark) by the Capitol-Medical Center Improvement and Zoning Commission. These historic districts may or may not have been designated on a state level or included in the National Register of Historic Places.

HISTORIC FABRIC means those elements and features of a historic building that are original and contribute to the integrity of the historic building.

HISTORIC PRESERVATION BOARD or HP BOARD means the Historical Preservation and Landmark Board of Review of the Capitol-Medical Center Improvement and Zoning Commission.

INFILL CONSTRUCTION means new construction, or the move of existing structures, on vacant lots or replacement of blighted or thoroughly deteriorated structures within existing neighborhoods or developments.

IN-KIND means to replace existing materials or features with materials of identical appearance and/or composition.

INTEGRITY means a measure of the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period in comparison with its unaltered state.

INTERIOR SIDE FAÇADE means a façade not facing a street or alley.

INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.

INTERIOR SIDE YARD means a side yard not abutting a street or alley.

KICKPLATE means a metal plate (usually brass) attached to the bottom of a door to protect the door from damage.

LANDMARK means an individual structure, building, site or monument which contributes to the historical, architectural or archeological heritage of the zoning district.

LANDSCAPE means the whole of the exterior environment of a site, district, or region, including landforms, trees, plants, rivers and lakes and the built environment.

LANDSCAPE ELEMENTS means those elements that contribute to the landscape such as exterior furniture, decks, patios, outdoor lighting and other elements that may be located in conjunction with a landscape.

LINTEL means a horizontal structural element (wood framing or a steel beam), which spans a door, window or cased opening and supports the wall above the opening.

LOT means a parcel of land having fixed boundaries and designated on a plat, or by a metes and bounds description, and of sufficient size to meet minimum use regulations and development standards.

MAIN BUILDING means the primary historic building in an individual historic site.

MAINTENANCE means conformance of a building, and its facilities, to the code under which the building was constructed or to another applicable maintenance code.

MODIFY or MODIFICATION means to make changes to an existing structure.

MORTAR means the materials used to fill the joints of masonry.

MORTAR JOINT means masonry joint between masonry units, such as brick or stone, filled with mortar to transfer the load, provide a bond between the units and keep out the weather.

MORTAR MIX means the chemical composition (and proportions of these ingredients) of the mortar used in masonry.

MOVING means the relocation of a structure on its site or to another site.

NATURAL FEATURES means features or elements of the exterior environment that are substantially unaltered by human activity such as landforms, trees, plants, rivers and lakes.

NEW CONSTRUCTION means the act of adding to an existing structure or erecting a new principal or accessory structure or appurtenances to a structure, including but not limited to buildings, extensions, outbuildings, fire escapes and retaining walls.

NON-CONTRIBUTING (BUILDING/STRUCTURE/SITE) means a building, structure or site that does not add to the historic significance of a property or district, and which detracts from the visual integrity or interpretability of a historic district.

ORDINARY MAINTENANCE AND REPAIR means any work meant to remedy damage or deterioration of site elements or a structure or its appurtenances that involves no change in materials, dimensions, design, configuration, texture, surface coating or visual appearance.

ORIGINAL: Features, components, materials or other elements of a structure that were part of its initial construction; or, structures that were part of the initial development of a site (such as accessory structures built at the same time as the related primary structure). Features or structures that are not original to a structure or site may have gained historic significance in their own right, and may still be considered “historic.”

ORNAMENTATION means any decorative objects or series of objects, which are added to the basic structure to enhance its visual appearance.

PARAPET means the part of an exterior wall, which extends entirely above the roof.

PARKING LOT means any off-street, unenclosed, ground-level facility used for the purpose of temporary storage of vehicles, which cannot exceed seven days. Enclosed parking facilities, such as multi-story garages or parking facilities constructed within the confines of a larger building or structure, or parking facilities associated with single-family and two-family residential developments are not included within this definition.

PARKING STRUCTURE means a structure (building), which houses parked vehicles.

PERGOLA means an open grid, supported by rows of columns, for growing vines; most often a series of wood beams supporting narrow boards supported by wood columns; may be attached to a building or covering a garden or walkway.

PORCH means a covered and floored area of a building, especially a house that is open at the front and usually the sides.

PORTE COCHERE means a covered or uncovered platform that projects from the exterior wall of a building, has direct access to the street level of the building, and has no roof supporting walls on three sides, and which may be supported by posts.

PRESERVATION means the adaptive use, conservation, protection, reconstruction, restoration, rehabilitation or stabilization of sites, buildings, districts, structures or monuments significant to the heritage of the people of Oklahoma. The following definitions shall apply:

A. *Adaptive use:* The restrained alteration of a historical or architectural resource to accommodate uses for which the resource was not originally constructed, but in such a way so as to maintain the general historical and architectural character.

B. *Conservation:* In terms of historical preservation, the sustained use and appearance of a structure or area, maintained essentially in its existing state.

C. *Protection:* In terms of historical preservation, the security of a resource as it exists through the establishment of the mechanisms of this chapter.

D. *Reconstruction:* In terms of historical preservation, the act or process of duplicating the original structure, building form and materials by means of new construction based on documentation of the historic condition.

E. *Rehabilitation:* See “Rehabilitation.”

F. *Restoration*: The process of accurately recovering all, or part of the form and detail of a resource and its setting, as it appeared at a particular period of time, by means of the removal of later work and the replacement of missing earlier work.

G. *Stabilization*: The process of applying measures designated to halt deterioration and to establish the structural stability of an unsafe or deteriorated resource while maintaining the essential form as it presently exists without noticeably changing the exterior appearance of the resource.

PROPORTION means the dimensional relationship between one part of a structure or appurtenance and another. Façade proportions involve relationships such as height to width, the percent of the façade given to window and door openings, the size of these openings, and floor-to-ceiling heights. Often described as a ratio, proportions may be vertical (taller than wide), horizontal (wider than tall) or non-directional (equally tall and wide).

PROTECTED means an architectural or landscaping feature that must be retained and its historic appearance maintained, as near as practical, in all aspects.

RAFTER means any of the parallel beams that support a roof.

RAMP means a sloped surface that makes a transition between two different levels; typically used to provide access to a building or raised surface for those persons with disabilities.

REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

RECONSTRUCTION means the act or process of duplicating the original structure, building form and materials by means of new construction.

REHABILITATION means the act or process of making possible a compatible use for a property through repair, alterations and additions, while preserving those portions or features, which convey its historic, cultural or architectural values.

RENOVATION means the act or process of repairing and/or changing an existing building for new use, or to make it functional; this may involve replacement of minor parts.

REPAIR means fixing a deteriorated part of a building, structure or object, including mechanical or electrical systems or equipment, so that it is functional; may involve replacement of minor parts.

REPLACEMENT means to interchange a deteriorated element of a building, structure or object with a new one that matches the original element.

REPLICATE means to copy or reproduce a historic building or element.

REPOINTING means repairing existing masonry joints by removing defective mortar and installing new mortar.

RESTORATION means the act or process of accurately depicting the form, features and character of a project as it appeared at a particular period of time.

RHYTHM means a regular pattern of shapes including but not limited to windows, doors, projections, and heights within a building, structure, or monument, or a group of the same.

RIGHT OF WAY means the land used for a transportation corridor, such as a street, alley or railroad; typically owned and maintained by the government.

SCALE means the harmonious proportions of parts of a building, structure or monument to one another and to the human figure.

SCREENING means construction or vegetation which the essential function is to separate, protect, conceal or shield from view but not support.

SETBACK means the required distance between every structure and the lot line of the lot on which it is located. See “Yard,” “Yard, Corner Side,” “Yard, Front,” “Yard, Rear,” and “Yard, Side.”

SHUTTER means a hinged panel that closes a window or door opening in addition to the standard door or window, may be solid, or with cutouts or ventilation slats.

SIGN means any structure or part thereof or any device, permanently or temporarily attached to, painted on, supported by, or represented on a building, fence, post, or other structure which is used or intended to be used to attract attention. “Sign” shall not include flag, pennant, or insignia of any nation, association of nations, State, City, or other political unit.

SIGNIFICANT CHARACTERISTICS of HISTORICAL or ARCHITECTURAL RESOURCES mean those characteristics that are important to or expressive of the historical, architectural or cultural quality and integrity of the resource and the setting and includes but is not limited to building material, detail, height, mass, proportion, rhythm, scale, setback, setting, shape, street accessories, and workmanship. The following definitions shall apply:

A. *Building Materials*: The physical characteristics that create the aesthetic and structural appearance of the resource, including but not limited to, a consideration of the texture and style of the components and their combinations, such as brick, stone, shingle, wood, concrete or stucco.

B. *Detail*: Architectural aspects that, due to particular treatment, draw attention to certain parts or features of a structure.

C. *Height*: The vertical distance from the average grade level to the average level of the roof.

D. *Proportion*: The dimensional relationship between one part of a structure or appurtenance and another.

E. *Rhythm*: See “Rhythm.”

F. *Scale*: The harmonious proportion of parts of a building, structure or monument to one another and to the human figure.

G. *Setting*: The surrounding buildings, structures, monuments, or landscaping that provides visual aesthetics or auditory quality to historic or architectural resources.

H. *Shape*: The physical configuration of structures of building or monuments and their component parts, including but not limited to roofs, doors, windows, and façades.

I. *Street Accessories*: Those sidewalks or street fixtures that provide cleanliness, comfort, direction, or safety and are compatible in design to their surroundings and include but are not limited to garbage receptacles, benches, signs, lights, hydrants and landscaping, including but not limited to trees, shrubbery and planters.

SILL means the horizontal bottom member of a window frame or other frame.

SITE means the land on which a building or other feature is located.

SOFFIT means the exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice or roof overhang.

STAND ALONE means a building or structure that is separate from, and not attached to any existing or adjacent structure or building.

STOREFRONT means a ground level façade of a commercial building with display windows with minimal mullions or columns; this is often with a recessed entrance. Storefronts were typically provided at retail establishments.

STOREFRONT COLUMN means slender vertical elements within the storefront opening that help support the lintel.

STORY means the space between two floors of a structure, or between a floor and roof.

STREETFRONT means the environment encompassing a street or road within one block, and includes buildings, landscaping, street furniture and signage.

STRUCTURE means anything constructed or erected, the use of which requires permanent location on the ground or which is attached to something having a permanent location on the ground. This includes but not limited to main and accessory buildings, advertising signs, billboards, poster panels, fences, walls, driveways, sidewalks and parking areas.

SYNTHETIC MATERIALS means building materials that are manufactured with man-made or artificial components as opposed to materials derived from nature sources, such as plants, trees or earth.

TRANSOM means a glass panel above a horizontal frame bar (transom bar) atop a display window or door, used to allow greater light into an interior room or building interior.

TRELLIS means an open grating or latticework of either wood or metal placed vertically on a site and typically supported by wood columns, and often used as a screen and usually supporting climbing vines.

UPPER FAÇADE means the mostly solid part of the wall above the display window. May be a plain surface on a one-story building, or contain rows of windows defining the number and location of floors in a multi-story building, and may include decorative bands or patterns.

VERNACULAR means a building built without being designed by an architect or someone with similar formal training; often based on traditional or regional forms; not high style.

VISIBILITY FROM A PUBLIC WAY means able to be seen from any public right-of-way, or other place, whether privately or publicly owned, upon which the public is regularly allowed or invited to be.

WALL means a structure or hedgerow that provides a physical barrier, typically constructed of a solid material such as stone or rock.

YARD means an open space at grade, other than a court or plaza, between a structure and the adjacent lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically provided in this chapter. In measuring a yard for the purpose of determining the depth of the front yard, rear yard or side yard, the minimum horizontal depth between the lot line and a building or structure shall be used.

YARD, CORNER SIDE means a side yard on a corner lot which abuts a street.

YARD, FRONT:

A. An open area facing and abutting a street and extending across the front of the lot between the side lot lines and having a minimum horizontal depth measured from the street equal to the depth of the minimum front yard specified for the district in which the lot is located. The required front yard line represents the line in front of which no building or structure may be erected, other than steps, unenclosed porches, canopies, marquees and carports as may be permitted in this chapter.

B. In commercial or industrial uses, the front yard shall always be adjacent to an expressway or arterial if the lot abuts such a facility.

YARD, REAR: An open area that extends across the rear of the lot between side lot lines and which has a minimum depth measured from the rear lot line as specified for the zoning district in which the lot is located. Steps, unenclosed porches and unenclosed balconies may extend into the rear yard as may be permitted in this chapter. On both corner lots and interior lots, the rear yard shall, in all cases, be at the opposite end of the lot from the front yard.

YARD, SIDE: An open area which extends between the required front yard and the required rear yard.

APPENDIX B: UNITED STATES SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

These Secretary of the Interior's Standards have been developed to guide work undertaken on historic structures; the intent is to assist with the long-term preservation of a property's significance through the preservation, restoration, rehabilitation or reconstruction of historic materials and features. These Standards apply to approaches, treatments and techniques that are consistent with the Preservation, Restoration, Rehabilitation and Reconstruction of historic properties, and examples are provided for recommended work. Examples that adversely affect the historic character of a historic property are listed as 'not recommended'. These Standards are reproduced here for use by property owners in determining the appropriate treatment for a historic property.

PRESERVATION is defined as the act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make the properties functional is appropriate within a preservation project.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

RESTORATION is defined as the act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

REHABILITATION is defined as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RECONSTRUCTION is defined as the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or an object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

APPENDIX C: HISTORIC PRESERVATION AND SUSTAINABILITY

Many cities across the country have adopted design guidelines to promote the preservation of historic buildings and the retention of their original materials. In the sense that preservation discourages the replacement of original architectural features, design guidelines typically are inherently “green.” While design guidelines imply sustainability, making direct links between the two is now the approach of a number of community preservation efforts. Design guidelines embrace the tenets of re-use and maintenance, thus preserving historic buildings and protecting existing resources from depletion. Preservation’s traditional focus on the aesthetic and cultural significance of historic buildings is expanding to highlight the inherent energy-efficient values of such properties as well.

Sustainable Development

The word sustainability has become a common part of our modern language. One familiar definition that was popularized in 1987 by a publication of the United Nations Commission on Environment and Development is “Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.” The concept of this definition is that sustainable development requires consideration of the finite supply of resources.

Working with Nature: Site Orientation

Historic buildings are often as energy-efficient as new ones. Buildings constructed before World War II were designed, constructed and sited to achieve optimum ventilation, insulation and use of daylight. Over the past 60 years, as electricity, synthetic insulation, and central heating and air conditioning systems became standard installations in modern construction, architectural design no longer required attention to the natural environment. Quality and longevity of building materials also became less important, as these modern conveniences could control the interior climate of buildings and materials were readily available to build anew.

Embodied Energy

One of the most important aspects of preserving older buildings is the concept of the embodied energy that the building represents. An existing building represents a cumulative amount of energy, compounded over the course of its construction. From the extraction of raw natural materials, to their transportation, manufacture and distribution, to the physical act of construction of the building, energy is spent. This energy, in the inert form of a building, remains in place as long as the building stands. If demolished, the building’s embodied energy is lost, and additional energy has been spent to raze it. Loading and hauling the building debris to a landfill requires additional energy and loss of resources.

Construction of a new building on an empty lot or on a new parcel of undeveloped land, requires a new expense of energy, beginning with the mining of natural materials embodied in the earth. While many architects, designers and developers today tout the green practices and materials used in constructing contemporary buildings, this frame of mind overlooks the fiscal benefits and resource conservation of re-using existing buildings. Furthermore, it is estimated that a new, energy-efficient building will take 65 years to save back the embodied energy lost in demolishing an existing building.¹ Re-using an existing building embraces the philosophy of recycling, making it the greenest choice. Thus, embodied energy can be viewed as investment in a building. Retaining and preserving this investment is also the most fiscally responsible choice for a community.

¹ “It’s Easy Being Green: Sustainability in Bayfield from a Historic Preservation Perspective,” (Bayfield, WI: City of Bayfield, WI, 2002), 8.

Sprawl and Waste

Re-using older buildings not only sustains their embodied energy, it reduces waste and sprawl. Existing landfills eventually reach their capacity, and choosing locations for new ones is often controversial. It is estimated the building debris from demolition constitutes one-third of landfill material.² Over the last 30 years, landfills have been filling to capacity and have been “retired.” Of the 20,000 landfills in use in 1978, approximately 25 percent were still taking in refuse ten years later. Of those landfills, the EPA estimated that 1,234 were still open in 2008. The U.S. generated 143.5 million tons of building-related construction and demolition debris in 2008, but only 28 percent (40.2 million tons) was reused, recycled or sent to waste-to-energy facilities.³ Demolition can be costly. In 2010, razing a residential building cost between \$6 and \$15 per square foot. Beyond the costs of demolition, the cost of hauling and dumping building debris in a landfill is calculated by weight.

Limiting sprawl benefits a municipality by containing the need for expanding infrastructure, including streets, water and power lines, schools, and emergency and law enforcement services. Demolition of a historic structure is always discouraged, and these design guidelines require review of a proposed demolition by the Historical Preservation and Landmark Board of Review. In the past, preservation guidelines were mainly attuned to the collective historic integrity of a district, citing a demolition as detrimental to the overall character of the neighborhood. As municipalities focus on the principles that guide sustainability, design guidelines reinforce the premise that demolition also squanders embodied energy, produces waste and requires the use of new resources to build anew. Studies have shown that the infrastructure and services associated with building 100 average-priced homes is three times the revenue produced by the new properties over a 20-year period.⁴ Furthermore, the open space saved from such development will actually contribute more to local tax revenue as farm or forest than the cost of services if the land is developed.⁵

IMPROVING ENERGY EFFICIENCY IN OLDER HOMES

Historic buildings are often as energy-efficient as new ones. Data from the U.S. Energy Information Agency states that buildings constructed before 1920 are actually more energy-efficient than those built at any time until the past decade when home builders began a concerted effort of building more energy-efficient buildings. Yet, contrary to common thought, these newer buildings use more energy. When buildings are designed to take advantage of the natural benefits of their site, energy use can be reduced by 50 percent or more.⁶

In Oklahoma City, 49 percent of homes were constructed before 1970.⁷ The high quality of older buildings allows them to be readily adapted to the needs and requirements of 21st century occupants. Issues regarding the rehabilitation of older houses, include updating mechanical features such as electrical, plumbing and HVAC, weatherization to conserve energy and retrofitting houses to accommodate smaller families.

² “Construction and Debris (C & D) Waste Facts”, under Deconstruction of C & D Waste at <http://www.advancedrestoration.com>.

³ “Construction and Debris (C & D) Waste Facts”, under Deconstruction of C & D Waste at <http://www.advancedrestoration.com>.

⁴ “Better Buildings,” City of Charleston, South Carolina, 29.

⁵ SELC Report on Growth in Middle Tennessee, 14, at http://www.southernenvironment.org/Cases/Smart_growth_tn/growing_report.shtml.

⁶ “Better Buildings,” City of Charleston, South Carolina, 29.

⁷ Oklahoma City, Oklahoma QuickLinks, People QuickLinks, “Housing Characteristics, at website <http://quickfacts.census.gov/qfd/states/40/40550001k.html>

Many houses in the Capitol-Medical Center Zoning District will reach the 100 years in age within the next two decades. During the past century, the coal-fired furnaces in these dwellings have generally been replaced with furnaces using natural gas. Original knob and tube electrical wiring has largely been replaced with modern wiring, and central air conditioning has been installed. Basements, crawl spaces and attics generally afford room for continued retrofitting of modern mechanical upgrades. With proper care, these buildings can last another century and more.

Inherent Energy Efficiency of Older Buildings

Building design features that inherently incorporate the advantages of the natural environment are derived from site orientation, construction and details of architectural components. Banks of windows on a south elevation, for example, optimize natural light on the interior and also passive solar heat during winter months. During summer months, these windows could be shaded with removable awnings to block heat. Additionally, shade trees can be added to the landscaping to create shade. Evergreen hedges can be added on north and western exposures to serve as wind blocks during winter. In construction, thick masonry walls of older buildings help retain interior heat in the winter and also help lengthen the time it takes for summer heat to penetrate the building. Architectural elements with form-to-function design include operable transoms and high ceilings, both allowing the escape of hot air. Several design guidelines specifically address the advantages of how historic buildings relate to their site and natural setting.



FIGURE 45: THIS HOME ILLUSTRATES SEVERAL FEATURES THAT ENHANCE ENERGY EFFICIENCY:

1. Light colored exterior reflects the sun's heat.
2. Operable windows allow for natural ventilation.
3. Porch provides shade.
4. Deciduous trees provide summer shade.
5. Light-colored concrete driveway reflects the sun's heat.

Retrofitting and Weatherization

Buildings of the early twentieth century often have inherent energy efficient design features. However, older buildings are often large with numerous windows and minimal insulation, posing particular challenges in the face of rising energy costs. Some building owners have resorted to covering the building's original exterior with synthetic sidings, replacing original windows, and enclosing porches. These actions result in the loss of a property's historic character. However, historic character need not be compromised for improved energy efficiency. Common upgrades to historic buildings include the addition of attic insulation, installation of storm windows, and more efficient heating and cooling systems. In particular, repairing and weather-stripping historic wood windows and adding storm windows often results in energy performance equal to or exceeding new vinyl or aluminum windows and at much less cost.

Every building will benefit from a systematic assessment of its energy-efficiency. Historic buildings can be adapted to benefit from new technology, such as

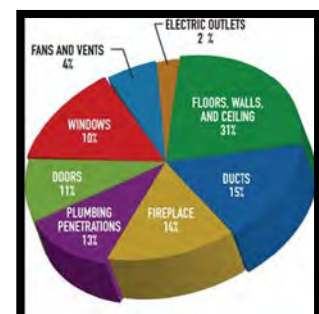


FIGURE 46: ENERGY LOSS OCCURS IN MANY AREAS OF THE HOME. RETRUN ON INVESTMENT MAY BE GREATER WHEN INVESTED OTHER PLACES, SUCH AS WALL INSULATION, RATHER THAN IN WINDOW REPLACEMENT.

geothermal systems, without compromising the specific historic character of the building. Several of the methods for improving energy efficiency of a historic or older building can be performed without the need for review by the HP Board because those methods will not have any visible effect on the exterior of the building or property. However, requests for replacement or removal of exterior historic architectural components will likely require review.

Reflectivity

Another exterior consideration is the reflective heat of non-permeable surfaces, such as driveways, sidewalks and building roofs. The reflective capability of these surfaces is measured using the Solar Reflectance Index (SRI). SRI values range from 100 for white surfaces to zero for black surfaces. Thus, a higher SRI value equates with a cooler surface, because it has a greater capacity to reflect heat. Emittance, the measure of a surface's ability to release heat, is a second value to consider, ranging from zero to one.

For example, a high-gloss aluminum surface has an emittance value of less than 0.1, while a black non-metallic surface, 0.9. Some materials are better at reflecting and releasing heat than others, with practical application in the built environment. Reflecting heat from the environment surrounding a building increases its interior energy efficiency. There is little difference in emittance values of asphalt versus concrete; however, their SRI values can vary notably.

Many property owners are becoming increasingly concerned with energy consumption and costs. When seeking ways to increase energy efficiency, owners of historic buildings must be additionally attentive to the preservation and maintenance of the historic building's materials and character-defining elements such as windows and doors. To get started, an owner of a historic building can hire a professional energy auditor, who will spend a few hours assessing energy use of the building. Some companies may offer an energy audit for free, with an estimate for performing repairs and services.

Owners of historic buildings should aim to achieve energy savings that do not negatively impact building character. Retaining original windows and adding storm windows can often offer the same thermal efficiency as replacement vinyl windows, and be more cost effective. Additionally, building owners should be aware of heat loss through their attics. A certified energy auditor will address attic insulation and ventilation, radiant barrier, HVAC and air duct leakage, and the overall air-tightness of the building. The auditor will likely perform a Blower Door test, which measures the difference between pressure within and outside of a building to detect leakage through unsealed cracks and openings.

Windows

The first area addressed for older windows should be air leakage (also known as infiltration), which can be inexpensively fixed with weatherization, such as caulking around window and door frames to seal any leaks and then installing storm windows. Historic windows are often perceived as the first culprits of inefficiency. In many instances, homeowners are too quick to prefer replacement with new windows over weatherization options. In fact, rebuilding historic wood windows and adding storm windows is likely less expensive and makes them as efficient or better than new vinyl windows. A comprehensive window study in Vermont in 1996 found that a weatherized wood window with an added storm window was as energy efficient as most new vinyl thermo-pane windows.

The concept of embodied energy applies to windows and other such building components. The old growth lumber used in historic wood windows can last indefinitely due to a tighter cellular structure achieved by slow growth, unlike new wood or vinyl windows. Furthermore, vinyl windows cannot be recycled and are detrimental to the environment when discarded. Retaining and weatherizing historic windows also eliminates potential waste. Thus,

retaining and weatherizing historic windows both increases their energy efficiency and allows a building to retain an important architectural component that helps convey its character and style.

In the 1950s and 1960s, aluminum windows were commonly installed with single glazing on large curtain walls resulting in poor energy efficiency. Metal windows are sometimes replaced due to energy conservation concerns. The energy performance of metal windows can be enhanced by applying weather stripping and security fittings. Spring-metal, vinyl strips, compressible foam tapes and sealant beads are other weather stripping options for such windows. Another option for improving the energy efficiency of metal windows is the installation of storm windows.

Window awnings are an affordable solution to reduce heat build-up within a building during hot outdoor temperatures. Awnings were historically used, so their appearance in historic districts today is appropriate. Window awnings can reduce solar heat gain within a building by 65 percent on south-facing windows and 77 percent on west-facing windows.⁸

Replacement Windows

The retention and repair of original wood or metal casement windows is encouraged whenever possible. Wood windows, which are repaired and properly maintained, will have greatly extended service lives while contributing to the historic character of the house. It is not unusual for historic wood windows to remain serviceable for 100-150+ years when maintained properly.

Replacement of existing windows due to extreme deterioration must be reviewed carefully. Many times, original yet damaged wood windows are replaced with windows of lesser quality (such as aluminum or vinyl), which have a much shorter life span than the original windows, and in turn, will require replacement in relatively short intervals. In most cases it is less expensive to repair and replace components of the original window fabric than to replace the windows in their entirety. Furthermore, vinyl windows are petroleum-based, meaning they are made from an unrenewable resource.

All windows expand and contract with temperature changes. However, vinyl expands more than twice as much as wood and seven times more than glass. This often results in failed seals between the frame and glass and a significant performance reduction. Vinyl windows have a high failure rate – more than one-third of all windows being replaced today are less than 10 years old. Any energy savings from replacing wood windows with vinyl seldom justifies the costs of installation. For most houses, it would take decades to recover the initial cost of installation and with a life expectancy of 25 years or less, installing new vinyl windows does not make good economic sense. Most vinyl windows do not have the appearance of historic wood windows; the texture and thin frame sizes of the vinyl windows are inappropriate for historic buildings.

A more acceptable alternative to vinyl or vinyl clad windows, if the original windows are beyond repair, are aluminum-clad wood windows with baked enamel finishes. This kind of window offers an insulation factor and protects wood from weathering. Aluminum window manufacturers are addressing sustainability issues with recycled content reportedly reaching up to 70 percent, of which 40-50 percent is post-consumer material. At the end of the serviceable life of the replacement aluminum-clad windows, 100 percent of the aluminum cladding can be separated out and melted and used again for new products. Aluminum production from scrap uses up to 95 percent less energy than new aluminum production. Most of the mined aluminum bauxite, which is used in manufacturing aluminum products, comes from the earth's non-forested regions. However, aluminum is not a

⁸ <http://www.fleetwoodusa.com/Documents/Green-Conscious.php>

renewable resource. Aluminum framed windows have consistently proven to have inferior insulating properties to wood and, in some cases, vinyl windows.

Windows are important character-defining features of buildings. In order to retain the highest degree of historic character for historic buildings when window replacement is necessary due to deterioration beyond repair, such windows should be replaced with in-kind windows. If original wood windows are deteriorated beyond repair and require replacement, new wood windows that match the original in design, proportion, shape, location, pattern, size, materials, details and profile is the best choice. Similarly, if original steel casement windows are deteriorated beyond repair and require replacement, the best choice to retain the highest degree of historic character is to use new steel casement windows that match in design, proportion, shape, location, pattern, size, materials, details and profile.

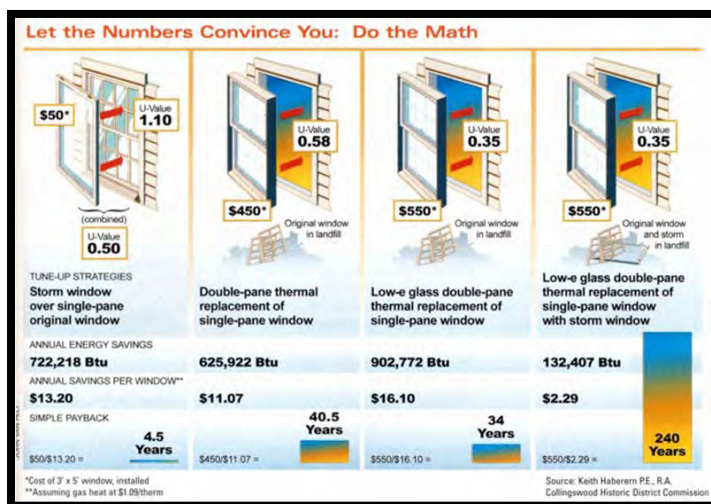


FIGURE 47: REHABILITATION OF EXISTING WINDOWS, COUPLED WITH STORM WINDOWS, IS LESS COSTLY THAN REPLACEMENT, HAS A FASTER RETURN ON INVESTMENT AND PROVIDES SUBSTANTIAL ENERGY SAVINGS.

Adding storm windows over historic wood or metal windows is a cost-effective approach that preserves the original window and provides energy savings equal to new replacement windows. Building owners may also want to consider the installation of interior, insulating storm windows. These custom-fit designs have proven effective in dramatically reducing energy consumption and in solar heat gain. They reduce noise infiltration by 67 percent and air leakage by 75 percent. Installation requires no disruption to existing windows.

When replacing windows, it is important to understand U-value specifications of available products. The U-value is a measurement of heat transfer through a material, such as window glass. The lower the U-value, the better the insulation. A U-value of .40 or lower is recommended for a North/Central and South/Central climate. Manufacturers are required to affix a label to their windows stating the U-values.

Appliances

Another affordable improvement is to wrap the building's water heater. This appliance is a greedy user of electricity, and energy in the form of heat is always emitting from the tank to the colder air around it. For a cost of \$10-25, a thermal wrap or blanket can reduce the tank's energy consumption by 25-45 percent, according to the Iowa Energy Center. It is advisable to consult the tank's owner's manual, as blankets are not recommended for some newer models. If there is any doubt, an easy test is to feel the appliance; if it is warm to the touch, installing a wrap is advised.

A building owner may also want to consider replacement of older appliances. Today's water heaters, as well as washers, dryers, and HVAC units, have been designed to use much less energy than their predecessors. Additionally, new heating appliances have entered the market; pellet-burning stoves are fueled by biomass (residual agricultural products) and are energy efficient revisions of traditional wood-burning stoves. Biomass

refers to fuel from plants, versus fossil fuel. The carbon produced in burning biomass pellets is offset by the carbon dioxide absorbed by the original plant. The actual plant material comes from remnants of crops that would otherwise be left behind in the harvesting of the main commodity (corn stalks, for example). Waste from the lumber industry also provides biomass. Thus, the use of pellets made from these leftovers takes full advantage of resources available. Furthermore, these resources are renewable. The down side to biomass is that its manufacture competes with other industries that rely on some of the raw products. Wood pellets, for example are used from the lumber industry's left over sawdust and wood chip, which also are used for particleboard, fiberboard and animal bedding. This competition can cause an increase in prices, another good reason to support the restriction of sprawl, so that land can remain in use for agricultural and timber products.

Deconstruction

Deconstruction is the systematic dismantling of a building in an environmentally-, socially- and economically-conscious manner. The process is a time-consuming and labor-intensive endeavor requiring the separation of materials, resulting in the recycling of building components. Over the last decade, non-profit and for-profit groups have been successful in developing this industry, encouraging the enactment of state and local ordinances, the invention of new tools and equipment and the initiation of tax credits pertaining to deconstruction.

In the U.S., 95 percent of homes are wood frame. The average 2,000-square-foot wood-frame home has the potential to yield 6,000-board-feet of reusable lumber or about 85 percent of the wood framing. That amount of wood equates to 33 mature pine trees, the annual yield of 10 acres of planted pine. The same house demolished would add about 127 tons or 10,000 cubic feet of debris to a landfill. For every three square feet of deconstruction, enough lumber can be salvaged to build one square foot of new construction.⁹

Aluminum can also be recycled before building demolition. Recovery of aluminum from demolition and replacement in the building industry is minimal compared to recovery from the consumer goods sector. Of the estimated 400 million pounds of aluminum potentially available, only 15 to 20 percent is recovered, according to the National Resources Defense Council.

Brick and wood sash windows can be recycled, as can slate from roofs. These salvaged materials from older buildings can lend an organic quality to new buildings that synthetic siding, vinyl windows and standard asphalt roof shingles cannot. Though the embodied energy of the deconstructed building is lost, that of the building components remains, meaning fewer new resources are required.

New Construction

Encouraging the re-use of existing buildings is a priority, but since new construction is inevitable, design guidelines must also address and promote sustainable practices and materials in new buildings. Recommendations for new buildings begin with assessing the site and designing the building to maximize the natural benefits of the existing environment. For example, keeping the site's natural contour intact reduces erosion. Preserving existing trees or adding shade trees to shield the southern elevation from summer heat will reduce energy consumption within the building. Additionally, the design of the new building should include porches for shade and should be oriented for optimum ventilation. The use of recycled building materials is highly encouraged, and interior appliances should meet high energy-efficiency standards. Tankless water heaters, geothermal heating and solar panels should all be considered.

⁹ <http://www.fleetwoodusa.com/Documents/Green-Conscious.php>

Standards in the construction of new buildings have adopted a “green building” approach. In 1988, the United States Green Building Council (USGBC) initiated the program Leadership in Energy and Environmental Design (LEED). LEED is an international certification for construction of green buildings. It is a fully integrated rating system, addressing green design, construction, materials and maintenance solutions. LEED is a popular sustainability standard for the built environment in the United States, with a tiered ranking based on energy efficiency, impact on the environment, clean power generation, water usage, runoff prevention and integration of recycled materials. When considering new construction, a property owner should consult a LEED certified professional and incorporate the same principles of sustainability as recommended for owners of historic buildings.

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APPENDIX F, COMPREHENSIVE PLAN, 1978

Introduction

The Capitol Medical Center Improvement and Zoning District is a unique entity within the State of Oklahoma, created by an act of the State Legislature in 1971 (Title 73, § 83.1). The development of the CMCI&ZD, under the jurisdiction of the Capitol-Medical Center Improvement and Zoning Commission, is directed by a comprehensive plan which enables the State government and medical entities to grow with optimum benefit to themselves and the surrounding neighborhoods.

The Plan and resultant recommendations contained herein, reflect input, review and a thorough evaluation from many sources and of many factors and considerations. As a result, it is indicative of a program which best represents the interest of the District and its inhabitants, a prime objective of this document. Many persons, groups and entities, and particularly the Capitol-Medical Center Improvement and Zoning Commission and the Citizens' Advisory Committee are to be commended for the time devoted and energy expended in the formulation of this Plan. Encounters with many groups and confrontation with many issues have been a vital part of the planning process, but the result has been a plan which is indicative of the needs of the District, is sensitive and flexible, and is workable and controlling.

The major purpose of the Plan is to guide the District's physical development by providing specific policies and articulating well defined goals and objectives. It is intended to serve as a guide and basis for all who have an interest in the area in addressing both day-to-day and long-range situations, and developing decisions relating to such. However, it is not everlasting. Because situations and people will change, it is quite likely that the

Plan will need to be amended at some future point in time. The Plan should be continuously monitored by the CMCI&ZD staff to detect points which frequently conflict with changing conditions. Further, it should also be reviewed by the Commission from time to time as deemed necessary and appropriate so that it can be modified to reflect updated data, development changes or significant policy modifications.

Because of the unique development aspects and service needs of the CMCI&ZD, several long-range plans, site plans, reports and programs have centered attention on the area during the past few years. Some of these documents have been specifically oriented toward the State Capitol Complex or the Oklahoma Health Center and its member complexes. Other city-wide studies have dealt with the District as it subscribes to the total development framework.

During the planning process, the more recent studies were examined to determine the proposed development plans, capital improvement programs, and policies and directives that concern the District. In addition, the District was comprehensively examined and evaluated for purposes of establishing a base for subsequent planning efforts. While a synopsis of these findings can be noted in this document, the complete analysis is documented in Phase I Working Paper: Research and Analysis.

The CMCI&ZD Comprehensive Plan is separated into five sections: the INTRODUCTION; SUMMARY/EXISTING CONDITIONS, an inventory of the District; SUMMARY/DISTRICT ANALYSIS, an evaluation of the District premised on varied considerations; DISTRICT POLICIES/THE PLAN, a program for guiding the future of the District; and THE ACTION PLAN, a realization and effectuation program for achieving the goals and policies of the Plan.

Summary/Existing Conditions

As a point of beginning, a comprehensive analysis of the prevailing conditions throughout the Capitol-Medical Center Improvement and Zoning District was conducted, the findings and evaluation of such to later serve as a basis for the formulation of goals, policies, plan proposals and related recommendations. In essence, this review was compiled and presented in the document entitled, Phase I Working Paper: Research and Analysis; it should be consulted for a thorough explanation and more data and information. Following is a summary of that report. However, it should be noted that the data and findings as presented do not include any of the peripheral areas outside of the present District boundaries.

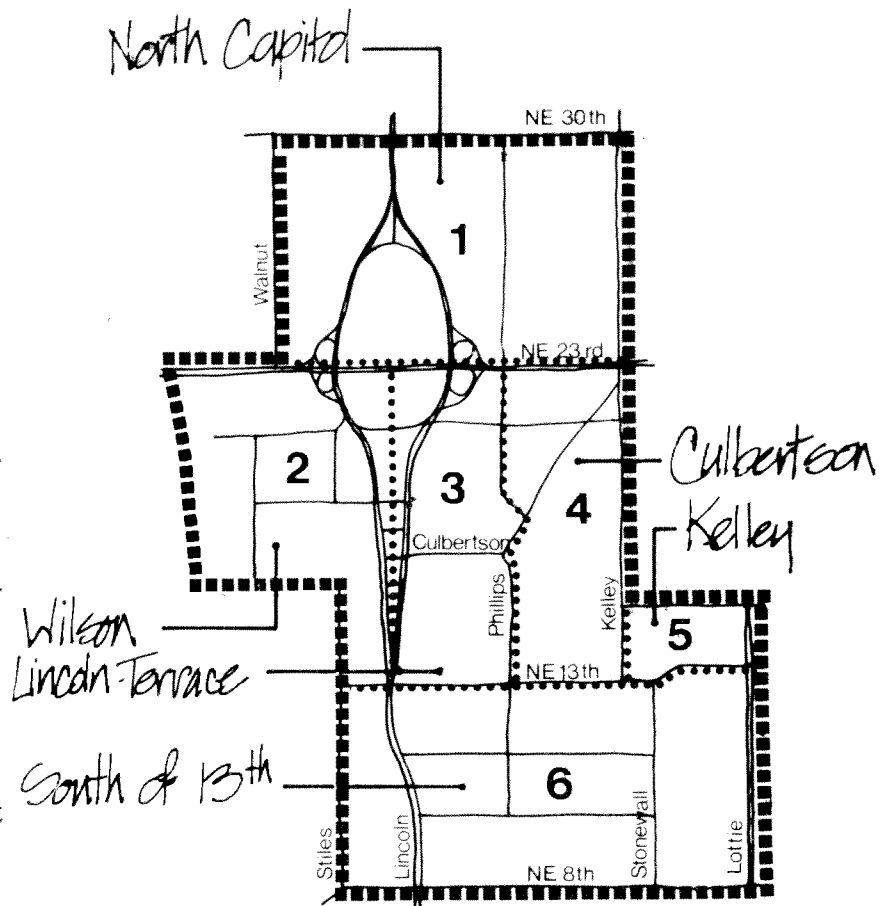
Existing Land Use

The Capitol-Medical Center Improvement and Zoning District (CMCI&ZD) encompasses an area of approximately 950 acres, and is comprised of six neighborhoods. These neighborhoods, ranging in size, complexity and composition, were used as a basis for data collection and compilation, analyses, and the presentation of findings. The neighborhoods are actually based on established boundaries which are reflective of community values and identity, permitting a workable unit of a desirable size for detailed study and evaluation.

Residential

Other than land consumed by rights-of-way in the District, residential areas constitute the largest land use category, accounting for about one-fifth of the total land area in the District. Single-family development occupies approximately 155 acres (22.5% of the total District area); two-family residential development, approximately 25 acres (3.7% of the total District area); and multi-family residential development, approximately 24 acres (3.5% of the total District area).

The largest land user in Neighborhoods Four and Five and the second largest in Neighborhoods One and Three is single-family residential development. In Neighborhoods Two and Six, where the primary land usage is non-residential in nature, single-family residential represents the sixth and fourth largest land user respectively; however, the proportionate percentages are comparatively small in these areas.



District Neighborhoods

Commercial

There is only a very small amount of commercial activity which exists in the District compared to other land usage. Overall, there are approximately 28 acres devoted to commercial land usage.

Neighborhoods One and Two contain the greatest amount of commercial activity on a District basis in terms of acreage allocation. However, other neighborhoods are served by small amounts of commercial activity and there are commercial nodes lying just on the periphery of, but outside, the District which serve the residents of the area.

Institutional

A major land use within the CMCI&ZD, institutional activities comprise about seventeen percent of the total land area. Presently, institutional land uses consist of approximately 117 acres, the majority of which (99.16 acres) is situated in Neighborhood Six, the site of the Oklahoma Health Center. About 19 acres of institutional land usage can be noted in Neighborhood Four. There are scattered activities of this nature in all other neighborhoods with the exception of Neighborhood Five. Regarding institutional land usage, it should be noted that the total amount continues to increase as the Oklahoma Health Center continues to develop, as much of the vacant land in Neighborhood Six is planned for institutional usage.

Public

Comprised almost exclusively of the Oklahoma State Capitol Complex, public land usage represents a significant element of the District, occupying approximately 107 acres or 15.5% of the total land area.

Neighborhoods One and Two contain about an equal amount of public land usage, with Neighborhoods Three and Four having lesser amounts of land allocated to this activity. Approximately one-fifth of the total area of Neighborhood One and approximately one-fourth of the total areas of Neighborhood Two is devoted to public land usage.

Rights-Of-Way

Street, alley and rail rights-of-way constitute a considerable portion of each of the neighborhoods, some to a greater extent than others. Overall, just over 27% (259 acres) of the District's total area is in rights-of-way. Comparatively, about one-fifth of the total area of Neighborhood Two is occupied by rights-of-way and almost one-half (46.13%) of Neighborhood Three is devoted to land consumed by rights-of-way.

Other Land Use

Several other land uses are prevalent within the District, including, in order of allocation, parks (25.1 acres), general office (15.9 acres), oil related industrial (9.35 acres), quasi-public (6.73 acres), other industrial (1.72 acres), and communications (0.42 acres).

Generally, rights-of-way consistently ranks as a top land use category as does single-family residential and public. Other uses are pre-dominant only in certain areas, such as the situation with institutional uses, and, to some extent, with general commercial, parks and multi-family residential land uses.

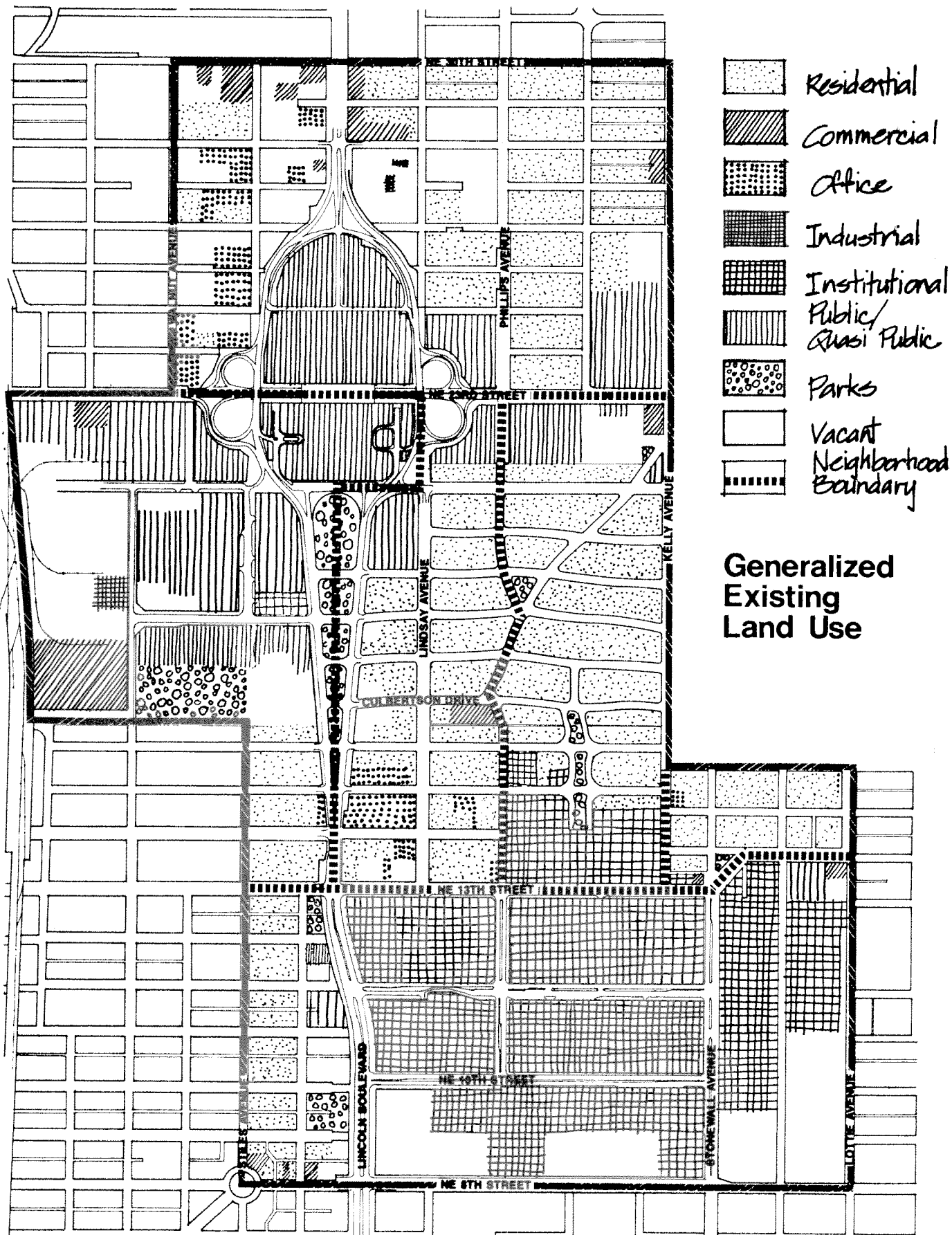
EXISTING LAND USE BY NEIGHBORHOOD, 1977

Capitol-Medical Center Improvement and Zoning District

Neighborhood % of Neighborhood	North Capitol	Wilson	Culbertson	Lincoln Terrace	Kelley	South of 13th	TOTAL
Total Area ¹	241.63	170.14	124.86	114.79	27.66	270.76	949.84
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Total Developed Area ²	136.26	92.39	68.66	88.16	14.73	115.93	516.13
	56.39%	54.30%	54.99%	76.80%	53.25%	42.82%	54.34%
Vacant	43.65	42.62	4.63	2.30	0.17	81.29	174.66
	18.06%	25.05%	3.71%	2.00%	0.61%	30.02	18.39%
Single Family Res.	48.69	9.84	35.06	39.79	13.09	8.77	155.24
	20.15%	5.78%	28.08%	34.66%	47.32%	3.24%	16.34%
Two Family Res.	6.80	1.11	6.16	8.71	0.57	2.04	25.39
	2.81%	0.65%	4.93%	7.59%	2.06%	0.75%	2.67%
Multi Family Res.	13.20	0.65	3.96	3.38	—	3.30	24.49
	5.46%	0.38%	3.17%	2.94%	—	1.22%	2.58%
General Comm.	9.02	14.30	0.89	0.79	0.18	1.30	26.48
	3.73	8.40%	0.71%	0.69%	0.65%	0.48%	2.79%
Restrd. Comm.	—	—	1.51	—	—	—	1.51
	—	—	1.21%	—	—	—	0.16%
General Office	6.38	—	5.89	3.29	0.31	—	15.87
	2.64%	—	4.72%	2.87%	1.12%	—	1.67%
Institutional	0.67	0.23	0.70	18.77	—	96.16	116.53
	0.28%	0.14%	0.56%	16.35%	—	35.51%	12.27%
	44.55	43.27	9.41	10.07	—	—	107.30
Public	18.44%	25.43%	7.54%	8.77%	—	—	11.30%
Quasi Public	1.35	2.64	0.47	0.88	0.22	1.17	6.73
	0.56%	1.55%	0.37%	0.77%	0.79%	0.43%	0.71%
All Other Ind.	—	1.72	—	—	—	—	1.72
	—	1.01%	—	—	—	—	0.18%
Oil Related Ind.	3.43	4.85	0.15	—	—	0.92	9.35
	1.42%	2.85%	0.12%	—	—	0.34%	0.98%
Parks	2.03	13.50	4.46	2.48	0.36	2.27	25.10
	0.84%	7.93%	3.57%	2.16%	1.30%	0.84%	2.64%
Communications	0.14	0.28	—	—	—	—	0.42
	0.05%	0.16%	—	—	—	—	0.04%
Rights-of-way	61.72	35.13	51.57	24.33	12.76	73.54	259.05
	25.54%	20.65%	41.30%	21.19%	46.13%	27.16%	27.27%

¹Total area of each neighborhood and the District, including all rights-of-way.

²Total developed area excluding street, alley and rail rights-of-way and vacant land areas.



Transportation Facilities

Street Evaluation

All of the thoroughfares within the District have been studied and evaluated in terms of determining both types of roadway and condition. For each neighborhood, the classification of streets was based on either good, fair or poor, according to overall condition. The data was recorded in terms of linear feet and miles and as a proportion of the total street linear footage. The types of streets, based on existing surfacing, were documented in the same manner. The types of material generally utilized within the District include concrete and asphalt with a minor amount of dirt and gravel.

There are just over 20 miles of roadways within the District, approximately three-fourths of which are in good condition, 23% in fair condition, and three percent in poor condition. Two-thirds (67.5%) of the streets are of asphalt construction and almost one-third are constructed of concrete. Only 45 lineal feet are of construction other than the above.

All of the streets in Neighborhood Two are considered to be in good condition, with about an equal amount of concrete and asphaltic construction. This may be contrasted to Neighborhood Four in which forty percent of the streets are in good condition and about sixty percent are in fair condition. The majority of the streets (92.9%) in Neighborhood Two are constructed of asphalt. Seven percent of the streets in Neighborhood Four are of concrete construction.

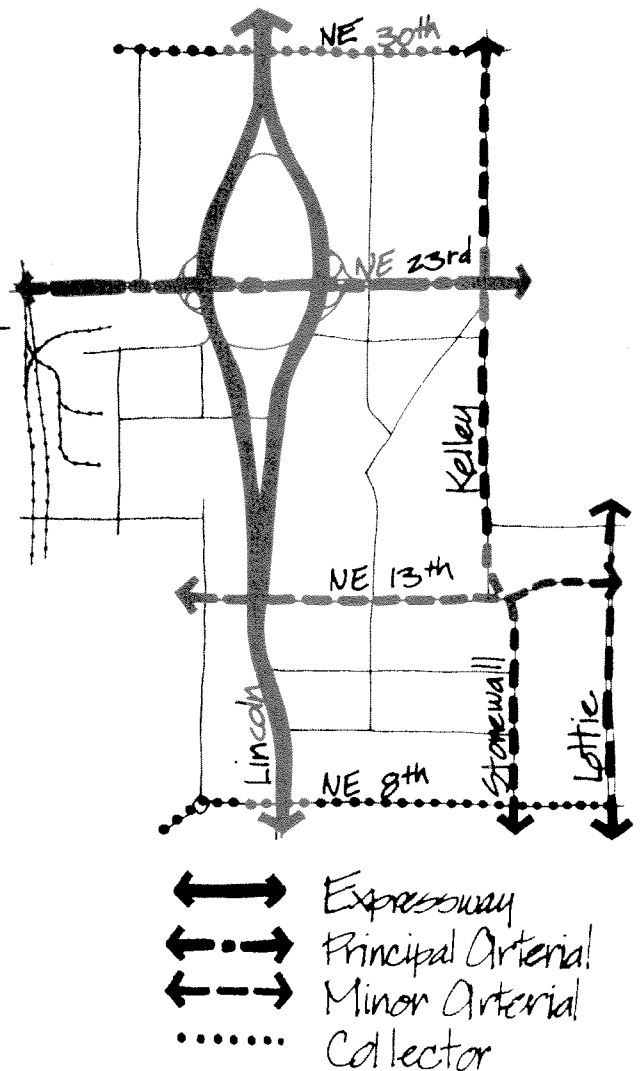
Neighborhood One also has an equal balance of asphalt and concrete construction, with over 86 percent of the streets being classified in good condition. Most of the streets in Neighborhood Three are asphalt (86.5%) and two-thirds (66.5%) are in good condition. Slightly less than one-third (30.5%) of the streets in Neighborhood Three are in fair condition, and a small percentage are considered to be in poor condition (3.04%). Neighborhood Five also has a high percentage (83%) of asphalt streets, and most (95.7%) are in good condition.

Neighborhood Six, an area experiencing redevelopment, has streets which fall into all categories, both in terms of type and condition. 66.1% of the streets are in good condition, 20.6% are in fair condition and 13.3% are considered to be in poor condition. As development continues to occur, the number of roadways in good condition will continue to increase; however, these figures are representative of current conditions. Two-thirds (65.4%) of the existing streets are of asphalt construction, 32.4% are constructed of concrete and 2.2% are of other types of construction. Generally, all of the streets in the District have curbs and gutters.

Street Classification

An existing street plan utilizing the FHWA Urban Functional Classification System, as derived from the Oklahoma City Area Regional Transportation Study, illustrates the proposed major thoroughfare plan for the Capitol-Medical Center Improvement and Zoning District. Lincoln Boulevard, as it penetrates the District in a north/south direction, is classified as a freeway or expressway, to be extended to the south connecting with the Interstate system.

N.E. 23rd Street (U.S. 270), spanning the District from east to west, is classified as a principal arterial. Thoroughfares indicated as being minor arterials which have a bearing on the District include Santa Fe Avenue, Kelley Avenue, Stonewall Avenue, and N.E. 13th Street. Various collector streets have also been identified and indicated.



Other Transportation Facilities

The Capitol-Medical Center Improvement and Zoning District is well served by the bus system. Routes follow the major arterials within the District and are oriented toward the employment centers located within the area such as the State Capitol Complex and the Health Center. The routes which serve this area begin and end at many points within the metropolitan area which offers distinct advantages to both the residents and employees of the District. There are no designated bike routes in the District.

Source: Oklahoma City Area Regional Transportation Study

Street Classification

Housing Conditions

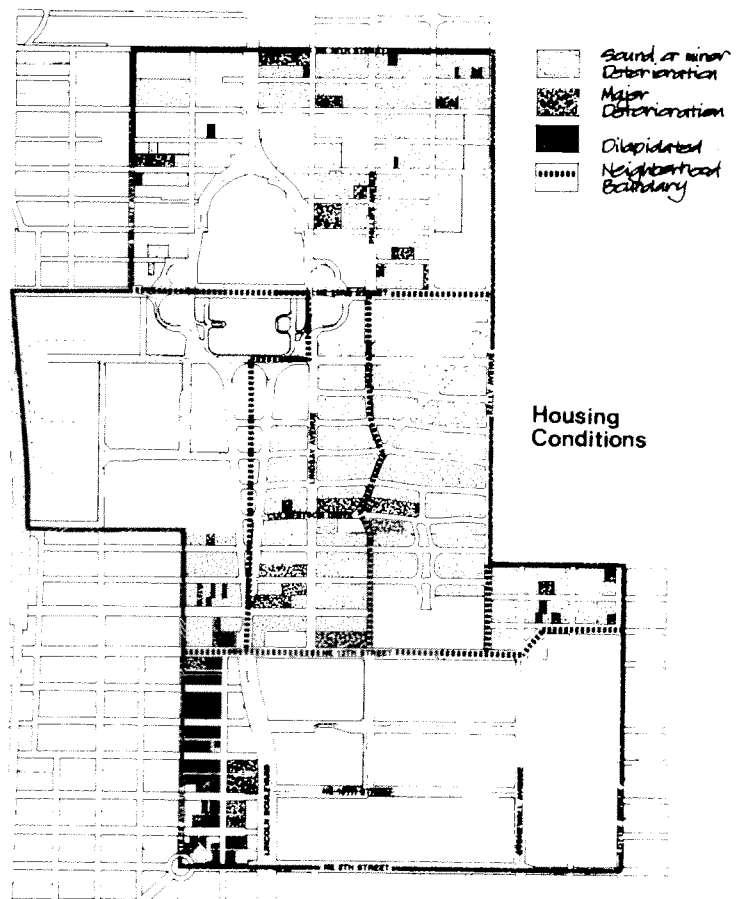
In May, 1977, the residential structures and supplementary structures associated with residential usage were surveyed as a means of determi-

ning the structural condition of all housing within the Capitol-Medical Center Improvement and Zoning District. All structures were examined and assessed according to exterior conditions only by the Oklahoma City-County Health Department and made available to the Commission. The survey was then analyzed by the planning consultant.

A residential structure was classified as being in sound condition if it had no defects or only slight defects. A structure was placed in the minor deterioration category if it needed only minor repairs, able to be accomplished in the course of routine maintenance. A residential structure needing major repairs or more extensive work whereby if the process is allowed to continue, the unit may become dilapidated, was placed in the category of major deterioration. Structures were classified as dilapidated if determined to be unsafe or providing inadequate shelter due to one or more critical defects or a combination of intermediate type defects.

The structural survey indicated that there are 2,087 living units within the District. A living unit represents a unit in which inhabitants do or can reside. There may be one or several living units within a structure. Of the total number of residential living units located within the District 489 (or 23.4 percent) were in sound condition, 1,088 (or 52.13 percent) were in a state of minor deterioration, 363 (or 17.39 percent) showed signs of major deterioration, and 147 (or 7.04 percent) were considered to be dilapidated. The most severe housing conditions were located in the southern portion of the District, with most of the other housing throughout the District being in sound condition or in need of minor repair.

The structural and unit density of neighborhoods was also studied to determine overall residential density in the District. In Neighborhoods One through Five, the densities did not vary to any significant extent. However, this density did change drastically in Neighborhood Six, where there were more multi-family type units in a smaller area. The unit density patterns did vary among



neighborhoods, as this more truly reflects the distribution of housing types. For instance the structural density of Neighborhood One was the lowest, but the unit density was the second highest.

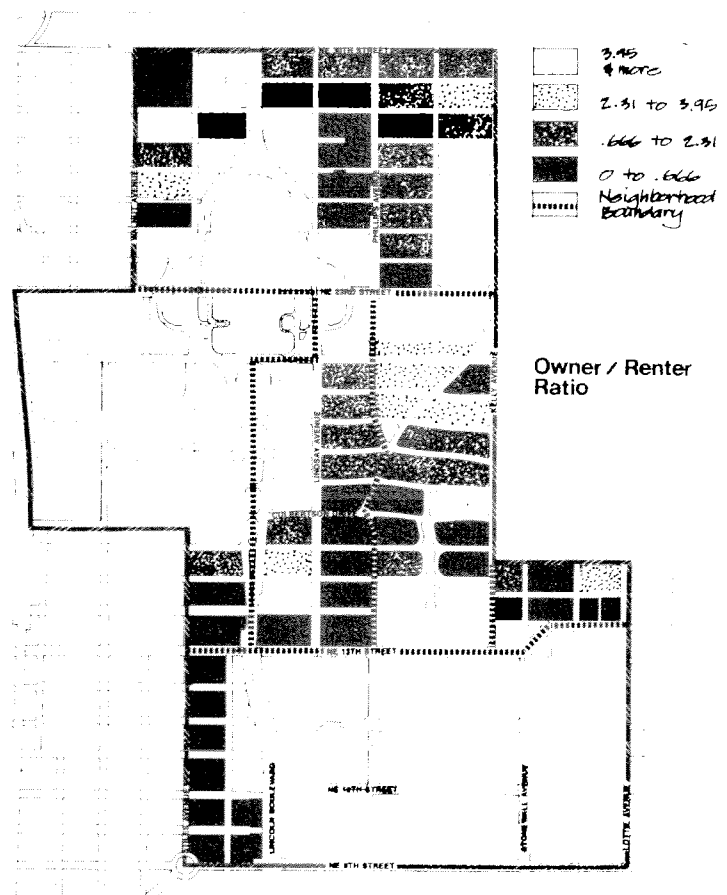
In terms of housing types as living units, it was noted that there is a fairly even split between single family residential units (936) and multi-family residential units (877). Of the total 2,087 living units within the District, 44.8% are single family, 13.3% are part of two-family structures, and 42.0% are multi-family living units. Of the 1,126 residential structures, 83.1% are single-family in nature, 12.2% are two-family structures and 4.7% are multi-family structures.

It is estimated that approximately 3,918 persons reside within the Capitol-Medical Center Improvement and Zoning District. In 1975, according to Polk Data for that time, the District experienced an approximate 14.7% vacancy rate. Based on this, and the total number of living units presently in the area, there are about 1,781 occupied living units, resulting in a population per household figure of 2.20.

Owner-renter ratios indicate the proportions of housing unit owners and renters within a given area. A ratio of greater than 1.0 indicates that there are more owners than renters, with a ratio of less than 1.0 indicates the opposite. Within the CMCI&ZD, the Culbertson Neighborhood's owner-renter ratio of 1.77 and the Lincoln Terrace Neighborhood's ratio of 1.59 were the two highest. The lowest ratio (0.13) was in the area south of 13th Street. Within Wilson Neighborhood, approximately half as many people owned housing units as rented them.

Population Profile

The Captiol-Medical Center Improve-ment and Zoning Distirct experi-enced a decrease in population be-tween 1970 and 1975, during which period both the city and the region in which the District is located experienced population increases. While the District's



population decreased 15.9%, from 4,705 in 1970 to 3,957 in 1975, Oklahoma City's population rose 6.2% and the Oklahoma City SMSA's population rose 10.5%. Populations of the State of Oklahoma and the U.S. also increased during that time period.

Population Trends, 1970-1975

The most heavily populated of the six neighborhoods was the North Capitol Neighborhood, which in 1975 has 1,575 residents, and 40% of the District's total population. Wilson (Neighborhood Two), the smallest neighborhood in terms of population has 199 residents and only 5% of the total population. Showing the greatest proportionate population shift between 1970 and 1975 was the area south of 13th Street, in which the population decreased 41.7%. Only the Lincoln Terrace area gained population (2.1%) during that period.

Part of the reason for the population decrease in the CMCI&ZD was undoubtedly displacement due to Urban Renewal activities, expansion of the Oklahoma Health Center facilities, and land acquisition by the State. Perhaps underlying each of these was the general deterioration of the area, which created the need for Urban Renewal activities and affected land prices and availability. Displacement of area residents, along with clearance of blighting housing units and businesses, resulted in migration out of the area with no compensating net in-migration. Within the Lincoln Terrace area, however, the emphasis has been on rehabilitation and preservation of existing housing units; thus the increase in population.

POPULATION BY NEIGHBORHOOD, 1970 and 1975

Capitol-Medical Center Improvement and Zoning District

Area/Neighborhood	Population		% Change
	1970	1975	
Total, OKC	386,856 ¹	391,600 ²	6.2
Total District	4,705 ²	3,957 ³	-15.9
North Capitol	1,723	1,575	-8.6
Wilson	216	199	-0.8
Lincoln Terrace	847	865	2.1
Culbertson	1,046	717	-31.5
Kelley	267	248	-7.1
South of 13th St.	606	353	-41.7

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1970; Oklahoma City Comprehensive Plan; Poik Data, 1975; BRAUN BINION BARNARD, Inc.

¹U.S. Department of Commerce, Bureau of the Census.

²Oklahoma City Plan Estimates, 1975.

³Poik Data, 1975.

Not only has the population of the District been declining in recent years, it has also been aging. Proportion of persons over 62 years of age in this District in 1970 ranged from almost eight percent in the area south of 13th Street to over 23 percent in the Lincoln Terrace area. Retired persons in proportion to neighborhood populations ranged from a high of 12.3% in the Kelley area to a low of 5.1% in the area south of 13th Street.

The proportion of persons under 18 years of age in the population declined 34.7% in this District between 1970 and 1975. The area south of 13th Street experienced the largest decrease (59.1%), and the Kelley neighborhood experienced the least (14.8%). In all of Oklahoma City, persons under 18 increased 4.2% as a proportion of the total population, on the other hand. Despite its large decrease, the area south of 13th Street had the largest proportion of children in its population in 1975, with nearly 30% in this age group. The Lincoln Terrace area, with only about 20% of its population under 18 years, had the smallest concentration. Of Oklahoma City's 1975 population, children comprised almost two-thirds (65.4%) of the figure, a proportion over twice as high as that of the area south of 13th Street.

The Black population of this District in 1970 was 2,936, or 62.4% of the total population. In this year, the Black population of Oklahoma City represented only 13.7% of the City's total population. The neighborhood south of 13th Street has proportionately the largest Black population, (94.6%) of its total, while the Lincoln Terrace had proportionately the smallest (27.3%).

Household Characteristics

Households tended to be small in the District in 1975, with over half comprised of one or two persons. Over three-fourths contained more than five. One-person households made up almost a third of all the Districts households.

Population Projections

In order to more realistically project population levels, it is necessary to understand past trends that may have implications for the future. Within the Capitol-Medical Center Improvement and Zoning District, several past actions are expected to affect population levels to come. One of these activities, Urban Renewal processes, has resulted in much acquisition and clearance, in this way removing both population and structures. In addition, hospital, medical school and State office building expansions have resulted in further land acquisition and clearance of residential structures. Another physical development, the construction of the proposed Central Expressway, should have some affect upon completion on the future population of the CMCIZD.

Overall, the population of this District is projected to increase approximately 5.6 percent between 1975 and 1987. However, it will probably not return to its 1970 population of 4,705. A population decrease is expected through 1980 for the District, but after 1981, the population should increase annually.

POPULATION PROJECTIONS, 1970-1987 BY NEIGHBORHOOD

Capitol-Medical Center Improvement and Zoning District

Neighborhood	Population by Year										
	1970 ¹	1975 ²	1977	1980	1981	1982	1983	1984	1985	1986	1987
North Capitol	1,723	1,575	1,527	1,460	1,470	1,485	1,500	1,520	1,535	1,550	1,570
Wilson	216	199	200	203	204	205	207	208	209	210	212
Culbertson	1,046	717	725	740	745	750	756	762	768	771	775
Lincoln Terrace	847	865	865	865	865	865	865	865	865	865	865
Kelley	267	248	248	260	260	260	260	260	260	260	260
South of 13th	606	353	353	353	370	390	410	430	450	470	500
District	4,705	3,957	3,918	3,881	3,914	3,955	3,998	4,045	4,087	4,126	4,182

SOURCE: BRAUN BINION BARNARD, Inc.

¹U.S. Department of Commerce, Bureau of the Census, 1970.

²Polk Data, 1975.

The population of the area north of 23rd Street is projected to decline at an average annual rate of 1.5 percent to 1980, and then turn upward at a rate of 1 percent per year. The Wilson neighborhood is projected to experience average annual rates of population growth of 0.4 percent. Presumably at its lowest level in 1975, the Culbertson area population is anticipated to increase at an average annual rate of 0.5% through 1987. Because the Lincoln Terrace area is an established neighborhood in which little or no clearance has occurred or is anticipated, its population is projected to remain at its 1975 level of 865. The Kelley neighborhood is expected to increase approximately 4.8 percent from 1977 to 1980, after which it should stabilize at 260 persons. Similarly, the area south of 13th Street is projected to remain at its 1975 level through 1980, and begin to increase at 0.5 percent yearly through 1987.

Labor Force

The two major employment centers in the Capitol-Medical Center Improvement and Zoning District are the State Capitol Complex and the Oklahoma Health Center. These two centers are also major employment centers for the entire City of Oklahoma City.

A study conducted in March, 1978, indicated that there were a total of 10,050 people employed at the Oklahoma Health Center. There are also approximately 1,800 students at the University of Oklahoma Health Sciences Center, many of which live in the District. Of the over 10,000 who work at the Health Center, only a small percent choose to live in the District, and most of these are custodial and semi-skilled personnel. Many of the employees are of an economic level that they live in other parts of the City and commute to the Center. The staff and student load that are at the Health Center during a 24-hour period remains fairly constant with an approximate 33 percent drop during the night-time hours.

EMPLOYMENT IN OKLAHOMA HEALTH CENTER ESTABLISHMENTS

<u>Establishment</u>	<u>Daily Staff/ Faculty</u>
Veteran's Administrative Hospital	1,250
Oklahoma Medical Research Foundation	317
Oklahoma State Health Department (1,303 employees throughout the State)	500
Oklahoma University Hospital & Clinic	1,300
Oklahoma State Health Science Center	
Staff 1,200	
Faculty 570	1,770
Students (Excludes 180 in Tulsa)	2,549
Children's Memorial Hospital	1,080
Presbyterian Hospital and Presbyterian Professional Center	1,245
Dean McGee Eye Institute	39
<u>Total</u>	<u>10,050</u>

Source: Economic Planning Section of the Department of Economic and Community Affairs, 1978.

The State Capitol Complex is the second largest employment center in the City and provides a wide range of job opportunities. As in the case of the Health Center, workers at the Capitol do not live in the District for the most part, although various housing types are provided nearby. As of March, 1976, 3,589 full time personnel were present during the day and 126 at night, which were predominately custodial. There were, in addition to the full time employees, 566.25 part time, daytime workers and 4 night/part time.

STATE CAPITOL COMPLEX EMPLOYMENT

March, 1976

	Number of Employees	
	Full Time	Part Time
State Capitol Building	600 34 night	390.25
Will Rogers Building	566 32 night	17 2 night
Sequoyah Building	547 11 night	
Oklahoma Bar Association	15	3
Hodge Building	347 22 night	11
Connors Building	732 23 night	131
Oklahoma Transportation Dept. Bldg.	373	1
Jim Thorpe Building	384 1 night	9
Wildlife Conservation Building	43	2
Wiley Post Building	50	
TOTAL	3,589 126 night	566.25 4 night

Source: Capitol-Medical Center Improvement and Zoning Commission

Another employment center partly within the CMCI&ZD is the Santa Fe Industrial Park which is loosely defined as beginning at the Sears Service Center southwest of the Capitol Complex extending north along the Santa Fe railroad tracks. Most of the activities occur north of 30th Street, the north boundary of the District, but some smaller industries are within the boundary and the total area provides employment for District residents. It was estimated that in 1975 there were over 2,400 workers in the Santa Fe Industrial Park.

Historical Preservation

The Capitol-Medical Center Improvement and Zoning District contains a wealth of historic sites and buildings relating to the early days of development of the State and Oklahoma City. At the same time, deterioration and development has threatened to destroy this legacy. Historic preservation fortunately has begun to play a larger role in the activities occurring in the District as more and more citizens become aware of the necessity of retaining contact with the past.

History Of The District

Physical development of the District did not take place until the 1910's with the building of the State Capitol in 1917. Some housing was probably in the southern portion of the District but most of the area was pastureland. The Capitol of Oklahoma has been moved from Guthrie immediately following a special election. Because of delays due to questions concerning the legality of the decision, the 55 acres of land for the Capitol was not deeded to the State until 1914. But by 1917, the Capitol was completed, although some additional work was done to the grounds and building in the early 1920's. John J. Culbertson, who donated part of the land on which the Capitol stands, developed what is now Lincoln Terrace for homes in 1918. Two homes were built that year in what is now the Capitol-Lincoln Terrace Historic District. The Harn homestead predated this development but was an isolated farm on the outskirts of the rapidly growing Oklahoma City.

In 1919, the Legislature appropriated \$200,000 to acquire additional land around the Capitol and for beautifying the grounds as well as Capitol Boulevard (later named Lincoln Boulevard). George E. Kessler, a St. Louis landscape architect, prepared plans for this development which envisioned a large V-shaped approach to the Capitol along Lincoln Boulevard with sunken gardens, a large fountain and a three-arched monument spanning Lincoln between 14th and 15th Streets. Although the plan was never executed, the residential development to the east of the boulevard was in keeping with that plan and became the home of several prominent citizens who were drawn to the prestigious development.

University Hospital was dedicated in 1919, marking the beginning of what was to become the Oklahoma Health Center. The original hospital had 176 beds, five operating rooms and several laboratories with the most modern equipment. The hospital attracted many well-known physicians to Oklahoma City and several made their homes in the Lincoln Terrace area.

The year the Governor's Mansion was completed, Oklahoma was number one in oil production in the nation and in 1928, "black gold" was discovered in the Oklahoma City field. Drilling steadily moved from the southeast north into the District to surround the State Capitol

but not on the grounds themselves. Several of the derricks from this era are still visible today and many of the wells are in production.

During the oil boom days, the residential areas prospered and Spanish, Mediterranean, French and Italian style homes sprang up, commissioned by wealthy oil men. Several smaller housing additions began to be developed in the Culbertson area to the east of Lincoln Terrace.

In 1936, Governor Marland declared martial law in the Capitol grounds so that drilling could take place on the Capitol Grounds. In 1938, a well was drilled in the garden of the Governor's Mansion. That same year, oil revenues from the Capitol wells were used to construct the Capitol Office Building (Jim Thorpe Office Building).

Most of the residential development in the CMCI&ZD south of 23rd Street took place in 1939. Children's Memorial Hospital and the University of Oklahoma School of Medicine were begun during this period on 13th Street. The District's "shopping center" on Culbertson was also completed and served as the only shopping within the CMCI&ZD.

During the twenty years between 1940 and 1960, residential development continued north of 23rd Street. Most of the homes that were built in the area were characterized by the Post World War II frame home, although brick bungalows were built in the late 30's. The area became advantageous and affordable for the post war veteran. Commercial establishments sprang up along 23rd Street and Lincoln Boulevard north of the Capitol in contrast to the stately south entry to the Capitol.

The 1960's ushered in a period of tremendous growth of the Capitol Complex. In 1960, construction began on the Sequoyah and Will Rogers Memorial Office Buildings. This was followed in the early 60's with renovation of the Capitol building and grounds. Plans were made for further expansion of the office space, but economic conditions during the late 60's prevented construction of the Hodge and the Tax Commission Buildings and the Department of Highways until 1971 and the Department of Libraries in 1972. In conjunction with building the State Department of Highways Building, the Board of Affairs was to acquire all of the land between 21st Street and the alley north of 16th Street, and between Lincoln Boulevard and Walnut Avenue. This clearly enlarged the expansion area of the complex and set the direction of growth of the Capitol to the southwest. Understandably, increased governmental activities brought on increased supportive commercial facilities such as motels and commercial ventures nearer the Capitol. During the 60's industry in the area north of 23rd Street began to increase, such as warehousing and light manufacturing, supported by the Santa Fe Railroad track and the growing Santa Fe Industrial Park district to the north of 30th Street.

Housing northwest of the Capitol began to be mixed more and more with small industrial and office uses which started the decline of the area as a residential community.

While the State Capitol was expanding, activities were beginning to occur which were significantly altering the complexion of the neighborhoods surrounding University Hospital. Housing in the area south of 13th Street had begun to deteriorate as low income families were gradually able to acquire or rent homes that the affluent had left behind when other prestigious residential areas were built in Oklahoma City. The Oklahoma City Urban Renewal Authority, established in 1961, began a renewal and rehabilitation program in the area in 1963. Clearance was begun on 200 acres which was to become the expansion land of the Oklahoma Health Center. Pressure was already being exerted by the medical center in the residential area immediately north of 13th Street with the construction of the Veteran's Administration Hospital and the Oklahoma Medical Research Foundation.

Expansion of the Oklahoma Health Center, which now includes the expanded Children's Memorial Hospital, Child Study Center, the University Hospital and Clinics, Presbyterian Hospital, the University of Oklahoma Colleges of Medicine, Dentistry, Nursing, Pharmacy and Health, the State Department of Health, the McGee Eye Institute and numerous related health and parking facilities, has been proceeding until the present.

The bulk of physical change in the CMCI&ZD has been concentrated in the Oklahoma Health Center. Deterioration of homes has reached critical proportions in the area south of 13th Street, west of the Oklahoma Health Center. No major new residential development has occurred on the scattered vacant parcels within the District except at 30th Street and Walnut with the construction of Park Place Apartments. Revitalization of the Lincoln Terrace area is beginning as older homes near employment centers become more desirable. This is true to some extent to the east of Culbertson also. Growth is possible in the District, but it will probably take the form of infill, redevelopment and reuse of existing older and sometimes historic structures.

Potential Landmarks For Historic Preservation

Within the Capitol-Medical Center Improvement and Zoning District, the historic aspects of the area have been noted and preserved to some extent for posterity. These sites are on the National Register of Historic Places and generally relate to the land rush and oil boom days of the State. These properties include the Cedar Springs Boomer Campsite, the Harn Home, the Governor's Mansion, the State Capitol Building and the Capitol-Lincoln Terrace Historic District. Much work has gone into documenting the homes and history associated with these properties, but very little

research has been conducted into the other possible historic or architecturally significant buildings in the area. However, such potential does exist.

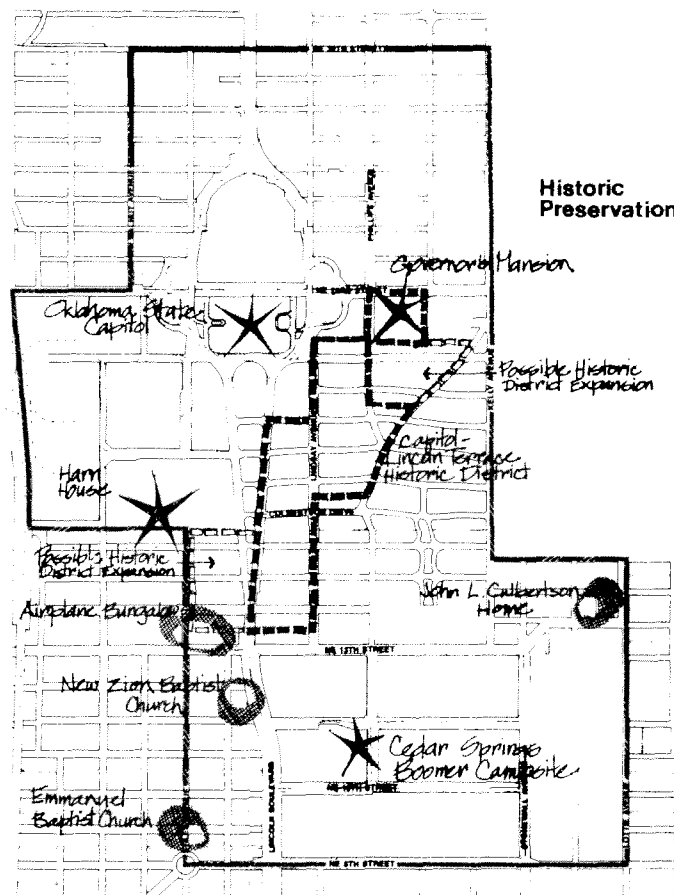
The homes east of the Lincoln Terrace Historic District are of the same era and style as those contained in the historic district. Architecturally, they are worthy of preservation as their neighbors to the west. Approximately two blocks between 20th and 21st Streets east of Culbertson Drive could be potentially worthy of historic preservation.

There are several large homes west of Lincoln Boulevard from 13th Street to 16th Street which are of the same era as those of the Lincoln Terrace Historic District, although several of them are in an advanced state of deterioration. The homes date from the mid-30's, and some were possibly built during the 20's. They are in the executive revival style which is characterized by two story frame or masonry

construction; simplified design of arched windows, dormers and Palladian motifs; and quality construction. Extensive documentation of the architectural and historic significance of these homes has been completed by several residents of the area. Their efforts have more recently been directed toward being included in the Capitol-Lincoln Terrace Historic Preservation District.

The red brick home of John L. Culbertson is located in the District in the block bounded by 13th Street, Ashton Place, 14th Street and Everest Avenue. Culbertson was a large landowner and developer in the area during the early stages of growth southeast of the Capitol and the home has been continuously inhabited and well maintained.

Two churches which are located in the severely deteriorated housing area south of 13th Street are also under study as being historically significant. The New Zion Baptist Church at 9th and Stiles was built in the mid-20's but is now vacant. At 12th and Geary, the Emmanuel Baptist Church was built in 1907. The brick and limestone building, one of the oldest structures in the CMCI&ZD,



features beautiful stained glass windows and a bell tower. The church is still in operation.

Soon after World War I, a housing style developed which is the most prominent older housing type in Oklahoma City: the wood bungalow. A variation of the type, which featured a front porch supported by four columns of wood, brick or wrought iron, is the airplane bungalow. This structure added a second half-story toward the rear of the typical bungalow with many windows across the front. The style is unique to Oklahoma City, and six of the remaining few structures built are on the north side of 13th Street between Stiles and Lincoln Boulevard. Presently under private ownership, several have been converted to rooming houses or multi-family dwellings. Most are generally in a state of slight deterioration, but the land value as commercial or office use could present more of a problem for their continued existence than physical deterioration.

Summary/District Analysis

The following discussion relates to a perception of the District from a visual and issues/opportunities standpoint. What the inhabitants or a visitor of an area perceives greatly influences his or her attitude and general feeling regarding the area. Purposeful and pronounced vistas, trees and landscaping, quality construction and good maintenance create favorable impressions which often can result in some favorable action. By the same token, deteriorating buildings, visual clutter, weedy and overgrown lots can do just the opposite.

Further, based on the data which emerged from the assembled data of existing conditions, several issues and problems become evident which require solutions. Many issues hinge on how the District is perceived by the residents or how the various uses and developments function in their opinion. These issues also address the changes that are expected (with either anticipation or suspicion) by all the entities of the CMCI&ZD, while most instances are perceived as conflicts that could enhance the quality of life in the District.

Visual Synopsis

A visual survey was conducted of the Capitol-Medical Center Improvement and Zoning District to determine the visual quality of the neighborhoods and their surroundings. The following descriptions by neighborhood are the results of that survey:

In the North Capitol Area (Neighborhood One), there is spotty

West of Lincoln, the residential area becomes lost among the other activities occurring in the area. Actually, there are no single-family neighborhoods that can be identified, although the few apartment developments are distinctive and noticeable. Many "grown-up" lots are scattered throughout the area which create a feeling of uncertainty and having been rejected. There are excellent views of the Capitol Complex from the area which development could capitalize on, but improvements would need to be made to the open space along the Lincoln Boulevard right-of-way and the parking lots. The oil wells in the area, on both sides of Lincoln need either screening of unsightly machinery or painting to accent them as landmarks (or both). Several buildings such as the Farm Bureau and Park Place Apartments are well maintained and could form the models for future redevelopment of the area.

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of the CMCI&ZD, the appearance needs to be the best. Unfortunately, Lincoln Boulevard is not an amenity or an incentive for residential development and needs landscaping and other improvements before it will become one. At present, Harn Gardens is not a focal point in the neighborhood, but offers that potential if overdevelopment of the site does not take place. The homes facing 13th Street do not harm the entrance to the Health Center, but the deterioration south of 13th does not help either one.

In Neighborhood Three, most of the homes are in the Capitol-Lincoln Terrace Historic District which date from the early twenties and thirties and are very attractive. The homes in the northern part of the Lincoln Terrace neighborhood are well kept and overall present a very inviting character. To the south, however, there are signs of neglect and deterioration. Parking lots scattered throughout the area near 13th Street to service the various clinics and offices disrupt the residential pattern and are generally quite noticeable. Culbertson Park, which could be an attractive amenity in the neighborhood, appears to be only a vacant lot. Play equipment and landscaping could turn it into a focal point of neighborhood activity that would make the area appear more alive. A central, identifying element is missing from the Historic District which would set it apart from the other residential areas.

Similar to the Lincoln Terrace Area, the Culbertson Neighborhood (Neighborhood Four) exhibits generally good maintenance, thus a good image, in the north with some deterioration to the south. The Culbertson Shopping Center is attractive and fairly well maintained, although parking at the surrounding apartments is visually a detriment because of lack of proper parking facilities. Parking in front yards is a particular problem especially in the few blocks north of the V.A. Hospital. Another blighting factor in the area is the service station at Kelley and 23rd Street. It is actually an extension of the strip commercial activities to the east of the Capitol along both sides of 23rd Street. It stands in marked contrast to the Capitol development and does not help create a strong entry image to the District from the east.

The most blighted and the most dynamic area of the CMCI&ZD is contained in the area south of 13th (Neighborhood Six). The Oklahoma Health Center is visually quite impressive, definitely another strong point to the attractiveness of the District. Vistas of the Center are available from all four directions which, upon first impression, help pull the eye quickly past any outlying deterioration into the complex. New street lighting fixtures and traffic signals have been installed on Lincoln Boulevard along the Health Center which are attractive and create a sense of renewal. However, there are several old light fixtures on utility poles that remain mixed with the new lighting standards. Also, Lincoln Boulevard is in much need of landscaping to accent the Oklahoma Health Center and to help frame the northern view of the Capitol. It should be pointed out that three plans are being implemented within the

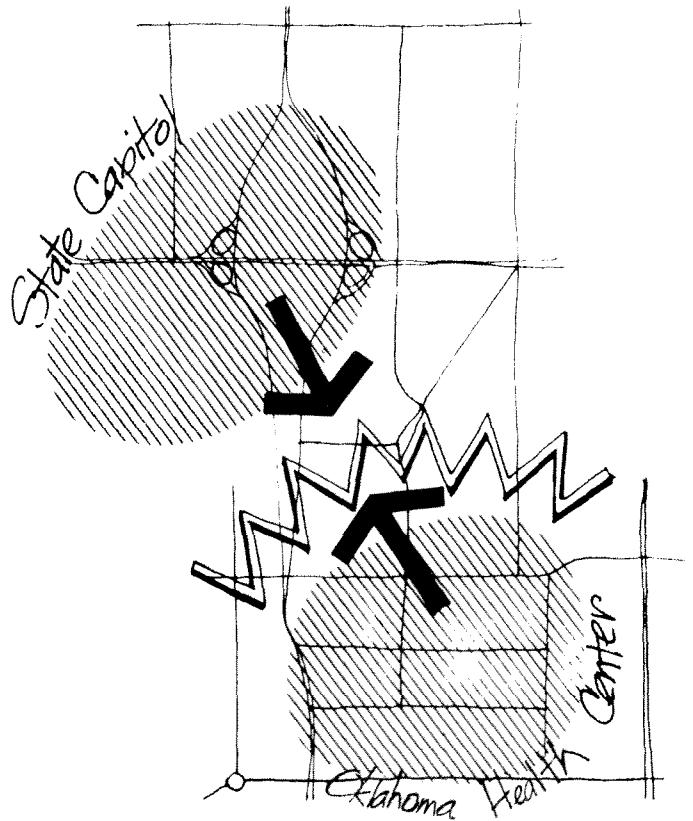
Oklahoma Health Center (lighting plan, landscape plan and unified graphic plan) which when executed will add to the unity and attractiveness of the center.

In sharp contrast, the residential area west of Lincoln is in an extremely severe state of dilapidation that is visible from 13th Street and Lincoln. Many homes are vacant, vandalized and burned. The entire area appears to be trapped and is visually depressing. Along 8th Street at Stiles Park the commercial establishments are deteriorating as well as the homes, which does not create a visually appealing entry from the downtown area into the CMCI&ZD.

Issues and Opportunities

The major point of conflict in the District is the poor relationship between the residential and the governmental and medical developments. Due to the tremendous growth of the State Capitol Complex and the Oklahoma Health Center in the past 20 years, pressure has been placed on the existing residential areas in the form of expansion, traffic and physical changes of the neighborhoods. Most of the land now occupied by the several entities of the Oklahoma Health Center was at one time residential, before being cleared through an Urban Renewal Program. Although the area was in a state of deterioration, this massive change in land use was probably seen as a threat to the remaining surrounding neighborhoods. Since that time, small parcel conversion of residential property has occurred, further threatening the residential status.

Parking is an issue around the Health Center which has grown steadily as the complex has grown. On-street parking has been removed, but vacant lots have been turned into parking lots and property owners are parking cars in their front yards. This has a tendency to visually harm the residential character of the neighborhood while only providing limited parking facilities for a few. A



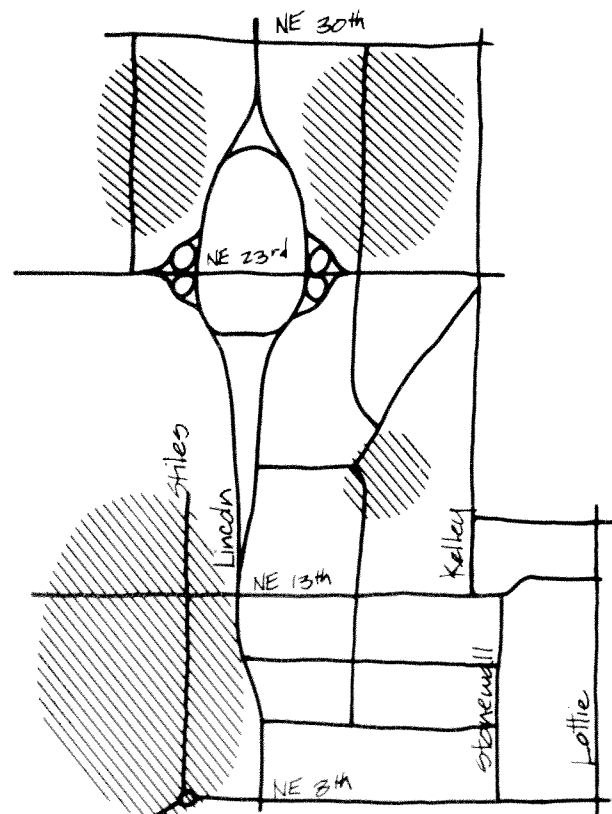
comprehensive parking program is needed to provide adequate staff, patient and visitor parking in the center, particularly around the Veteran's Administration Hospital and other medical facilities north of 13th Street.

During the development of the University of Oklahoma Health Sciences Center, several homes were purchased east of Lincoln between Phillips, 13th and 16th Street for temporary office use. In the eyes of the residents, this presented a serious threat to the continued residential status of the neighborhood. The officials of the Oklahoma Health Sciences Center consider their occupation of these homes, which previously had demonstrated signs of deterioration, a necessity in continuing future health sciences programs (such as the College of Pharmacy) and as a means of preserving the structures, albeit in other uses than residential. The inability to resolve this conflict has resulted in further suspicion and ill feelings between the Health Science Center and the area residents.

An associated issue is the office space around the medical entities. This problem is especially acute adjacent the Oklahoma Health Center where there is a lack of restaurants, motels, drug stores and similar use facilities. There is development pressure for these uses the entire length of 13th Street but indiscriminate strip development could compound circulation and parking problems.

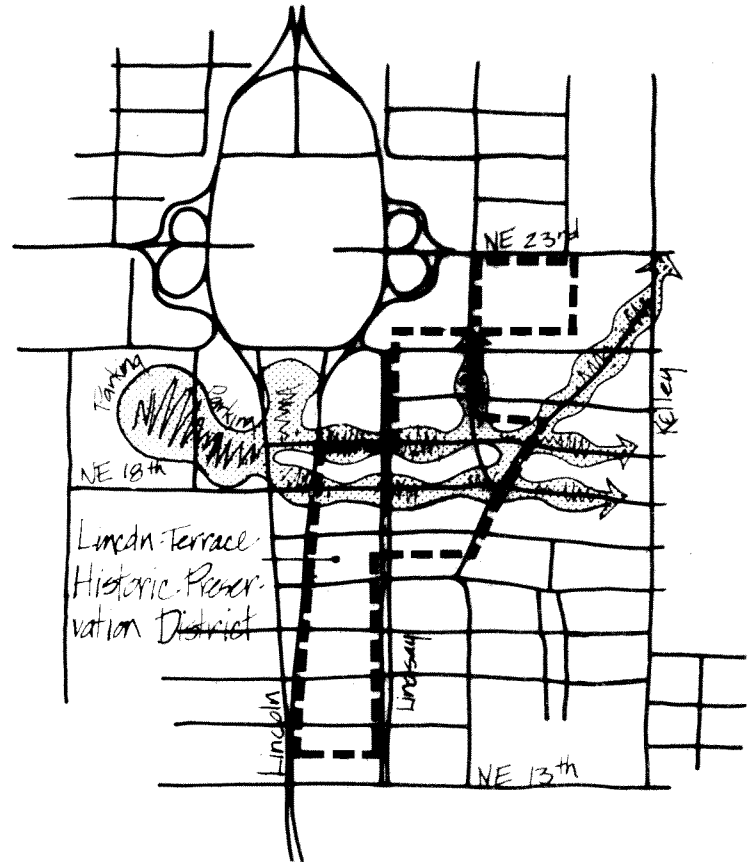
There are several pockets of deterioration that can be identified throughout the District. The largest and most severe area is located west of Lincoln, south of the Capitol. Abandoned and vandalized housing and large numbers of out-migrating families are prevalent although some revitalization is occurring in the older large homes north of 13th Street. Because of the severity of the situation and the presence of a proposed expressway on the west, the area has tremendous redevelopment potential if large parcels of land can be assembled.

Smaller areas of deterioration are evident around the intersection of Culbertson and Phillips and north of 24th Street on either side of the Capitol. These pockets are not as deteriorated as that



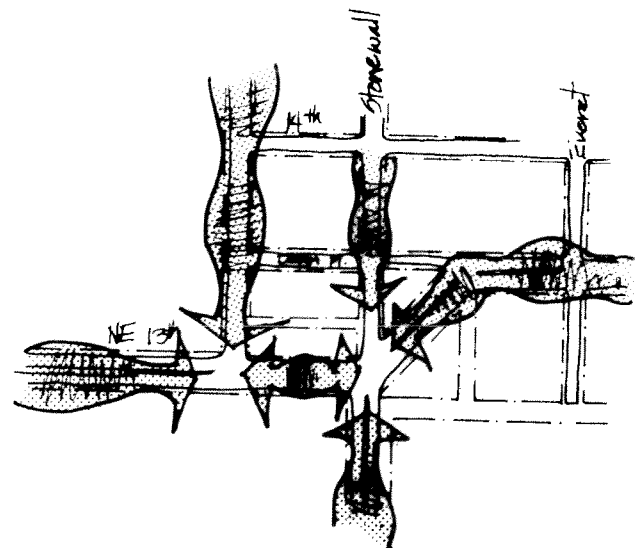
previously mentioned and exhibit either poor mixtures of land use, poor maintenance of property, deteriorated housing, out-migration of families or a combination of these.

The Capitol-Lincoln Terrace Historic Preservation District is considered to be the primary residential asset in the District. However, it is suffering from a large amount of cross traffic through the neighborhood from the Capitol Complex, especially during peak rush hours in the morning and late afternoon. This could be remedied by closing some of the streets at Lincoln or enlarging the "islands" creating the boulevard to redirect cross traffic. The historic district seems to suffer from a lack of identity that could be helped by the erection of identifying street signs on the corners or the landscaping of the Lindsay Avenue median to form a central axis.



Water and sewer lines in this older neighborhood are beginning to show signs of inadequacy due to a large extent to the continued expansion of the medical and governmental activities decreasing the water pressure. The age of the utilities and the associated deterioration will necessitate some kind of upgrading in the future.

An additional point of conflict involves vehicular circulation in the vicinity of the Oklahoma Health Center, specifically the intersections of Kelley, Stonewall and 13th Streets. This particular intersection is characterized by the confluence of three heavily used streets which make the traffic flow awkward and the



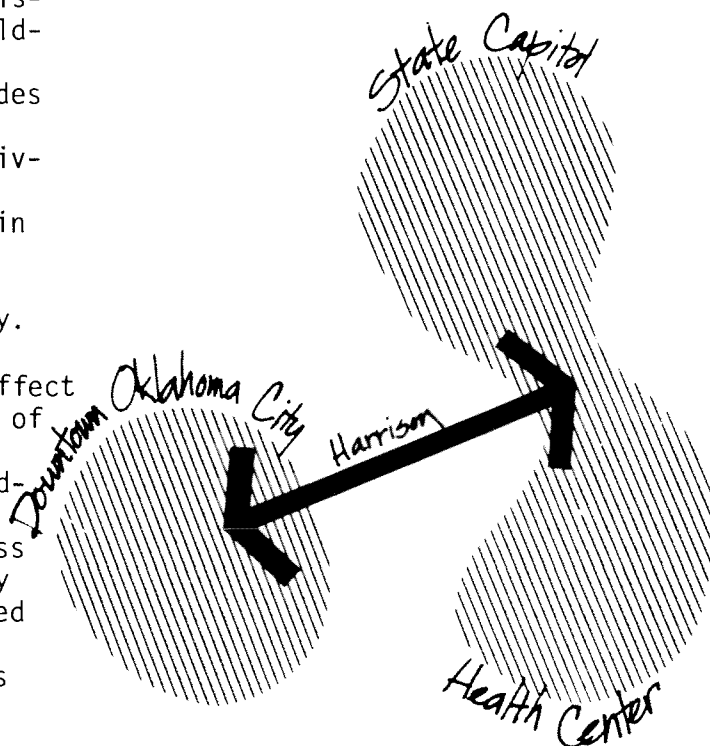
intersection visually confusing to the motorist. Access to the associated medical facilities is difficult and stacking for turning lanes is very limited, especially on 13th Street. A proposed solution to this problem to link Stonewall and Kelley was met with opposition by area inhabitants because of the disruptive effects to the neighborhood north of 13th Street.

Although CMCI&ZD is adequately served by existing bus routes, there is a lack of adequate and safe transit stops surrounding the Capitol. The circulation patterns dictated by the present system precludes the development of pull-offs and pedestrian access to the office buildings without crossing Lincoln Boulevard. In order for the mass transit system to best serve the Capitol, this situation should be resolved.

In spite of the physical, economic and social problems present in the District, there are numerous assets and opportunities on which to capitalize. The two major positive elements are the State Capitol Complex and the Oklahoma Health Center. These two developments provide employment for a large number of people — many of whom live in the District. They also represent large amounts of public and private expenditures of capital and a commitment by the agencies involved toward the future quality of life in the area. Although there are conflicts with the surrounding residential areas, the developments offer employment and retail trade opportunities, as well as strong identifying elements for the District.

Numerous designated historic sites can be found in the District as well as several potential sites as discussed earlier. These sites and buildings create a unique urban "fabric" which cannot be duplicated and provides elements which can be centered on in redevelopment and revitalization activities. Historic sites and districts also create a stabilizing influence in the existing residential areas which can possibly draw new residents and tourists from other areas of the City.

Another element which will greatly affect the future development and stability of the CMCI&ZD is the proposed Central Expressway to connect the South Broadway Extension with I-40 south of the District. The adopted route will pass along the District's western boundary when constructed, providing high speed access to both the Capitol and the Oklahoma Health Center. Access roads and on/off ramps to be built in



conjunction with the freeway could create potential highly desirable development areas, particularly between 10th and 11th Streets west of Lincoln Boulevard. While it bisects a portion of the deteriorated Harrison-Walnut housing area, creating a pocket of residential uses trapped between Lincoln and the freeway, it could generate interest of private entrepreneurs to invest in the area.

The revitalization of the Capitol-Medical Center Improvement and Zoning District could play a major role in the strengthening of the Oklahoma City downtown, particularly as it relates to providing "in-town" housing opportunities for workers employed in the District and in the central city. The Central City Plan for Oklahoma City recognized this potential in 1975. A visible and functional link is needed to connect the two centers which could form an axis of growth on either side of Harrison Avenue (a suggested connector) and stimulate the redevelopment of adjacent housing stock.

District Policies/The Plan

A primary purpose of the Plan is the establishment of official policies for the physical development and administration of the Capitol-Medical Center Improvement and Zoning District. This document is intended to serve as a guide in coordinating the continual relationship between the public interest, as expressed by governmental entities, the citizenry, and institutional and privately owned land, buildings and facilities. The Plan also serves to establish a direction and overall parameters for the location and design of future development and/or redevelopment within the District by both public and private entities.

The Plan Concept

The concept of the Plan is based on two primary factors: land use and the intensity of those uses. These factors are, in turn, supported by various implementation strategies involving specific treatments, actions and techniques.

The intensities of land usage, or, in other words, the relative level to which parcels or land are utilized, as applied in graphic form on the Plan Map, reflect the range of activities occurring within the District and the urban area of which it is a part. Intensities are designated as high, medium and low, allowing a designated and limited mixture or composition of land usage within and in accordance with each prescribed intensity classification. Each intensity is described in terms of floor area ratio (FAR) for nonresidential uses, which is defined as the gross horizontal area of the several floors, including basements, of a building measured from the face of the exterior walls, divided by the lot area

measured to the center line of the street. Residential use intensities are necessarily defined as units per acre. The use of intensities addresses not only the actual uses placed on the land, but also the levels of usage by considering such functions as traffic generation, utilities requirements and activities produced by certain uses.

The limits applied to the FAR's and other descriptors, such as ground coverage ratio (GCR) below, are intended as suggested overall intensities for the District as a whole. Activity centers such as the Oklahoma Health Center and the State Capitol Complex are envisioned as being considered as total units when applying FAR and GCR figures. It is the intent of the plan that the intensities prescribed on the Plan Map be described as: a) High Intensity: less than 1.00 FAR; b) Medium Intensity: less than .61 FAR for nonresidential uses and less than 20 residential units per acre; and c) Low Intensity: less than six residential units per acre.

A ground coverage ratio (GCR) maximum of 25% is also suggested to be applied to high intensity areas and a 50% ground coverage ratio to medium intensity areas. If thus set out in the zoning ordinance, this would mean that up to 25% of the lot in high intensity areas could be covered by a structure; the remainder of the land could be in parking, landscaping and right-of-way. The restrictions to medium intensity would similarly be applied to medium intensity.

LOW INTENSITY has been applied to those areas of the CMCI&ZD between the arterial streets and supported by low volume residential streets, with single family homes and parks being the primary use. Due to the basically fragile nature of this use, low intensity areas should generally be kept free of vehicular traffic generators and noisy or polluting uses, with proper consideration given where they abut the higher intensity elements.

MEDIUM INTENSITY designations encompass those areas which generate pedestrian or vehicular traffic volumes generally oriented toward shopping, private, governmental and institutional office or multi-family residential activities along major arterial streets. These uses would provide support for the surrounding low intensity residential or adjacent Capitol Complex and Health Center uses and, therefore, should be low in noise and pollution qualities and provide buffering between any adjacent low intensity residential development.

The largest area designated as medium intensity is the Harrison-Walnut area west of Lincoln Boulevard and south of 13th Street. This area, if redeveloped would be allowed to change from its present single family use to a mixture of medium intensity uses to strengthen the link between the Capitol and Health Center and the downtown. Other medium intensity areas are outlined along 13th Street and surrounding the State Capitol as a buffer between the Capitol area and the adjacent single family residences.

HIGH INTENSITY is reserved for those areas which generate high vehicular or pedestrian traffic volumes or other elements of noise, odor and/or density. The State Capitol Complex, the Oklahoma Health Center and the industrial areas are elements assigned to high intensity. These areas are to be adequately served by primary arterial streets or freeways and rail facilities (for certain industrial activities), and grouped so that they would have the least adverse affect on property values in the District.





























































Further, intensity uses should be properly designed so that they will have the least detrimental impact on lower intensity uses where they abut. Open space and landscaping should be considered key elements in any high intensity development as a means of lessening the impact of such structures and associated facilities on surrounding uses and to assist in creating a "campus" atmosphere within the Health Center and Capitol complexes.

LAND USES have been designated in conjunction with intensities on the Plan Map. Included are residential, commercial/office, industrial, institutional, governmental/public and mixed land uses. Residential land uses encompass the living areas of the District from single family through high density multi-family. Commercial and office uses have been combined because they are generally compatible and a mixture is usually desirable to vary and enrich the development. Industrial uses have been limited to warehousing activities along the Santa Fe railroad tracks.

Institutional land uses are those associated with the Oklahoma Health Center and in some cases, churches or other quasi-public institutions. Governmental/public land uses are combined to designate the State Capitol Complex as well as existing and proposed parks and open space located in the District. As a land use category, mixed land uses allow and encourage a combination of different activities in one development, provided, however, that these functions do not, on the average, exceed the intensity ceilings as designated on the Plan Map. For example, a mixture of residential, commercial, office and institutional uses are encouraged in the medium intensity Harrison-Walnut area. Theoretically, the developments could range from single family dwellings to high rise apartments if there is sufficient open space so that the total development consideration does not exceed twenty units per acre and a ground coverage of 50%.

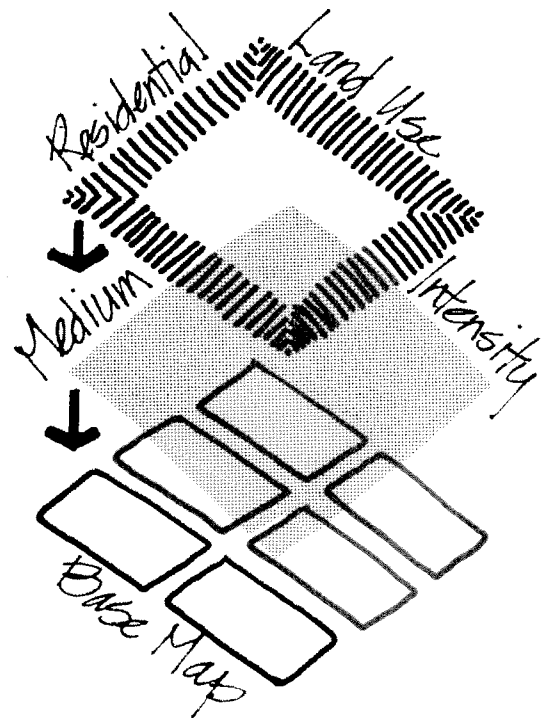
The Intensity/Land Use Suitability matrix, which follows, further described the kinds of land uses which would be suitable and compatibly relate within the three intensity categories. The matrix illustrates the intent of the CMCI&ZD policies and is intended to serve as a guide, although not the sole determinant in the decision-making processes.

INTENSITY/LAND USE SUITABILITY

	LOW INTENSITY	MEDIUM INTENSITY	HIGH INTENSITY
 Compatible  Potentially Compatible  Incompatible			
RESIDENTIAL			
Single Family			
Duplex			
Multi-Family			
OFFICE/COMMERCIAL			
Office Low Density			
Office High Density			
Convenience Commercial			
General Commercial			
INDUSTRIAL			
INSTITUTIONAL			
Church			
Low Density			
High Density			
PUBLIC/GOVERNMENTAL			
Park			
Low Density			
High Density			
MIXED LAND USE			

Capitol-Medical Center Improvement and Zoning District

The Plan Map is designed to graphically describe the above concepts. It is actually composed of two distinctive planning levels, in addition to the base map, which shows the streets, blocks and lots; these levels include the intensities and the land uses. The intensity overlay dictates the level of usage or intensity of development on the land. The addition of land use symbols further restricts the usage to specific activities on the land. For instance, a residential land use overlaying a medium intensity category indicates multi-family development or less for that particular unit. The Plan Map may be found on page 61 of this document.

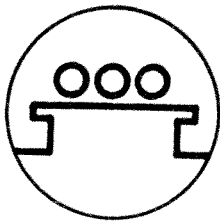


The land use categories shown on the Plan Map should not be interpreted as zoning categories. Rather, the Plan should be regarded as a basis for zoning, an implementation device to effectuate the policies and proposals of the plan. Existing zoning will continue to be in effect, but rezoning cannot be claimed within the various intensities by right simply based on the intensity level alone. The official zoning map will probably vary from the Plan Map in that the zoning may recognize short-range conditions and is, by its very nature, more precise and detailed than the Plan Map, which is a general representation. The Plan does not recommend downzoning¹ in any of the instances where this occurs. In such situations, the parcels are considered not to be in conformance with the Plan, but zoning changes need not be initiated by the Commission.

¹Defined as the action of changing the zoning designation of a particular parcel of land by what is generally considered to be reducing the usage allowances for the property.

Statement of Goals and Policies

In response to the existing conditions, issues, and opportunities in the District, goals and policies have been developed. Accordingly, policies as well as general and specific goals have been listed according to classifications representative of functions and activities occurring within the area. These areas of concentration include administrative, living areas, working areas, transportation and public facilities. An inclusive category for goals referred to as "Other" reflects District needs and desires which were not readily adaptable to the above classifications. Policies, specified actions of the Commission, chart a method to guide and determine future decisions of the Commission. Because of the scope of these decisions vary, the depth and detail of the policies similarly vary. Some policies may be more specific than others to address a particular instance; others are more general to approach decisions on a broader scale. The goals and policies within each classification are presented together for ease of reference.



Administrative

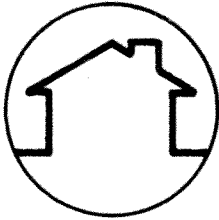
Goals

- A** Provide effective direction for the future development of the District through sound administration and adherence to adopted goals and policies. Formulate and maintain a comprehensive planning policy suited to the needs and potentialities (priorities) of the District.
- B** Provide efficient and equitable administration of the zoning and other regulations for all property within the District.
- C** Develop and administer clear, concise, and consistent regulations regarding zoning and land use considerations, building permits, location and design decisions, and related concerns made within the jurisdiction of the Commission.
- D** Secure and employ expanded enforcement powers of the Commission.
- E** Develop interagency coordination and relationships between the Commission and other pertinent entities to aid in effective development solutions and complementary efforts within the District and in those areas impacting the District.

- F** Resolve existing incompatible land use conflicts. Encourage appropriate private residential, commercial and institutional land uses and to stabilize neighborhood decline through historic preservation programs, comprehensive code enforcement and other conservation measures.

Policies

- A** The Capitol-Medical Center Improvement and Zoning Commission shall adopt a zoning ordinance and accompanying zoning map based on the adopted Comprehensive Plan for the District.
- B** The Commission shall prepare and adopt a building code and subdivision regulation which reflects the intent of the Comprehensive Plan and provides clear and established guidelines and procedures for building permits and subdivision application.
- C** The Commission shall adopt and adhere to a set of procedural guidelines concerning the timely processing of zoning and building permit applications.
- D** The Commission should seek legislative action to change enabling legislation to provide for citation power or similar tool to aid in the enforcement of the zoning, building code and parking regulations.
- E** The Commission shall support and facilitate interagency communication particularly at the staff level, in order to more effectively coordinate and encourage rehabilitative, preservation and enforcement action available to the Commission.
- F** Areas indicated for mixed land use shall be of a density average equal to that prescribed on the Plan Map. For example, several high density activities may be permitted on a medium density mixed land use area if there is sufficient open space to produce an average density equal to that allowed in a medium density area.
- G** The Commission shall provide for appropriate building setback the entire length of Lincoln Boulevard in order to create a boulevard effect and to maintain and enhance the ceremonial approach to the Capitol Complex. In addition, access to development along Lincoln should be restricted to the side streets to aid in the flow of traffic and to protect the integrity of the approach. Setbacks shall also be established along streets within or bordering high intensity areas of the District.



Living Areas

Goals

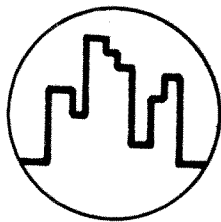
- A** Insure a decent living environment in the District through the provision of a variety of housing types, code enforcement and the encouragement of maintenance activities.
- B** Encourage the maintenance of residential areas and guide the revitalization of those areas experiencing deterioration and dilapidation.
- C** Encourage increased decent and suitable housing opportunities for all families residing within the District.
- D** Preserve and rejuvenate historic housing areas of the District to insure their establishment as stable and viable residential areas, and to protect the development legacy of this significant part of the metropolitan area.
- E** Preserve historic architectural structures with the construction of any additional new structures which are harmonious and in scale with the old structures.
- F** Encourage the retention of rehabilitable structures where possible and feasible and in accordance with the Plan for the District.
- G** Establish an identifiable boundary as a functional separation between institutional and residential land activities.
- H** Encourage and direct the total development and reuse of the Harrison-Walnut area.
- I** Encourage upkeep of vacant and transition areas within the District.
- J** Retain the identity of the neighborhood as a living environment in the District and encourage the neighborhood to remain an identifiable entity.
- K** Support the revitalization efforts of the Central City as a supplement to and support for the future revitalization of the District.
- L** Encourage the infill of vacant space (for residential use) yet maintaining the integrity of the District and make adequate provision for the site amenities.

Policies

- A** The Commission shall solicit the legislature for increased enforcement powers relative to building maintenance, parking, and existing ordinances.
- B** The Commission shall develop and adopt a building code which outlines maintenance, standards for residential structures, vacant sites, and transitional property in order to preserve existing housing quality and upgrade living areas which have fallen into disrepair and neglect.
- C** All dwelling units in the District which are located in the Preservation and Revitalization Treatment Areas should conform to the building and maintenance code.
- D** The goals and activities of residents in the historic preservation district(s) should be supported as a method of preserving and revitalizing the historic residential areas of the District.
- E** New infill housing outlined for Preservation within the District shall be constructed in a style and design that is harmonious with the surrounding existing homes in those stable areas of the District.
- F** New housing in areas designated for Redevelopment/Development should complement adjacent living areas in scale and materials.
- G** Screening techniques shall be employed by property owners developing medium and high intensity areas adjacent to single family and duplex structures to visually and physically separate the activities.
- H** In Preservation and Revitalization Treatment Areas, the rehabilitation of existing structures for reuse as a dwelling or other allowable uses shall be encouraged.
- I** The Commission shall maintain a firm separation of nonresidential uses from residential uses as illustrated on the Plan Map through the enforcement of the zoning ordinance and other appropriate regulatory mechanisms.
- J** The redevelopment of the Harrison-Walnut area shall be through the clearance of affected property by Urban Renewal or other appropriate entity for resale to private developers. Residents of the area should be relocated into suitable decent housing through existing Urban Renewal programs.
- K** Redevelopment of the Harrison-Walnut area should be in the form of a carefully selected group of land uses, predominately residential of overall medium density, with ample space for

convenience and commercial shopping and office areas, institutional uses and parks and open space. The redevelopment should complement and enhance the revitalization of the Central City and stabilize this area and surrounding areas of the District. To facilitate this, the redevelopment should be directed by one authority and guided by schematic plan approved by the Commission.

- L** There shall be no further development of the Oklahoma Health Sciences Center in the area north of the midblock between 13th and 14th Streets, and between Lincoln and Phillips; and the existing noncomplying, temporary facilities in that area shall be returned to residential use at the earliest possible date.



Working Areas

Goals

- A** While minimizing industrial activities, encourage the concentration of those industrial activities which are located within the District and insure proper transportation services and utilities to support these areas.
- B** Provide for office usage within the District in accordance with the Plan for the District.
- C** Guide and enable necessary growth of the State Capitol Complex and the Health Center area by coordination of specialized projects or policies affecting land use which are developed by individual entities in the District.
- D** Encourage the recycling of existing vacant or unused buildings and facilities within the District, as a conservation measure and to maintain the character of the neighborhoods.

Policies

- A** In Preservation and Revitalization Treatment Areas, the rehabilitation of existing structures for reuse as commercial or office

uses or the possible conversion of dwelling units to that use where allowed by the Plan Map shall be encouraged.

- B** Areas designated for commercial/office land use on the Plan Map should be developed with that use through private development/redevelopment through the encouragement of the Commission.
- C** Commercial and office uses shall be permitted along 13th Street, 23rd Street, and in mixed use areas where they support or add to the function or redevelopment potential of the area. However, office development supportive of surrounding institutional uses shall be encouraged to be the primary use along the half block on 13th Street both east and west of Lincoln Boulevard.
- D** Commercial and office use within the District should be supportive of the surrounding residential, governmental and/or medical uses such as those occurring along 13th Street, Lincoln Boulevard north of 23rd Street, along 23rd Street and at Culbertson and Phillips Avenue. In those areas where redevelopment is being encouraged to occur (i.e., the Harrison-Walnut area), commercial and office development may be regional or be dependent on a larger segment of the City for market support.
- E** New infill commercial/office and similar larger scale development shall be visually and functionally screened from any adjacent residential areas with appropriate techniques, such as berms or screening walls, associated landscaping, etc.
- F** Industrial areas located within the District shall be of a low intensity nature such as enclosed warehousing and light manufacturing, and shall comply with established parking criteria and site development requirements.
- G** New office and commercial development in medium intensity areas facing 13th Street shall have a medium lot size of four (4) square feet for every one (1) square foot of useable, enclosed floor area of the building or have a floor ratio (FAR) of .25 (FAR is the gross horizontal areas of the several floors including basements, of a building measured from the face of the exterior walls divided by the lot area as measured from the centerline of adjacent street(s).)
- H** Historic buildings identified in the Plan document shall be maintained structurally unaltered, even though another use from what it was originally intended may be permitted on the property, until adequate study by the Commission has been completed to determine the validity of its preservation.



Transportation

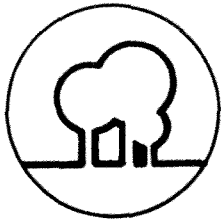
Goals

- A** Coordinate and encourage safe and well located transit stops along the internal circulation of transit vehicles throughout the District.
- B** Encourage the resolution of potential traffic conflicts existing within the District.
- C** Encourage adequate and attractive parking facilities within the District for all uses and users with substantive provision for addressing the issues of safety, lighting, screening and similar elements.
- D** Designate and encourage the upgrading where necessary of a major street system designed to facilitate all traffic types in the area, and decrease the amount of nonresidential traffic filtering through the neighborhoods of the District.
- E** Encourage the development of internal collector street systems, especially in industrial and commercial areas and in any newly developing residential areas, to minimize traffic congestion and conflicts.
- F** Encourage the development of bikeways, and pedestrianways as integral parts of the overall transportation system to maximize safety and efficiency as well as provide for certain recreational needs of the community.

Policies

- A** The street classification system within the District is as follows:
 - (a) Principal Arterial Streets should connect areas of principal traffic generation to the expressway system and provide for distribution of through traffic to and from the collector and local street system. Lincoln Boulevard and NE 23rd Street are designated as principal arterials.

- (b) Secondary Arterial Streets are similar to the principal arterial but should be designed to carry smaller volumes of traffic and should be more accessible and convenient to traffic traveling to and from the collector streets. Kelley Avenue, Sante Fe Avenue, Lottie Avenue and 13th Street are designated as secondary arterial streets within the District.
 - (c) Collector Streets should be mainly for traffic movement within living and working areas connecting local streets and arterial streets. District collector streets include, NE 10th Street, NE 11th Street, NE 15th Street (between Phillips and Kelley), NE 21st Street (west of Lincoln Boulevard), NE 30th Street, Phillips Avenue (between 15th and 13th Streets), and Stonewall Avenue.
 - (d) Local Streets should serve traffic having a destination within a given area. All the streets, other than those listed above, are considered as local streets.
- B** Streets, particularly arterial and collector streets should be improved by the City of Oklahoma City or the State (where appropriate) to provide safe and efficient traffic flow in the area.
- C** New institutional, governmental, commercial and large redevelopment residential parcels shall provide internal collector streets within the development to minimize traffic congestion and conflicts on public streets.
- D** Additional parking structures and lots shall be designed to provide safe and efficient ingress and egress, nonoffensive security lighting, screening and landscaping. Parking structures near residential developments should be designed as to be least obtrusive to the neighborhood.
- E** The Commission shall request a study by the City of Oklahoma City or other appropriate agency to derive a solution concerning the traffic congestion at Stonewall, Kelley, and 13th Street. The solution should represent the least disruptive approach to the residential development yet provide acceptable traffic flow around that portion of the Health Center.
- F** Placement of traffic signals will be encouraged at 13th and Stonewall and Kelley, and on Lincoln Boulevard at 18th Street to facilitate the movement and flow of vehicles through these intersections.
- G** The addition of protected and well located mass transit stops as well as improved service around the Capitol Complex and within the Health Center shall be encouraged so that workers and visitors in these activity centers will be provided an efficient, safe and economic alternative to the automobile.



Public Facilities

Goals

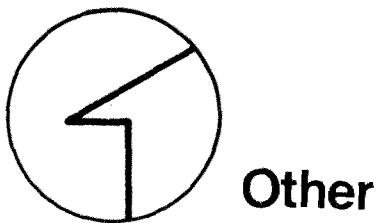
- A** Encourage quality public services and facilities that respond to the needs of the areas and its inhabitants.
- B** Encourage proper maintenance of public facilities within the District.
- C** Provide for the regulation of public and private land utilization in a manner which is compatible and necessary for the functioning of the State Capitol Building and for the preservation of its monumentality, historic significance, symbolic integrity and visibility.
- D** Maximize the visual image of the State Capitol and the usage of available facilities, thereby complementing the unique character of the District.
- E** Provide for the regulation of public and private land utilization in a manner which is compatible and necessary for the functioning of the Oklahoma Health Center and for the preservation of its monumentality, historic significance, symbolic integrity and visibility.
- F** Maximize the visual image of the Oklahoma Health Center and the usage of available facilities, thereby complementing the unique character of the District.
- G** Encourage, through coordination and agreement with the City of Oklahoma City, the optimum municipal services and facilities for visitors, workers and residents in the Capitol-Health Center area.

Policies

- A** Thorough research and study shall be conducted by the Commission in cooperation with the Oklahoma City Park Department to locate additional park land in existing residential areas of the District and provide further development of existing parks.
- B** The Commission shall work closely with the City of Oklahoma City in the development of its Capital Improvement Program regarding utility expansion and upgrading, park development

and acquisition, maintenance and street improvements within the District.

- C** Responsible agencies shall be encouraged by the Commission to properly maintain their properties and developments within the District.
- D** The revitalization and possible redistricting of the neighborhood schools serving the District shall be urged and supported in order to provide quality educational opportunities for District residents.



Goals

- A** Encourage quality land uses and activities which are integrated into the image of the District.
- B** Protect existing private and public investments in accordance with the Plan for the District.
- C** Encourage citizen participation and community involvement in the planning and implementation processes.
- D** Encourage maximum fire and police protection services to residents and businesses throughout the District.
- E** Encourage the redevelopment of the corridor between downtown and the Capitol-Medical Center Improvement and Zoning District as a visual and functional link between the two areas.

Action Plan

Historical evidence points to the fact that a large percentage of plans lie idle on shelves and are never implemented. The composition of the Capitol-Medical Center Improvement and Zoning Comprehensive Plan is such that it guides zoning, building permits and other administrative and regulatory decisions while at the same time providing long-term strategies by which action by the Commission and other agencies and governmental entities can be taken to implement the plan. Various treatments are outlined on the Action Plan that specify certain actions to be taken by the local and federal agencies and the urban conservation techniques that would be involved.

There are three treatments illustrated: preservation, revitalization and redevelopment/development. PRESERVATION treatment is recommended for those areas of the District that demonstrate stable housing in fully developed areas, although there is some scattered poor maintenance and decline in housing and nearby commercial areas have deteriorated. Public facilities may also not necessarily comply with community standards. The action called for in preservation areas centers around the enforcement of existing zoning and building permit ordinances, small capital improvements in certain areas, and neighborhood programs for preventive and improved maintenance.

REVITALIZATION areas are representative of areas which demonstrate further stages of deterioration than those in preservation areas. The neighborhoods are developed with only small scattered vacant parcels. The overall environmental quality in these areas has deteriorated because of inadequate maintenance and upkeep of res-

idential structures, high mobility of families associated with a large ratio of renters to home owners, and deteriorated community facilities and services. Recommended action in revitalization areas are the same for preservation treatment areas with the addition of more aggressive programs to upgrade and add to the existing housing stock such as infill housing programs associated with tax and investment incentives. Improved community facilities and services would be more costly than in preservation areas due to the more extensive stages of deterioration of existing facilities.

Those areas of the District outlined for REDEVELOPMENT/DEVELOPMENT are fully developed neighborhoods that are suffering from severely deteriorated housing and mixtures of land use. There has been abandonment and vandalizing of homes and nonresidential structures. In some instances, there are large parcels of land which have not been developed mainly because of poor land values and surrounding instability of the area. Action specified for redevelopment/development treatment involves parcel consolidation and clearance to facilitate and invite land resale or reuse either through Urban Renewal initiated programs or some other entity. Reuse of historic buildings is encouraged where possible and feasible. Total redevelopment of these areas is needed and innovative housing types, increased density, commercial and office developments in various forms as well as the necessary public expenditure of funds to provide adequate utilities and services to support these new uses would be characteristic of such an approach.

A matrix, which follows, entitled Strategy for Implementation, further defines the aforementioned treatment areas, actions, techniques and suggested participants. The matrix also specifies the action needed within the neighborhoods of the District. The purpose of the comparative outline is to guide the Commission and its staff in coordinating and directing activities in the District.

Because of the limitation in the enabling legislation for the CMC&ZD, the Commission is dependent on the City of Oklahoma City, the State and the private sector for implementation of the Plan. The Commission, therefore, will have to take an aggressive role in instigating action in the District, particularly at the State and City level. Street resurfacing, code enforcement (to some extent) require City or State action in an area which is perceived as being autonomous and self-sufficient but in reality is greatly dependent on the actions of others.

Description of The Plan Elements

As discussed in the Plan Concept, intensities as defined by FAR's, are the primary determining factor of development in the District.

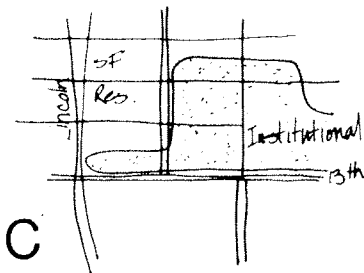
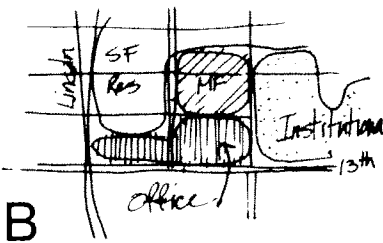
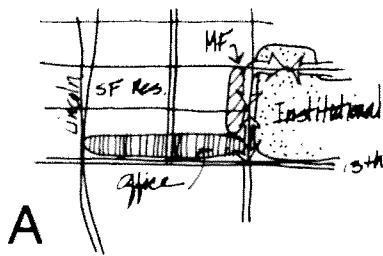
Because of the existing wide range of floor area ratios in the area, particularly high intensity in the Health Center, the ceiling designations given to FAR's in the high intensity will be below several institutional developments and would not allow needed or planned expansion of the facilities. To provide a means for expansion of needed facilities, the floor area ratio of the high intensity institutional uses should be allowed to extend beyond the prescribed 1.0 FAR for individual institutional developments as long as the total FAR for the entire Health Center Complex (as defined by the high intensity designation) is below the suggested FAR of 1.0.

Development in the State Capitol Complex should not exceed a FAR of 1.0 as it is presently below the prescribed FAR when the total land area of the complex is taken into account. Therefore, programmed development is expected to be possible within the suggested FAR ceiling.

With the development of the high intensity areas to their maximum density, there is a danger that these areas, particularly the Oklahoma Health Center, would become too compact and the feeling of openness, which now characterizes the area, would be lost. For this reason, setbacks have been established along Lincoln Boulevard and along 13th, 11th, 10th, 8th, Stonewall, Phillips and Lottie within the Medical Center. Although a specific setback is not set forth in the policies, a 50 foot setback along Lincoln and a 25 foot setback from the property line along the other streets is suggested for adoption by the Commission for any future construction.

It is also recommended that an intensive streetscaping program in addition to the median landscaping plan be instigated by all the entities in the Oklahoma Health Center. Street trees along the collector streets within the Center would greatly enhance the quality of the individual buildings and at the same time give continuity to the entire area. Each property owner would be responsible for the implementation and maintenance of the landscaping of their property, but an overall design agreed upon by the affected institutions should be followed. The State Capitol Complex should also begin a similar landscaping program to include the Lincoln Boulevard park and the grounds north of 23rd Street.

More than physical changes will be necessary to alter the conflict between the medical center growth and activities and the surrounding residents. However, distinctive delineation of uses and designation of circulation patterns can establish a set of "givens" which clarify the desired positioning of specific activities. The policies and the Plan Map establish the area north of the midblock between 13th and 14th Street between Lincoln Boulevard and Phillips as single family residential, with some multi-family development permitted along Phillips. This would involve the return of the structures used for offices in the area to single family homes.



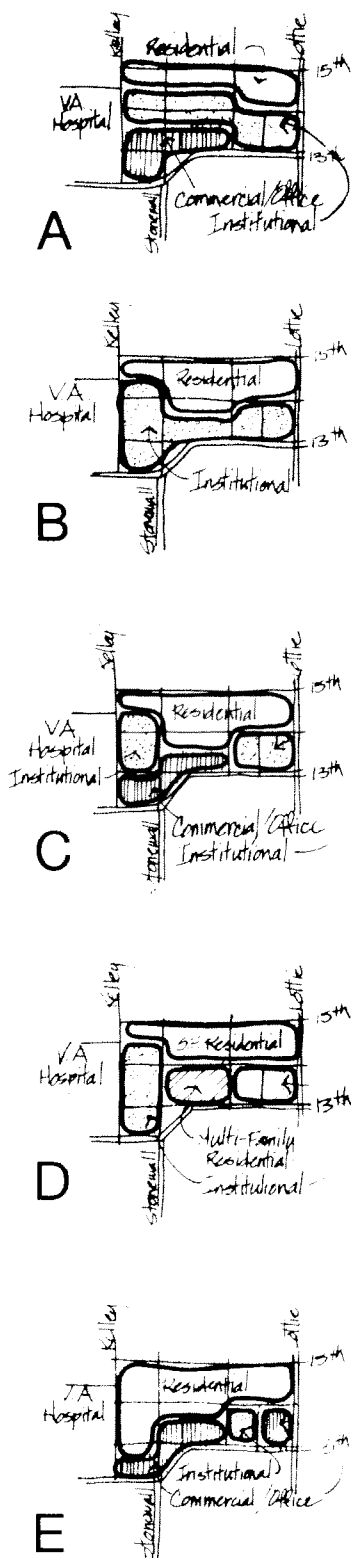
Alternatives

Due to the highly controversial nature of this issue, several alternatives for designating a desired land use pattern in the area were considered. Each, of course, had identifiable advantages as well as disadvantages, depending upon the various perspectives potentially represented. Based on the desires of the residents and the Governor, and the intentions of the Oklahoma Health Sciences Center, the option which limited office use to the half block north of 13th Street was selected (Alternative B). It is desired that residential uses will return to those structures with the added incentives and programs outlined in the Action Plan.

The circulation system was also modified to include the designation of a collector street at 15th Street from Kelley to Phillips and at Phillips Avenue between 15th and 13th Streets. In order to keep institutionally related traffic from penetrating the residential neighborhood on 15th Street, a cul-de-sac or curb modification and associated signage restricting through traffic would be necessary. Traffic generated by the medical uses north of 13th Street would thereby be encouraged to travel on the designated collector street.

An additional area of conflict near the Health Center is situated in the Kelley Neighborhood, north of 13th Street between Kelley and Lottie. This relatively stable neighborhood is experiencing development pressures from those properties facing 13th Street although they have a significantly restricted building space. Traffic movement at the intersection of Kelley, 13th and Stonewall is also confusing and inefficient.

Several approaches were considered for long-term use in the area; but, short-term problems and pressures commanded modifications which would have precluded a lasting solution to the problem. For example, the needs of the VA Hospital, a chief determinant of direction for this area, include the development of a large, nearby parking structure at some future date. Also a change in Veteran's Administration philosophy, from one of in-patient care to out-patient care and possibly the long-term care of patients, as the bulk of World War II and Korean War veterans near old age, will result in a change of facilities and their uses.

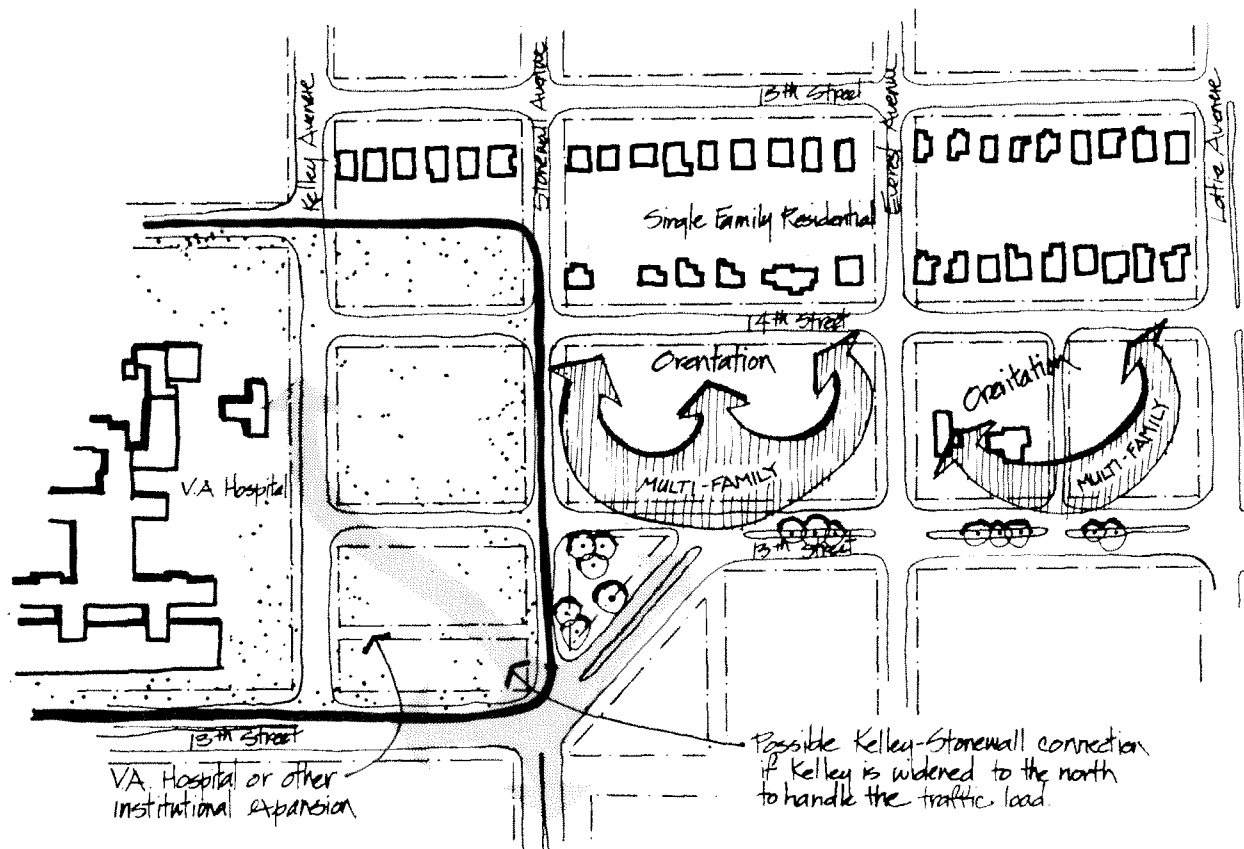


Alternatives

It is not possible, therefore, to tie future development needs to a time frame, but rather the development is necessarily established by the evolution of conditions. In essence, the Plan Map reflects the existing zoning in the area as a base for future changes which might occur. Although commercial uses are zoned for the area, the ultimate desirable uses should involve institutional, and some form of multi-family and single family residential. The future strategy for the area will include multi-family use such as town houses or two- or three-story garden house apartments, which would face onto 14th Street rather than 13th Street from Stonewall to Lottier. They would need to be designed so that they are harmonious in scale and style to adjacent single family homes. Institutional uses would be expanded from Kelley to Stonewall in order to take care of future development needs of the Veteran's Administration Hospital.

The long-range development of the area would also facilitate a solution to the north-south circulation problem on Kelley and Stonewall, depending on City plans to widen Kelley northward or the feasibility of closing Kelley at 15th Street and forcing traffic onto Lottier Avenue. The addition of traffic signals at this point should only be considered a short-term solution to the awkward circulation pattern. As a result, a number of events would have to transpire outside the District to bring about a change in the circulation pattern.

A rather obvious deficiency in the District is the lack of supportive commercial and office development adjacent or at least in close proximity to the Health Center and the State Capitol. Development of these two employment centers has far outstripped the construction of these uses. The Plan Map outlines areas for commercial/office use in medium intensity areas and specific policies further limit this



Kelly Sector Optional Development

activity to office use across from the Health Center on 13th Street.

The Plan attempts to locate commercial uses in areas which are well serviced by arterial streets, located near high intensity developments and that lend themselves to the type of development featuring adequate off-street parking, landscaping and a non-linear "strip" style. Unfortunately, some strip development will continue to exist and occur because of the restrictiveness of lot size. The redevelopment of the Harrison-Walnut area is expected to provide the bulk of any future commercial development within the Capitol-Medical Center Improvement and Zoning District, although a few small commercial developments would either remain or develop elsewhere.

The most pressing need for support business areas is in association with the Health Center. The western portion of the center could be serviced by the Harrison-Walnut development, but commercial and supportive office on the east side would best be located east of Lottie where it is presently developing. It is the intent of the Plan to keep the intensities along 13th Street low enough so as to not adversely affect the adjacent single family residences.

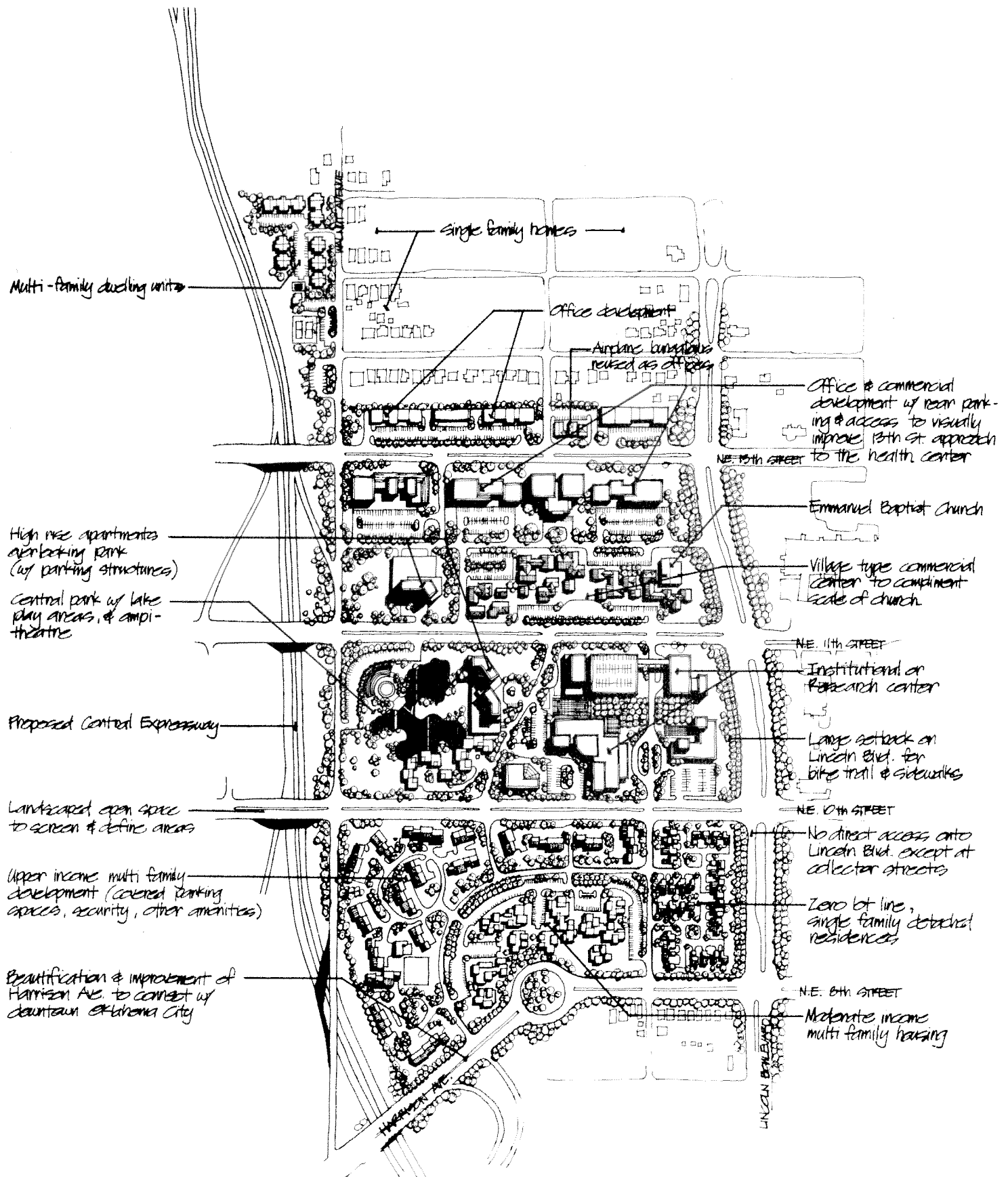
The areas of deterioration discussed in the "District Analysis" section have been addressed in two ways. The Plan Map either provides a higher intensity than exists or outlines specific delineations of land use in order to consolidate and clarify uses. The second method is the application of the Action Plan as illustrated on that map and further discussed in the document. Generalized courses of action and certain techniques are presented to address a variety of problems that are found in these deteriorating pockets.

The Harrison-Walnut area west of Lincoln Boulevard has been approached in more detail. An illustrated development site plan has been prepared to illustrate a suggested type of development, building and street design, and general arrangement of uses which are considered desirable when the area is redeveloped.

In order for this redevelopment to occur, the boundary of the CMCI&ZD will need to be expanded west of the right-of-way line of the proposed Central Expressway. This would establish a firm, definitive boundary for the area which would define the neighborhood and provide a land area of adequate size to redevelop as a single unit. This boundary expansion would require action on the part of the State Legislature to effectuate the change, and should be instigated upon final establishment of the expressway right-of-way line.

As illustrated on the development site plan, a variety of uses and densities could be developed within the area, but the primary use should be residential. The other types of uses would support residential use or surrounding uses in the CMCI&ZD and the City. Orientation of new construction after clearance should be toward an internal circulation system and not onto Lincoln. Setback and lot depth should be such that an open feeling is maintained, particularly along Lincoln Boulevard, where a pedestrian and bicycle link could be established between the Capitol-Medical Center and downtown Oklahoma City. Open space and a large central park would play key roles in establishing a high quality of life in the area and to provide much needed park acreage in the District.

High rise apartments and office buildings are encouraged as long as adequate undeveloped land area can be provided and overall medium density of the area can be maintained. The historic structures in the development area should be maintained and utilized, not necessarily in their present or originally-designed usage format.

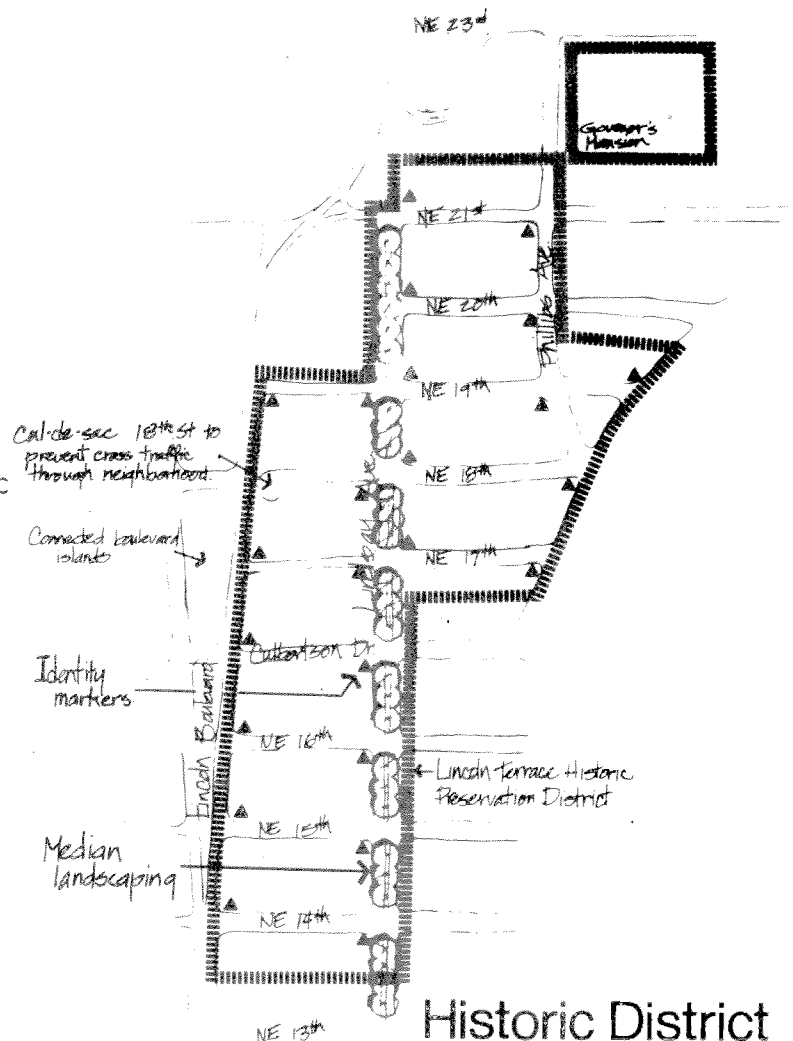


Harrison-Walnut Area Redevelopment Concept

A potential reuse of the Emmanuel Baptist Church as a focal point of a village-type shopping area is suggested on the illustrative map, but future uses could extend to a wide range of activities and recycling techniques. An exciting solution to the arrangement and design of the area would form the beginnings of a strong link between the Capitol-Medical Center and the Oklahoma City Central City.

Traffic facilities in the Capitol-Medical Center Improvement and Zoning District are basically adequate to handle the major arterial street traffic. It is at certain access points onto and from these streets that problems exist and require attention. One circulation conflict, pointed out earlier, is the amount of traffic generated by the governmental activities southwest of the Capitol that pass through the residential area east of Lincoln Boulevard toward Kelley Avenue. In order to restrict this movement, a cul-de-sac at Lincoln Boulevard and 18th Street would force traffic exiting the Capitol area to turn south or north on Lincoln. Cul-de-sacing other side streets in the area at Lincoln and consolidating the boulevard islands into large areas may be necessary if the traffic pattern persists. Further, traffic signals at this intersection are proposed to control traffic moving from the Capitol offices onto Lincoln during peak traffic hours. The proposed closing of 19th Street for the construction of State Park One and subsequent consolidation of the other boulevard islands into larger areas will further direct traffic into this pattern.

In a related aspect, it is proposed that the Capitol-Lincoln Terrace Historic Preservation District become more identifiable as a special area of Oklahoma City. This could be accomplished through the placement of street markers at the corners within the historic district. These signs should be designed so as to capture the historic and prestigious elements of the area. In



Historic District Identity Techniques

addition, Lindsay Avenue should be more heavily landscaped in order to create a focal axis extending the length of the District. This would place aesthetic interest on the center of the neighborhood rather than along Lincoln Boulevard and add a strong identity and image element to the historic district.

The Capitol-Medical Center will become increasingly more dependent on some form of mass transit to serve the large number of people who work in the two complexes. At present, the existing municipal bus system serves the area and has kept up with demand for that service in recent years. However, in the Capitol Complex there is a lack of bus stops, waiting areas and proper pull-offs. It is beyond the scope of this plan to redesign transit routes and designate bus stops, but it should be noted that the problem does exist and will, in all likelihood, continue to do so if measures are not taken to change the existing situation. Workers and visitors cannot be expected to utilize the mass transit system if there is poor service, dangerous street crossings and unattractive and uncomfortable waiting areas.

The construction of the pedestrian tunnels as proposed in the Oklahoma Capitol Improvement Authority Facilities and Landscape Plan (1973) would provide a safe means of crossing Lincoln Boulevard at several intervals near major buildings at the Capitol Complex. Bus pull-offs could be constructed at these points so as to not impede the flow of vehicular traffic on Lincoln Boulevard.

Due to the large number of workers and visitors in the Capitol-Medical Center Improvement and Zoning District, providing parking spaces at the centers has become more and more difficult. The mutual cooperation between the several medical center entities has produced a program involving the construction of parking structures on a phased basis and surface lots south of 13th Street. North of 13th Street, where medical uses abut the residential area, parking has been a serious problem to users, staff members and residents alike. On-street parking has been eliminated in the area in an effort to protect the residential areas. Small gravel and paved lots have been constructed to compensate for this, but space remains at a premium. The removal of medical uses north of 13th Street between Lincoln and Phillips will help decrease the number of these small lots and activity centers. The main activity centers, Veteran's Administration Hospital and OMRF, will continue to require ever increasing parking space.

The Plan Map designates the conversion of existing residential property north of the VA Hospital on 15th Street to provide additional space for a parking structure. Additional parking facilities for the hospital as well as Children's Medical Center east of Kelley Avenue could be provided as a long-range alternative adjacent the hospital or on the parcels created if Kelley is realigned with Stonewall Avenue. 15th Street from Kelley to

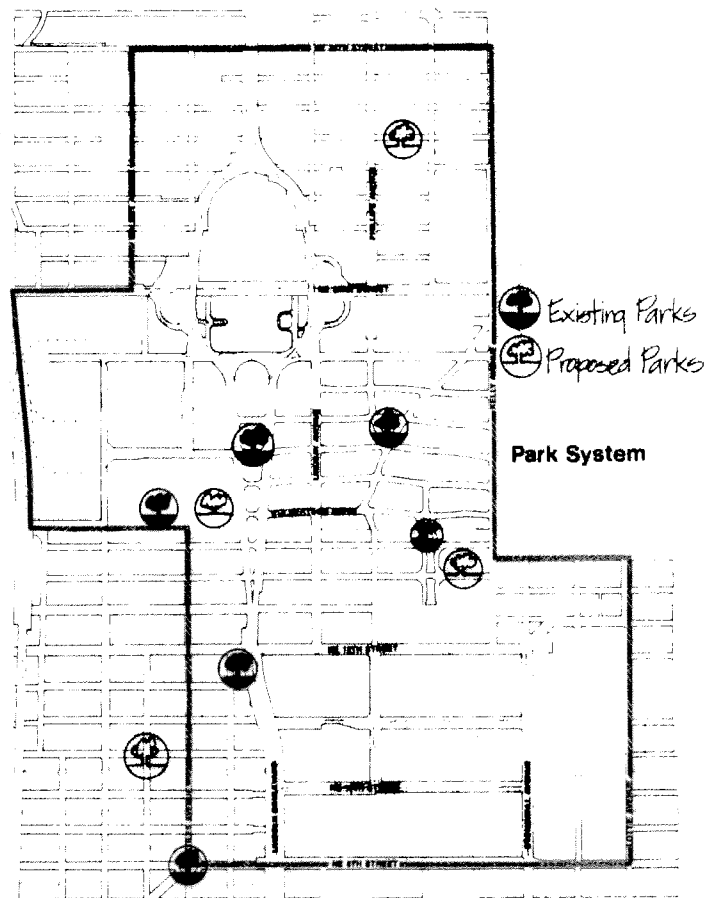
Phillips has been designated a collector street and should be brought up to City standard to facilitate this development. Parking structures are viewed as the only long-term solution for near-by parking at the medical facilities north of 13th Street.

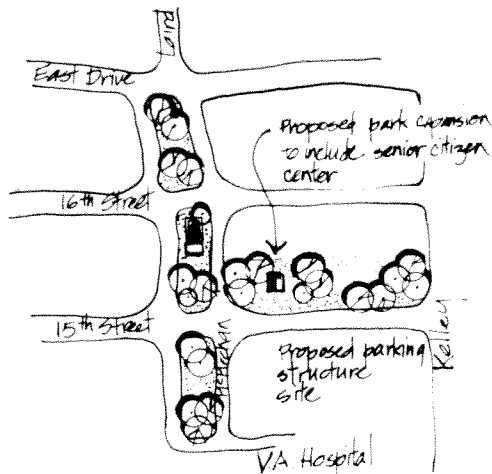
Additional parking structures are necessary in the Capitol Complex. The large surface lots are visually unattractive although there has been some attempt at landscaping them. The Facilities and Landscape Plan for the Capitol indicates the location of several parking structures that would serve concentrations of governmental buildings, existing and proposed. It is the recommendation of this plan that the proposals in that study be implemented.

The early physical development of the CMCI&ZD has limited the size and number of parks. Fortunately, openness of the Capitol and Lincoln Boulevard has been maintained. The Oklahoma Health Center presently has a large amount of open space along the perimeter but the interior developments have tended to be compact and dense because of their functions.

Park space is needed in all of the neighborhoods in the District; therefore, some acquisition of land by the City or State will be necessary. Future parks are needed in the area north of the Capitol in some location west of Kelley to help in the revitalization of the neighborhood. Sites for future parks have been indicated as public land use to illustrate potential more than policy. Particularly in the area of redevelopment of Harrison-Walnut, a large central park with radiating and connecting open space "fingers" is desirable if the area is to become an inviting residential district.

The expansion of the Harn Gardens to Lincoln Boulevard would serve the functions of adding needed park space acting as a buffer or area of transition between the residential and governmental uses. Additional park space is also recommended for





McMechan Park Expansion

the land between Kelley and McMechan Parkway north of the VA Hospital. This development would provide a "green" separation between residential and institutional uses as well as a site for the potential conversion of one of the existing structures for a senior citizen center. The existing parks in the District will require upgrading and additional facilities to adequately serve the residents. The enhancement of a sense of open space and openness throughout the area will play a key factor in the future attraction of families into the older, in-town neighborhoods of the District.

Historic Preservation

One of the most useful means of protecting historically significant sites and buildings is by having it listed on the National Register of Historic Places. This listing of historic properties serves also as the official Oklahoma listing for historic places as administered by the State Historic Preservation Office. However, mere listing of the property does not guarantee protection or preservation from misuse or neglect, but it is effective in generating community support and awareness and in providing other necessary tools such as zoning or funds for acquisition.

At present, the Capitol-Medical Center Improvement and Zoning District has an historic preservation zoning classification which has been applied to the Lincoln Terrace Historic District. To date, this zone has not been designated on any other area, but, with some revision in the ordinance, could be useful in protecting other historic sites or areas. In principle, it would be a overlay zone which could be overlaid on other zones which would place further restrictions on the user in order to preserve the architectural quality or historic attributes of a structure or area. For example, a parcel zoned commercial could have the historic preservation (HP) zone applied to it. The commercial use would continue, but the restrictions of the HP zone would also apply to govern architectural remodeling, painting, etc. This new zone would be useful in preserving the historically significant homes and other buildings in a variety of uses which are not necessarily significant enough for inclusion on the National Register of Historic Places.

Efforts are presently underway by residents of the area west of Lincoln Boulevard between the midblock of 13th and 14th Streets and the midblock north of 16th Street to bring their area into the

Capitol-Lincoln Terrace Historic Preservation District. Although several of the homes in the neighborhood have deteriorated and have been structurally altered over the years, they remain proud remnants of the colorful "oil boom" days in Oklahoma. In recent years several homes have been restored, and interest in the homes as residences appears to be increasing. Expansion of the existing historic preservation district boundaries to include this neighborhood could aid in catalyzing restoration efforts as well as providing additional status to the area as a residential neighborhood.

Citizen Participation

Throughout the development of this comprehensive plan, the program has involved elements of the District citizenry at several levels because without the input and support of the local people, the plan cannot be implemented. The structure of the Capitol-Medical Center Improvement and Zoning Commission and its function is such that public involvement plays a major role.

The planning process attempted to avoid the unproductive and self defeating techniques of public involvement and to capitalize on and strive for those techniques which bring about productive and positive response from the citizenry. Constructive public involvement is not selling a predetermined solution by public relations techniques; planning behind closed doors when information can be shared; one-way communication, (e.g., planners telling people what is best for them); when public hearings and public meetings become gripe sessions; mere representation on an advisory board although such representation might be the semblance of involvement; public confrontations between "people power" versus bureaucracy, or bypassing elected representatives or impairing their freedom to exercise their decision-making responsibilities.

Constructive public involvement is when planners listen to residents concerning their attitudes, goals, fears, and suggestions; citizens find early and convenient opportunities to make possible contributions; residents feel that their ideas are important to planners; a citizen exercises his right to influence decision-making; individuals, interest groups, and agencies identify their own positions, recognize those of others, and work toward a WIN/WIN solution rather than a WIN/LOSE strategy; and relationship between planners, politicians, and other people are such that communication barriers are reduced and mutual understanding and trust persist.¹

¹

Adapted from Desmond Connor

The continued successful operations of the Commission will depend on its mutual cooperation with the Citizen Advisory Committee and the citizens as a whole. The statutory structure of the Commission and the Citizen Advisory Committee has set up the process for feedback and information gathering which should be continued. However, the same method should be explored to educate and inform the citizen of the complexity of governmental and institutional issues in the District so that a WIN/WIN solution to the conflict can result. Perhaps honesty and full disclosure will result in trust and cooperation. In addition, a more concerted effort should be made by the Citizen Advisory Committee to involve and organize the residents who to date have not been active in the decision making process. The residents in the North Capitol and South of 13th Neighborhoods have been conspicuous in their lack of representation and attendance at Citizen Advisory Committee meetings.

Public/Institutional/Residential Relationships

A key aspect of the successful implementation of the Plan is the relationship between the property owners and the State of Oklahoma and the Oklahoma Health Center. This unique triad is bound together by enabling legislation which has created a planning and zoning body affecting all the property in the District. In the past this relationship has been strained because of misunderstandings, poor communications, mistrust and a host of other psychological, physical, social and economic conflicts. It is very important that these conflicts be resolved or at least approached in a rational, honest and creative problem-solving manner.

The socio-psychological relationship between the area residents, particularly those living near the medical center, and the Oklahoma Health Center is awkward at best. Paradoxically, this relationship holds tremendous potential in regard to providing available housing for staff and students at the Health Center while at the same time strengthening the quality of the residential areas and generating new residential construction in redevelopment areas. Over ten thousand people work at the combined hospital, clinic, school and office facility, many of who already live in the District.

The proximity of working to living area could be further enhanced by the creation of pedestrian and bicycle paths from within the surrounding neighborhoods to various points in the medical center. The interface of residential and institutional uses should be strengthened by the proper design and use of lower density multi-family or office development where allowed, thereby cushioning any conflicts between uses. Also, rigid and identifiable lines separating the institutional from the residential uses should be adhered to and be publicized so that there is never any question as to which use will be in a particular area. Residential and

institutional uses should be firmly separated but access to one another should be at clearly defined and easily accessible points.

A similar relationship exists between the Capitol Complex and the surrounding residential areas. Although there are not as many points of conflict between the two. The proposed Lincoln Boulevard development as a State Park could strongly tie the historic district with the Capitol — a link which has always existed between the two developments. However, like the residential areas north of the Health Center, the vehicular and pedestrian access points to the Capitol should be limited to a few, well defined points in order to decrease neighborhood vehicular traffic and increase the liveability of the area.

It is also suggested that the State Park Department be adequately funded by the Legislature to provide for maintenance and development of the parks within the CMCI&ZD. This would greatly facilitate the future addition of amenities in the District which presently are not adequately funded by the City.

The stability and, to some degree, the revitalization of the residential areas in the District depend on the recognition of the Capitol Complex and the Health Science Center as major sources of employment and the acceptability by the Oklahoma City citizenry of the neighborhoods as desirable housing adjacent these working centers and in close proximity to downtown.

APPENDIX G, COMPREHENSIVE PLAN UPDATE, 1994

Capitol-Medical Center Improvement & Zoning District

Comprehensive Plan Update
June 1994

Prepared for
Capitol-Medical Center Improvement & Zoning Commission
State of Oklahoma



K|P|S
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I. Introduction

Planning Approach

The Capital-Medical Center Comprehensive Plan Update, is the result of (1) a review of the current plan and conditions based upon information available (2) extensive input derived from participation with knowledgeable agencies and residents of the district (3) consideration of alternative plan concepts and (4) agreed upon recommendations that comprise the Plan Update.

The Plan combines technical information and analysis with an effort to build consensus through participation from varying perspectives that exist in the District. Although different points of view remain, the updated Plan significantly reflects a response to this participation process.

The Plan Update is concerned with the District as a whole, including as much detail as possible on the important sub-areas such as the Health Center, Capitol Complex and Historic District / Neighborhoods. The Plan is not intended to be a detailed comprehensive plan for the sub-areas themselves.

Participation Process

In order to assure participation in the planning process, key individuals, as well as agencies were identified. These key persons or agencies included those involved in a formal sense such as the Commission; Health Center and State Capitol Representatives; Citizens Advisory Committee; persons with technical input such as the City Traffic Department, Planning Department; and finally those involved from a less structured sense such as residents of the neighborhoods and the public in general.

Participation was initiated through extensive interviews of individuals or agencies with information relevant to the Plan Update. These interviews provided the basis, in part, for a first set of workshops, where persons were invited to provide additional information. The outcome of these two day workshops was an overview of opportunities and constraints relative to the current plan and existing conditions.

A vision statement was established as part of the workshop as well as a series of planning objectives. Input from this phase of participation was combined with technical information to give direction to the next phase of work-- plan alternatives.

Alternative concepts were presented in a 2nd series of workshops which included 2 1/2 days of meetings with small and large groups. The purpose of the workshops was to allow further input, suggestions and comments from individuals and agencies with interest in the Plan. Comments and suggestions from this second set of workshops were utilized in preparing a draft Comprehensive Plan Update.

Varying concerns with the future remain - depending on ones' point of view. The Update however provides direction to future development based on considerable input from many individuals and groups.

A more complete description of the participation process is included in a separate document.

Outline of Plan

This report first includes a Summary Review of the Existing Plan and Conditions. The Summary Review includes an overview of population / economy, land use / zoning, conditions, transportation / parking, historic preservation, urban design / visual analysis and administrative structure / participation. Also included is an overview of existing conditions the Health Center, Capitol, Neighborhoods and Transition Areas.

The Comprehensive Plan Update includes the Major Plan Elements of Land Use / Zoning, Transportation / Parking, Historic Preservation, Urban Design / Streetscape and Revitalization. Recommendations are included for the Health Center, Capitol, Neighborhoods, and Transition Areas.

The Plan Update also outlines recommendations with respect to the Administrative Structure, Enforcement and Participation.

Highlights of Plan Update

The major highlights of the plan are summarized as follows:

- In-fill development of the Health Center at a higher density; expansion emphasis of the Health Center to the west and southwest in conjunction with the Math/Science High School and Research Park; minor expansion to the north in conjunction with neighborhood revitalization.
- Expansion of the Capitol to the southwest in conjunction with redevelopment of the area along 23rd Street now occupied by the Armory and other facilities; limited expansion to the northeast and northwest in conjunction with private development.
- Preservation of major historic and residential neighborhoods between the Capitol and Health Center and to the northeast of the Capitol.
- Redevelopment of the area northwest and north of the Capitol into major urban business park, including private offices, semi-public agencies, light industry and stand alone State facilities.
- Revitalization of the residential area immediately north of Health Center including potential mixed-uses and new development.
- Development of three important areas adjacent to the district, including (1) expanded Health Center related to high school and research park, (2) extended mixed density residential and office/health center related area west of Lincoln Terrace West and (3) expanded business park northwest of the capitol.
- Support for revitalization of neighborhoods northeast of the Capitol and east of Kelly as important residential areas.
- Adoption of a rational street and access system based on major north-south and east-west streets; minor street improvements and way finding system that simplifies traffic movement; emphasis on pedestrian circulation system within the Health Center and Capitol complexes with interconnections to neighborhoods; improvement of the Expressway interchange system; location of strategic parking structures in the Health Center and Capitol complexes to limit excessive traffic impact and provide convenient level of parking services; expansion of transit system in Health Center and Capitol campuses, including facilities to accommodate regional transit access; reduction of through traffic in critical neighborhood locations near the Health Center.
- Support of existing historic district and expansion through the use of a conservation district with design review to include areas east of the historic district; promotion of historic features of Capitol complexes to strengthen historic preservation impact and the concept of a Capitol Park.
- Well designed streetscape system that includes Lincoln Boulevard and 23rd Street as major approaches to Capitol; increased landscaping of Capitol complex to create a unified campus atmosphere; creation of an urban campus streetscape in Health Center with selective street closing of Stanton Young Boulevard and use of small, interrelated urban spaces; use of small parks, street beautification to improve neighborhood conditions.
- Expansion of the Commission's authority to transition areas west-northwest and southwest of current district to reflect logical boundaries, neighborhood integrity and help coordinate overlapping jurisdictions; improved coordination between Commission, State Capitol, Health Center, Urban Renew Authority, and City of Oklahoma City.

II. Summary Review of Existing Plan and Conditions

Method of Review

The current plan and conditions have been reviewed including information available through the Commission staff and other agencies. Extensive interviews were conducted with key individuals. An interactive workshop was utilized to supplement and confirm information to date and to identify consensus on opportunities and constraints.

The major findings or conclusions concerning the District are included in the following summary. Additional material and background is provided in supplemental material.

Workshop # 1 Overview

The results of the initial workshop included a summary of major issues, as well as a Vision for the District. Additional information is provided elsewhere on this workshop. Much of the input on issues is reflected in the following summary. The Vision resulting from the workshop is included in the Plan Update section of the report.

Organization of Review

Conditions are summarized according to major concerns of population / economy, land use / zoning, conditions, transportation, historic preservation, visual analysis, administrative structure and participation. In addition, important findings are included for the Health Center, Capitol, Neighborhoods, and Transition Areas.

Summary of Major Concerns

From the information provided by staff and others, extensive interviews and input from the workshop, certain major concerns are identified relative to updating the Comprehensive Plan. The intent here is not to compile detailed information, but rather to summarize those concerns having greatest impact on the Plan Update.

Population / Economy

The District has experienced a general decline of population over the last 20 years. This has been accompanied by a general tendency towards out-migration from the center of Oklahoma City. Recent plans and policies have been aimed at mitigating this trend.

No detailed study is included on the socio-economic characteristics of the District. Observations of housing patterns and previous studies indicate there is a broad range of household, income, age, and size. These households include long-time residents of the District and new-comers. There are also a number of households having some connection to the Health Center and University. Input from workshops indicated special needs of students, internationals and visitors as well as faculty, physicians and staff at the Health Center.

In general the Oklahoma City economy appears to have been greatly impacted by a national and regional recession. As a result, population and economic demand has remained relatively flat.

The Health Center generates significant economic activity and is a major economic influence on the City and those areas near the Health Center. The steady growth of the Health Center should continue to generate additional employees, visitors, students, faculty and staff. The daytime population should create substantial demand for goods and services. Furthermore, the expansion of the Health Center's research programs will provide major opportunities for additional funding and expansion of the Health Center's economic influence. A recent study of the Health Center's economic importance indicates such influence.

The State Capitol Complex is an important employment generator depending on future policies regarding space and growth. The Complex also has the potential to serve as an effective tourist and visitor destination. Combined with other nearby museums and attractions that exist or that might be added, the State Capitol can be viewed as an attraction, generating considerable economic activity.

The proximity of both the Health Center and the Capitol to Downtown Oklahoma City is an important factor. At present, this linkage seems remote, however, there is apparent synergy which could drive additional development in and near the District. The recent sales tax / public works program further reinforces the potential of these linkages.

A review of current economic conditions and potential for development results in the following observations:

- There is a solid residential base in the District, but demand seems relatively weak for additional housing or apartments based on other alternatives available in the City. Housing products that meet certain specialized demand near the Health Center with a range of housing costs may prove feasible.
- The standard industrial market doesn't appear to be that strong although the potential location of industrial and distribution uses that can benefit from proximity to Capitol, Health Center, and Downtown may prove attractive. Present sites are concentrated to the northwest of the Capitol and along the railroad lines.
- The office market is impacted by policies relative to the State Capitol and Health Center -- how much in-house office space will be provided vs. lease of private office space. As a result, potential for office space is difficult to project. Potential for speculative office space is limited in Oklahoma City as in other parts of the country. There should be continued potential for agencies or companies that benefit from being near the Capitol or Health Center. In addition, small professional office buildings might continue to be a potential development opportunity.
- A specialized development opportunity exists in the expansion of research / health related space near the Health Center. This demand is being met, in part, by the planned research park.
- The area lacks retail goods and services in adequate supply to meet the needs of residents, employees and visitors. Market potential

exists for support services and for businesses, especially if located to benefit from Health Center / Capitol traffic. Highly specialized opportunities might also exist in the form of conference space, near-campus hotel space and similar businesses.

- The economic development significance of the Health Center, and to a lesser extent, the State Capitol suggests that any plan should optimize the development potential opportunities itemized above.

Land Use / Zoning

In general, land use patterns have followed closely the original plan and accompanying zoning. The pattern of land use / zoning includes Health Center uses to the south, State Capitol uses to the north and west. Urban renewal allowed clearance and redevelopment of a considerable area west and southwest of Health Center. Much of this area remains vacant, although recent development of the Credit Union, bookstore and other businesses is changing that condition.

A large single family area has been maintained in the center of the District, with higher density housing existing nearer the Health Center and in a few scattered sites. A large area northeast of the Capitol has remained single family residential and apartments near Lincoln Boulevard. The area northwest of the Capitol has become a mixture of older houses, apartments, office and light industry.

Areas of vacant land can be found to the west and southwest of the Health Center, although much of this area is designated for specific developments. There is also vacant land west of Stiles, as well as northeast and northwest of the Capitol. Considerable land is devoted to surface parking and streets. Open space exists in small parks and as part of the Health Center and State Capitol.

Major land use and zoning concerns are summarized as follows:

- There is a major need to provide for the expansion and growth of the Health Center and to a lesser extent the State Capitol.

- Land use and zoning conflicts near the edges of the Health Center / State Capitol and Neighborhoods continue to cause instability in the District.
- A lower density development pattern than advisable for urban health center development could create a deficiency in land available for expansion of the Health Center in the future.
- Except for the core site, a somewhat disconnected State complex, especially west of the Capitol and the presence of large surface parking areas creates an inefficient land use pattern.
- Vacant land west and southwest of the Health Center is critical for expansion of the Health Center, Math and Science High School, and research and development Facilities.
- There is a mixture of incompatible uses northwest of the Capitol; underutilized property on Lincoln Boulevard north of the Capitol; low density single family uses northeast of the Capitol and west of the historic district, are subject to land use / zoning changes.
- There is a strong pattern of residential uses between the Capitol and Health Center.

Conditions

Housing conditions range from excellent in the historic district to needing major rehab in areas near the Health Center, the area west of Stiles and northeast and west of the Capitol. In general, multi-family and rental housing seems to be in poorer condition. Health Center and Capitol building's are generally sound, although there are properties that detract from the overall conditions, especially in the area west of the Capitol, along 23rd Street.

Specific concerns with regard to conditions include the following:

- A review of housing conditions reflects areas needing major rehabilitation near the Health Center, in the area northeast of the Capitol and the area west of the historic district.

- The residential area east of the Historic District is made up of numerous properties needing modest repairs.
- Abandoned commercial and multi-family properties exist north of the Capitol and immediately to the east and west of the Capitol, along 23rd Street.
- Less than standard or vacant scattered residential properties exist in a number of areas, which impact adjacent properties, primarily northeast and northwest of the Capitol.

Transportation / Parking

The District is served by an extensive roadway and street system. This system includes the Centennial Expressway as well as Lincoln Boulevard providing major north / south arterial access. Major east / west circulation is provided by 23rd Street, 13th Street, 10th and 8th Streets.

This system operates with relatively manageable traffic volumes, although congestion exists at peak hours. A major concern is the relative inconvenience and discontinuity of the circulation system due to expressway ramps and the unique design of Lincoln Boulevard.

The parking issues in the District result almost exclusively in the Health Center and the Capitol complex. Spillover parking from these complexes impacts the adjacent neighborhoods.

Specific conflicts and difficulties with regard to transportation and parking include:

- The Expressway provides a major access way, but the ramp system is limited in its service to the Capitol and Health Center especially the ramp system at 23rd Street, 13th Street, and 4th Street.
- The inadequacies of the Expressway cause Lincoln Boulevard to continue to serve as a major north-south artery, connected to interstate highways to the north and south.

- North-South circulation on the east side of the Health Center is discontinuous, relying on Lottie and Kelley which do not connect to the interstate at north and south.
- The east - west movement from the Expressway to the Capitol and the Health Center is less than optimal due to interchange location and design.
- 13th Street, north of the Health Center has limited access to Expressway.
- The Circulation System in the State Capitol area is confusing especially for the occasional visitor, etc.
- The Circulation system causes a level of traffic filtering through the neighborhoods north of the Health Center, and to a limited extent northeast of the Capitol.
- Pedestrian amenities are needed in the State Complex, Health Center and as connections to the adjacent neighborhoods.
- Traffic connections back to Bricktown and Downtown are critical to successful linkage of these areas.
- There is significant opportunity to serve the Health Center and to a lesser extent the Capitol with greater transit access.

Parking issues tend to focus on the following:

- Parking supply in the Capitol Complex seems adequate except at peak hours of the legislative session.
- Parking nearest the State Capitol building is needed for full-time employees as well as visitors and lobbyists serving the State Capitol.
- Remote parking in the Capitol Complex is significantly underutilized, most of the time.
- Directional graphics and way-finding are concerns in Capitol complex and the Health Center.

- Parking in the Health Center is dependent on large surface lots to the south and west and decks to the north. Several institutions provide shuttle service.
- Parking demand in the Health Center is concentrated to the north, near the Veterans Administration Hospital, resulting in spill-over into neighborhoods and congestion along 13th.
- Parking in the Health Center is presently deficient by some 700 spaces, which will vary as space is added and parking increased or decreased.

Historic Preservation

The Lincoln Terrace National Register Historic District establishes a pattern of development and a unique residential neighborhood between the State Capitol and the Health Center. Additional properties have been identified as a local district west of Lincoln Boulevard. In addition, the Culbertson neighborhood to the east of the Historic District needs design review protection and efforts to assure conservation of the housing stock.

The State Capitol complex is defined within a State Capitol Park with numerous historic structures. The overall character of the Capitol complex does not reflect the continuity of a historic Capitol campus, however.

Urban Design / Visual Analysis

Lincoln Boulevard provides an urban design framework for the District. The character of the Boulevard, however, remains less effective than it might be. The combination of open space, parking, oil wells, do not yet create a total image. The edges of the street are not well defined. On the north, the properties along the edge of the road detract from this important Capitol approach.

Another major approach to the Capitol is the 23rd Street corridor, which apparently has limited impact on the Capitol complex. The overall streetscape around the Capitol causes confusion and distraction from an auto and pedestrian view. Buildings along 23rd street to the west of the Capitol detract from the overall Capitol appearance.

The State Complex and Health Center have the potential for becoming dynamic urban campus settings with continued attention to landscaping, pedestrian amenities, building design and location. Efforts to achieve this campus environment are underway in both cases

The streetscape in the Historic District and adjoining neighborhoods is sporadic, needing greater consistency. Parks and open space have not been developed to achieve an aesthetic purpose in most cases.

Administrative Structure / Enforcement Participation

The Capitol - Medical Center Improvement and Zoning Commission is a unique structure, differing from most anywhere else in the country. There are advantages and disadvantages to such a structure.

In general, this type of special district designation provides the advantage of coordinating activities in an area that has special significance. The Capitol, Health Center and Historic District each alone and the three collectively benefit from special district status.

The apparent advantages of the special designation include greater coordination of major institutional development (Health Center, Capitol Complex, High School, etc.); special review of construction in the historic district; participation of individuals living in and doing business in the District.

The disadvantages of the present structure include a need for greater coordination between the City and Commission; need for improved enforcement of code / zoning violations; District boundaries which do not follow logical geographic boundaries in some cases; need to clarify authority and coordination with regard to Health Center, Capitol, Urban Renewal Authority; and need to refine the participation process.

Enforcement of the present code / zoning regulations is cumbersome. It is not clear whether coordination with the City would improve this situation. There is a need for additional design guidelines for use in evaluating proposals in the

historic district. There are areas adjacent to the present Historic District that need greater protection. (east of historic district)

In an urban district like the CMCZIC, site plans and design control can be important tools for revitalization. Such provisions can provide flexibility combined with control for potential investors and landowners in these areas near the Health Center especially.

The Plan Update itself is critical in informing people of the limits of certain types of development and the provisions that will be made to stabilize boundaries and transition zones.

The supplemental tools available to the District through the MTRA, Urban Renewal Authority and Research Foundation. How these authorities can be coordinated with the Commission is a critical question.

Overview of Sub-Areas

In general, conditions vary according to the character of several key sub-areas identified in the Plan. These concerns include sub-area boundaries; discrete identities of each sub-area; transitions between sub-areas; needs to expand or change boundaries; traffic patterns between sub-areas; potential common ground or synergy between sub-areas.

These concerns and others are reflected as follows:

Health Center

The Health Center Complex exists primarily between 13th and 8th, Lincoln and Lottie. A considerable amount of land in the Complex is vacant or used for surface parking. Plans exist, however, for a number of additional facilities which will use up much of this space.

A major concern of the Health Center is the need to accommodate growth and development of the institutions involved. Each of the hospitals and schools involved have unique as well as common needs. Ownership patterns within the overall Complex may or may not reinforce logical long term functions or plans.

Space requirements over the next 25 years must be accommodated. The Health Center growth, while difficult to predict, can be expected to continue upward. Specific plans on the books are considered as part of this growth as well as general tendencies of space utilization, etc. Regardless of specific space projections, the Health Center must be concerned with flexibility to accommodate fluctuations and growth are to plan beyond the next 25 years.

To accommodate the Health Center's future growth, there is considerable land in surface parking which could be available for building in the future. In addition, there is land available to the west and southwest. Present development patterns are expanding to 8th Street on the south in relatively low density patterns. In-fill between these projects is an important growth resource.

Growth to the north is limited by residential development, cost of acquisition and lack of access. Growth beyond a point in this area will be limited and not very efficient due to traffic and infrastructure costs as well as likely limits on heights, setbacks, buffers etc.

Land presently occupied by surface parking lots on the east side of the Campus to Lottie is an obvious resource for growth, subject to plans by property owners. These large parking lots are likely sites for expansion, with structured or remote parking provided.

Improved access is a concern in the Health Center. North / South circulation is provided by Lincoln Boulevard and the Expressway on the west. North /south access on the east is somewhat limited and discontinuous -- split between Lottie and Kelley. East / west access is limited mainly due to the location and design of expressway ramps. Any circulation north of 13th Avenue is limited by minimal access to the major street system.

Parking demand and structured parking supply is concentrated to the north with remote parking and surface parking to the south. This condition reflects a level of congestion and demand for parking to the north, impacting not only the Health Center but also adjoining properties.

Although new building plans to the south include new parking lots to address parking needs, a pattern of buildings separated by large spaces and surface parking creates a highly automobile oriented campus. This pattern also impacts future growth potential within existing boundaries.

There is a goal of making the campus more pedestrian oriented, and there have been projects designed to facilitate such a plan. As development continues, the need for increased density and more pedestrian amenities will become more evident such as smaller but highly developed plazas/open space.

Capitol

The State Capitol complex is an imposing development, including facilities distributed over several blocks. The complex influences land use and traffic in the northern part of the District, much the way the Health Center does to the South.

Concerns with growth of the Capitol over the next 25 years will be largely dependent on policies for building office space in the Capitol complex or leasing space elsewhere. At present there are limited plans for growth and expansion. Certain strategic relocations or moves are in the works such as the Supreme Court and Historical Commission. Specific policies on space would help determine long range plans for growth of the complex.

The present complex lacks a sense of a campus, and doesn't seem to recognize the linkages and connections of State related property from the Governor' Mansion to Harn Homestead. A major section of property west of the Capitol south of 23rd Street is poorly utilized and is a resource for growth and expansion.

Access to the State Capitol is largely confined to the north-south access from Lincoln Boulevard and the Expressway. Lincoln Boulevard accesses the interstate system at the north and south end. The Expressway is limited however, in it's service by the location and design of the ramp interchanges. The interchanges at 23rd Street are very poor and congestion results largely from the limitation of these ramps.

Access to the Capitol is also limited by the scale and confusion of the access system immediately adjacent to the Capitol. The 23rd Street and Lincoln Boulevard ramps as well as entrances to parking are not well defined.

Parking seems to be ample during non-peak hours of the year. Space is a premium near the Capitol building itself. This will be worsened if the Capitol building is occupied for longer periods of the year by Legislators or Staff. Competition for parking at the Capitol exists between building occupants, visitors, vendors, etc. Remote parking is underutilized. Finding parking is difficult if you are not familiar with the campus.

Surface parking at the Capitol Complex reduces the amount of open space and creates a less friendly pedestrian environment. The dispersed location of facilities within the Capitol complex results in a heavily automobile oriented complex.

Efforts have been made and plans are underway to create a Capitol Park as well as a signage system.

Neighborhoods / Historic District

The Neighborhoods that exist near and around the Capitol and Health Center have unique conditions in addition to the usual neighborhood concerns. These neighborhoods include the Lincoln Terrace Historic District, Culbertson area near the Health Center, Lincoln Terrace Neighborhood -- west of Lincoln Boulevard and the neighborhood northeast of the Capitol.

The concerns in the Lincoln Terrace Historic District seem to be protection of design character, traffic control, enforcement of zoning and building codes and relationship to the Health Center. This unique District provides a quality residential neighborhood, important on its own, but also a compliment to the Health Center, Capitol and City Center in general.

The Culbertson neighborhood east of Lincoln Terrace is not a designated historic district, but does have similar concerns. In addition, there is a greater need for enforcement and rehabilitation. The lack of protection and special design control make the neighborhood vulnerable. Traffic concerns in this neighborhood are also significant

with regard to through traffic headed to the Health Center.

The southern edges of these neighborhoods include an area of immediate proximity to the Health Center. In this area, properties have been subjected to speculative conditions and generally exhibit greater needs for rehabilitation. There is also a greater presence of rental and multi-family units. This area is especially affected by development of the Health Center, including not only land use, but also traffic. The Culbertson Shopping Center is an important commercial development, seemingly separated from the Health Center by the conditions that exist in this transition area.

The neighborhood west of Lincoln Boulevard includes an area designated with historic preservation zoning, although not on the National Register. Properties are similar to Lincoln Terrace Historic district but in need of major repair; there are numerous vacant lots and houses; and the area is impacted by proximity to the expressway.

The neighborhood northeast of the Capitol is largely single family residential. There are multifamily and commercial properties on the western edge of the neighborhood that are in poor condition. The area also includes a two block section occupied by the Public Health Department and is immediately across 23rd Street from the Governor's Mansion. The neighborhood is impacted on the western and southern end by through traffic around the State Capitol. Much of the single family homes in this area are being maintained or rehabilitated. Similar conditions exist in the neighborhood east of Kelly.

Transition Areas

In addition to the neighborhoods identified above, there are other areas that exhibit unique characteristics, worthy of note. These areas are, in part, outside the Commission boundaries.

The area northwest of the Capitol is one with a few remaining residential units, mixed with offices, industrial uses, State Capitol facilities and considerable vacant land. This is an area where residential uses are so adversely affected that housing doesn't seem to remain viable and where the mixture of uses makes the area unattractive for

development. The area is not connected to the property south of 23rd Street in any functional way.

West of Lincoln Terrace Historic District is an area with more vacant lots, more houses needing repair and more impacted by the Expressway. Outside the district, this area is subject to City planning and zoning.

Another transition area is the area west and southwest of the Math / Science High School. There are master plans for this area including plans for the High School and Research Park. This is a critical area with respect to the future development of the Health Center and related facilities. The area is controlled by the Urban Renewal Authority and is, in part, outside the Commission boundaries.

Summary of Major Issues

Population and Economic Context

- General decline in population in District.
- Daytime population of Health Center is major economic development opportunity
- Basis for -- retail, specialty housing, related agencies, tourism, suppliers.
- Linkage to OK City Downtown is important
- Apparent market strengths include:
Residential - special product; **Retail** / **Commercial** - significant / lack of services in area; **Office** - strong near Health Center / depends on State Capitol policies; **Tourist** / **Cultural** - significant; **Health Care** / **Research** - significant; **Related Agencies** / **Suppliers** - significant.

Land Use / Zoning

- Expansion of Health Center / Low density of present campus.
- Dispersed State Capitol Complex.
- Potential of Research Park / Math-Science Campus.
- Incompatible properties north of Capitol.

- Land use conflicts north of Health Center.

Conditions

- Housing requiring rehab north of Health Center / West of Lincoln Terrace West / Northeast of Capitol.
- Sound housing in Historic District and need for conservation in Culbertson.
- Poor multi-family housing conditions.
- Own / rent mix great near Health Center and State Capitol.

Traffic / Transportation

- "Clumsy" access from Expressway to Health Center and Capitol.
- Dependence on Lincoln Blvd. / need for north south access - east and west of Lincoln Blvd.
- Congestion in northern part of Health Center.
- Disconnected traffic circulation system in Capitol Complex.
- Through traffic in neighborhoods.
- Need greater access to Downtown and interstate.
- Lack of pedestrian amenities in general.
- Need for way-finding in Capitol and Health Center.

Parking

- Parking demands of Health Center for patients, visitors, employees / concentrated to north -- growing to south / available parking is remote.
- Parking in Capitol include employee, legislature, visitor / need convenient parking near Capitol.

- Parking pressures near 13th Street / Health Center.
- Transit interface has potential.

Streetscape / Visual Analysis

- Potential of Lincoln Boulevard as image focus.
- Capitol Park - lacks campus identity.
- Health Center improving / needs pedestrian amenities.
- Impact of surface parking in Health Center and Capitol.
- Focal points not obvious -- Capitol / Governor's Mansion, etc.
- Need for quality open space in neighborhoods.
- Need for streetscape amenities in neighborhoods.

Historic Preservation

- Historic Districts need protection, zoning and code enforcement.
- Culbertson area needs protection.

Administrative

- CMCZIC has potential / limitations to enforcement, plan implementation / role relative to other agencies is critical.
- Health Center has complex planning / multiple owners.
- Capitol needs plan / growth policies.
- Planning for neighborhoods and CMCZIC needs to be closely coordinated.
- Relationship between CMCZIC and City is critical to enforcement / implementation tools.
- Coordination potential between MTRA, Urban Renewal Authority, Foundations.

- Transition areas impacts District character.

Health Center

- Space demands require flexibility.
- High density along 13th / expansion to north is limited.
- Need to maximize available land / growth will take much of current property.
- Growth to west / southwest / to 8th / to Lottie.
- Best access at 8th, 10th limited, need access on eastern end.
- Uses concentrated to north, parking available to the south.
- Present system reinforces auto traffic and long term congestion.
- Horizontal expansion causes parking to be dispersed over wider area.
- Need for greater pedestrian amenities.
- Campus still a bit of the suburban model.

Capitol

- Space needs not clearly projected / need policy directions on space use.
- Capitol building to house more legislative functions.
- Need sense of Campus / potential as a state park.
- Surface parking is negative interface to Capitol.
- Short-term convenient parking near Capitol is limited.
- Access to Capitol from south and 23rd is poor / internal circulation is confusing.
- Area west of Capitol building is underutilized.

Neighborhoods / Historic District

- Lincoln Terrace District is "solid".
- Lincoln Terrace West needs protection / area to west is in poor condition.
- Market / Economic viability of neighborhoods seem to vary from rising prices to unstable conditions.
- Culbertson Neighborhood needs protection.
- Neighborhood northeast of Capitol is threatened deterioration / zoning changes.
- Area north of Health Center is mixed as to conditions and impacted by Health Center up to Culbertson Shopping Center.
- Through traffic is neighborhood problem.
- Need for developed open space and streetscape amenities in neighborhoods.
- Potential for special areas like Harn, Governor's Mansion, relocation of Historical Commission.

Transition Areas

- Area northwest of Capitol includes incompatible properties, numerous vacancies.
- Area northeast of Capitol is large neighborhood, threatened by economic conditions, surrounding properties.
- Southwest is still largely vacant, subject to expansion of Health Center, research, other institutional.
- Area west of Lincoln Terrace West has vacant lots / deterioration, proximity to expressway.

III. Plan Update

Based on the conditions outlined and as a result of an initial workshop, a Vision Statement was drafted in order to give further direction to plan alternatives. Certain objectives are further interpreted in the Vision Statement.

Vision

"To see the Capitol - Medical Center District become a fully functioning, mixed-use urban community, which supports viable attractive neighborhoods while maximizing the economic development strength of the Oklahoma Health Center, the cultural / political assets of the Capitol and other resources."

Objectives

The objectives of the Plan Update include the following:

1. A long-range "Vision" for the District.
2. A framework for growth and development of the State Capitol and Health Center.
3. Long range strategy for transportation and parking.
4. A sense of ownership and consensus on the part of neighborhoods, Capitol and Health Center communities.
5. Improved zoning and building code enforcement in order to maintain the character of Lincoln Terrace and other neighborhood areas.
6. Stability and upgrading of neighborhoods.
7. Increased economic development in the district.
8. Resolution of land use and density issues/conflicts.

9. A design quality consistent with the District's importance and function.
10. Coordination of planning and implementation.

Overview of Workshop # 2 and Plan Outline

Following the initial workshop, a series of alternative planning concepts were prepared. These alternatives were reviewed in an intensive second workshop with various agencies, groups, and individuals with interest in the District. Comments were both positive and negative concerning the alternatives presented.

Utilizing the input from the workshop, a draft plan was prepared. The following summary represents the Comprehensive Plan Update. The Plan, in addition to the vision statement and objectives, includes (1) general policy/guidelines, (2) major plan elements, (3) recommendations for sub-areas and (4) recommendations for administrative structure, enforcement and participation.

General Policy Guidelines

The following guidelines provide overall direction to the specific recommendations which follow:

Land Use

The land use plan should indicate the appropriate long term use of land in the District, consistent with the vision.

The land use plan should provide for necessary growth of the Health Center and Capitol complex, without incompatible intrusion into residential neighborhoods.

The land use plan suggests the consolidation and in-fill of major complexes such as the Health Center and Capitol complex, as well as a Business Park.

The residential character of the Lincoln Terrace and Culbertson neighborhoods should be maintained.

The land use plan should provide a transition of land use type and density from the Health Center and Capitol Complex to adjacent residential neighborhoods. In these areas, land use density and uses should provide for compatible relationships between disparate uses. The transition should be clear and create a sense of permanence for both institutions and residents.

Zoning

The zoning map should be modified / revised initially to be consistent with the land use plan under short term conditions.

Where short term use prohibits the recommended land use change, zoning boundaries should not be revised until change becomes feasible.

A provision should be included in the zoning plan that will provide for appropriate land use in transition areas. Said provision should take into account design standards, traffic / access, buffers as well as appropriate timing for zoning change, and impact on adjacent properties.

Transportation / Parking

The plan provides a recommended hierarchy of streets that serve the District with maximum efficiency, without negatively impacting residential neighborhoods.

Provisions should be included in the plan to reduce traffic from the Capitol complex and the Health Center through residential neighborhoods.

A long term framework of major access points should be established to serve the Health Center and Capitol complex, consistent with the overall street hierarchy.

Comprehensive signage and way-finding systems should be installed to simplify movement in the District.

Parking structures or major parking lots should be located to be served by major streets in accordance with the hierarchy established in the Plan Update.

Long term concepts for parking in the Health Center and Capitol Complex should be established

and building construction planned in accordance with all established framework.

Pedestrian systems/sidewalks, etc., should be strengthened in order to minimize reliance on automobiles. Provisions should be made to facilitate use of transit/remote parking, including facilities for regional transit system.

Historic Preservation

The plan should provide for the continued protection of the Lincoln Terrace Historic District east and west of Lincoln Boulevard.

The concept of preservation, design review should be extended to the Culbertson Bungalow District, in the form of conservation rather than preservation.

The plan should provide for development of the Capitol complex as a Historic District, including enhancement and linkage of major landmarks.

Urban Design / Streetscape

The Plan recognizes the importance of Lincoln Boulevard and 23rd Street as major gateway boulevards approaching the Capitol and unifying the District.

Proposals suggest the creation of campus environments for the Health Center and the Capitol complex.

The Plan encourages the use of developed open space and streetscape to reinforce neighborhood revitalization.

The streetscape connection of the Health Center to Downtown is recognized through major road beautification as well as plans for Health Center expansion and the Research Park.

Revitalization

The plan suggests the use of a revitalization concept for areas in transition from major complexes to residential neighborhoods. In such areas, land use, zoning, traffic, buffers, design control, and housing densities should be designed to create the proper transition of development.

In revitalization areas, the plan recognizes the desire to bring together resources necessary to achieve revitalization, including investment by the Health Center, State Government, private foundations, City, Urban Renewal Authority and private property owners.

There are a few sites where conditions are so desperate that major redevelopment is preferred in order to change land uses. These areas have been initially identified just north and south of 23rd Street, west of the Capitol and immediately north of the Capitol.

Health Center

The plan suggests the maximum in-fill of Health Center property between 13th, 8th, Lottie and Lincoln. The long term expansion of the Health Center to the west / southwest is critical even if mixed with other compatible uses.

Expansion of the Health Center to the north should be limited to properties adjacent to a loop street system created by 15th Street, Phillips and Kelley.

A major street hierarchy should be established in the Health Center, with major parking structures located adjacent to them; remote parking provisions should be coordinated with a comprehensive transit system, including facilities for regional transit.

To the extent possible, consolidation of facilities and use of urban scale open space should be utilized to create central campus focus, with an increased pedestrian system.

Capitol

The plan suggests the consolidation of the Capitol complex with future expansion primarily to the southwest.

Access to the Capitol complex includes continued reliance on Lincoln Boulevard with improvements to access at the Expressway and 23rd Street; eventual overhaul of the Expressway might be required. A major north-south street west of Lincoln Boulevard should be planned.

A long term framework of parking options is included in the Plan, recognizing the priority of parking near the Capitol building and more remote parking to serve high peak demands.

The plan emphasizes the need to create a streetscape, pedestrian way and way-finding system to assist in circulation around the Capitol.

A focal point of the plan is the use of Lincoln Boulevard and the Capitol Complex to achieve a Capitol Park atmosphere, including the important historic landmarks.

Historic District / Neighborhoods

The Plan recommends the preservation of the Lincoln Terrace Historic District as well as the Culbertson neighborhood.

The Plan includes two neighborhood areas which should benefit from a revitalization strategy. These areas include the neighborhood north of the Health Center and northeast of the Capitol. These areas should be carefully planned to assure the proper transition from major complexes to residential neighborhoods.

Transition Areas

There are three additional important areas adjacent to the District. Planning for the District should be extended to these areas including (1) south / southwest of the Health Center, (2) a business park, northwest of the Capitol and (3) the residential neighborhood west of Lincoln Terrace West.

Major Plan Elements

The Comprehensive Plan Update includes recommendations for the major elements of the District, including Land Use / Zoning, Transportation / Parking, Historic Preservation, Urban Design, Revitalization. These elements apply to the District as a whole and to individual sub-areas to varying degrees.

Land Use / Zoning

Land use and zoning plans include general land use policy recommendations as well as specific zoning recommendations consistent with the overall land

use plan. Recommended Land Use and Zoning Plan are reflected in the Proposed Land Use and Zoning Maps. Specific recommendations include the following:

- Retain and protect the historic residential area.
- Protect the single family character of the Culbertson neighborhood.
- Provide for expansion of the Capitol to the Southwest.
- Encourage development of a business park northwest of Capitol.
- Encourage office type uses along Lincoln Boulevard north of the Capitol.
- Allow for mixed use development east of Capitol one block adjacent to Lincoln Boulevard.
- Provide for public use of the property fronting 23rd Street across from Governor's Mansion.
- Reinforce the single family neighborhood northeast of the Capitol Complex.
- Support neighborhood north of the Health Center.
- Provide for a higher density residential and office land use development west of Lincoln Terrace West, east of Expressway, north of 13th Avenue; land uses may include mid-rise residential or office uses meeting acceptable site and building design criteria; open space should be provided as a buffer along the Expressway.
- Allow Health Center commercial uses along the frontage of 13th Avenue, from Lincoln to Stiles.
- Provide for High School and Health Center related uses west of Lincoln Boulevard North of 10th Avenue.
- Provide for Health Center uses west of Lincoln Boulevard, south of 10th Avenue.
- In order to encourage revitalization and stabilize land use, provide mixed land use from 13th Avenue to 16th Avenue, east of Lindsay; to include Health Center related facilities and residential uses.
- Allow Health Center uses fronting 13th, Philips and 15th Avenues.
- Provide for residential uses of varying types, from 13th to 15th east of Lindsey, provided the scale, parking, design is consistent with overall neighborhood.
- Include open space as appropriate buffers as well as useful recreation space in conjunction with new development up to 15th Street.
- Provide for expansion of the Culbertson commercial area toward the Health Center, with residential uses east of the shopping center.
- Provide for Health Center uses along Kelley, adjacent to the VA hospital.
- Allow mixed land uses east of VA hospital , along 13th Avenue; to include residential and Health Center related.
- Consider further studies of areas east of Lottie and south of 8th Avenue.

Transportation / Parking

Transportation and Parking recommendations include long term policies and specific recommendations. Proposals are included on Parking and Transportation Maps and in the following:

- Consider short-term improvements to Centennial Expressway; long term revisions should be considered; more modest revisions might include the recommendations that follow.
- Continued improvements to operations at ramps at 23rd and the Expressway to accommodate traffic flow.

- Modifications to the Expressway ramps at 10th, 13th and 8th to allow better access to the Health Center and to better link Downtown.
- Establish 8th and 10th Avenue as major east west streets serving the Health Center.
- Provide a loop street from 13th to 15th and back to Kelly to circulate Health Center traffic north of 13th Avenue.
- Otherwise, mitigate reliance and impact of 13th Avenue on development of campus.
- Allow Phillips on one side and Kelly-Stonewall on the other, to provide north-south circulation through the Health Center from 13th to 8th; extend Phillips to 8th Street.
- Consider dead-ending 14th and 15th Avenues between Phillips and Lindsay to reduce potential through traffic; also, close through access from 13th onto Lindsey.
- Close Culbertson at Kelley to discourage cut-through traffic to the Health Center.
- Make provisions for Kelley to serve as collector street, east of Lincoln Boulevard.
- Create a new north-south route west of Lincoln and east of Expressway to improve internal circulation; tie into High School, Health Center and Research Park; re-align this new street north of 23rd to link with north-south collector.
- Develop long-term plans to extend Lottie, perhaps combined with Kelley, to the north to connect into the interstate system; make Lottie a major north south thoroughfare east of the Health Center.
- Improve graphics, landscaping, entrances and exits in the Health Center and the Capitol complex in order to clarify traffic patterns/parking locations.
- Establish long-range parking options in the Capitol complex; include low rise decks to serve high priority need at the Capitol building; long term provisions of a subsurface deck near north end of the Capitol Complex;

other long range options should include converting remote lots to structured parking with direct connections to the Capitol; additional parking in southwest expansion area.

- Retain limited short-term visitor parking spaces near the Capitol and service access.
- Consider providing signage directing visitors to parking lots as well as establishment of all employee shuttle and remote parking as short-term plans.
- Designate surface parking lots as future building sites, with plans for increased decks or remote parking at the Health Center.
- Locate future additional structured parking in the Health Center near 8th and 10th Avenue entrance ways and the north-south loop system, or along Lottie.
- Organize a comprehensive remote parking and shuttle system in the Health Center, coordinated with regional transit system; include regional transfer station on campus.

Historic Preservation

Historic Preservation recommendations include general long-term policy recommendations as well as specific recommendations. Historic Preservation plans are reflected on the Historic Preservation Map and in the following:

- Continue to support and protect existing Lincoln Terrace Historic District and the area one block west of Lincoln Boulevard.
- Consider creation of a conservation district east and west of historic district; include provisions for protection of architectural character, stability of neighborhood and conservation of housing stock.
- Relocate Historical Commission to Harn Homestead area; refurbish exterior grounds of Governor's Mansion.

- Reinforce the Capitol Complex as the Capitol Park, recognizing the key historic structures as focal points.

Urban Design / Streetscape

Streetscape recommendations include general policies as well as specific recommendations. Plans are reflected on Urban Design Streetscape Map and in the following.

- Establish a strong streetscape plan for Lincoln Boulevard; encourage central area to be lower plantings; plant major street trees on the outside of Lincoln Boulevard -- north and south of Capitol.
- In conjunction with parking structures, relocate parking in front of Capitol and develop a major public space.
- Reinforce the concept of the Capitol Park as a campus streetscape element, with landscape material, signage, lighting.
- Establish a complete system of pedestrian circulation connecting all major buildings and parking areas.
- Establish street tree planting along 23rd Street - short term and long term; establish guidelines for development that requires tree planting on 23rd Street.
- Reduce the area of surface parking in lots north of Capitol building; establish major entrances; extend landscaping in conjunction with a future parking deck(s) to mitigate impact of parking between buildings and Lincoln Boulevard.
- Create gateways along Lincoln in conjunction with Health Center at 8th, 10th, 13th and Stanton Young Boulevard; consider similar treatments on south, eastern and northern boundaries.
- Complete an urban scale streetscape plan for Health Center Campus.

- Establish strong streetscape linkage from Health Center, along 8th Avenue to Downtown.
- Continue to enhance Lindsay as an important urban boulevard in the Lincoln Terrace Neighborhood and encourage pedestrian use; terminate auto access at southern end; treat Stiles in similar manner west of Lincoln.
- Renovate existing open space and establish street tree planting as a neighborhood amenity in selected locations.
- Establish open space and pedestrian connection from the Culbertson Shopping Center to the Health Center.

Revitalization

Revitalization recommendations include policies as well as specific recommendations. Plans are reflected on Revitalization Map and in the following:

- Encourage re-development of the Capitol Complex south of 23rd Street / west of Capitol; relocate existing uses to alternate locations, perhaps north of 23rd.
- Support redevelopment of residential areas northwest of Capitol and along Lincoln Boulevard; create business development park.
- Establish revitalization area north of 13th Avenue west of Lincoln Terrace West; encouraging higher density residential uses Health Center related office uses in places.
- Establish revitalization area north of 13th Avenue to 16th Avenue, east of Lindsey for residential and Health Center related uses.
- Establish revitalization area up to Culbertson/East Drive to include residential, Health Center and commercial uses.
- Establish revitalization program northeast of Capitol.

Sub-Area Plans

Many of the planning recommendations from the previous section apply directly to the Sub-areas included here. These recommendations are summarized as further description of these priority Sub-area Plans. Recommendations for these areas are reflected on Plan Maps and in the following.

Health Center

- Establish a unified master plan for the entire campus; encompass all institutions.
- Maximize in-fill of existing property with higher density development.
- Continue to consolidate sub-areas of the campus to establish best land use relationships, while exchanging land ownership as needed.
- Allow for mixed use within campus facilities to allow amenities and retail on the first floor of buildings.
- Encourage future expansion to the west and southwest as a high priority in conjunction with High school and Research Park; also east to Lottie, south to 8th.
- Allow expansion to the north with access off 13th and 15th in conjunction with a revitalization plan for the area.
- Create strong pedestrian focal point on Stanton Young Boulevard.
- Extend Phillips to 8th Avenue and pair with Stonewall as internal north-south streets.
- Utilize 8th and 10th as major east - west streets on the southern edge of campus.
- Mitigate the impact and reliance on 13th Avenue as major east-west street on the north; extend the north-south loop up to 15th to serve those areas.
- Locate structured parking near 8th and 10th Avenues; also off Stonewall, Phillips, Lottie and north-south loop.

- Locate regional transit station on campus and formalize remote parking and shuttle system.
- Continue development of a way-finding system to direct traffic off major roadways to destinations on campus.
- Reevaluate current open space concept and consider higher density urban streetscape, small/higher finished spaces.

Capitol

- Encourage long range expansion to the southwest; consider specialized buildings (stand - alone) north-east and northwest of Capitol.
- Redevelop the area south of 23rd, west of Capitol for future Capitol uses.
- Establish a long range parking strategy and implement as needed, including the following recommendations:

Low-rise parking structures near high priority demand near the Capitol; sub-surface parking near north end of the Capitol Complex; reduce parking on the side of office buildings; include decks on the remote parking sites; include parking in redevelopment of area to west / southwest.
- Improve access into the Capitol Complex with improvements to the Expressway operation and improvement of north-south access east of the Expressway/west of Lincoln; consider extension of Kelly/Lottie to intersection east of Capitol.
- Provide a fully integrated pedestrian system connecting buildings and parking areas.
- Include a major way-finding system directing persons to parking and buildings.
- Implement a Capitol Park campus landscaping plan, including the replacement of parking in front of the Capitol with major public space.

Historic District / Neighborhoods

- The Lincoln Terrace Historic District should be preserved as a residential neighborhood; in addition to other recommendations made elsewhere in the plan, consideration should be given to street trees, entrances and enhancements to the neighborhood; traffic/street improvements should be implemented.
- The Culbertson area from Lindsey to Kelly and up to the shopping center should be considered a revitalization area as described elsewhere.
- North of the shopping center, the Culbertson Neighborhood should continue as a single family residential neighborhood, with provisions for code enforcement and limited design review.
- The Lincoln Terrace West Neighborhood should remain a historic zone, complementing the east side of Lincoln Boulevard; Stiles should be converted to a street similar to Lindsey and connecting the Harn-Homestead complex to the High School; the area west of Stiles should be a revitalization area with land uses and design review as described elsewhere.
- The neighborhood northeast of the Capitol is an important residential community; recommendations include revitalization of the area, upgrading the deteriorated properties and new housing in in-fill situations; the plan reflects eventual public use of the property north of the Governor's Mansion; and limited mixed-use development adjacent to Lincoln Boulevard.

Transition Areas

There are three areas adjacent to the District which have significant impact on the overall development of the community as a whole. These areas are so interrelated to the District that they should perhaps be included in the future. This Plan recognizes these areas are outside the Commission boundaries, but includes certain recommendations which might overlap other jurisdictions. The intent is to offer an opportunity for agencies to work together in these very important areas. Specific recommendations,

in addition to any others that might have been included in other sections, are as follows:

- The area northwest of the Capitol should be considered as an extension of the business park concept described in various sections of the report.
- The area west of Lincoln Terrace West is an area that is recommended for higher density residential mixed with office and commercial uses in specified locations.
- The area west of Stiles / south of 13th street is a logical extension of the Math Science High School, Health Center and Health Center related development. This area is critical to the future of the Health Center, to the Research Park, and Downtown. This plan suggests that land be reserved for the Health Center uses to the maximum extent possible. Such plans will, of course, need to be carefully coordinated with the plans for the Math / Science High School and Research Park.

Administrative Structure, Enforcement and Participation Recommendations

Given the advantages of a specialized District and ways of dealing with disadvantages, the Health Center, Capitol and adjoining areas should benefit from continued administration of the CMCIZ Commission. The following are recommendations to consider in order to make the Commission more effective.

General

General recommendations include the following:

- Extend boundaries to logical geographical limits and include transition areas.
- Support efforts of neighborhoods east of Commission boundaries.
- Reevaluate participation provisions to ensure an adequate broad base of representation
- Work with City, Health Center, Capitol, and neighborhoods to undertake revitalization

programs as outlined, including the possible use of public and private funding.

- Consider a public information program to describe authority of the Commission, person to contact, Committees, etc.

Zoning and Design Review

Recommendations on enforcement of zoning and design review includes the following:

- Establish standardized site / development plan requirements.
- Create a Conservation District to be applied to neighborhoods like the Culbertson Bungalow area.
- Establish new mixed use zoning classification to be applied to selected locations.
- Clarify zoning regulations with regard to home occupations and other small scale exceptions in residential zones.
- Establish improved procedures to coordinate plan / design review with City and Urban Renewal Authority in areas where there is overlapping authority.

Code Enforcement

Recommendations to improve Code Enforcement include the following:

- Work with City to determine if code enforcement can be expedited.

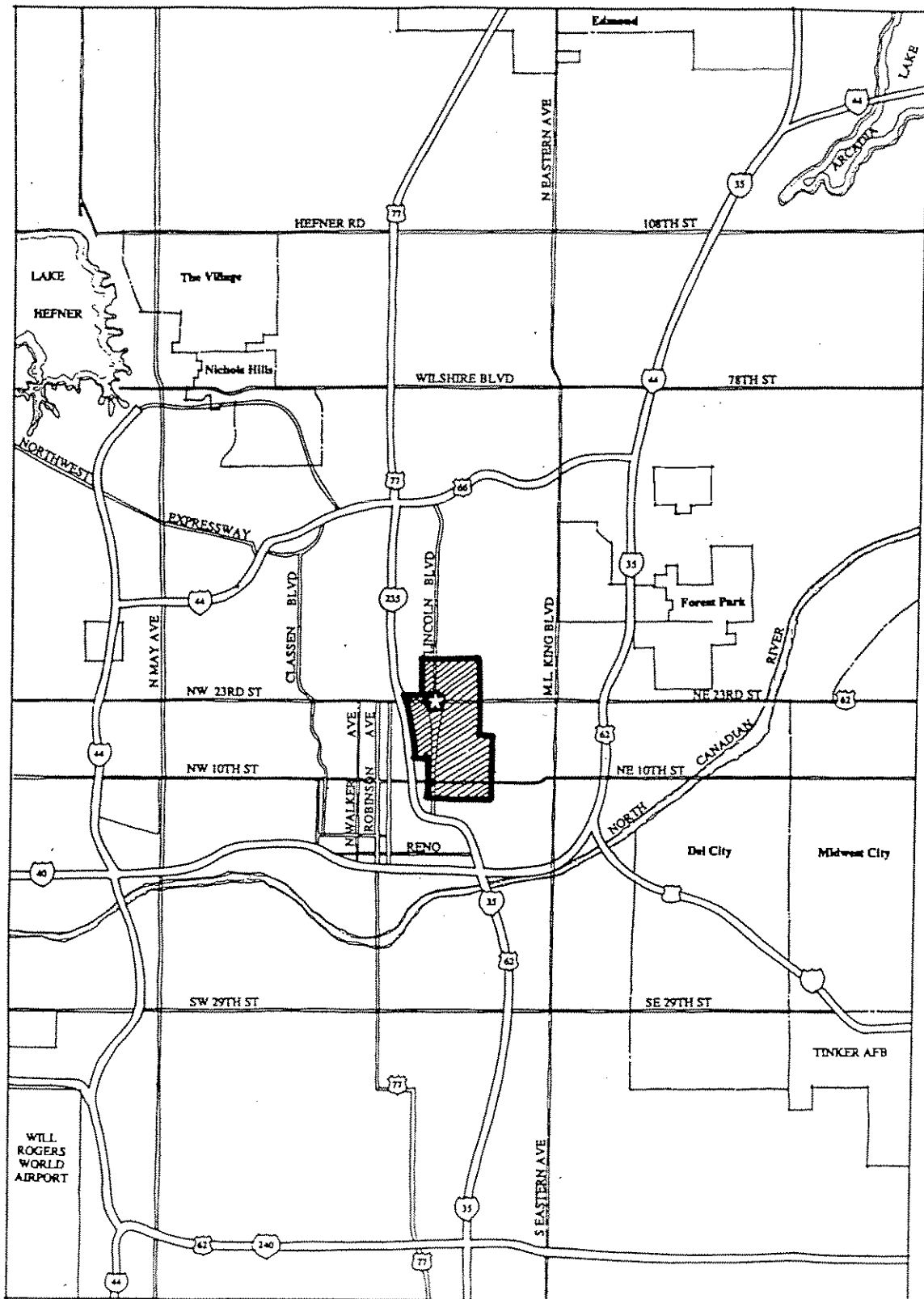
Concluding Recommendations

In order to effect the Comprehensive Plan Update, the following recommendations should be considered:

1. Adoption/approval of the Plan Update.
2. Reorganization of commission to reflect better coordination of multiple agencies, City of Oklahoma City.

3. Expansion of District to include transition areas.
4. Establishment of long-range growth/development policies for State Capitol.
5. Provision of comprehensive campus plan for Health Center and State Capitol grounds.
6. Establishment of new ordinance provisions for mixed use conservation district.
7. Detailed plans for revitalization of areas north of Health Center, west of Lincoln Terrace West.
8. Public improvement plans for Lincoln Boulevard, improvements to 23rd Street, and neighborhood parks.
9. Establishment of an inter-agency agreement to provide for unified code enforcement.

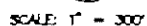
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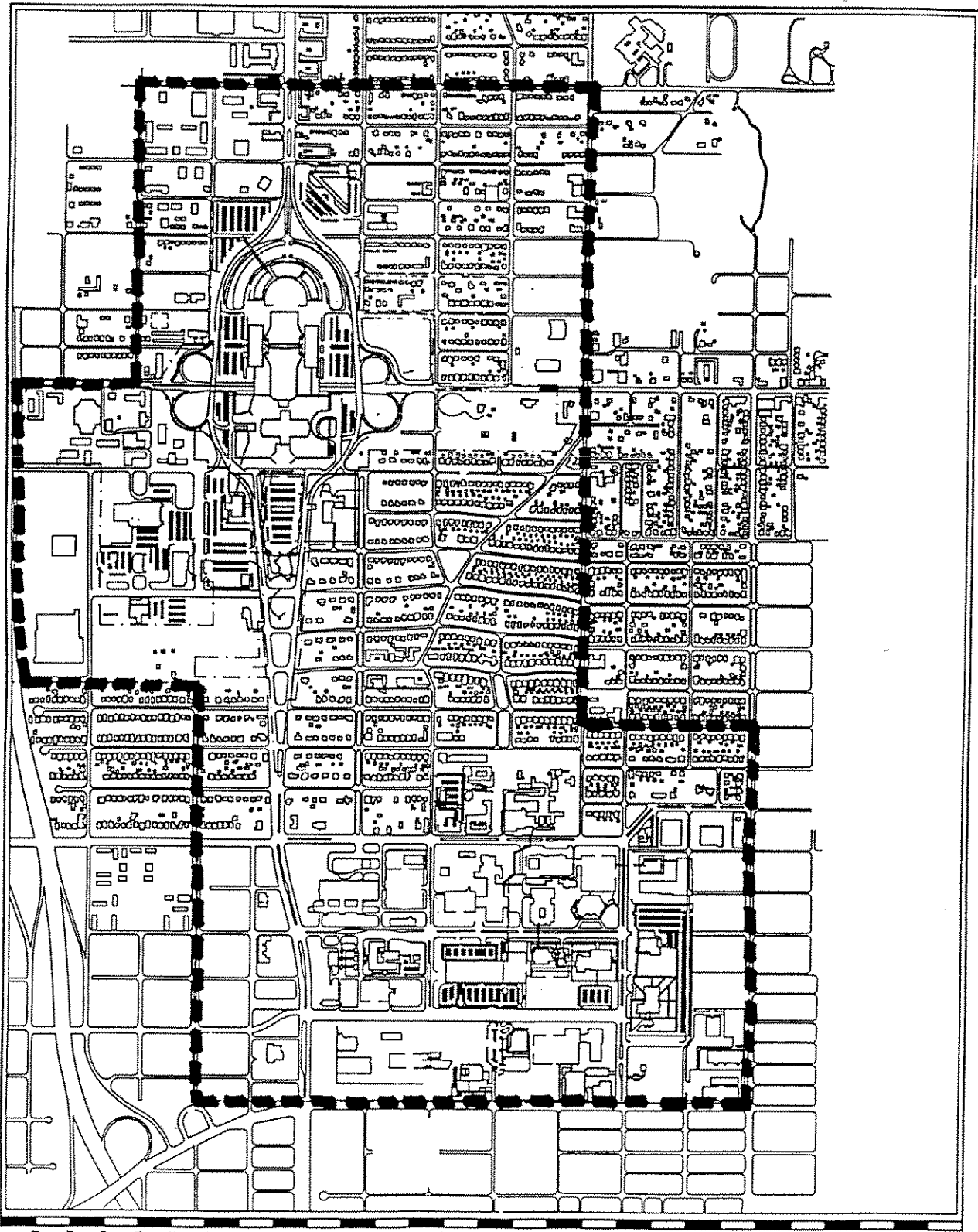


COMPREHENSIVE PLAN UPDATE
**CAPITOL MEDICAL
 CENTER IMPROVEMENT
 AND ZONING DISTRICT**

Exhibit
Location Map







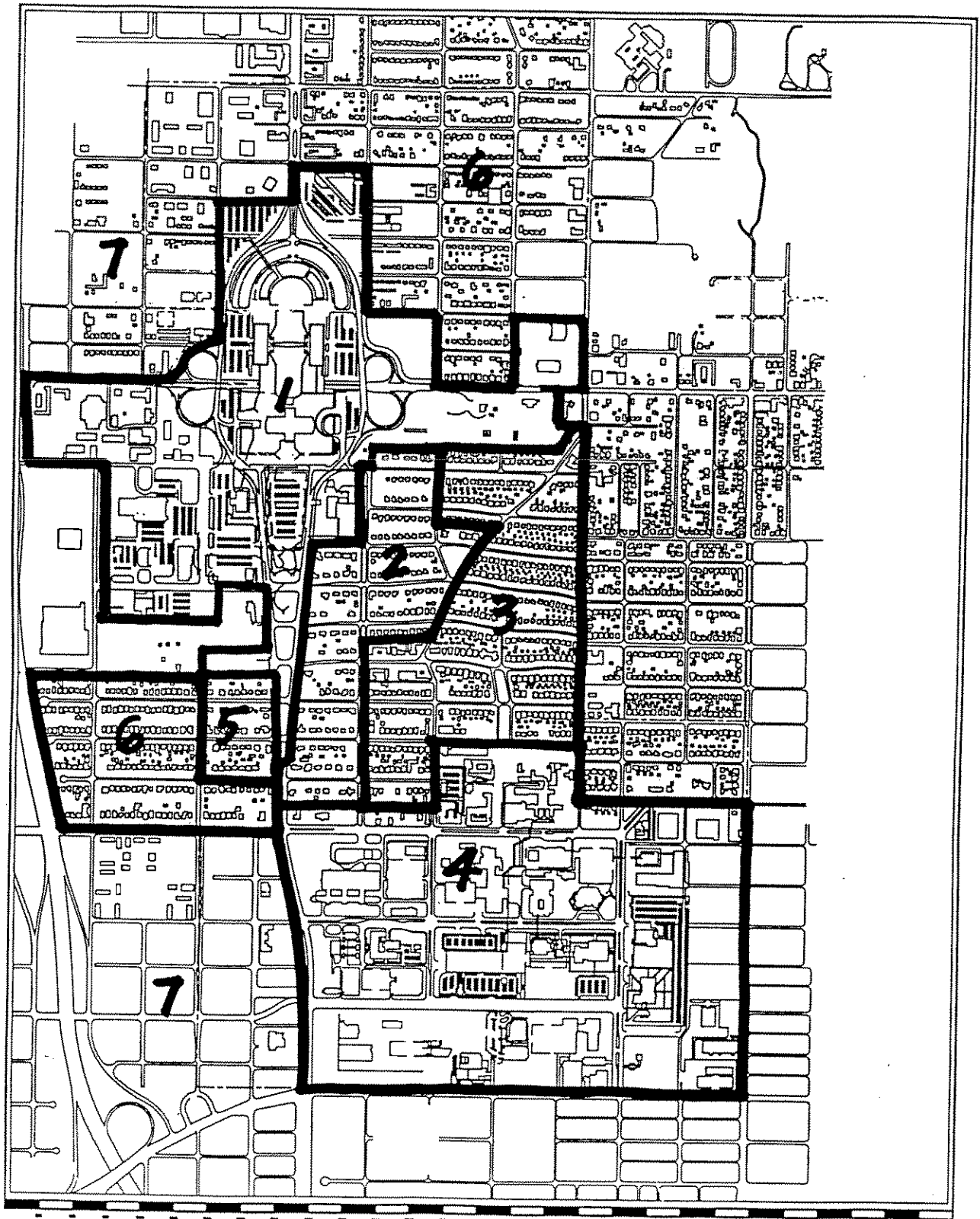
COMPREHENSIVE PLAN UPDATE
 CAPITOL MEDICAL
 CENTER IMPROVEMENT
 AND ZONING DISTRICT

Exhibit
 Study Area

K/P/S

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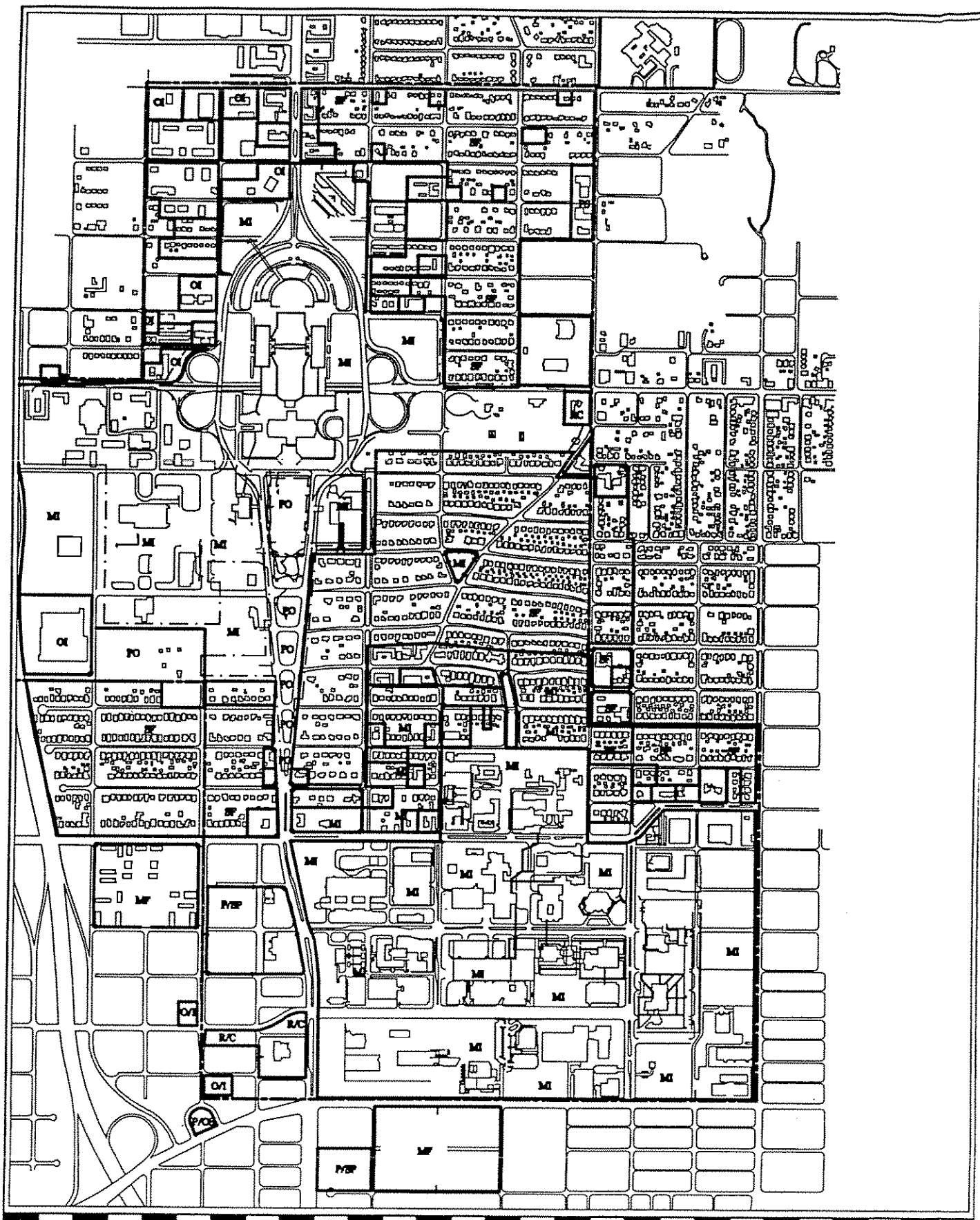
COMPREHENSIVE PLAN UPDATE
CAPITOL MEDICAL
CENTER IMPROVEMENT
AND ZONING DISTRICT



Exhibit
Sub Areas

KP/S
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- 1 CAPITOL COMPLEX
- 2 LINCOLN TERRACE NEIGHBORHOOD
- 3 CULBERTSON NEIGHBORHOOD
- 4 HEALTH CENTER
- 5 HISTORIC NEIGHBORHOOD DISTRICT
- 6 NEIGHBORHOOD TRANSITION AREA
- 7 COMMERCIAL TRANSITION AREA



COMPREHENSIVE PLAN UPDATE
**CAPITOL MEDICAL
 CENTER IMPROVEMENT
 AND ZONING DISTRICT**



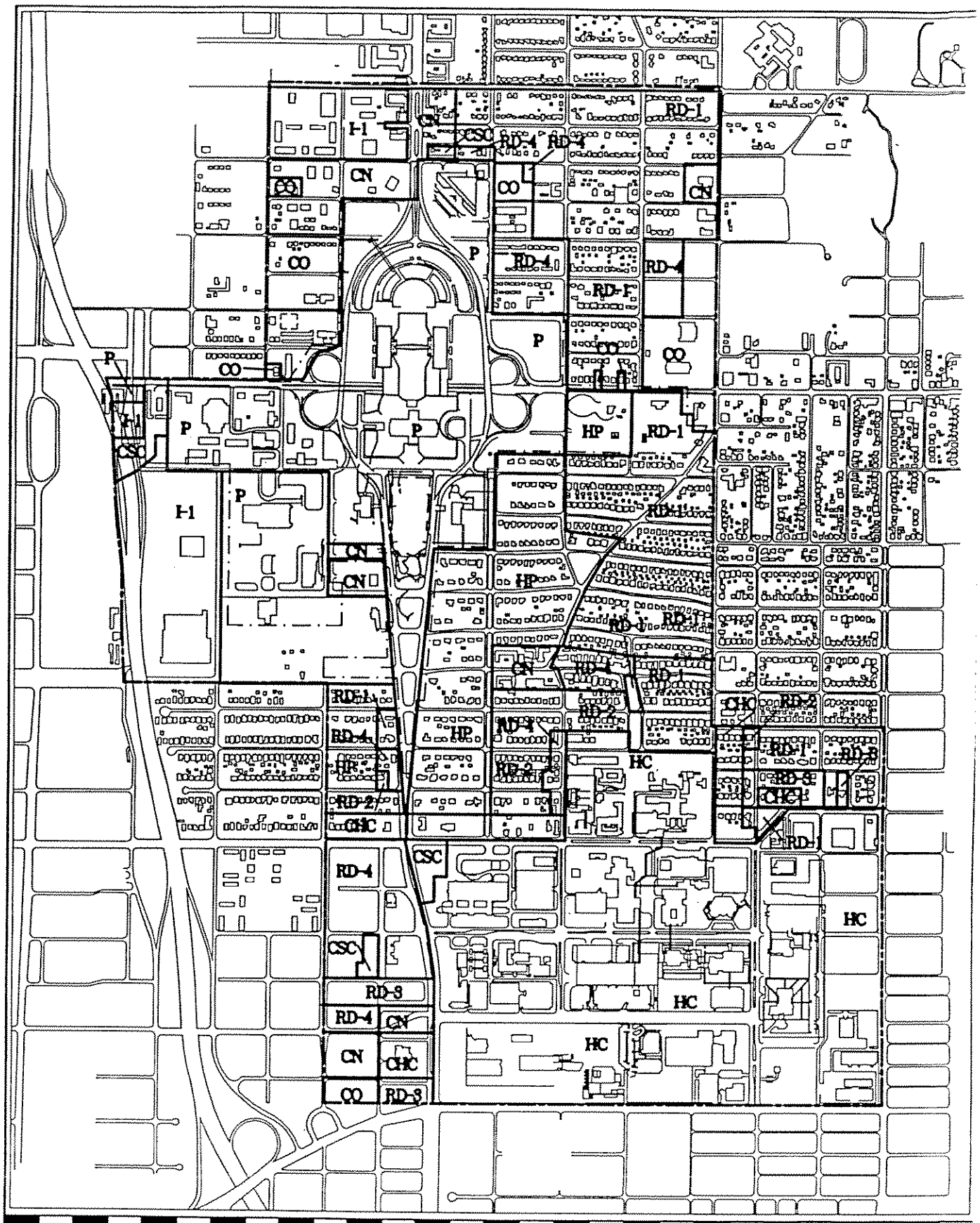
SCALE: 1" = 300'

Existing Land Use

RF	SINGLE FAMILY RESIDENTIAL	RC	RETAIL/COMMERCIAL
RD	RESIDENTIAL DUPLICATE	OI	OFFICE/INSTITUTIONAL
MF	MULTI-FAMILY	MI	MAJOR INSTITUTIONAL
PS	PUBLIC/SEMI-PUBLIC	VU	VACANT/UNDEVELOPED
PO	PARK/OPEN SPACE		

K|P|S
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 Suite 100
 Oklahoma City, OK 73106
 Tel: 405.521.1000
 Fax: 405.521.1001



COMPREHENSIVE PLAN UPDATE
**CAPITOL MEDICAL
 CENTER IMPROVEMENT
 AND ZONING DISTRICT**

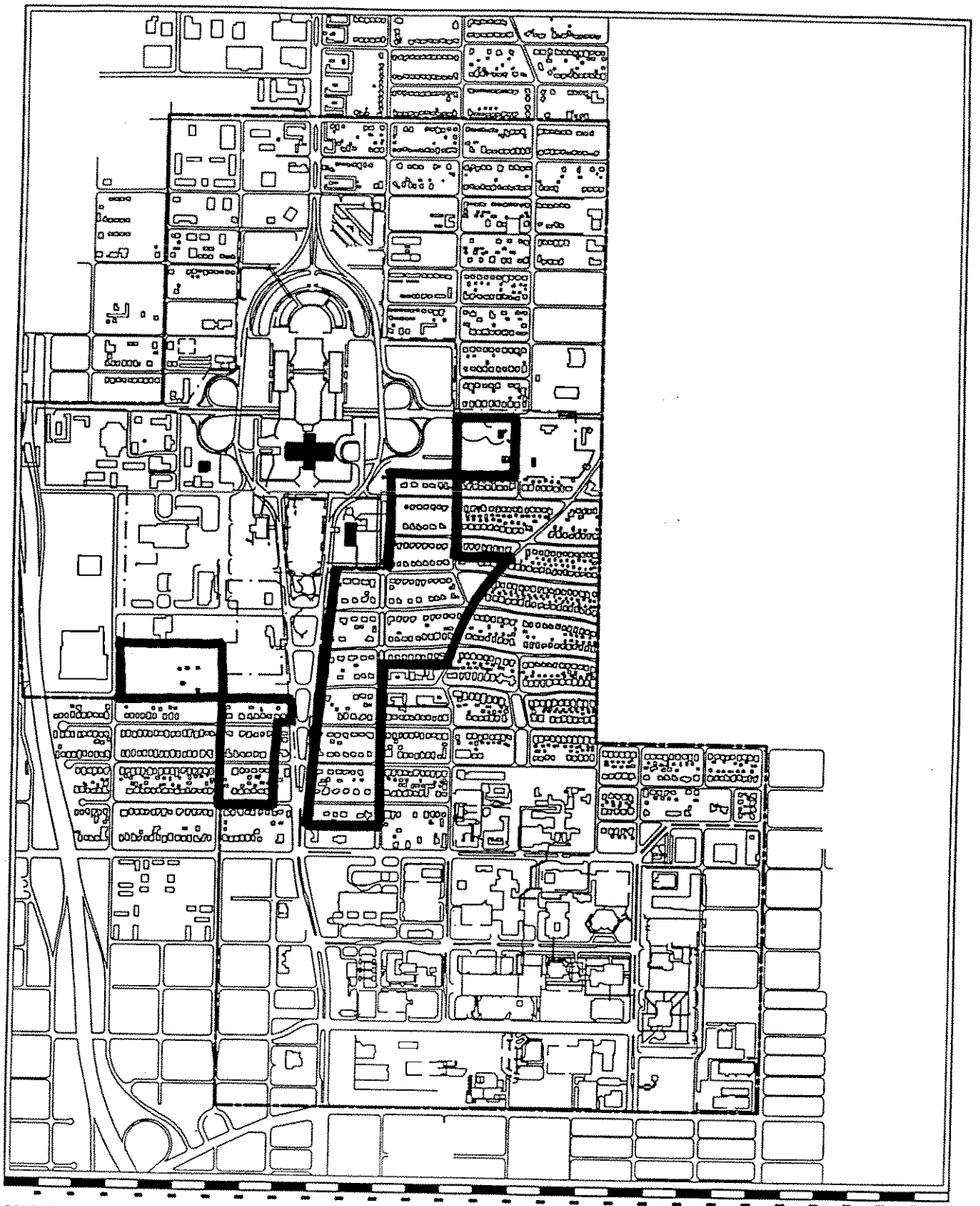


SCALE: 1" = 300'

Zoning Districts Map

RD-1	SINGLE FAMILY RESIDENCE	CSC	COMMERCIAL SERVICE CENTER
RD-2	LOW DENSITY GENERAL RESIDENCE	P	PUBLIC
RD-3	LOW DENSITY GENERAL RESIDENCE	HP	HISTORIC PRESERVATION
RD-4	LOW DENSITY GENERAL RESIDENCE	HC	HEALTH CENTER
RD-5	LOW DENSITY GENERAL RESIDENCE	HI	RESTRICTED LT. INDUSTRIAL
CN	NEIGHBORHOOD COMMERCIAL	HI	LIGHT INDUSTRIAL
CO	OFFICE COMMERCIAL		
CSC	COMMERCIAL SERVICE CENTER		

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 PARTNERS
 A KIMLEY-HORN COMPANY



COMPREHENSIVE PLAN UPDATE
**CAPITOL MEDICAL
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 AND ZONING DISTRICT**

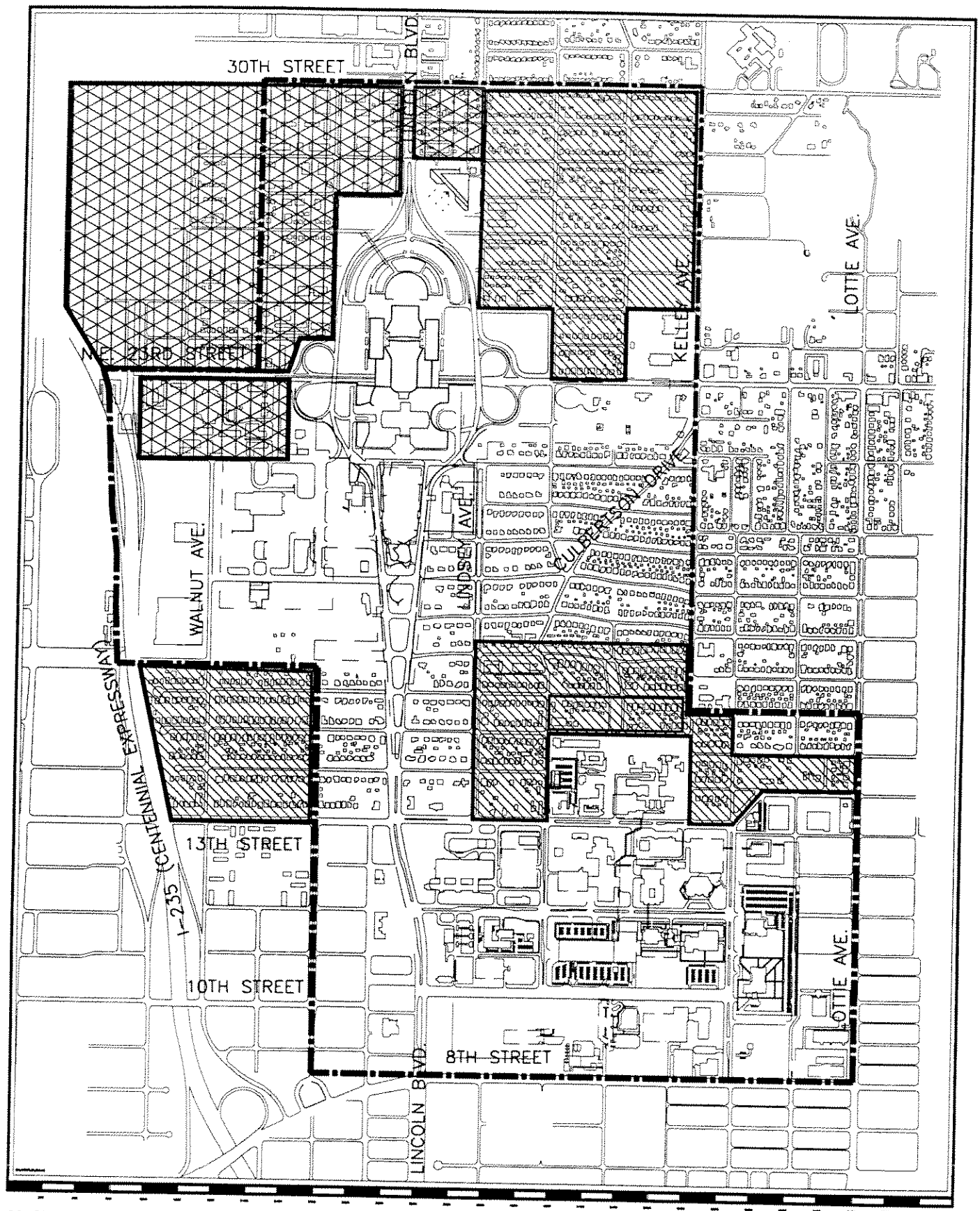


SCALE: 1" = 300'

Exhibit
 Historic Districts/Sites
 District/Areas
 Structures/Sites

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 Sacramento, CA 95833
 (916) 441-1111



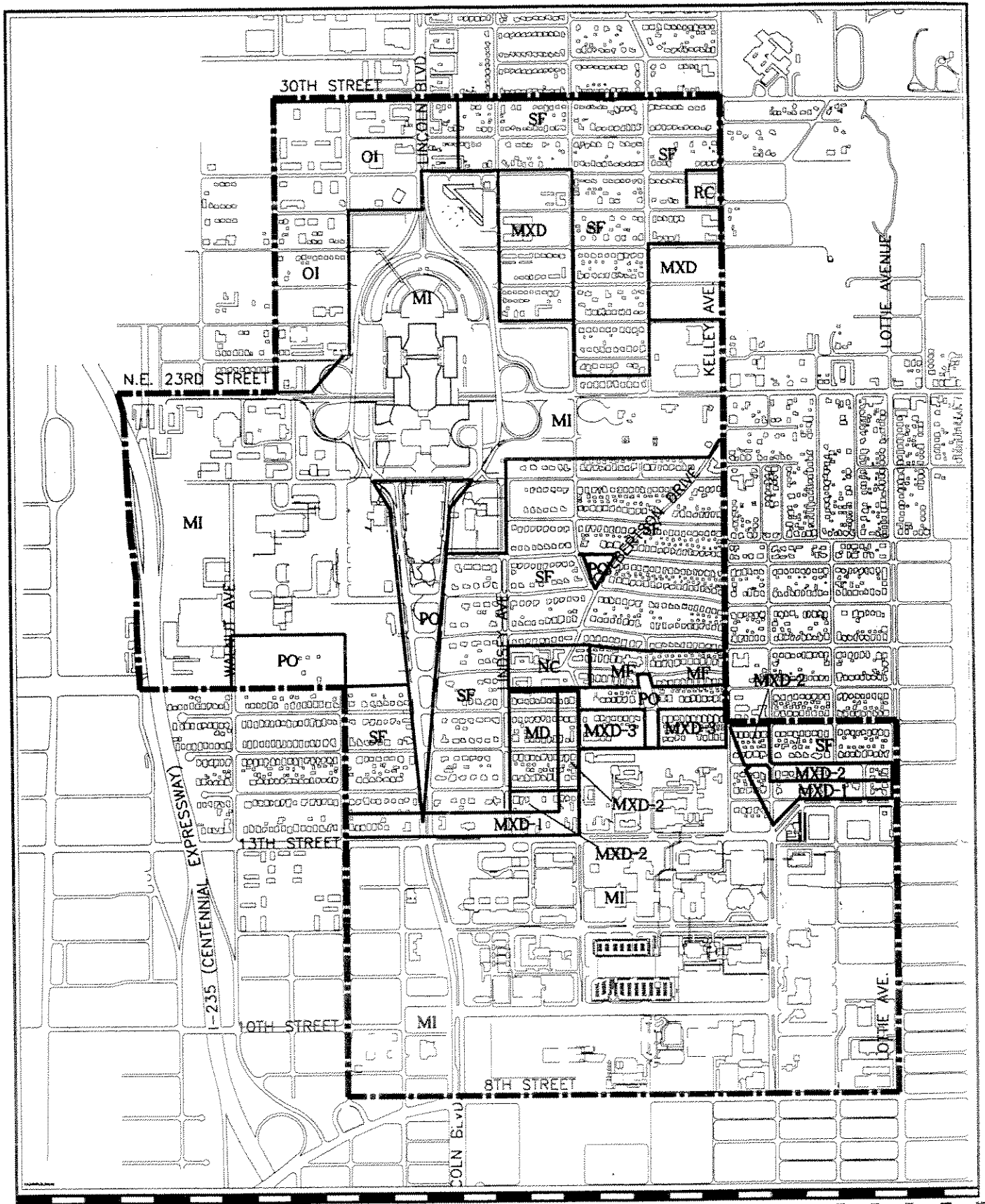
COMPREHENSIVE PLAN UPDATE
**CAPITOL MEDICAL
 CENTER IMPROVEMENT
 AND ZONING DISTRICT**



PROPOSED REVITALIZATION AREAS

-  Redevelopment
-  Revitalization

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COMPREHENSIVE PLAN UPDATE

CAPITOL MEDICAL CENTER IMPROVEMENT AND ZONING DISTRICT



PROPOSED LAND USE

- [SF] Single Family Residential
- [MD] Residential Mixed Density
- [MF] Multi-Family
- [PS] Public/Semi-Public
- [PO] Park/Open Space
- [RC] Retail/Commercial

- [OI] Office/Institutional
- [MI] Major Institutional
- [VU] Vacant/Undeveloped
- [MXD-1] Mixed Use-Health Center
- [MXD-2] Mixed Use-Residential/Institutional
- [MXD-3] Mixed Use-Planned Development
- [MXD] Mixed Use-Residential Related Uses

Office/Institutional
Major Institutional
Vacant/Undeveloped

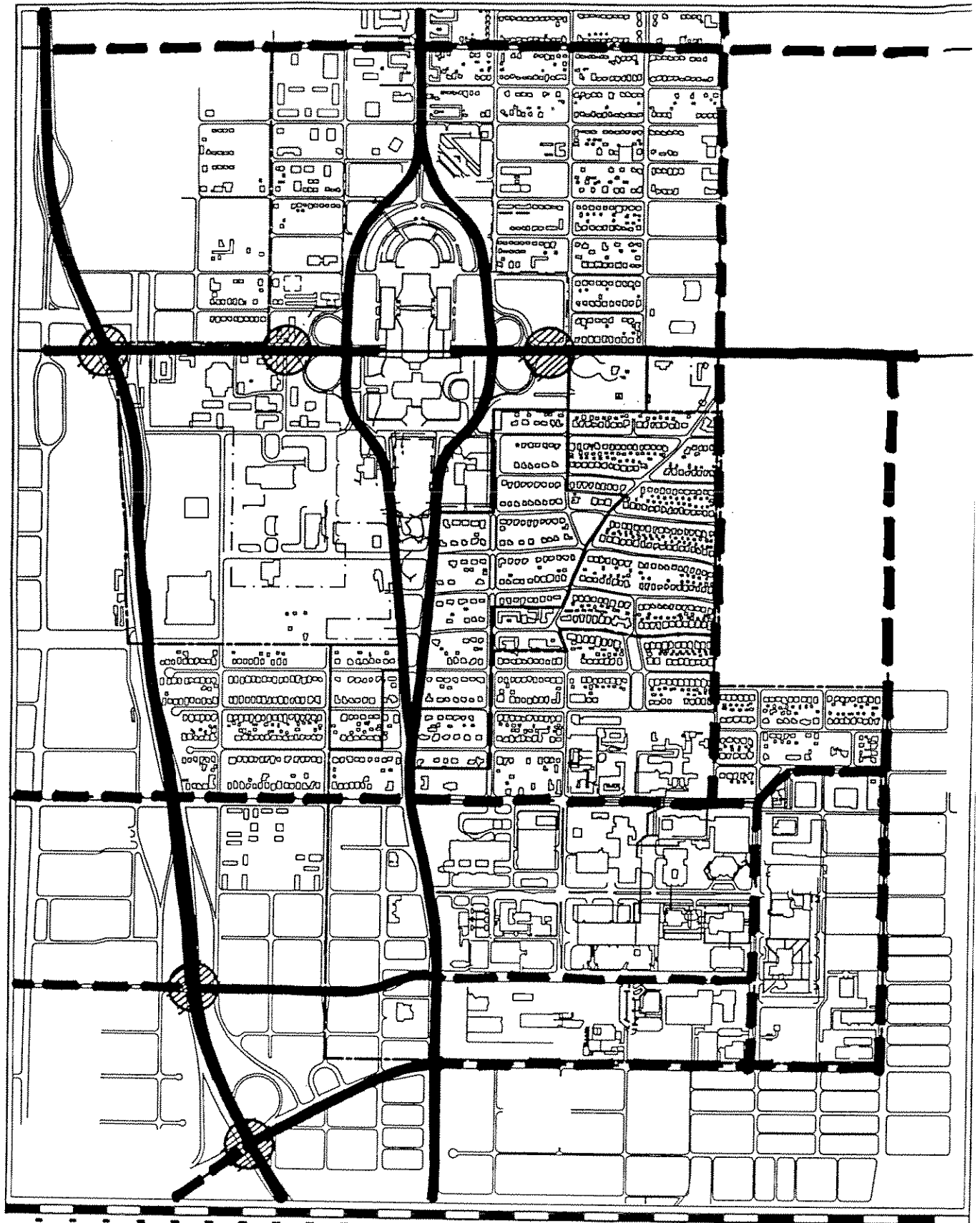
Mixed Use-Health Center

Mixed Use-Residential/Institutional

Mixed Use-Planned Development

Mixed Use-Residential Related Uses

KIPS
KANSAS INSTITUTE
OF PLANNING & SURVEYING






COMPREHENSIVE PLAN UPDATE
**CAPITOL MEDICAL
 CENTER IMPROVEMENT
 AND ZONING DISTRICT**



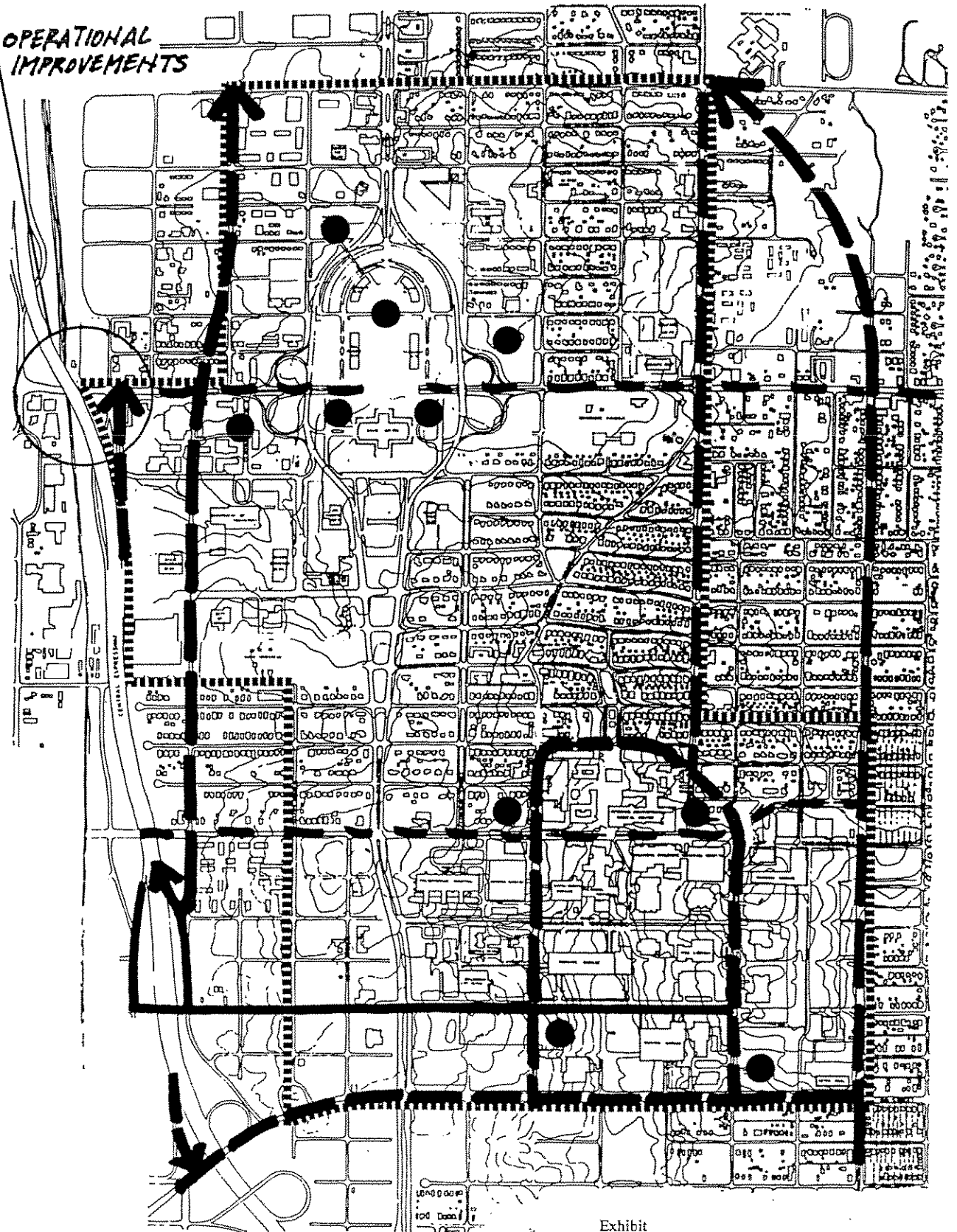
SCALE: 1" = 300'

Exhibit
 Traffic Systems

-  Major Arterial
-  Minor Arterial
-  Interchange

KP/S
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 Phoenix, AZ 85004
 (602) 254-1000

**OPERATIONAL
IMPROVEMENTS**



Exhibit

**Proposed Parking &
Circulation**

COMPREHENSIVE PLAN UPDATE

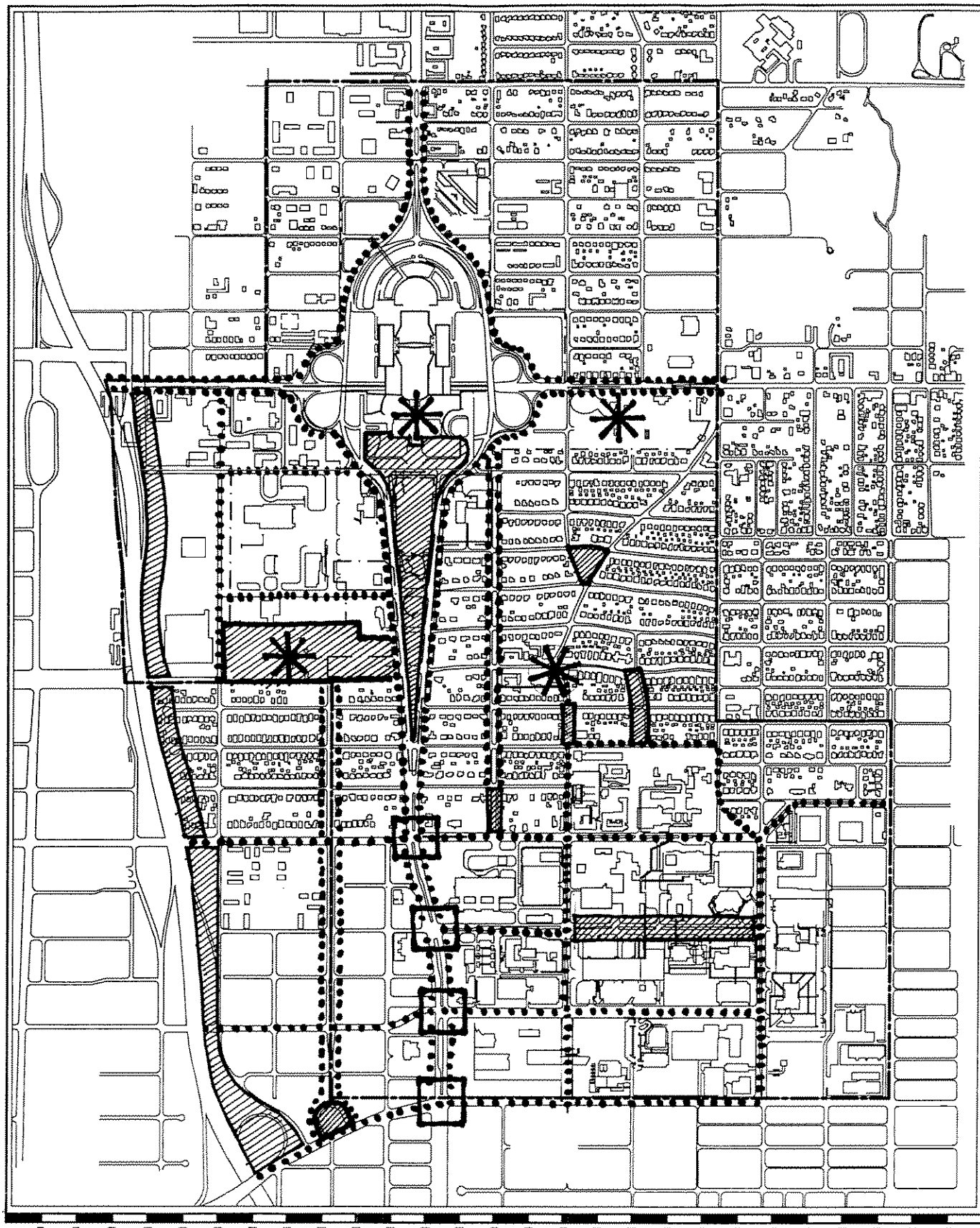
**CAPITOL MEDICAL
CENTER IMPROVEMENT
AND ZONING DISTRICT**



New Alignment/Connection



Parking Structure







COMPREHENSIVE PLAN UPDATE
**CAPITOL MEDICAL
 CENTER IMPROVEMENT
 AND ZONING DISTRICT**



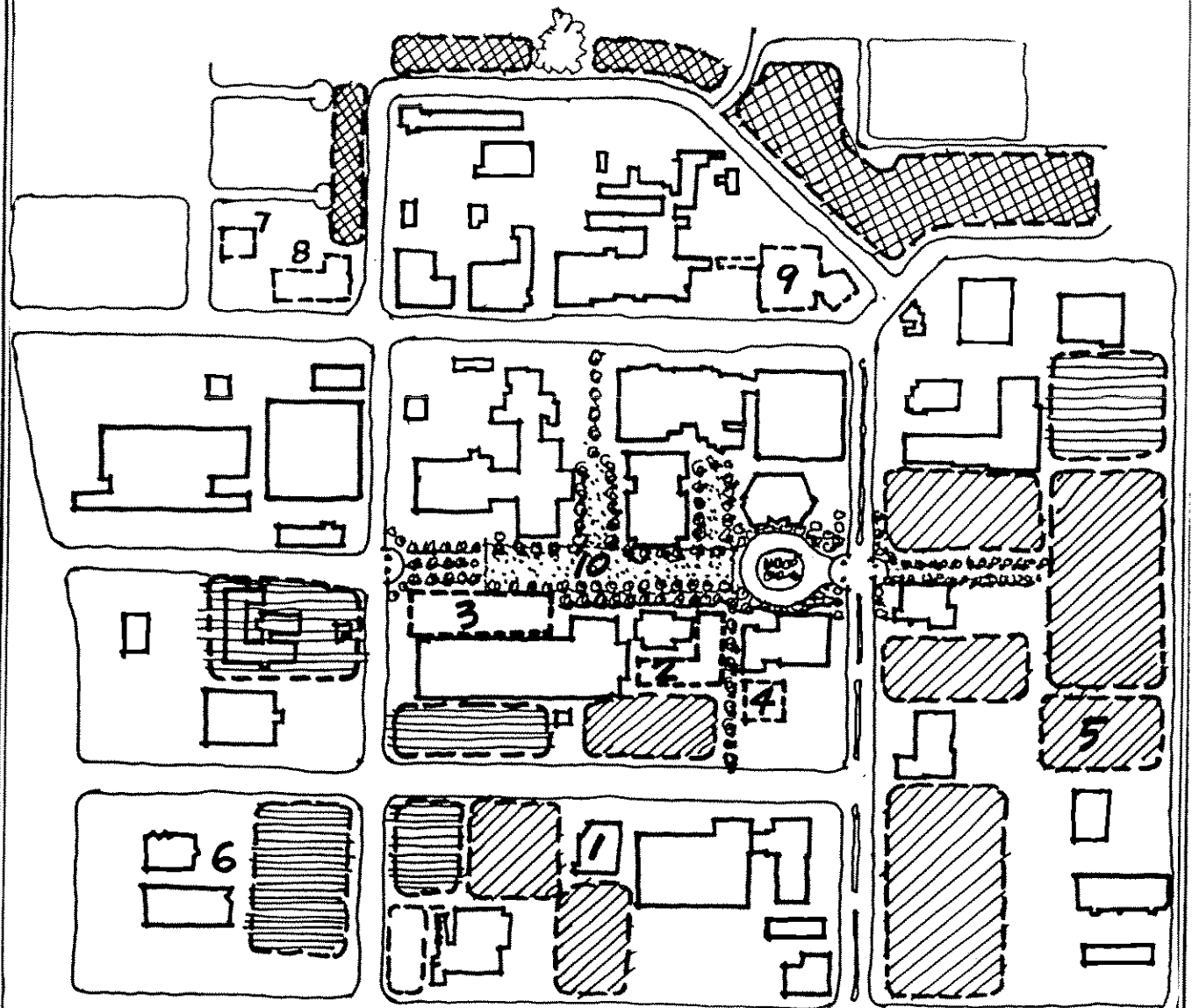
Exhibit

Urban Design Concepts

-  Major Open Space
-  Entry Point
-  Streetscape Enhancements
-  Major Focal Point

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Health Center

- 1 FAMILY MEDICINE BLDG
- 2 BIOMEDICAL RESEARCH CTR
- 3 AMBULATORY CARE CTR
- 4 STUDENT CENTER
- 5 HAZARDOUS MATERIALS

- 6 CENTER FOR HEALTHY LIVING
- 7 DAYCARE CTR
- 8 PARKING DECK
- 9 VA PARKING DECK & OFFICE
- 10 CAMPUS QUADRANGLE




COMPREHENSIVE PLAN UPDATE
CAPITOL MEDICAL
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AND ZONING DISTRICT

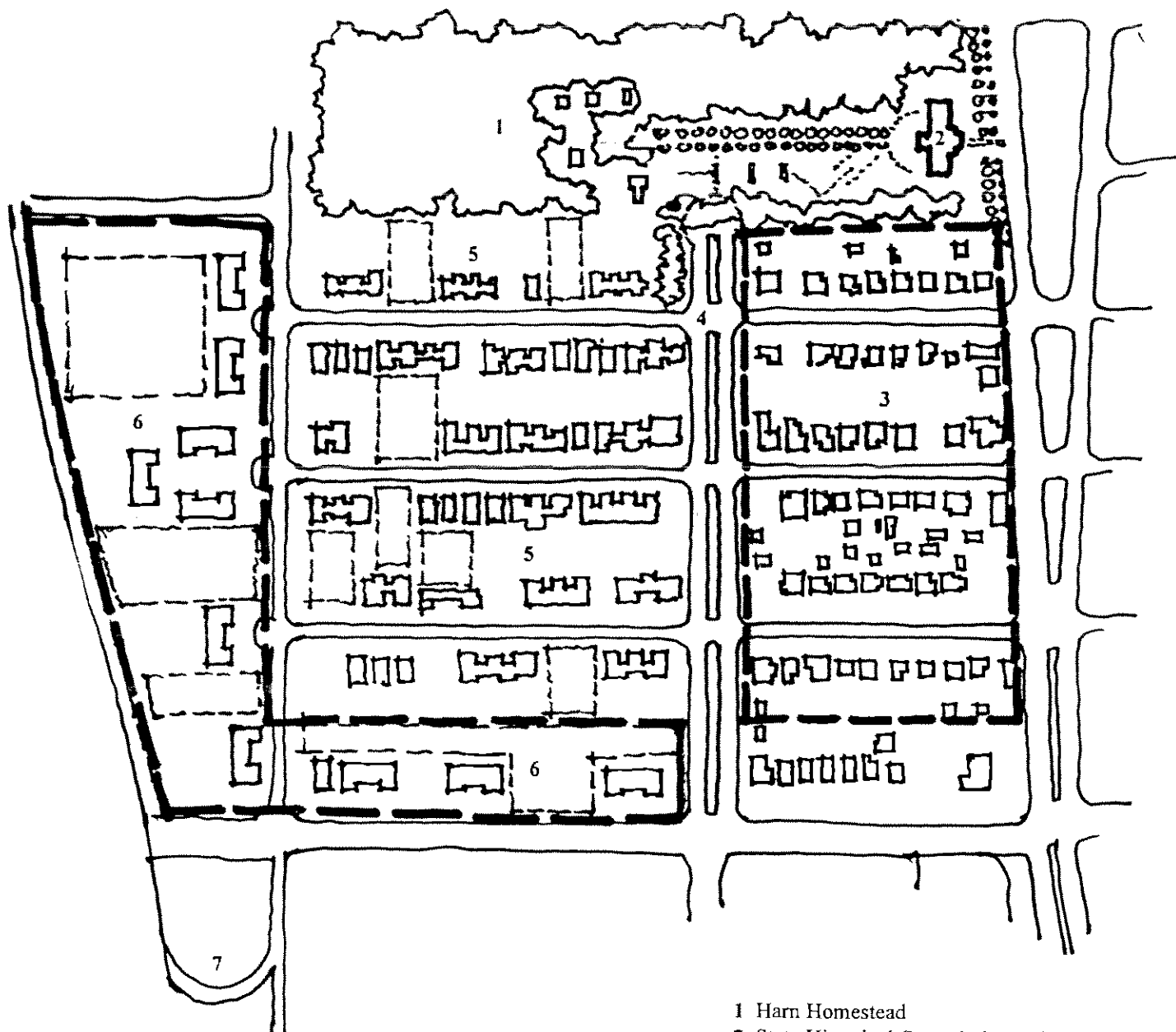
Exhibit

Proposed Campus Concept

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SCALE : 1" = 200'

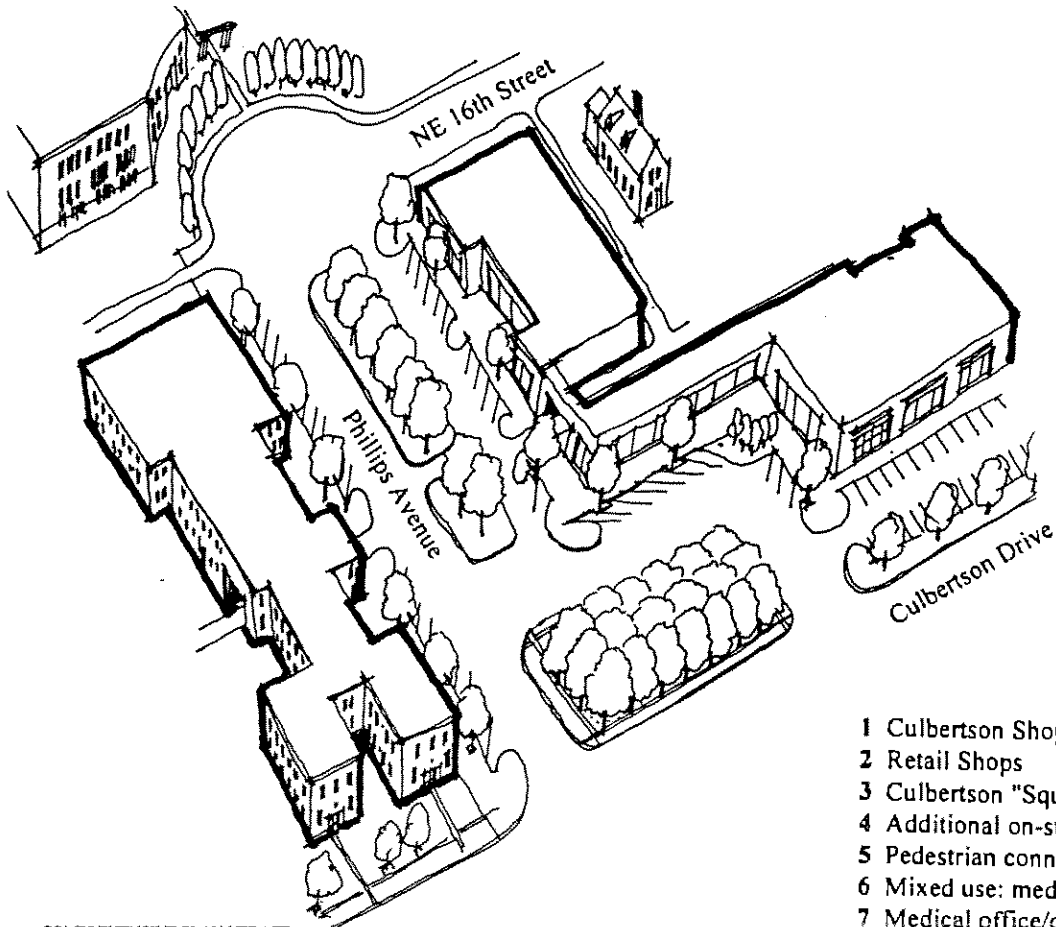
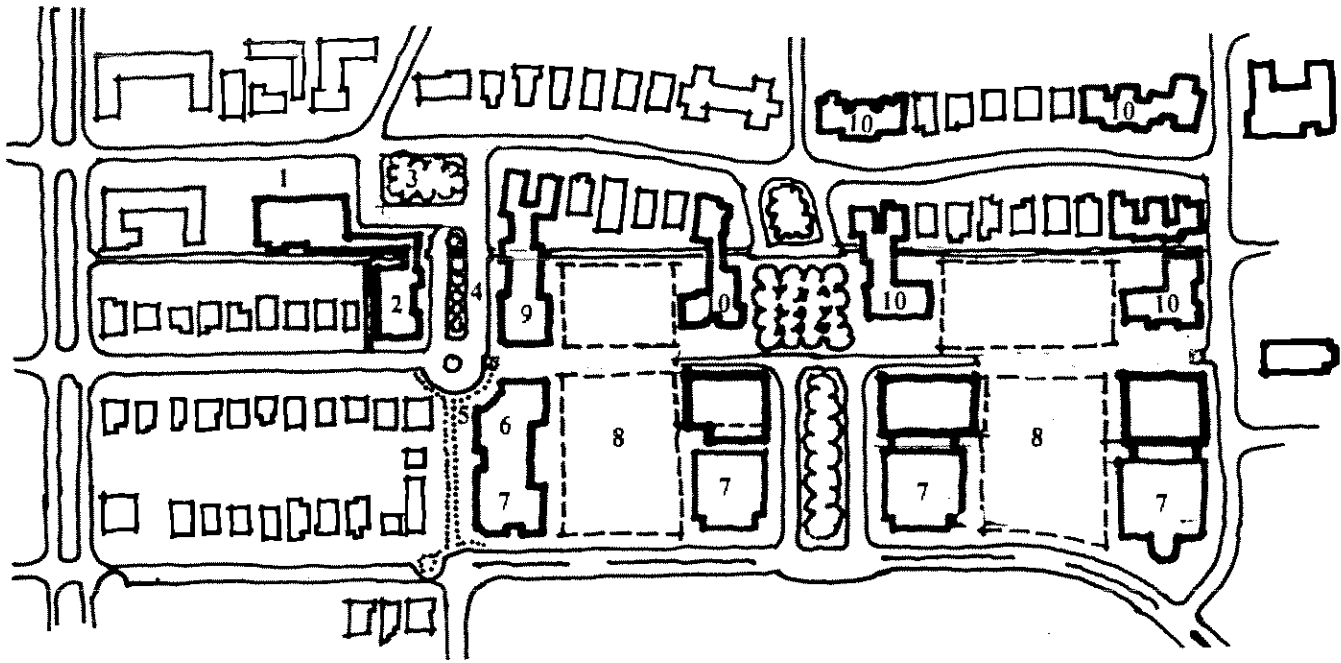
-  MIXED USE / HEALTH CENTER COMMERCIAL
-  UNIV OF OKLAHOMA EXPANSION AREAS
-  OTHER EXPANSION AREAS



- 1 Harn Homestead
- 2 State Historical Commission Building
- 3 Historic District
- 4 Landscaped Boulevard
- 5 High Density Residential
- 6 Mixed Use: office/residential
- 7 New Entrance to I-235

COMPREHENSIVE PLAN UPDATE

CAPITOL MEDICAL CENTER IMPROVEMENT AND ZONING DISTRICT



COMPREHENSIVE PLAN UPDATE

CAPITOL MEDICAL CENTER IMPROVEMENT AND ZONING DISTRICT

- 1 Culbertson Shopping District
- 2 Retail Shops
- 3 Culbertson "Square"
- 4 Additional on-street parking
- 5 Pedestrian connection
- 6 Mixed use: medical office/clinic and residential
- 7 Medical office/clinic
- 8 Parking
- 9 Mixed use: retail/office/residential
- 10 Renovate/consolidate existing building